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 March 3, 2026

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Item 1

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Office of Industry Development and Market Analysis (Deas, Mallow)^{CH}
Office of the General Counsel (Marquez, Imig) SPS

RE: Application for Certificate of Authority to Provide Telecommunications Service

AGENDA: 3/3/2026 - Consent Agenda - Proposed Agency Action - Interested Persons May Participate

SPECIAL INSTRUCTIONS: None

Please place the following Applications for Certificate of Authority to Provide Telecommunications Service on the consent agenda for approval.

<u>DOCKET NO.</u>	<u>COMPANY NAME</u>	<u>CERT. NO.</u>
20250141-TX	GW Operating, LLC	9012
20260017-TX	i3 Broadband, LLC	9013

The Commission is vested with jurisdiction in this matter pursuant to Section 364.335, Florida Statutes. Pursuant to Section 364.336, Florida Statutes, certificate holders must pay a minimum annual Regulatory Assessment Fee if the certificate is active during any portion of the calendar year. A Regulatory Assessment Fee Return Notice will be mailed each December to the entities listed above for payment by January 30.

Item 2

FILED 2/19/2026
DOCUMENT NO. 01174-2026
FPSC - COMMISSION CLERK

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Office of Industry Development and Market Analysis (Day, Deas, Fogleman,^{CH}
Mallow)
Office of the General Counsel (Farooqi, Stiller) *SPS*

RE: Docket No. 20250138-TP – Petition for designation as a facilities based wireless eligible telecommunications carrier (ETC) in the State of Florida, by LTE Wireless Inc.

AGENDA: 03/03/26 – Regular Agenda – Proposed Agency Action – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Clark

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

On November 17, 2025, LTE Wireless Inc. (LTE Wireless) filed a petition with the Florida Public Service Commission (Commission or FPSC) seeking designation as a facilities-based wireless eligible telecommunications carrier (ETC). This designation is sought for the purpose of receiving federal low-income support to provide Lifeline services on a statewide basis. LTE Wireless is a South Dakota corporation, registered to do business in Florida as a foreign corporation, with principal offices in New York.

LTE Wireless represents itself as both a mobile virtual network operator (MVNO) and a facilities-based provider. The company contends it obtains wireless network access as an approved MVNO of T-Mobile, pursuant to a reseller agreement with Prepaid Wireless Group

(PWG), a Mobile Virtual Network Aggregator. PWG furnishes integrated communications solutions, including MVNO enablement, carrier access aggregation, and voice, text, and data services. LTE asserts it also provides retail broadband Internet access to end users utilizing T-Mobile's network. The Federal Communications Commission (FCC) defines MVNOs as providers that resell mobile wireless services purchased wholesale from facilities-based service providers.¹

LTE Wireless asserts that it qualifies as a facilities-based provider based on its ownership of two switches. LTE Wireless states that it provides commercial mobile radio service (CMRS) and prepaid wireless telecommunications services through a combination of resold services and its own facilities. LTE Wireless currently offers prepaid wireless service in Oregon, South Dakota, and New York, but does not yet provide service in Florida. LTE Wireless further represents that it was formerly a nationwide participant in the Affordable Connectivity Program (ACP).² LTE Wireless is independently owned, with Mr. Faizel Hassad serving as its CEO and Manager. As a CMRS provider, LTE Wireless is regulated as a common carrier pursuant to 47 U.S.C. § 153(11).³

LTE Wireless states that it was recently granted ETC designation in Missouri and Minnesota, and asserts that it has never been denied ETC designation. LTE Wireless also disclosed it withdrew its ETC petitions in Washington, Utah, Iowa, and New Mexico.⁴ Upon independent review, staff discovered that LTE Wireless had not disclosed that it also withdrew its ETC petition in New York on February 3, 2025. LTE Wireless submitted a letter to the New York Department of Public Service in connection with that withdrawal stating it would reapply once it had an FCC compliance plan.⁵ However, a year later, LTE Wireless had filed a separate application for ETC designation in New York without an FCC compliance plan, asserting that it is both a facilities-based CLEC and an MVNO.⁶

In a related docket, PWG — which provides integrated communications solutions for LTE Wireless — filed a petition for ETC designation in Florida.⁷ PWG claimed it satisfied the facilities-based requirements. However, despite repeated requests over a seven-month period, PWG failed to provide sufficient information regarding its facilities.⁸ Staff filed its

¹ FCC, 2024 Communications Marketplace Report, FCC 24-136, <https://docs.fcc.gov/public/attachments/FCC-24-136A1.pdf>, accessed February 12, 2026. ¶ 57.

² The ACP was a federal program that provided a discount of up to \$30 per month for broadband services for eligible consumers. Additionally, the program provided a one-time device discount of up to \$100 for a laptop, desktop computer, or tablet purchased through a participating provider. The ACP ended on June 1, 2024.

³ 47 U.S.C. § 153(11) (defining a common carrier as “any person engaged as a common carrier for hire, in interstate or foreign communications by wire or radio”); 47 U.S.C. § 332(c)(1)(A) (treating commercial mobile service providers as common carriers).

⁴ LTE Wireless responses, January 16, 2026, Document No. 00263-2026.

⁵ New York DPS, Docket 24-02323, Withdrawal Letter, Filed February 3, 2025, <https://documents.dps.ny.gov/public/MatterManagement/CaseMaster.aspx?MatterCaseNo=24-02323>, accessed February 12, 2026.

⁶ New York DPS, Docket No. 26-0230, LTE Wireless ETC Wireless Petition, filed February 2, 2026, <https://documents.dps.ny.gov/public/MatterManagement/CaseMaster.aspx?MatterCaseNo=26-00230>, accessed February 12, 2026.

⁷ Docket No. 20240088-TP, May 16, 2024.

⁸ 47 U.S.C. § 214(e) and 47 C.F.R. § 54.20. Carriers that do not meet the facilities-based requirements may submit a compliance plan to the FCC and seek forbearance from these requirements.

recommendation to deny PWG's petition on December 20, 2024, after which PWG withdrew the petition.⁹

Section 214(e)(2) of the Telecommunications Act of 1996 gives state public utility commissions the primary responsibility for designating ETCs. Section 364.10, F.S., allows the Commission to approve wireless Lifeline ETC petitions by requesting carriers. LTE Wireless acknowledges 47 C.F.R. § 54.201(i), which prohibits state commissions from designating carriers as Lifeline only ETCs that provide supported services exclusively through resale absent an FCC approved compliance plan.¹⁰ LTE Wireless asserts that it meets all requirements for designation as an ETC under 47 C.F.R. § 54.201. LTE Wireless further acknowledges and affirms that, if approved, it will comply with Section 364.105, Florida Statutes (F.S.), and Rule 25-4.0665, Florida Administrative Code (F.A.C.), which govern Lifeline service and provide for a transitional discount for customers who no longer qualify for Lifeline.

⁹ Docket No. 20240088-TP, Document No. 00093-2025.

¹⁰ LTE Wireless does not have a compliance plan approved by the FCC.

Discussion of Issues

Issue 1: Should LTE Wireless be granted an ETC designation to provide Lifeline service throughout the State of Florida?

Recommendation: No. LTE Wireless should not be granted an ETC designation to provide Lifeline service throughout the State of Florida. (Day, Deas, Mallow, Fogleman)

Staff Analysis:

Legal Standard

ETC designation is necessary for telecommunications companies to participate in the federal Lifeline program.¹¹ Section 364.10, F.S., allows the Commission to approve wireless Lifeline ETC petitions by requesting carriers. Specifically, Section 364.10(1)(a) and (3)(a), F.S., provide that the Commission has the authority to designate a commercial mobile radio service provider as an ETC for the limited purpose of providing Lifeline service. Federal rules outline the requirements for ETC designation.¹² To obtain ETC designation to provide Lifeline services, federal rules require that carriers:

- 1) Be a common carrier;
- 2) Offer the services that are supported by the federal universal support mechanisms either using its own facilities or a combination of its own facilities and resale of another carrier's services;
- 3) Advertise the availability of its Lifeline service through a media of general distribution;
- 4) Provide voice grade access to the public switch network or its functional equivalent;
- 5) Offer minutes of use for local service at no additional charge to end users;
- 6) Provide access to the emergency services available by local government or other public safety organizations;
- 7) Provide Broadband Internet Access Service;¹³
- 8) Demonstrate financial and technical capability to provide Lifeline service; and
- 9) Not charge Lifeline customers a monthly number-portability charge.

In addition, Florida law requires ETCs to:

- 1) Offer a discounted transitional basic telecommunications service;¹⁴ and

¹¹ 47 C.F.R. § 254(e).

¹² 47 U.S.C. § 214(e)(1), 47 C.F.R. § 54.101, 47 C.F.R. § 54.201, and 47 C.F.R. § 54.401.

¹³ Broadband Internet Access Service (BIAS) is defined as a mass-market retail service that provides the capability to transmit and receive data, but excluding dial-up service.

¹⁴ Section 364.105, F.S., states that each ETC shall offer a residential basic local telecommunications service at 70 percent of the residential local telecommunications service rate for any Lifeline subscriber who no longer qualifies for Lifeline for a period of 1 year after the date the subscriber ceases to qualify for Lifeline.

2) Participate in the Lifeline Promotion Process.¹⁵

The burden of proof with respect to these requirements rests with the applicant.¹⁶

Analysis

Public Interest Determinations

State commissions are required to determine that an ETC designation is in the public interest. In staff's questions to LTE Wireless, the company was asked whether it had ever been the subject of a public investigation, formal allegation, or finding of noncompliance by a state commission. LTE Wireless responded that it had never been the subject of any such action.

Upon review, staff identified that in Iowa Utilities Commission (IUC) Docket No. M-4633, the IUC documented that LTE Wireless failed to timely file required annual reports in 2021, 2024, and 2025. The IUC issued notices in 2024 and 2025 warning that continued noncompliance could result in civil penalties and the involuntary cancellation of LTE Wireless's telecommunications registration.¹⁷ LTE Wireless subsequently filed the required reports after receiving notice, thereby avoiding civil penalties and cancellation each time. In November 2025, in connection with LTE Wireless's petition for ETC designation in Iowa, the IUC cited this history and requested an explanation as to why its "past noncompliance should not weigh against the IUC's consideration in this matter." LTE Wireless did not respond before withdrawing its petition on January 8, 2026.¹⁸

Florida ETCs are expected to comply with annual data requests and investigations regarding customer complaints and to respond fully, accurately, and in a manner sufficient to permit effective regulatory review.¹⁹ It appears that LTE Wireless has a repeated history of noncompliance in Iowa and that it has failed to disclose key information in response to Florida staff inquiries. Accordingly, staff questions whether designating LTE Wireless as an ETC in Florida would be in the public interest.

Facilities Requirement

Federal rules require that a carrier designated as an ETC offer Lifeline services using either its own facilities or a combination of its own facilities and the resale of another carrier's services.²⁰

¹⁵ Rule 25-4.0665(3), F.A.C. The Lifeline Promotion Process is an electronic system developed in collaboration with the Florida Department of Children and Families, ETCs and the FPSC. This system helps assist ETCs and the FPSC in providing information on how to apply for Lifeline assistance to eligible customers.

¹⁶ See *Balino v. Dep't of Health & Rehab. Servs.*, 348 So. 2d 349, 350 (Fla.1st DCA 1977) ("the burden of proof, apart from statute, is on the party asserting the affirmative of an issue before an administrative tribunal").

¹⁷ IUC, Docket M-4633. This same document was also filed in FPSC Docket 20250137-TP (Document No. 01076-2026).

¹⁸ IUC, Docket ETA-2025-0004, Docketed September 10, 2024. This same document was also filed in FPSC Docket 20250137-TP (Document No. 01075-2026).

¹⁹ Staff notes that in its petition and data request response, LTE Wireless name did not match that with the Florida Department of State, it did not corrected the issue when prompted, nor include requested service area map.

²⁰ 47 C.F.R. § 54.201(d)(1).

State commissions may not designate a carrier that offers supported services exclusively through the resale of another carrier's facilities. As previously discussed, LTE Wireless represents itself as both an MVNO and a facilities-based provider. LTE Wireless states that it resells T-Mobile services through PWG. LTE Wireless further explained that PWG provides LTE Wireless with both its voice and data services. Based on LTE Wireless's explanation of the services it provides, LTE Wireless would rely exclusively on the services of other carriers to provide Lifeline. While LTE Wireless asserts that it has "two switch locations that will provide call routing for domestic USA calls," it does not make clear how these switches function or provide any value within the context of the underlying wholesale service provisioned by the T-Mobile. Therefore, staff believes that LTE Wireless does not meet the facilities requirement under federal rules.

Conclusion

Staff believes that LTE Wireless's history of noncompliance in another state demonstrates that designation in Florida would not serve the public interest. Furthermore, LTE Wireless has not proven that it satisfies the federal facilities requirement. Therefore, staff recommends that LTE Wireless's petition for ETC designation in Florida be denied.

Issue 2: Should this docket be closed?

Recommendation: If no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the Proposed Agency Action Order, this docket should be closed upon the issuance of a consummating order. (Farooqi)

Staff Analysis: If no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the Proposed Agency Action Order, this docket should be closed upon the issuance of a consummating order.

Item 3

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Accounting and Finance (Gatlin, Vogel) *MC*
Division of Economics (Sibley) *ETD*
Office of the General Counsel (M. Thompson) *JSC*

RE: Docket No. 20260015-WU – Joint motion requesting Commission approval of settlement agreement by the Office of Public Counsel and Leighton Estates Utilities, LLC.

AGENDA: 03/03/26 – Regular Agenda – Proposed Agency Action – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: La Rosa

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

Leighton Estates Utilities, LLC (Leighton Estates or Utility) is a Class C water utility serving approximately 86 customers in Marion County, Florida. On December 22, 2022, the Florida Public Service Commission (Commission) authorized a 10.45 percent return on equity (ROE) with an authorized range of 9.45 percent to 11.45 percent and a rate of return of 6.83 percent, as codified by Order No. PSC-2022-0435-PAA-WU. Based on the review of Leighton Estates' 2024 Annual Report, Commission staff identified potential overearnings with a reported rate of return of 7.82 percent and an achieved ROE of 20.03 percent.

On November 21, 2025, the Office of Public Counsel (OPC) filed a letter with the Commission outlining concerns of potential water and wastewater utilities overearning, with Leighton Estates

being the only utility requiring a reduction. On December 12, 2025, OPC and Commission staff held a conference call to discuss the possible overearnings of Leighton Estates and other utilities. On December 22, 2025, the owner of Leighton Estates, Mike Smallridge, reached out to staff and inquired about a voluntary rate reduction and a refund to customers. Leighton Estates and OPC (collectively known as the Parties) conducted informal meetings to analyze the financial data provided by Leighton Estates and to determine the appropriate disposition of the potential overearnings. On January 29, 2026, the Parties filed a joint motion requesting Commission approval of a Settlement Agreement to resolve the potential overearnings and to avert future overearnings.

The purpose of this recommendation is to present the Parties' Settlement Agreement to the Commission for approval. The Joint Motion and Settlement Agreement are attached as Attachment A. The Commission has jurisdiction pursuant to Sections 367.081, 367.082, and 367.121, Florida Statutes.

Discussion of Issues

Issue 1: Should the Commission grant the Joint Motion and approve the Settlement Agreement by the Parties?

Recommendation: Yes. The proposed Settlement Agreement adequately addresses the potential overearnings staff identified during its ongoing earnings surveillance activities. As outlined in the proposed Settlement Agreement, Leighton Estates should reduce its rates by 11.60 percent. Additionally, Leighton Estates should refund customers 11.60 percent of water revenues billed from January 1, 2026, until the effective date of the rate reduction. The refund should be made pursuant to Rule 25-30.360, Florida Administrative Code (F.A.C). The Utility should file a proposed customer notice reflecting the Commission's decision within 15 days of the Commission vote. The approved rates should be effective for service rendered on or after the stamped approval date of the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The Utility should provide proof of the date notice was given within 10 days of the date of the notice. (Gatlin, Sibley)

Staff Analysis: As stated in the case background, staff identified possible overearnings based upon a review of Leighton Estates' 2024 Annual Report. On January 29, 2026, the Parties filed a Joint Motion to request Commission approval of a Settlement Agreement to resolve the disposition of ongoing overearnings. Leighton Estates agreed to reduce its rates by 11.60 percent to ensure it will remain within range of its ROE. Furthermore, Leighton Estates agreed to refund customers 11.60 percent of water revenues billed from January 1, 2026, until the effective date of the rate reduction. The refund credit will be based upon each individual customer's billed amounts from January 1, 2026, until the effective date of the rate reduction, and will be made pursuant to Rule 25-30.360, F.A.C.

In keeping with the Commission's long-standing policy and practice of encouraging parties to settle issues whenever possible, staff recommends that the Commission grant the Joint Motion and approve the Settlement Agreement by the Parties. The settlement provides protections for Leighton Estates' customers for possible overearnings in subsequent years. Staff notes that this recommendation is consistent with other Commission decisions regarding possible overearnings.¹ Schedule No. 1 reflects the Utility's existing rates and staff's recommended rates per the Utility's settlement proposal. Staff will continue to monitor the earnings of the Utility, and if any subsequent overearnings are identified, staff may open a formal earnings investigation.

Conclusion

The proposed Settlement Agreement adequately addresses the potential overearnings staff identified during its ongoing earnings surveillance activities. As outlined in the proposed Settlement Agreement, Leighton Estates should reduce its rates by 11.60 percent. Additionally, Leighton Estates should refund customers 11.60 percent of water revenues billed from January 1, 2026, until the effective date of the rate reduction. The refund should be made pursuant to Rule

¹ Order No. PSC-15-0173-PAA-WS, issued May 5, 2015, in Docket No. 20150069-WS, *In re: Settlement proposal for possible overearnings by Southlake Utilities, Inc. in Lake County.*

25-30.360, F.A.C. The Utility should file a proposed customer notice reflecting the Commission's decision within 15 days of the Commission vote. The approved rates should be effective for service rendered on or after the stamped approval date of the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The Utility should provide proof of the date notice was given within 10 days of the date of the notice.

Issue 2: Should this docket be closed?

Recommendation: No. If no timely protest is received from a substantially affected person upon expiration of the protest period, the PAA Order will become final upon the issuance of a Consummating Order. However, this docket should remain open to allow staff to verify completion of the refunds discussed in Issue 1. Once staff has verified that the refunds have been made in accordance with Rule 25-30.360, F.A.C., the docket should be closed administratively. (M. Thompson)

Staff Analysis: If no timely protest is received from a substantially affected person upon expiration of the protest period, the PAA Order will become final upon the issuance of a Consummating Order. However, this docket should remain open to allow staff to verify completion of the refunds discussed in Issue 1. Once staff has verified that the refunds have been made in accordance with Rule 25-30.360, F.A.C., the docket should be closed administratively.

LEIGHTON ESTATES UTILITIES, LLC		SCHEDULE NO. 1	
MONTHLY WATER RATES		DOCKET NO. 20260015-WU	
	UTILITY CURRENT RATES	STAFF RECOMMENDED RATES	
Residential and General Service			
Base Facility Charge by Meter Size			
5/8" x 3/4"	\$24.27	\$15.61	
3/4"	\$36.41	\$23.42	
1"	\$60.68	\$39.03	
1-1/2"	\$121.35	\$78.05	
2"	\$194.16	\$124.88	
3"	\$388.32	\$249.76	
4"	\$606.75	\$390.25	
6"	\$1,213.50	\$780.50	
Charge per 1,000 gallons - Residential Service			
0 - 4,000 gallons	\$11.03	\$9.75	
Over 4,000 gallons	\$13.79	\$12.19	
Charge per 1,000 gallons - General Service			
	\$11.28	\$9.97	
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>			
5,000 Gallons	\$82.18	\$66.80	
10,000 Gallons	\$151.13	\$127.75	
15,000 Gallons	\$220.08	\$188.70	

Exhibit "A"

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Disposition of 2026 Overearnings for
Leighton Estates Utilities, LLC:

Docket No. 2026 _____

Filed: January 29, 2026

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT is made and entered into this 29th day of January, 2026, by and between Leighton Estates Utilities, LLC. (hereafter referred to as "Leighton"), and the Office of Public Counsel ("OPC"), on behalf of the Citizens of the State of Florida ("Citizens") and customers of Leighton (hereafter, "Parties").

WITNESSETH

WHEREAS, the OPC identified possible 2025 overearnings based upon the review of the 2024 Annual Report of Leighton;¹

WHEREAS, on December 12, 2025, a conference call meeting between the staff of the Florida Public Service Commission ("Commission" or "FPSC") and the OPC were held to discuss the possible overearnings of Leighton and other utilities;

WHEREAS, on January 8, 2026, staff of the FPSC inquired whether Leighton had reached out to the OPC regarding the amount of overearnings and a voluntary rate reduction;

WHEREAS, on January 20-21, 2026, the Parties conducted further discussions and evaluation of additional data provided by Leighton to OPC on such overearnings;

¹ See Document No. 15204-2025 - OPC (Fletcher) - Letter dated 11/21/25, providing summary of review of possible WAW overearning for reporting year 2024 for Kirby D. Morgan, Inc., and Lake Yale Utilities, LLC for wastewater, and Leighton Estates Utilities, LLC, and Ni Florida, Inc. for water.

WHEREAS, the Parties to this Agreement have undertaken in good faith to reasonably and amicably resolve the issues raised in this proceeding so as to maintain a degree of fairness, stability and predictability with respect to customer bills;

WHEREAS, the Parties have entered into this Settlement Agreement in compromise of positions that could be taken in accord with their rights and interests under Chapters 350 and 367, Florida Statutes, as applicable, and, as a part of the negotiated exchange of consideration among the parties to this agreement, each has agreed to concessions to the others with the expectation that all provisions of this Settlement Agreement will be enforced by the Commission as to all matters addressed herein with respect to all parties regardless of whether a court ultimately determines such matters to reflect Commission policy, upon acceptance of the agreement as provided herein and upon approval in the public interest; and

NOW THEREFORE, the parties agree to the following:

1. **Leighton Estates Utilities, LLC**: Leighton Estate Utilities, LLC (Leighton) agrees to reduce its base facility charge and gallonage charges by 11.60%. In addition, Leighton also agrees to refund via credit on its customers' accounts 11.60% of water revenues billed from January 1, 2026 until the effective date of the rate reduction. The refunds shall be made pursuant to Rule 25-30.360(3), Florida Administrative Code. This refund credit shall be based upon each individual customer's billed amounts from January 1, 2026 until the effective date of the rate reduction.

2. In keeping with the Commission's long-standing policy and practice of encouraging parties to settle issues whenever possible, the Parties submit this Settlement Agreement for review and approval. The Parties agree that this Settlement Agreement is in the public interest. The provisions of this Settlement Agreement are contingent on approval of this Settlement Agreement in its entirety by the Commission without modification. The Parties further agree that they will support

this Settlement Agreement and will not request or support any order, relief, outcome, or result in conflict with the terms of this Settlement Agreement in any administrative or judicial proceeding relating to, reviewing, or challenging the establishment, approval, adoption, or implementation of this Settlement Agreement or the subject matter hereof. No Party will assert in any proceeding before the Commission that this Settlement Agreement nor any of the terms herein shall have any precedential value nor may it be used in any other proceeding. To the extent a dispute arises among the parties about the provisions, interpretation, or application of this agreement, the parties agree to meet and confer in an effort to resolve the dispute. To the extent that the Parties cannot resolve any dispute, the matter may be submitted to the Commission for resolution. Approval of this Settlement Agreement in its entirety will resolve all matters and issues discussed herein pursuant to and in accordance with Section 120.57(4), Florida Statutes. This docket should be closed administratively after Commission staff verifies the revised tariff sheets, customer notices have been mailed, and refunds have been made.

IN WITNESS WHEREOF, the Parties evidence their acceptance and agreement with the provisions of this Settlement Agreement by their signature.

OFFICE OF PUBLIC COUNSEL

Date: 1. 29, 2026

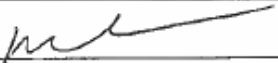
By: 

Charles Rehwinkel;
Deputy Public Counsel

Attorney for the Citizens
of the State of Florida

LEIGHTON ESTATES UTILITIES

Date: 1-29-26

By: 

Mike Smallridge;
Managing Member

Leighton Estates Utilities, LLC

Item 4

FILED 2/19/2026
DOCUMENT NO. 01182-2026
FPSC - COMMISSION CLERK

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (Sanchez, Ellis, King, Ramos) *TB*
Division of Accounting and Finance (Dasher, Gatlin, Mason, Vogel) *MC*
Division of Economics (Ward) *CP*
Office of the General Counsel (Bloom) *JSC*

RE: Docket No. 20250134-EI – Petition for a limited proceeding to approve second solar base rate adjustment, by Duke Energy Florida, LLC.

AGENDA: 03/03/26 – Regular Agenda – Proposed Agency Action – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Ortega

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

By Order No. PSC-2024-0472-AS-EI, issued November 12, 2024, the Florida Public Service Commission (Commission) approved Duke Energy Florida, LLC's (DEF or Company) 2024 Settlement Agreement (2024 Settlement).¹ Paragraph 16 of the 2024 Settlement allows for the inclusion, in base rates, of up to 900 megawatts (MW) of solar generation through a Solar Base Rate Adjustment (SoBRA). Pursuant to the 2024 Settlement, DEF will construct approximately 300 MW, per calendar year, of solar generation that must meet certain criteria for inclusion in base rates.

¹ Order No. PSC-2024-0472-AS-EI, issued November 12, 2024, in Docket No. 20240025-EI, *In re: Petition for rate increase by Duke Energy Florida, LLC.*

Docket No. 20250134-EI

Date: February 19, 2026

On November 6, 2025, DEF filed a limited proceeding for approval of four solar projects, collectively known as the Second SoBRA Tranche. These solar projects include: Jumper Creek in Sumter County, Turnpike in Osceola County, Lonesome Camp in Osceola County, and Banner in Columbia County with a combined total capacity of approximately 300 MW. As each of the solar facilities is below 75 MW, the Commission's decision is limited based on the 2024 Settlement regarding the reasonableness and cost-effectiveness of the solar generation projects.

The Commission has jurisdiction pursuant to Sections 366.06, 366.076, and 366.92, Florida Statutes.

Discussion of Issues

Issue 1: Should the Commission approve DEF's Second SoBRA Tranche, which includes the Jumper Creek, Turnpike, Lonesome Camp, and Banner solar projects?

Recommendation: Yes. The Second SoBRA Tranche: 1) lowers DEF’s system Cumulative Present Value Revenue Requirements (CPVRR) by approximately \$117.5 million; 2) shows benefits beginning in 2033; 3) has a total benefit to cost ratio of 1.165; and, 4) is 100 percent dedicated to serving DEF’s retail load. Therefore, the Second SoBRA Tranche is reasonable and cost-effective in accordance with the criteria of subparagraph 16(c) of the 2024 Settlement and should be approved for inclusion in base rates through the SoBRA mechanism. (Sanchez)

Staff Analysis: In its petition, DEF proposes the addition of four solar generating facilities, with three facilities rated at 74.9 MW, and one rated at 74.5 MW. Table 1-1 lists the capacity, location, estimated in-service dates, estimated rate effective date, and the estimated installed cost for each project. Staff notes that the installed costs of each project below are inclusive of transmission network upgrades associated with the facilities, which ranged from \$1.5 million for Jumper Creek to \$53.3 million for Turnpike. These upgrades are necessary for designated resource status and for a new switching station that will serve as the Turnpike site’s point of interconnection.

**Table 1-1
 Second SoBRA Tranche Projects**

	Jumper Creek	Turnpike	Lonesome Camp	Banner
Size (MW)	74.9	74.9	74.9	74.5
County	Sumter	Osceola	Osceola	Columbia
In-Service Date	June 2026	December 2026	February 2027	March 2027
Rate Effective Date	July 2026	January 2027	March 2027	April 2027
Installed Cost (\$M)	\$123.3	\$191.9	\$166.5	\$125.7

Source: Document No. 14969-2025

Subparagraph 16(c) of the 2024 Settlement states that the reasonableness and cost-effectiveness of the SoBRA project(s) shall be evaluated based only on whether the projects in the SoBRA will (1) lower the projected system CPVRR as compared to a system CPVRR without the solar projects (also known as the ‘base case’); (2) whether the CPVRR of the solar projects show positive benefits that exceed costs within ten years; (3) whether the solar projects meet a 1.15 to 1 benefit to cost ratio; and (4) whether the solar projects are 100 percent dedicated to serve DEF’s retail load.

The CPVRR compares the cost of the added generation, transmission, operations and maintenance (O&M), and other expenses of the proposed solar project(s) to the avoided traditional generation, transmission, fuel, and O&M expenses that would otherwise have been incurred if the facilities had not been constructed. In response to staff’s first data request, DEF

produced resource plans for both the SoBRA case and the Base Case used as part of its analysis, including additions of solar, batteries, combined cycle, and combustion turbines as future units.

Exhibit No. BMHB-4 of DEF's petition shows a net system benefit of \$117.5 million over the life of the Second SoBRA Tranche. In response to staff's first data request, DEF provided the annual values for each category. The data indicates that, on a CPVRR basis, the solar projects become cost-effective in 2033 and provide a lower projected system CPVRR due to lowered fuel costs, lower generation capital costs due to the deferral of a combustion turbine unit, and additional production tax credits (PTCs), meeting the first and second requirements. Exhibit BMHB-4 shows that the projects provide an approximate \$661.4 million in avoided costs (including fuel, emissions, O&M, gas transportation, and capital) and \$167.3 million of PTCs for an approximate total of \$828.6 million in benefits. This compares to the approximately \$711.1 million cost of the solar projects (including fuel, emissions, O&M, gas transportation, and capital), resulting in a benefit to cost ratio of 1.165 which satisfies the third requirement of the 2024 Settlement. Finally, DEF stated in its response to staff's first data request that the solar projects will be included in DEF's overall system service provided to all retail customers and will not be included in any stratified sale to a wholesale customer, meeting the fourth and final requirement.

Conclusion

The Second SoBRA Tranche: 1) lowers DEF's system CPVRR by approximately \$117.5 million; 2) shows benefits beginning in 2033; 3) has a total benefit to cost ratio of 1.165; and, 4) is 100 percent dedicated to serving DEF's retail load. Therefore, the Second SoBRA Tranche is reasonable and cost-effective in accordance with the criteria of subparagraph 16(c) of the 2024 Settlement and should be approved for inclusion in base rates through the SoBRA mechanism.

Issue 2: What is the estimated annual revenue requirement associated with DEF’s Second SoBRA Tranche which includes the Jumper Creek, Turnpike, Lonesome Camp, and Banner solar projects?

Recommendation: The estimated annual revenue requirement associated with DEF’s Second SoBRA Tranche is \$53 million. (Dasher)

Staff Analysis: Pursuant to the 2024 Settlement, DEF was authorized to establish a SoBRA mechanism to recover the costs associated with constructing 300 MW of solar generation annually, from 2025 through 2027. The SoBRA mechanism allows DEF to file a petition for approval of groups of solar generation projects in separate dockets, filed closer to their respective in-service dates, in order to ensure more accurate and current cost projections.

The Company, in its second SoBRA, requested the Commission approve an annual revenue requirement based on the projected installed cost of four projects: Jumper Creek Solar Center, Turnpike Solar Center, Lonesome Camp Solar Center, and Banner Solar Center. The estimated in-service dates for the facilities are June 2026 (Jumper Creek), December 2026 (Turnpike), February 2027 (Lonesome Camp), and March 2027 (Banner). The projected annual revenue requirement includes the Clean Energy Connection expansion revenues of \$7.5 million, pursuant to the 2024 Settlement subparagraph 16(a).

The revenue requirement for DEF’s SoBRA was based on a projected plant cost to determine rate base and the required net operating income. The net operating income includes O&M expenses, depreciation expenses, financing costs, insurance costs, and taxes, as well as a debit of \$7.5 million included in the Jumper Creek Solar Center, for the Clean Energy Connection, which results in an increase in the revenue requirement. The proposed annual revenue requirement associated with DEF’s Second SoBRA is \$53 million, based on a total rate base of \$573.2 million and a net operating income of \$39.5 million. Table 2-1 reflects each individual project’s calculated revenue requirement.

Table 2-1
DEF Second SoBRA Annual Revenue Requirement (\$000)

	Jumper Creek	Turnpike	Lonesome Camp	Banner
Rate Base	\$120,909	\$173,250	\$155,511	\$122,900
Rate of Return	6.670%	6.700%	6.700%	6.700%
NOI Required	<u>8,065</u>	<u>11,608</u>	<u>10,419</u>	<u>8,234</u>
NOI Achieved	(4,277)	655	1,045	1,510
NOI Deficiency/Excess	<u>12,341</u>	<u>10,953</u>	<u>9,375</u>	<u>6,724</u>
NOI Multiplier	1.344	1.344	1.344	1.344
Revenue Requirement	<u>\$16,583</u>	<u>\$14,717</u>	<u>\$12,596</u>	<u>\$9,035</u>

Source: Prepared Direct Testimony and Exhibit of DEF witness Olivier, Exhibit MJO-1 (Amended 1/13/26.)

Conclusion

The estimated annual revenue requirement associated with DEF’s Second SoBRA Tranche is \$53 million.

Issue 3: Should the Commission give staff administrative authority to approve tariffs and associated charges for DEF's Second SoBRA Tranche, which includes the Jumper Creek, Turnpike, Lonesome Camp, and Banner solar projects?

Recommendation: Yes. The Commission should grant staff administrative authority to approve the tariffs and associated charges as they are submitted by DEF. DEF should file tariffs and supporting calculations two months prior to the effective date of each SoBRA. DEF should also submit a letter to the Commission declaring the commercial operation date of each solar facility prior to any base rate changes going into effect. (Ward)

Staff Analysis: Witness Olivier stated in her testimony that DEF will file the rate adjustments and tariff sheets for Commission confirmation approximately two months prior to the effective date of each of the rate adjustments. The expected rate adjustment effective dates for the solar projects are July 2026 (Jumper Creek), January 2027 (Turnpike), March 2027 (Lonesome Camp), and April 2027 (Banner).

Witness Olivier provided preliminary approximate base rate increases on the 1,000 kWh residential bill for the four solar projects as follows: Jumper Creek, \$0.49; Turnpike, \$0.42; Lonesome Camp, \$0.36; and Banner, \$0.26. Witness Olivier additionally stated that each of the solar projects will provide a fuel savings of approximately \$0.17 per solar plant on the 1,000 kWh residential bill.

Conclusion

The Commission should grant staff administrative authority to approve the tariffs and associated charges as they are submitted by DEF. DEF should file tariffs and supporting calculations two months prior to the effective date of each solar rate base adjustment. DEF should also submit a letter to the Commission declaring the commercial operation date of each solar facility prior to any base rate changes going into effect.

Issue 4: Should this docket be closed?

Recommendation: No. This docket should remain open pending DEF's letters confirming commercial operation. Once these letters have been received, this docket should be closed administratively. (Bloom)

Staff Analysis: If no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the order, a consummating order should be issued. This docket should remain open pending DEF's letters confirming commercial operation. Once these letters have been received, this docket should be closed administratively.

Item 5

FILED 2/19/2026
DOCUMENT NO. 01184-2026
FPSC - COMMISSION CLERK

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (Lewis, Ramos, Smith II) *TB*
Office of the General Counsel (Imig) *SPS*

RE: Docket No. 20250135-EI – Petition for approval of new environmental program for cost recovery through Environmental Cost Recovery Clause, by Tampa Electric Company.

AGENDA: 03/03/26 – Regular Agenda – Proposed Agency Action – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Clark

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

On November 7, 2025, Tampa Electric Company (TECO or Company) petitioned the Florida Public Service Commission (Commission) for approval of its Manatee Protection Study (Study) for cost recovery through the Environmental Cost Recovery Clause (ECRC). TECO states that the Study is required to maintain compliance with its Manatee Protection Plan, and should be completed by October 2026.

The National Pollutant Discharge Elimination System (NPDES) program is administered by the Florida Department of Environmental Protection (DEP) within the state. TECO was issued an updated NPDES permit on August 27, 2025. NPDES permits prescribe requirements and limits to cooling water discharges to surface waters. Additionally, this permit requires TECO to maintain compliance with its Manatee Protection Plan approved by the DEP. Specifically, TECO

Docket No. 20250135-EI

Date: February 19, 2026

must maintain minimum discharge temperatures of the outflow water from its Big Bend Power Station (Big Bend) from November 15 through March 31 each year.

Pursuant to Section 366.8255, Florida Statutes (F.S.), the Florida Legislature authorized the recovery of environmental compliance costs prudently incurred by investor-owned electric utilities through the ECRC. The method for cost recovery for such costs was first established by Order No. PSC-94-0044-FOF-EI, issued on January 12, 1994.¹ The Commission has jurisdiction over this matter pursuant to Section 366.8255, F.S.

¹ Order No. PSC-94-0044-FOF-EI, issued January 12, 1994, in Docket No. 19930613-EI, *In re: Petition to establish an environmental cost recovery clause pursuant to Section 366.825, F.S., by Gulf Power Company.*

Discussion of Issues

Issue 1: Should the Commission approve Tampa Electric Company’s petition for approval of the Manatee Protective Study for cost recovery through the Environmental Cost Recovery Clause

Recommendation: Yes. Staff recommends that TECO’s proposed Manatee Protection Study is necessary to comply with its NPDES permit. Consistent with prior ECRC orders, operation and maintenance (O&M) costs associated with the Study should be allocated to appropriate rate classes on an energy basis. (Lewis)

Staff Analysis: TECO’s Big Bend Power Station is located in Hillsborough County, along the shores of Hillsborough Bay. Big Bend originally consisted of four coal-fired generating units. TECO has since repowered Unit 1 to a natural gas-fired combined cycle unit consisting of two combustion turbines and two heat recovery steam generators. TECO retired Unit 2 in November 2021, and Unit 3 in April 2022. Unit 4 is a steam turbine that can be fired with coal or natural gas.

Big Bend withdraws cooling water from Hillsborough Bay and that water is discharged back into the bay at a warmer temperature. TECO’s NPDES permit requires the Company to “minimize disruption of warm water outflows during the winter” and “maintain discharge temperatures that will sustain manatees during cold events.” TECO’s Manatee Protection Plan specifically states the following:

During the period from November 15 through March 31 each year, to coincide with the time of greatest manatee abundance, if the ambient water temperature falls below 61°F, as measured at the plant intake, the TEC Big Bend plant shall reasonably endeavor to operate in a manner that maintains the water temperature above 68°F. It is understood that due to circumstances that may compromise plant safety and reliability, other regulatory compliance issues or unusual weather conditions the target temperature level may not be achieved on a continuous basis.

During an 11-day period in January 2025, TECO was unable to maintain the temperature of the discharge water above the 68-degree threshold. The Company attributes this to the operational changes at Big Bend discussed above. While these operational changes increased the efficiency of Big Bend, it has lowered the temperature of the discharge water when exiting the facility. Based on the weather conditions experienced at Big Bend in January 2025, TECO determined it is necessary to conduct a study to evaluate options for maintaining discharge water temperatures above 68 degrees during the specified timeframe, and thus, compliance with its Manatee Protection Plan and NPDES permit.

TECO explained that the Study will consist of the following:

- Reviewing historical operating data during cold-weather conditions
- Evaluating Big Bend’s thermal discharge characteristics
- Identifying physical or operational changes that will allow the Company to maintain discharge canal temperatures compliant with its NPDES permit
- Preparing a technical report that summarizes the findings and recommendations

TECO solicited bids for the study and stated that four responses were received. The Company selected Burns & McDonnell based on their experience with Big Bend and other large power generating facilities, technical expertise in thermal systems, and proven safety record. TECO estimates that the Study will cost \$450,000 and anticipates its completion by October 2026. This amount, which was included in the engineering proposal from Burns & McDonnell, was derived using anticipated labor costs and comparisons to similar engineering studies at large generating facilities. Staff notes that Burns & McDonnell was not the lowest cost bidder.

In response to staff's data request, TECO provided data, as shown in Table 1-1, of the estimated impact to a residential customer bill.²

Table 1-1
Residential Bill Impact

Year	\$ / 1,000 kWh	\$ / 1,200 kWh
2025	0.00	0.00
2026	0.00	0.00
2027	0.02	0.03
2028	0.00	0.00
2029	0.00	0.00

The Commission's criteria for ECRC recovery relevant to this docket, established by Order No. PSC-94-0044-FOF-EI, are:

- (1) The activities are legally required to comply with governmentally imposed environmental regulation enacted, became effective, or whose effect was triggered after the Company's last test year upon which rates are based; and
- (2) None of the expenditures are being recovered through some other cost recovery mechanism or through base rates.

Staff recommends that the Study proposed in TECO's petition meets these criteria. The Study described in the petition is necessary for the Company to comply with governmentally imposed environmental regulations. The compliance activities are necessary to maintain compliance with TECO's Manatee Protection Plan which is a requirement of its NDPES permit. The costs of the proposed compliance Study are not currently being recovered through some other cost recovery mechanism or through base rates. Staff notes that the reasonableness and prudence of individual expenditures related to the Study will be subject to the Commission's continuing review in future ECRC proceedings.

² Document No. 00076-2026, filed January 7, 2026.

Conclusion

Staff recommends that TECO's Manatee Protection Study is necessary to comply with its NPDES permit. Consistent with prior ECRC orders, O&M costs associated with the Study should be allocated to appropriate rate classes on an energy basis.

Issue 2: Should this docket be closed?

Recommendation: Yes. This docket should be closed upon issuance of a Consummating Order unless a person whose substantial interests are affected by the Commission's decision files a protest within 21 days of the issuance of the Proposed Agency Action Order. (Imig)

Staff Analysis: At the conclusion of the protest period, if no protest is filed, this docket should be closed upon the issuance of a Consummating Order.

Item 6

FILED 2/19/2026
DOCUMENT NO. 01185-2026
FPSC - COMMISSION CLERK

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (Lewis, King, Ramos, Smith II) *TB*
Office of the General Counsel (Marquez) *SPS*

RE: Docket No. 20250149-EI – Petition for approval of Big Bend Clean Water Act Section 316(b) study, for cost recovery through the environmental cost recovery clause, by Tampa Electric Company.

AGENDA: 03/03/26 – Regular Agenda – Proposed Agency Action – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Clark

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

On December 29, 2025, Tampa Electric Company (TECO or Company) petitioned the Florida Public Service Commission (Commission) for approval of its Big Bend Clean Water Act Section 316(b) Study (Study) for cost recovery through the Environmental Cost Recovery Clause (ECRC). TECO states that the Study is required to comply with Section 316(b) of the Clean Water Act. TECO expects the Study to be completed by March 2029.

The U.S. Environmental Protection Agency (EPA) adopted a rule pursuant to Section 316(b) of the Clean Water Act on September 7, 2004, establishing requirements to reduce mortality of aquatic organisms caused by cooling water intake structures (CWIS) at existing power plants. In 2004, TECO requested Commission approval for cost recovery through the ECRC for a Comprehensive Demonstration Study, which was needed to comply with the new EPA

regulation. TECO's ability to seek cost recovery for that study was authorized by the Commission in Docket No. 20041300-EI.¹

The 2004 Section 316(b) rule changes were challenged and the EPA published a final rule regarding Section 316(b) (EPA Rule or Rule) on August 15, 2014, which outlined the requirements for CWIS at existing facilities.² The EPA Rule requires that the best technology available be applied to the design and operation of CWIS to minimize adverse impacts to aquatic life. In 2018, TECO petitioned the Commission for cost recovery through the ECRC for its Big Bend Unit 1 Section 316(b) Impingement Mortality project in order to comply with the EPA Rule. The Commission approved ECRC cost recovery for the Big Bend project.³ TECO explains that even though its National Pollutant Discharge Elimination System (NPDES) permit was administratively continued in 2018, the Company decided to go ahead with the Impingement Mortality Project as part of its ongoing Big Bend Modernization Project.

On August 27, 2025, the Florida Department of Environmental Protection (DEP) issued a final NPDES permit for TECO's Big Bend Power Station (Big Bend) which contained conditions for compliance with the EPA Rule. TECO states the primary focus of the Study is to confirm that its Big Bend Mortality Project meets the requirements of Section 316(b) and to provide the DEP with information it will use to determine compliance requirements in TECO's next NPDES permit. TECO is requesting approval of its Study in order to comply with the permit conditions outlined in its NPDES permit.

Pursuant to Section 366.8255, Florida Statutes (F.S.), the Florida Legislature authorized the recovery of environmental compliance costs prudently incurred by investor-owned electric utilities through the ECRC. The method for cost recovery for such costs was first established by Order No. PSC-94-0044-FOF-EI, issued on January 12, 1994. The Commission has jurisdiction over this matter pursuant to Section 366.8255, F.S.

¹ Order No. PSC-05-0164-PAA-EI, issued February 10, 2005, in Docket No. 20041300-EI, *In re: Petition for approval of new environmental program for cost recovery through Environmental Cost Recovery Clause, by Tampa Electric Company.*

² Federal Register, Volume 79, No. 158, pp. 48300–48439, codified at Title 40, Part 125, Subpart J, Code of Federal Regulations.

³ Order No. PSC- 2018-0594-FOF-EI, issued December 20, 2018, in Docket No. 20180007-EI, *In re: Environmental cost recovery clause.*

Discussion of Issues

Issue 1: Should the Commission approve Tampa Electric Company's petition for approval of the Big Bend Clean Water Act Section 316(b) Study for cost recovery through the Environmental Cost Recovery Clause?

Recommendation: Yes. Staff recommends that TECO's Big Bend Clean Water Act Section 316(b) Study is necessary to comply with the EPA Rule. Consistent with prior ECRC orders, operation and maintenance (O&M) costs associated with the Study should be allocated to appropriate rate classes on an energy basis. (Lewis)

Staff Analysis: The EPA Rule establishes requirements for CWIS at existing facilities. The Rule requires that the best technology available be applied to the design and operation of CWIS to minimize impingement mortality⁴ and entrainment⁵ of aquatic life. The Rule allows for seven different approaches for impingement mortality compliance. For entrainment compliance, the Rule requires the evaluation of closed-cycle cooling, alternative water supplies, and fine mesh screens for a site-specific determination by the DEP Director.

In its petition, TECO stated that it must complete several studies, including the Big Bend Clean Water Act Section 316(b) Study, and reports by February 27, 2030, which is 180 days before its NPDES permit expires on August 26, 2030. The focus of the Study is to confirm that the Big Bend Impingement Mortality Project meets the EPA's Rule requirements for Section 316(b) of the Clean Water Act, to obtain information that the DEP will use to select the best technology available for entrainment, and develop requirements that will be included in TECO's next Big Bend NPDES permit. To accomplish these goals, the Study will:

- Review background, source water, and biological data;
- Evaluate current plant configuration characteristics;
- Evaluate the method of compliance with impingement mortality best technology available;
- Study existing entrainment performance; and
- Review feasibility and cost estimates for available technologies.

Due to the nature of this Study, TECO used an internal preferred source process to select Environmental Consulting & Technology as the contractor to perform the work. The Company stated that the contractor was selected due to its experience, knowledge of Big Bend, and experience completing similar studies at TECO's Bayside Power Station. TECO estimates it will incur approximately \$1,178,300 in O&M expenses associated with the Study. TECO expects the Study to be completed by March 2029.

⁴ Impingement mortality occurs when aquatic life is pinned against the CWIS screens.

⁵ Entrainment occurs when small aquatic life passes through the CWIS screens and enter the cooling system.

In response to staff's data request, TECO provided data, as shown in Table 1-1, of the estimated impact to a residential customer bill.⁶

Table 1-1
Residential Bill Impact

Year	\$ / 1,000 kWh	\$ / 1,200 kWh
2025	0.00	0.00
2026	0.00	0.00
2027	0.06	0.07
2028	0.00	0.00
2029	0.00	0.00

The Commission's criteria for ECRC recovery relevant to this docket, established by Order No. PSC-94-0044-FOF-EI, are:

- (1) The activities are legally required to comply with governmentally imposed environmental regulation enacted, became effective, or whose effect was triggered after the Company's last test year upon which rates are based; and
- (2) None of the expenditures are being recovered through some other cost recovery mechanism or through base rates.

Staff recommends that the Study proposed in TECO's petition meets these criteria. The Study described in the petition is necessary for the Company to comply with governmentally imposed environmental regulations. The compliance activities were required as a result of the August 27, 2025, DEP issuance of the updated standards of the NPDES permit for Big Bend, which contained conditions for compliance with the EPA Rule. TECO states the primary focus of the Study is to confirm that its Big Bend Mortality Project meets the requirements of Section 316(b) and to provide the DEP with information it will use to determine compliance requirements in TECO's next NPDES permit. The costs of the proposed compliance Study are not currently being recovered through some other cost recovery mechanism or through base rates. Staff notes that the reasonableness and prudence of individual expenditures related to the Study will be subject to the Commission's continuing review in future ECRC proceedings.

Conclusion

Staff recommends that TECO's Big Bend Clean Water Act Section 316(b) Study is necessary to comply with the EPA's Rule. Consistent with prior ECRC orders, O&M costs associated with the Study should be allocated to appropriate rate classes on an energy basis.

⁶ Document No. 00111-2026, dated January 8, 2026.

Issue 2: Should this docket be closed?

Recommendation: Yes. This docket should be closed upon issuance of a Consummating Order unless a person whose substantial interests are affected by the Commission's decision files a protest within 21 days of the issuance of the Proposed Agency Action Order. (Marquez)

Staff Analysis: At the conclusion of the protest period, if no protest is filed, this docket should be closed upon the issuance of a Consummating Order.

Item 7

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (Lewis, King, Ramos, Smith II) *TB*
Office of the General Counsel (Thompson) *JSC*

RE: Docket No. 20250103-WS – Application for amendment of Certificate Nos. 681-W and 581-S to add and delete territory in Sumter County, by Middleton Utility Company, LLC.

AGENDA: 03/03/26 – Regular Agenda – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Administrative

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: Schedule immediately before Docket No. 20250104-WS

Case Background

Middleton Utility Company, LLC (Middleton or Utility) is a water and wastewater utility in Sumter County currently serving approximately 1,593 equivalent residential connections (ERCs). The Utility is in the Southwest Florida Water Management District. On December 27, 2022, the Florida Public Service Commission (Commission) granted Middleton original Certificate Nos. 681-W and 581-S and established initial rates and charges.¹

On August 27, 2025, Middleton filed an application for an amendment to add and delete parts of its service territory in Sumter County in conjunction with Gibson Place Utilities, LLC's (Gibson)

¹ Order No. PSC-2022-0437-PAA-WS, issued December 27, 2022, in Docket No. 20220088-WS, *In re: Application for certificates to provide water and wastewater service and approval of initial rates and charges in Sumter County, by Middleton Utility Company, LLC.*

application to also amend its service territory.² Middleton's application was initially found to be deficient, and a deficiency letter was issued on September 30, 2025. The Utility filed a response to the deficiencies on October 8, 2025, and the application was deemed complete on December 5, 2025, which is considered the official filing date.

In its application, Middleton explains that the requested changes to each utilities' service territory are meant to align with the overall development plan for The Villages communities in Sumter and Lake Counties. Gibson provides water and wastewater services to its customers by operating its own water and wastewater treatment facilities. Gibson also provides water and wastewater treatment services to Middleton through a bulk services contract, while Middleton maintains its own distribution and collection systems.

This recommendation addresses the Utility's request to extend its water and wastewater service territory as well as delete a portion of its water and wastewater service territory. The Commission has jurisdiction pursuant to Section 367.045, Florida Statutes (F.S.).

² Docket No. 2025104-WS.

Discussion of Issues

Issue 1: Should the Commission approve Middleton's application for amendment of Certificate Nos. 681-W and 581-S to add and delete territory from its certificated service area in Sumter County?

Recommendation: Yes. The Commission should amend Certificate Nos. 681-W and 581-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as Middleton's amended certificate and should be retained by the Utility. The Utility should charge future customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by the Commission in a subsequent proceeding. (Lewis, M. Thompson)

Staff Analysis:

Legal Standard

Applications for amendments of service territory are governed by Section 367.045, F.S., and Rule 25-30.036, Florida Administrative Code (F.A.C.). The statute provides that the Commission may grant, amend, or deny a certificate in whole or in part or with modifications in the public interest. The rule provides all of the requirements the applicant must provide in an application for amendment to a certificate of authorization to extend or delete service area. In granting or amending a certificate, the Commission does not need to consider any local comprehensive plan unless an objection is timely made. No such objection has been made in this proceeding.

Analysis

The Utility's application to amend its authorized service territory is in compliance with the governing statute, Section 367.045, F.S., and Rule 25-30.036, F.A.C. The appropriate filing fee, as required by Section 367.145, F.S., was received by the Commission on September 4, 2025. Revised tariff sheets were provided with the Utility's application. The Utility provided notice of the application pursuant to Section 367.045(2)(a), F.S., and Rule 25-30.030(5)(b), F.A.C. This notice provided 30 days for customers to file an objection to the transfer. No objections to the application have been received and the time for filing such has expired.

Middleton provided adequate service territory maps and territory descriptions to Commission staff. A legal description of the territory to be extended and deleted was provided as well as the resulting description of service territory which is shown in Attachment A. The Utility submitted an affidavit on August 27, 2025, consistent with Rule 25-30.036(2)(q), F.A.C., that it has tariffs on file with the Commission.

In its application, the Utility stated that there are currently no customers in the territory it has requested be deleted and that this is the area Gibson has asked be added to its territory in Docket No. 20250104-WS.

As for the territory being added, there are also no current customers. The proposed expansion area will serve a combination of residential single-family homes and commercial customers such as retail, medical, and recreational facilities. The Utility stated that the proposed service territory will be served by Gibson's existing 9.98 million gallon per day (MGD) water treatment plant

(WTP) and 2.684 MGD wastewater treatment plant (WWTP). Middleton stated that both the capacity of Gibson's WTP and WWTP are sufficient to serve its existing and proposed service territory as well as fulfill its obligation to serve Gibson's customers.

As discussed in the Case Background, Middleton does not operate a WTP or WWTP. However, staff reviewed the Utility's most recent sanitary survey report dated July 25, 2025, for Middleton's water distribution system as well as the Department of Environmental Protection's Safe Drinking Water Program Laboratory Report dated March 29, 2024, and no deficiencies were found. There are currently no outstanding Consent Orders or Notices of Violation from the Department of Environmental Protection.

Conclusion

Based on the information above, staff recommends the Commission should amend Certificate Nos. 681-W and 581-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as Middleton's amended certificate and should be retained by the Utility. The Utility should charge future customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by the Commission in a subsequent proceeding.

Issue 2: Should this docket be closed?

Recommendation: Yes. If staff's recommendation in Issue 1 is approved, no further action is required, and the docket should be closed upon issuance of the order. (M. Thompson)

Staff Analysis: If Issue 1 is approved, no further action is required, and the docket should be closed upon issuance of the order.

**MIDDLETON UTILITY COMPANY, LLC
SUMTER COUNTY
WATER AND WASTEWATER SERVICE AREA**

THAT PORTION OF SECTIONS 15, 16, 17, 20, 21, 22, 27 AND 28, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE NORTH LINE THEREOF RUN N89°41'47"W, 1,333.69 FEET TO THE NORTHWEST CORNER OF THE EAST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF SAID EAST 1/4 OF SECTION 17 RUN S00°05'18"E, 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD C470 FOR THE POINT OF BEGINNING; THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE: RUN S89°41'47"E, 1,299.79 FEET; THENCE S00°18'13"W, 10.00 FEET; THENCE S89°41'47"E, 33.60 FEET; THENCE S89°47'31"E, 166.50 FEET; THENCE N00°12'29"E, 10.00 FEET; THENCE S89°47'31"E, 2,529.50 FEET; THENCE S89°52'59"E, 375.37 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S00°00'00"E, 462.00 FEET; THENCE S89°52'59"E, 1,114.97 FEET; THENCE S00°37'46"E, 572.12 FEET; THENCE N88°03'09"E, 452.69 FEET; THENCE N59°21'34"E, 111.06 FEET; THENCE N51°55'58"E, 806.84 FEET; THENCE S89°48'46"E, 59.74 FEET; THENCE S38°04'02"E, 134.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°39'46", AN ARC DISTANCE OF 118.12 FEET TO THE POINT OF TANGENCY; THENCE S89°43'47"E, 873.07 FEET; THENCE S00°10'29"E, 239.50 FEET; THENCE S35°41'54"E, 126.03 FEET; THENCE S87°55'59"E, 99.78 FEET; THENCE S05°50'08"E, 82.28 FEET; THENCE S13°02'33"E, 285.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,133.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°49'14"W, 796.22 FEET TO WHICH A RADIAL LINE BEARS N10°25'21"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°30'50", AN ARC DISTANCE OF 800.92 FEET TO THE POINT OF TANGENCY; THENCE S58°03'49"W, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°27'37", AN ARC DISTANCE OF 796.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°31'59", AN ARC DISTANCE OF 79.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 106.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°56'44", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°35'47", AN ARC DISTANCE OF 42.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A

RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF S12°05'07"E, 142.57 FEET TO WHICH A RADIAL LINE BEARS N66°40'02"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°50'08", AN ARC DISTANCE OF 152.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S23°45'04"E, 82.16 FEET TO WHICH A RADIAL LINE BEARS N42°29'52"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°30'08", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"E, 253.60 FEET; THENCE S10°42'06"W, 51.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,154.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°11'22"E, 227.44 FEET TO WHICH A RADIAL LINE BEARS S88°50'13"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°03'10", AN ARC DISTANCE OF 227.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°12'57"E, 14.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,144.00 FEET AND A CHORD BEARING AND DISTANCE OF S13°44'50"E, 467.84 FEET TO WHICH A RADIAL LINE BEARS S82°30'59"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'39", AN ARC DISTANCE OF 468.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°53'20", AN ARC DISTANCE OF 81.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°33'24", AN ARC DISTANCE OF 205.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S22°10'34"E, 142.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,450.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°10'41", AN ARC DISTANCE OF 520.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN S01°56'55"W, 50.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,440.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°37'50"E, 357.51 FEET TO WHICH A RADIAL LINE BEARS N81°10'05"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°24'09", AN ARC DISTANCE OF 357.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°25'46"E, 14.14 FEET; THENCE S00°25'46"E, 124.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,424.27 FEET AND A CHORD BEARING AND DISTANCE OF S16°02'20"E, 765.43 FEET TO WHICH A RADIAL LINE BEARS S89°32'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°10'30", AN ARC DISTANCE OF 774.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING

AND DISTANCE OF S06°58'07"E, 82.24 FEET TO WHICH A RADIAL LINE BEARS N59°15'25"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°32'55", AN ARC DISTANCE OF 84.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°47'09", AN ARC DISTANCE OF 237.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S46°28'40"E, 96.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°29'09", AN ARC DISTANCE OF 642.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°23'16", AN ARC DISTANCE OF 1,148.64 FEET TO THE POINT OF TANGENCY; THENCE S34°34'32"E, 424.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,530.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'48", AN ARC DISTANCE OF 643.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°25'51", AN ARC DISTANCE OF 88.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°38'13", AN ARC DISTANCE OF 37.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S59°17'03"W, 158.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°30'26", AN ARC DISTANCE OF 490.69 FEET TO THE POINT OF TANGENCY; THENCE S35°46'37"W, 660.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°53'38", AN ARC DISTANCE OF 603.14 FEET TO THE POINT OF TANGENCY; THENCE S06°52'59"W, 216.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,096.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°40'29", AN ARC DISTANCE OF 835.45 FEET; THENCE ALONG A NON-TANGENT LINE RUN S24°19'31"W, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,119.00 FEET AND A CHORD BEARING AND DISTANCE OF S54°27'57"W, 62.91 FEET

TO WHICH A RADIAL LINE BEARS S37°08'42"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°13'18", AN ARC DISTANCE OF 62.92 FEET TO THE POINT OF TANGENCY; THENCE S56°04'36"W, 182.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,173.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'10", AN ARC DISTANCE OF 65.90 FEET; THENCE ALONG A NON-TANGENT LINE RUN S83°54'46"W, 45.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,884.17 FEET AND A CHORD BEARING AND DISTANCE OF S67°04'13"W, 165.04 FEET TO WHICH A RADIAL LINE BEARS S25°26'24"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°01'14", AN ARC DISTANCE OF 165.10 FEET TO THE POINT OF TANGENCY; THENCE S69°34'50"W, 338.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°01'02", AN ARC DISTANCE OF 545.79 FEET TO THE POINT OF TANGENCY; THENCE S44°33'48"W, 225.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°45'37"W, 37.68 FEET TO WHICH A RADIAL LINE BEARS S16°32'43"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'38", AN ARC DISTANCE OF 2.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'34", AN ARC DISTANCE OF 103.65 FEET TO THE POINT OF TANGENCY; THENCE N38°29'06"W, 98.34 FEET; THENCE N42°54'56"W, 67.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,270.00 FEET AND A CHORD BEARING AND DISTANCE OF N51°26'11"W, 592.57 FEET TO WHICH A RADIAL LINE BEARS N52°03'16"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°58'56", AN ARC DISTANCE OF 598.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°15'27", AN ARC DISTANCE OF 498.13 FEET TO THE POINT OF TANGENCY; THENCE N39°40'13"W, 757.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°03'33", AN ARC DISTANCE OF 593.40 FEET TO THE POINT OF TANGENCY; THENCE N68°43'46"W, 641.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,020.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°52'30", AN ARC DISTANCE OF 242.38 FEET TO THE POINT

OF TANGENCY; THENCE N75°36'16"W, 754.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,380.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°58'54", AN ARC DISTANCE OF 457.28 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°47'59"W, 87.97 FEET; THENCE N69°00'01"W, 99.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'34", AN ARC DISTANCE OF 103.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 209°42'01", AN ARC DISTANCE OF 397.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 128.79 FEET AND A CHORD BEARING AND DISTANCE OF S28°49'51"E, 83.41 FEET TO WHICH A RADIAL LINE BEARS N42°16'25"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°47'29", AN ARC DISTANCE OF 84.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°25'07"W, 221.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 455.74 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°33'58", AN ARC DISTANCE OF 235.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 167.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'42", AN ARC DISTANCE OF 91.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 674.56 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°23'38", AN ARC DISTANCE OF 193.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,779.86 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°25'27", AN ARC DISTANCE OF 448.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,144.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°25'37", AN ARC DISTANCE OF 328.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 283.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°07'12", AN ARC DISTANCE OF 144.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 224.09 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°HT4", AN ARC DISTANCE OF 94.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 87.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 128°09'36", AN ARC DISTANCE OF 195.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 184.26 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

34°45'26", AN ARC DISTANCE OF 111.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 8,516.93 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°13'50", AN ARC DISTANCE OF 628.87 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 20; SAID POINT ALSO LYING N00°24'57"E, 515.30 FEET FROM THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20 RUN N00°24'57"E, 2,141.68 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°35'34"W, 1,334.84 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°04'35"W, 1,330.43 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE THEREOF RUN S89°37'37"E, 1,334.55 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG AFORESAID WEST LINE OF THE EAST 1/4 OF SECTION 17 RUN N00°05'18"W, 3,944.46 FEET TO THE POINT OF BEGINNING.

FLORIDA PUBLIC SERVICE COMMISSION

authorizes
Middleton Utility Company, LLC
pursuant to
Certificate Number 681-W

to provide water service in Sumter County accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

Order Number	Date Issued	Docket Number	Filing Type
PSC-2022-0437-PAA-WS	12/27/2022	20220088-WS	Original Certificate
*	*	20250103-WS	Certificate Amendment

*Order Number and date to be provided at time of issuance.

FLORIDA PUBLIC SERVICE COMMISSION

**authorizes
Middleton Utility Company, LLC
pursuant to
Certificate Number 581-S**

to provide wastewater service in Sumter County accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

Order Number	Date Issued	Docket Number	Filing Type
PSC-2022-0437-PAA-WS	12/27/2022	20220088-WS	Original Certificate
*	*	20250103-WS	Certificate Amendment

*Order Number and date to be provided at time of issuance.

Item 8

FILED 2/19/2026
DOCUMENT NO. 01177-2026
FPSC - COMMISSION CLERK

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (Lewis, King, Ramos, Smith II) *TB*
Office of the General Counsel (Dose) *JSC*

RE: Docket No. 20250104-WS – Application for amendment of Certificate Nos. 677-W and 577-S to add and delete territory in Lake and Sumter Counties, by Gibson Place Utility Company, LLC.

AGENDA: 03/03/26 – Regular Agenda – Interested Persons May Participate

COMMISSIONERS ASSIGNED: *Staff All Commissioners*
AT 2/19/26

PREHEARING OFFICER: Administrative

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: Schedule immediately after Docket No. 20250103-WS

Case Background

Gibson Place Utility Company, LLC (Gibson or Utility) is a water and wastewater utility in Lake and Sumter Counties currently serving approximately 5,769 equivalent residential connections (ERCs). The Utility is in the Southwest Florida Water Management District. On November 24, 2020, the Florida Public Service Commission (Commission) granted Gibson original Certificate Nos. 677-W and 577-S and also granted the Utility's request to bifurcate rate setting.¹ On January 31, 2022, the Commission approved Gibson's application to delete parts of its service

¹ Order No. PSC-2020-0473-PAA-WS, issued November 24, 2020, in Docket No. 20200185-WS, *In re: Application for certificates to provide water and wastewater service in Lake and Sumter Counties, by Gibson Place Utility Company, LLC.*

territory.² The Commission approved the Utility's initial rates and charges on November 21, 2022.³

On August 27, 2025, Gibson filed an application for an amendment to add and delete parts of its service territory in Lake and Sumter Counties in conjunction with Middleton Utility Company, LLC's (Middleton) application to also amend its service territory.⁴ The application was initially found to be deficient, and a deficiency letter was issued on September 30, 2025. The Utility filed a response to the deficiencies on October 8, 2025. A second deficiency letter was issued on December 9, 2025, and the application was deemed complete on December 23, 2025, which is considered the official filing date.

In its application, Gibson explains that the requested changes to each utilities' service territory are meant to align with the overall development plan for The Villages communities in Sumter and Lake Counties. Gibson provides water and wastewater services to its customers by operating its own water and wastewater treatment facilities. Gibson also provides water and wastewater services to Middleton through a bulk services contract, while Middleton maintains its own distribution and collection systems.

This recommendation addresses the Utility's request to extend its water and wastewater service territory, as well as delete a portion of its water and wastewater service territory. The Commission has jurisdiction pursuant to Section 367.045, Florida Statutes (F.S.).

² Order No. PSC-2022-0049-FOF-WS, issued January 31, 2022, in Docket No. 20210125-WS, *In re: Application for amendment of Certificate Nos. 677-W and 577-S to delete territory in Lake and Sumter Counties, by Gibson Place Utility Company, LLC.*

³ Order No. PSC-2022-0404-PAA-WS, issued November 21, 2022, in Docket No. 20200185-WS, *In re: Application for certificates to provide water and wastewater service in Lake and Sumter Counties, by Gibson Place Utility Company, LLC.*

⁴ Docket No. 2025103-WS.

Discussion of Issues

Issue 1: Should the Commission approve Gibson's application for amendment of Certificate Nos. 677-W and 577-S to add and delete territory from its certificated service area in Lake and Sumter Counties?

Recommendation: Yes. The Commission should amend Certificate Nos. 677-W and 577-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as Gibson's amended certificate and should be retained by the Utility. The Utility should charge future customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by the Commission in a subsequent proceeding. (Lewis, Dose)

Staff Analysis:

Legal Standard

Applications for amendments of service territory are governed by Section 367.045, F.S., and Rule 25-30.036, Florida Administrative Code (F.A.C.). The statute provides that the Commission may grant, amend, or deny a certificate in whole or in part or with modifications in the public interest. The rule provides all of the requirements the applicant must provide in an application for amendment to a certificate of authorization to extend or delete service area. In granting or amending a certificate, the Commission does not need to consider any local comprehensive plan unless an objection is timely made. No such objection has been made in this proceeding.

Analysis

The Utility's application to amend its authorized service territory is in compliance with the governing statute, Section 367.045, F.S., and Rule 25-30.036, F.A.C. The appropriate filing fee, as required by Section 367.145, F.S., was received by the Commission on September 4, 2025. Revised tariff sheets were provided with the Utility's application. The Utility provided notice of the application pursuant to Section 367.045(2)(a), F.S., and Rule 25-30.030(5)(b), F.A.C. This notice provided 30 days for customers to file an objection to the transfer. No objections to the application have been received and the time for filing such has expired.

Gibson provided adequate service territory maps and territory descriptions to Commission staff. A legal description of the territory to be extended and deleted was provided as well as the resulting description of service territory which is shown in Attachment A. The Utility submitted an affidavit on August 27, 2025, consistent with Rule 25-30.036(2)(q), F.A.C., that it has tariffs on file with the Commission.

In its application, the Utility stated that the area to be deleted from its certificated service territory is undeveloped. Gibson further explained that this area will be included in a future original certificate application of a new utility.

As for the territory being added, there are no current customers and this is the area Middleton has asked be deleted from its territory in Docket No. 20250103-WS. The proposed expansion area will serve a combination of residential single-family homes and commercial customers such as retail, medical, and recreational facilities. The Utility stated that the proposed service territory

will be served by its existing 9.98 million gallons per day (MGD) water treatment plant (WTP) and 2.684 MGD wastewater treatment plant (WWTP). Gibson stated that both the capacity of its existing WTP and WWTP are sufficient to serve its existing and proposed service territory as well as fulfill its obligation to serve the customers of Middleton.

Staff reviewed the Utility's most recent sanitary survey report dated July 25, 2025, for Gibson's WTP as well as the Department of Environmental Protection's Safe Drinking Water Program Reports dated August 8 and 15, 2022, and no deficiencies were found. The Utility's WWTP became operational in April of 2023 and the Department of Environmental Protection has not yet conducted a compliance inspection evaluation since it became operational.⁵ There are currently no outstanding Consent Orders or Notices of Violation from the Department of Environmental Protection.

Conclusion

Based on the information above, staff recommends the Commission should amend Certificate Nos. 677-W and 577-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as Gibson's amended certificate and should be retained by the Utility. The Utility should charge future customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by the Commission in a subsequent proceeding.

⁵ The Department of Environmental Protection typically conducts a Compliance Inspection Evaluation every three years.

Issue 2: Should this docket be closed?

Recommendation: Yes. If staff's recommendation in Issue 1 is approved, no further action is required, and the docket should be closed upon issuance of the order. (Dose)

Staff Analysis: If Issue 1 is approved, no further action is required, and the docket should be closed upon issuance of the order.

**GIBSON PLACE UTILITY COMPANY, LLC
SUMTER AND LAKE COUNTIES
WATER AND WASTEWATER SERVICE AREA**

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

AND

TOGETHER WITH THAT PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING SOUTH OF THE WESTERLY RIGHT OF WAY FOR FLORIDA'S TURNPIKE;

AND LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°12'47"W, 261.55 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE CONTINUE ALONG SAID SOUTH LINE N89°12'47"W, 1182.26 FEET TO A POINT ON A LINE LYING 1443.75 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 1; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'21"E PARALLEL WITH SAID EAST LINE A DISTANCE OF 421.40 FEET; THENCE S44°46'36"E, 544.64 FEET; THENCE N40°51'28"E, 548.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,579.58 FEET AND A CHORD BEARING AND DISTANCE OF S43°55'07"E, 194.08 FEET TO WHICH A RADIAL LINE BEARS N45°05'06"E; SAID POINT ALSO BEING ON AFORESAID WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°59'35", AN ARC DISTANCE OF 194.09 FEET TO THE POINT OF TANGENCY; THENCE S42°55'19"E, 445.17 FEET TO THE TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THAT PORTION OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

AND

TOGETHER WITH THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY OF THE EAST RIGHT-OFWAY FOR MARSH BEND TRAIL (ALSO KNOW AS COUNTY ROAD 501).

LESS THE FOLLOWING DESCRIBED LAND:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN S33°52'42"E, 202.27 FEET, THENCE RUN N66°56'13"E, 149.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL (ALSO KNOW AS COUNTY ROAD 501) FOR THE POINT OF BEGINNING; THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE RUN S23°03'47"E, 396.69 FEET; THENCE RUN S66°56'13"W, 414.82 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OFWAY LINE OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501); SAID POINT LYING ON A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 2,920.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'23" AND A CHORD BEARING AND DISTANCE OF N23°06'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

AND:

TOGETHER WITH THAT PORTION OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTHEASTERLY AND EASTERLY OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501).

LESS THOSE PORTIONS OF SAID SECTION 10 DESCRIBED AS FOLLOWS: THE NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND LESS THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4.

AND

TOGETHER WITH ALL OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

TOGETHER WITH THAT PORTION OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE EAST 1443.75 FEET THEREOF.

AND

TOGETHER WITH THE THAT PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF; ALSO LESS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

AND

TOGETHER WITH THE EAST 190 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE NORTH 50 FEET AND LESS THE EAST 15 FEET THEREOF.

AND

TOGETHER WITH ALL OF SECTIONS 14, 23 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

TOGETHER WITH THAT PORTION THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

TOGETHER WITH SECTIONS 15, 16, 20, 21, 22, 25, 26, 27, 28, 33, 34, 35 AND 36, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR COUNTY ROAD C470.

AND LESS AND EXCEPT ANY PORTIONS OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE N20°58'19"W, 1218.98 FEET; THENCE N00°18'04"E, 479.89 FEET; THENCE N29°45'01"W, 1201.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 20 FOR THE POINT OF TERMINUS OF SAID LINE.

ALSO LESS AND EXCEPT ANY PORTIONS OF SECTIONS 25, 26, 27, 28, 33, 34, 35 AND 36, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THEREOF LYING SOUTHERLY, SOUTHEASTERLY, SOUTHWESTERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 25; THENCE ALONG THE EAST LINE THEREOF RUN S00°22'23"W, 496.97 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE N89°37'37"W, 51.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'33", AN ARC DISTANCE OF 448.39 FEET TO THE POINT OF TANGENCY; THENCE S68°57'49"W, 155.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'54", AN ARC DISTANCE OF 289.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°01'51", AN ARC DISTANCE OF 272.92 FEET TO THE POINT OF TANGENCY; THENCE S68°10'46"W, 155.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'49", AN ARC DISTANCE OF 401.36 FEET TO THE POINT OF TANGENCY; THENCE S87°20'36"W, 1,485.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,190.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°00'28", AN ARC DISTANCE OF 1,474.79 FEET TO THE POINT OF TANGENCY; THENCE S16°20'08"W, 429.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,190.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°11'26", AN ARC DISTANCE OF 1,499.35 FEET; THENCE

ALONG A NON-TANGENT LINE RUN S86°01'48"W, 117.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 108.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°46'35"W, 16.22 FEET TO WHICH A RADIAL LINE BEARS S04°04'58"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'45", AN ARC DISTANCE OF 16.23 FEET TO THE POINT OF TANGENCY; THENCE N85°28'13"W, 92.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 112.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 98.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 113.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'27", AN ARC DISTANCE OF 3.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 112.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°15'26", AN ARC DISTANCE OF 51.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S12°36'31"E, 364.31 FEET TO WHICH A RADIAL LINE BEARS S86°30'09"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°13'40", AN ARC DISTANCE OF 365.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°56'23", AN ARC DISTANCE OF 696.82 FEET TO THE POINT OF TANGENCY THENCE S10°13'02"W, 116.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°52'43", AN ARC DISTANCE OF 207.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°41'02", AN ARC DISTANCE OF 81.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°27'52", AN ARC DISTANCE OF 1,044.30 FEET TO THE POINT OF TANGENCY; THENCE S37°22'25"W, 134.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $44^{\circ}55'56''$, AN ARC DISTANCE OF 79.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 123.10 FEET AND A CHORD BEARING AND DISTANCE OF $S74^{\circ}18'12''W$, 245.74 FEET TO WHICH A RADIAL LINE BEARS $N77^{\circ}47'43''E$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $173^{\circ}00'58''$, AN ARC DISTANCE OF 371.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF $N44^{\circ}09'15''W$, 86.25 FEET TO WHICH A RADIAL LINE BEARS $N70^{\circ}51'29''E$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $50^{\circ}01'28''$, AN ARC DISTANCE OF 89.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $14^{\circ}06'37''$, AN ARC DISTANCE OF 480.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,780.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $34^{\circ}38'53''$, AN ARC DISTANCE OF 1,076.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 6,920.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}09'13''$, AN ARC DISTANCE OF 1,105.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,830.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $61^{\circ}23'33''$, AN ARC DISTANCE OF 1,960.85 FEET TO THE POINT OF TANGENCY; THENCE $N03^{\circ}36'37''E$, 103.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF $N32^{\circ}28'38''W$, 36.08 FEET TO WHICH A RADIAL LINE BEARS $N66^{\circ}35'17''E$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $18^{\circ}07'50''$, AN ARC DISTANCE OF 36.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN $S69^{\circ}12'07''W$, 354.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,385.17 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $33^{\circ}32'03''$, AN ARC DISTANCE OF 810.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 759.10 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}12'57''$, AN ARC DISTANCE OF 519.56 FEET TO THE POINT OF TANGENCY; THENCE $S03^{\circ}32'53''E$, 234.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 807.16 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $66^{\circ}20'43''$, AN ARC DISTANCE OF 934.65 FEET TO THE POINT OF TANGENCY; THENCE $S62^{\circ}47'50''W$, 206.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,119.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $41^{\circ}59'47''$, AN ARC DISTANCE OF 820.60 FEET TO THE POINT OF TANGENCY; THENCE $S20^{\circ}48'03''W$, 582.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,753.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $45^{\circ}55'22''$, AN ARC DISTANCE OF 1,405.43 FEET TO THE POINT OF TANGENCY; THENCE $S66^{\circ}43'25''W$, 717.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,038.70 FEET AND A CHORD BEARING AND DISTANCE OF $N30^{\circ}24'58''W$, 621.47 FEET TO WHICH A RADIAL LINE BEARS $N76^{\circ}59'28''E$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $34^{\circ}48'52''$, AN ARC DISTANCE OF 631.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,549.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $30^{\circ}25'21''$, AN ARC DISTANCE OF 822.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 904.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}35'30''$, AN ARC DISTANCE OF 246.04 FEET TO THE POINT OF TANGENCY; THENCE $N32^{\circ}59'33''W$, 255.75 FEET; THENCE $N32^{\circ}41'46''W$, 754.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 432.89 FEET AND A CHORD BEARING AND DISTANCE OF $N09^{\circ}50'42''W$, 328.81 FEET TO WHICH A RADIAL LINE BEARS $S57^{\circ}50'04''W$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $44^{\circ}38'28''$, AN ARC DISTANCE OF 337.28 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 874.62 FEET AND A CHORD BEARING AND DISTANCE OF $N11^{\circ}03'24''W$, 555.66 FEET TO WHICH A RADIAL LINE BEARS $S82^{\circ}32'08''E$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $37^{\circ}02'33''$, AN ARC DISTANCE OF 565.45 FEET; THENCE ALONG A NON-TANGENT LINE RUN $N33^{\circ}15'51''W$, 282.45 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,072.08 FEET AND A CHORD BEARING AND DISTANCE OF $S61^{\circ}53'28''W$, 493.37 FEET TO WHICH A RADIAL LINE BEARS $S31^{\circ}34'55''E$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $06^{\circ}56'46''$, AN ARC DISTANCE OF 493.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 838.89 FEET AND A CHORD BEARING AND DISTANCE OF

N81°21'44"W, 925.42 FEET TO WHICH A RADIAL LINE BEARS S24°50'14"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°56'59", AN ARC DISTANCE OF 980.24 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 874.90 FEET AND A CHORD BEARING AND DISTANCE OF N60°59'37"W, 394.50 FEET TO WHICH A RADIAL LINE BEARS N42°02'09"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°03'33", AN ARC DISTANCE OF 397.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,590.63 FEET AND A CHORD BEARING AND DISTANCE OF N64°31'46"W, 409.70 FEET TO WHICH A RADIAL LINE BEARS S18°04'16"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°47'56", AN ARC DISTANCE OF 410.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N56°25'02"W, 908.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 130.21 FEET AND A CHORD BEARING AND DISTANCE OF S83°25'02"W, 119.26 FEET TO WHICH A RADIAL LINE BEARS S33°50'04"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°30'33", AN ARC DISTANCE OF 123.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN S43°15'12"W, 14.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,920.71 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'41", AN ARC DISTANCE OF 66.87 FEET; THENCE ALONG A NONTANGENT LINE RUN N48°20'55"W, 100.00 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,020.71 FEET AND A CHORD BEARING AND DISTANCE OF N42°15'56"E, 69.66 FEET TO WHICH A RADIAL LINE BEARS N48°43'19"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°58'31", AN ARC DISTANCE OF 69.66 FEET TO THE POINT OF TANGENCY; THENCE N43°15'12"E, 14.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 130.21 FEET AND A CHORD BEARING AND DISTANCE OF N05°27'20"W, 83.54 FEET TO WHICH A RADIAL LINE BEARS S65°50'05"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°25'11", AN ARC DISTANCE OF 85.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN N54°09'51"W, 58.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,703.72 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°19'21", AN ARC DISTANCE OF 1,020.60 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°16'13", AN ARC DISTANCE OF 186.87 FEET TO A POINT OF

COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,353.74 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°16'23", AN ARC DISTANCE OF 627.42 FEET; THENCE ALONG A RADIAL LINE RUN N25°01'48"W, 100.00 FEET; THENCE N51°22'46"W, 29.08 FEET; THENCE N61°29'31"W, 64.25 FEET; THENCE N42°23'47"W, 75.12 FEET; THENCE N15°55'01"W, 72.62 FEET; THENCE N36°23'27"E, 29.85 FEET; THENCE N47°37'07"W, 70.02 FEET; THENCE N34°04'17"W, 46.06 FEET; THENCE N71°05'08"W, 140.37 FEET; THENCE N75°42'34"W, 174.46 FEET; THENCE N79°57'58"W, 249.72 FEET; THENCE N87°34'13"W, 267.86 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 28 FOR THE POINT OF TERMINUS OF SAID LINE.

ALSO LESS AND EXCEPT ANY PORTIONS OF SECTIONS 15, 16, 20, 21, 22, 27 AND 28, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THEREOF LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 20; THENCE ALONG SAID WEST LINE THEREOF RUN N00°24'57"E, 515.30 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 8,516.93 FEET AND A CHORD BEARING AND DISTANCE OF S86°08'T9"E, 628.73 FEET TO WHICH A RADIAL LINE BEARS N01°44'46"E; THENCE DEPARTING SAID WEST LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°13'50", AN ARC DISTANCE OF 628.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 184.26 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°45'26", AN ARC DISTANCE OF 111.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 87.44 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 128°09'36", AN ARC DISTANCE OF 195.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 224.09 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°11'14", AN ARC DISTANCE OF 94.60 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 283.62 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°07'12", AN ARC DISTANCE OF 144.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,144.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF $16^{\circ}25'37''$, AN ARC DISTANCE OF 328.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,779.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $14^{\circ}25'27''$, AN ARC DISTANCE OF 448.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 674.56 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $16^{\circ}23'38''$, AN ARC DISTANCE OF 193.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 167.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $31^{\circ}32'42''$, AN ARC DISTANCE OF 91.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 455.74 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ}33'58''$, AN ARC DISTANCE OF 235.17 FEET TO THE POINT OF TANGENCY; THENCE $N89^{\circ}25'07''E$, 221.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 128.79 FEET AND A CHORD BEARING AND DISTANCE OF $N28^{\circ}49'51''W$, 83.41 FEET TO WHICH A RADIAL LINE BEARS $N80^{\circ}03'54''E$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $37^{\circ}47'29''$, AN ARC DISTANCE OF 84.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF $N57^{\circ}07'32''E$, 209.75 FEET TO WHICH A RADIAL LINE BEARS $S42^{\circ}16'32''W$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $209^{\circ}42'01''$, AN ARC DISTANCE OF 397.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $50^{\circ}58'34''$, AN ARC DISTANCE OF 103.65 FEET TO THE POINT OF TANGENCY; THENCE $S69^{\circ}00'01''E$, 99.14 FEET; THENCE $S65^{\circ}47'59''E$, 87.97 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4,380.00 FEET AND A CHORD BEARING AND DISTANCE OF $S72^{\circ}36'49''E$, 457.07 FEET TO WHICH A RADIAL LINE BEARS $S20^{\circ}22'38''W$; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $05^{\circ}58'54''$, AN ARC DISTANCE OF 457.28 FEET TO THE POINT OF TANGENCY; THENCE $S75^{\circ}36'06''E$, 754.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,020.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $06^{\circ}52'30''$, AN ARC DISTANCE OF 242.38 FEET TO THE POINT OF TANGENCY; THENCE $S68^{\circ}43'46''E$, 641.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,170.00 FEET; THENCE

SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°03'33", AN ARC DISTANCE OF 593.40 FEET TO THE POINT OF TANGENCY; THENCE S39°40'13"E, 757.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°15'27", AN ARC DISTANCE OF 498.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,270.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°58'56", AN ARC DISTANCE OF 598.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN S42°54'56"E, 67.65 FEET; THENCE S38°29'06"E, 98.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'34", AN ARC DISTANCE OF 103.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'38", AN ARC DISTANCE OF 2.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N44°33'48"E, 225.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°01'02", AN ARC DISTANCE OF 545.79 FEET TO THE POINT OF TANGENCY; THENCE N69°34'50"E, 338.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,884.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°0'14", AN ARC DISTANCE OF 165.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN N83°54'46"E, 45.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,173.00 FEET AND A CHORD BEARING AND DISTANCE OF N57°41'0"E, 65.90 FEET TO WHICH A RADIAL LINE BEARS S30°42'16"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°13'09", AN ARC DISTANCE OF 65.90 FEET TO THE POINT OF TANGENCY; THENCE N56°04'36"E, 182.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,119.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'18", AN ARC DISTANCE OF 62.92 FEET; THENCE ALONG A NONTANGENT LINE RUN N24°19'31"E, 50.00 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF

1,096.00 FEET AND A CHORD BEARING AND DISTANCE OF N28°43'14"E, 815.36 FEET TO WHICH A RADIAL LINE BEARS S39°26'32"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°40'29", AN ARC DISTANCE OF 835.45 FEET TO THE POINT OF TANGENCY; THENCE N06°52'59"E, 216.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°53'38", AN ARC DISTANCE OF 603.14 FEET TO THE POINT OF TANGENCY; THENCE N35°46'37"E, 660.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°30'26", AN ARC DISTANCE OF 490.69 FEET TO THE POINT OF TANGENCY; THENCE N59°17'03"E, 158.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°38'13", AN ARC DISTANCE OF 37.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°25'51", AN ARC DISTANCE OF 88.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,530.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'48", AN ARC DISTANCE OF 643.07 FEET TO THE POINT OF TANGENCY; THENCE N34°34'32"W, 424.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°23'16", AN ARC DISTANCE OF 1,148.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°29'09", AN ARC DISTANCE OF 642.88 FEET TO THE POINT OF TANGENCY; THENCE N46°28'40"W, 96.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°47'09", AN ARC DISTANCE OF 237.83 FEET TO

THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°32'55", AN ARC DISTANCE OF 84.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,424.27 FEET AND A CHORD BEARING AND DISTANCE OF N16°02'20"W, 765.43 FEET TO WHICH A RADIAL LINE BEARS S58°22'24"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°10'30", AN ARC DISTANCE OF 774.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°25'46"W, 124.96 FEET; THENCE N45°25'46"W, 14.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,440.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°37'50"W, 357.51 FEET TO WHICH A RADIAL LINE BEARS N89°34'44"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°24'09", AN ARC DISTANCE OF 357.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°56'55"E, 50.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,450.00 FEET AND A CHORD BEARING AND DISTANCE OF N16°05'53"W, 519.76 FEET TO WHICH A RADIAL LINE BEARS N80°00'07"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°10'41", AN ARC DISTANCE OF 520.74 FEET TO THE POINT OF TANGENCY; THENCE N22°10'34"W, 142.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°33'24", AN ARC DISTANCE OF 205.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°53'20", AN ARC DISTANCE OF 81.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2,144.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°31'39", AN ARC DISTANCE OF 468.77 FEET; THENCE ALONG A NON-TANGENT LINE RUN N52°12'57"W, 14.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,154.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°11'22"W, 227.44 FEET TO WHICH A RADIAL LINE BEARS S82°47'03"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°03'10", AN ARC DISTANCE OF 227.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°42'06"E, 51.46 FEET; THENCE N00°00'00"W, 253.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'08", AN ARC DISTANCE OF 84.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°05'07"W, 142.57 FEET TO WHICH A RADIAL LINE BEARS S42°29'49"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°50'08", AN ARC DISTANCE OF 152.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF N55°24'35"E, 42.60 FEET TO WHICH A RADIAL LINE BEARS S22°17'32"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°35'47", AN ARC DISTANCE OF 42.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 106.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°56'44", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°31'59", AN ARC DISTANCE OF 79.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°27'37", AN ARC DISTANCE OF 796.95 FEET TO THE POINT OF TANGENCY; THENCE N58°03'49"E, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°30'50", AN ARC DISTANCE OF 800.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N13°02'33"W, 285.80 FEET; THENCE N05°50'08"W, 82.28 FEET; THENCE N87°55'59"W, 65.31 FEET; THENCE N69°57'28"W, 48.40 FEET; THENCE N35°41'54"W, 80.00 FEET; THENCE N33°03'41"W, 29.04 FEET; THENCE N00°10'29"W, 237.20 FEET; THENCE N89°43'47"W, 873.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°39'46", AN ARC DISTANCE OF 118.12 FEET TO THE POINT OF TANGENCY; THENCE N38°04'02"W, 134.07 FEET; THENCE N89°48'46"W, 59.74 FEET; of 13 THENCE S51°55'58"W, 806.84 FEET; THENCE S59°21'34"W, 71.35 FEET; THENCE S68°39'24"W, 57.40 FEET; THENCE S88°03'09"W, 433.38 FEET; THENCE N00°37'46"W, 572.12 FEET; THENCE N89°52'59"W, 1,114.97 FEET; THENCE N00°00'00"E, 462.00 FEET TO THE POINT OF TERMINUS OF SAID LINE.

FLORIDA PUBLIC SERVICE COMMISSION

authorizes
Gibson Place Utility Company, LLC
pursuant to
Certificate Number 677-W

to provide water service in Lake and Sumter Counties accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

Order Number	Date Issued	Docket Number	Filing Type
PSC-2020-0473-PAA-WS	11/24/2020	20200185-WS	Original Certificate
PSC-2022-0049-FOF-WS	01/31/2022	20210125-WS	Certificate Amendment
*	*	20250104-WS	Certificate Amendment

*Order Number and date to be provided at time of issuance.

FLORIDA PUBLIC SERVICE COMMISSION

authorizes
Gibson Place Utility Company, LLC
pursuant to
Certificate Number 577-S

to provide wastewater service in Lake and Sumter Counties accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

Order Number	Date Issued	Docket Number	Filing Type
PSC-2020-0473-PAA-WS	11/24/2020	20200185-WS	Original Certificate
PSC-2022-0049-FOF-WS	01/31/2022	20210125-WS	Certificate Amendment
*	*	20250104-WS	Certificate Amendment

*Order Number and date to be provided at time of issuance.

Item 9

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (Lewis, Ramos, Smith II) *TB*
Division of Accounting and Finance (Bardin, McClelland) *MC*
Division of Economics (Bethea, Bruce) *EB*
Office of the General Counsel (Farooqi) *JSC*

RE: Docket No. 20240136-SU – Application for grandfather certificate to operate wastewater utility in Citrus County, by Indian Springs Utilities, Inc.

AGENDA: 03/03/26 – Regular Agenda – Proposed Agency Action for Issues 3 – 5 - Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Payne

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

On May 28, 2024, the Board of County Commissioners of Citrus County (County) adopted Resolution No. 2024-040 (Resolution), transferring regulation of the privately-owned, for profit water and wastewater utilities in Citrus County to the Florida Public Service Commission (Commission). Effective upon the adoption of the Resolution, all non-exempt water and wastewater systems in Citrus County became subject of the provisions of Chapter 367, Florida Statutes (F.S.). By Order No. PSC-2024-0267-FOF-WS, the Commission acknowledged the Resolution.¹

¹ Order No. PSC-2024-0267-FOF-WS, issued July 25, 2024, in Docket No: 20240095-WS, *In re: Resolution of the Board of County Commissioners of Citrus County declaring Citrus County subject of the provisions of Sections 367, F.S.*

Pursuant to Section 367.171(2)(b), F.S., each utility engaged in the operation or construction of a system shall be entitled to receive a certificate for the area served by such utility on the day the chapter becomes applicable to the utility. On September 3, 2024, Indian Springs Utilities, Inc. (Indian Springs or Utility) filed an application for a certificate under grandfather rights to provide wastewater service in Citrus County pursuant to Section 367.171(2), F.S., and Rule 25-30.035, Florida Administrative Code (F.A.C.). Indian Springs' initial application was found to be deficient. Staff issued six deficiency letters between September 19, 2024 and December 30, 2025.² The Utility cured the deficiencies on February 17, 2026, which is considered the official filing date.

Indian Springs was established in 1984 and provides wastewater service to approximately 185 (182 residential and three commercial) customers. Water service is provided by the City of Crystal River. The Utility's service area is located in the Southwest Florida Water Management District. This recommendation addresses the application for a grandfather wastewater certificate and rates and charges. The Commission has jurisdiction pursuant to Section 367.171, F.S.

² Document Nos. 09451-2024, filed October 9, 2024; 00997-2025, filed February 17, 2025; 03853-2025, filed May 22, 2025; 09485-2025, filed September 12, 2025; 14926-2025, filed November 4, 2025; 15567-2025, filed December 30, 2025.

Discussion of Issues

Issue 1: Should Indian Springs Utilities, Inc.’s application for a grandfather wastewater certificate in Citrus County be acknowledged?

Recommendation: Yes. Indian Springs’ application should be acknowledged and the Utility should be granted Certificate No 588-S, effective May 28, 2024, to serve the territory described in Attachment A. The resultant order should serve as Indian Springs’ certificate and should be retained by the Utility. (Lewis, Bardin, Farooqi)

Staff Analysis:

Legal Standard

Under Section 367.171(2)(b), F.S., on the day a county declares it is subject to the provisions of Chapter 367, any utility engaged in the operation or construction of a non-exempt water or wastewater system shall be entitled to receive a certificate for the area served by the utility. Within 90 days after the day this chapter becomes applicable to it, the utility shall make application for a grandfather certificate. The filing requirements for a grandfather application are set forth in Rule 25-30.035, F.A.C.

Analysis

The Utility’s application for a certificate under grandfather rights to provide wastewater service in Citrus County is in compliance with Section 367.171(2)(b), F.S., and Rule 25-30.035, F.A.C. An adequate service territory description and system maps were provided. The Utility has its own treatment facilities, and the application contains a warranty deed as proof of ownership of the land on which the Utility’s facilities are located as required by Rule 25-30.035(11), F.A.C. A description of the Utility’s territory is provided in Attachment A.

As stated in the case background, Indian Springs serves approximately 185 wastewater customers. The Utility does not currently have any outstanding citations, violations, or consent orders on file with the Florida Department of Environmental Protection.

The Utility is aware of its obligation to submit its 2025 Annual Report pursuant to Rule 25-30.110, F.A.C., and is also aware of its obligation to pay regulatory assessment fees pursuant to Rule 25-30.120, F.A.C. In addition, the Utility is aware that it must maintain its books and records according to the National Association of Regulatory Utility Commissioners’ Uniform System of Accounts.

Conclusion

Based on the above, staff recommends that Indian Springs be granted Certificate No. 588–S to serve the territory described in Attachment A. The resultant order should serve as Indian Springs’ certificate and should be retained by the Utility.

Issue 2: What rates, charges, and deposits should be approved for Indian Springs?

Recommendation: Of the Utility's rates, charges, and deposits that were in effect when Citrus County transferred jurisdiction to the Commission, only the rates, charges, and initial customer deposits shown in Schedule No. 1 are appropriate and should be approved. In addition, the Utility's existing premises visit, late payment, and NSF charges should be approved. These charges, as well as the rates and initial customer deposit shown in Schedule No. 1, should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets. The Utility should be required to charge the approved rates, charges and deposits until authorized to change them by this Commission in a subsequent proceeding. (Bethea)

Staff Analysis: Citrus County Water and Wastewater Authority approved the Utility's current monthly water and wastewater rates by Final Order No. 23-04 on August 14, 2023. The county-approved final order and existing tariff sheets were provided in support of the Utility's authorized rates. The wastewater rates include a base facility charge and per 1,000 gallonage charge with a 6,000 gallonage cap. Additionally, the Utility's rates also include a fixed bulk rate for multi-residential service. The Utility's charges have been in effect since the Utility was acquired by the existing owner. Indian Springs' charges consist of miscellaneous service and service availability charges, which include a service availability policy. In addition, the Utility has customer deposits. Staff believes that the Utility's current rates and the service availability charges are reasonable, with the exceptions of the miscellaneous service charges. The miscellaneous service charges are not consistent with Commission rules and staff recommends they be modified in Issue 4.

Staff recommends that of the Utility's rates, charges, and deposits that were in effect when Citrus County transferred jurisdiction to the Commission, only the rates, charges, and initial customer deposits shown in Schedule No. 1, are appropriate and should be approved. In addition, the Utility's existing premises visit, late payment, and NSF charges should be approved. These charges, as well as the rates, and initial customer deposit shown in Schedule No. 1, should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The Utility should be required to charge the approved rates, charges and deposits until authorized to change them by this Commission in a subsequent proceeding.

Issue 3: Should the Utility's current terms of payment be revised to conform to Rule 25-30.335(6), F.A.C.?

Recommendation: Yes. The Utility's current terms of payment should be revised to conform to Rule 25-30.335(6), F.A.C. The Utility should file revised tariff sheets to reflect the appropriate terms of payment pursuant to Rule 25-30.335(6), F.A.C. The approved tariffs should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. In addition, the tariff sheets should be approved upon staff's verification that the tariffs are consistent with the Commission's decision and that the proposed customer notice is adequate. (Bethea)

Staff Analysis: The Utility's current wastewater tariff indicates that a customer residing in Florida will become delinquent if their bill is not paid within 16 days, while a non-Florida resident has 21 days to pay their bill before becoming delinquent. However, Rule 25-30.335(6), F.A.C., states that a utility may not consider a customer delinquent in paying his or her bill until the 21st day after the utility has mailed or presented the bill for payment.

Based on the above, staff recommends that the Utility's methodology of billing a customer be revised to conform to Rule 25-30.335(6), F.A.C. The Utility should file revised tariff sheets to reflect the appropriate terms of payment pursuant to Rule 25-30.335(6), F.A.C. The Utility should be required to file a proposed customer notice to reflect the revised terms of payment. The approved tariffs should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. In addition, the tariff sheets should be approved upon staff's verification that the tariffs are consistent with the Commission's decision and that the proposed customer notice is adequate.

Issue 4: What are the appropriate miscellaneous service charges for Indian Springs Utilities, Inc.?

Recommendation: With the exception of the Utility’s existing premises visit, late payment, and NSF charges (which are recommended for approval in Issue 2), the appropriate miscellaneous service charges shown on Table 4-2 and should be approved. The Utility should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475, F.A.C. In addition, the tariff sheets should be approved upon staff’s verification that the tariffs are consistent with the Commission’s decision and that the proposed customer notice is adequate. (Betha)

Staff Analysis: The Utility did not request to revise its existing miscellaneous service charges. Section 367.091, F.S., authorizes the Commission to establish, increase, or change a rate or charge other than monthly rates or service availability charges. Staff recommends that some of the Utility’s existing charges that are set forth in Table 4-1, be revised to conform to Rule 25-30.460, F.A.C. As discussed in Issue 2, the Utility’s existing premises visit, late payment, and NSF charges should be approved without modification, but are shown below for illustrative purposes. The Utility’s current miscellaneous service charges consist of various charges and are shown on Table 4-1.

Table 4-1
Indian Springs Utilities, Inc.
Existing Miscellaneous Service Charges

	<u>Existing Wastewater</u>
Initial Connection Fee	\$15.00
Normal Reconnection Fee	\$45.00
Violation Reconnection Fee	\$45.00
Premises Visit Fee	\$45.00
Late Payment Fee	\$5.00
NSF/Returned Check Fee	Pursuant to Section 68.065(2), F.S.

Source: Utility’s current tariff and response to staff’s deficiencies.

Premises Visit and Violation Reconnection Charge

As shown on Table 4-1, the Utility’s existing miscellaneous service charges consists of two charges which are obsolete. Rule 25-30.460, F.A.C., does not allow for initial connection and normal reconnection charges.³ The initial connection and normal reconnection tasks are subsumed within the definition of the premises visit charge. In addition, pursuant to Commission rule, violation reconnection charges are at actual cost for wastewater. As a result, the violation reconnection should be at actual cost pursuant to Rule 25-30.460, F.A.C. Based on the above, staff recommends the violation reconnection charge at actual cost for wastewater.

³ Order No. PSC-2021-0201-FOF-WS, issued June 4, 2021, in Docket No. 20200240-WS, *In re: Proposed amendment of Rule 25-30.460, F.A.C., Application for Miscellaneous Service Charges.*

Table 4-2
Indian Springs Utilities, Inc.
Staff Recommended Miscellaneous Service Charges

	<u>All Hours</u>
Premises Visit	\$45
Violation Reconnection Charge	Actual Cost
NSF Check Charge (Wastewater)	Pursuant to Section 68.065, F.S.
Late Payment Charge	\$5.00

Conclusion

Based on the above, the Utility’s existing premises visit, late payment, and NSF charges remain unchanged and are recommended for approval in Issue 2, and are shown above for illustrative purposes. The Utility should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(2), F.A.C. In addition, the tariff sheets should be approved upon staff’s verification that the tariffs are consistent with the Commission’s decision and that the proposed customer notice is adequate.

Issue 5: Should this docket be closed?

Recommendation: If no person whose substantial interests are affected by the proposed agency action portion of this recommendation files a protest within 21 days of the issuance of the order, a consummating order should be issued. The docket should remain open for staff's verification that the staff-approved notice has been provided to customers and the revised tariff sheets have been filed by the Utility and approved by staff. Once this action is complete, this docket should be closed administratively. (Farooqi)

Staff Analysis: If no person whose substantial interests are affected by the proposed agency action portion of this recommendation files a protest within 21 days of the issuance of the order, a consummating order should be issued. The docket should remain open for staff's verification that the staff-approved notice has been provided to customers and the revised tariff sheets have been filed by the Utility and approved by staff. Once this action is complete, this docket should be closed administratively.

DESCRIPTION OF TERRITORY SERVED

Indian Springs Utilities, Inc.

Citrus County

Commence at the SW Corner of Section 08, Township 18 South, Section 17 East located in Citrus County, Florida, thence bearing S 86-11-05.95 W a distance of 111.62 feet to the Point of Beginning; thence bearing N 88-9-49.332 E a distance of 1826.781 feet ; thence bearing S 37-30-37.208 E a distance of 122.997 feet ; thence bearing N 88-5-47.017 E a distance of 591.541 feet ; thence bearing S 23-23-13.816 E a distance of 454.000 feet ; thence bearing S 88-3-42.714 W a distance of 494.901 feet ; thence bearing N 33-46-51.633 W a distance of 211.558 feet ; thence bearing S 56-13-17.162 W a distance of 196.351 feet ; thence bearing N 31-31-5.421 W a distance of 252.524 feet ; thence bearing S 88-4-25.771 W a distance of 990.027 feet ; thence bearing S 57-6-7.301 W a distance of 454.794 feet ; thence bearing N 73-22-30.774 W a distance of 236.669 feet ; thence bearing S 51-47-1.643 W a distance of 139.770 feet ; thence bearing S 1-5-0.267 W a distance of 237.875 feet ; thence bearing S 52-39-37.689 W a distance of 311.777 feet ; thence bearing N 64-39-3.616 W a distance of 340.863 feet ; thence bearing S 74-26-13.055 W a distance of 207.438 feet ; thence bearing S 29-35-10.536 W a distance of 367.962 feet ; thence bearing S 89-2-50.672 W a distance of 497.574 feet ; thence bearing N 27-14-7.607 W a distance of 141.737 feet ; thence bearing N 0-5-50.483 W a distance of 952.801 feet ; thence bearing N 89-45-43.572 E a distance of 209.938 feet ; thence bearing N 0-16-35.978 W a distance of 1334.554 feet ; thence bearing N 89-25-45.627 E a distance of 1186.075 feet ; thence bearing N 0-11-11.120 W a distance of 335.100 feet ; thence bearing N 89-25-45.734 E a distance of 129.999 feet ; thence bearing S 0-11-11.309 E a distance of 626.244 feet ; thence bearing N 88-11-28.777 E a distance of 459.929 feet ; thence bearing S 0-5-27.785 E a distance of 380.171 feet ; thence bearing S 88-11-28.683 W a distance of 444.434 feet ; thence along a curve to the LEFT, having a radius of 1551.498 feet, a delta angle of 23° 20' 41.87", and whose long chord bears S 8-0-9.262 W a distance of 627.789 feet to the point of beginning.

FLORIDA PUBLIC SERVICE COMMISSION

**authorizes
Indian Springs Utilities, Inc.
pursuant to
Certificate Number 588-S**

to provide wastewater service in Citrus County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

Order Number	Date Issued	Docket Number	Filing Type
*	*	20240136-WS	Grandfather Certificate

*Order Number and date to be provided at time of issuance.

**Indian Springs Utilities, Inc.
Existing Monthly Wastewater Rates**

Residential (RS), Multi- Residential (MS), and General Service

Base Facility Charge by Meter Size

5/8" x 3/4"	\$27.13
3/4"	\$40.72
1"	\$67.87
1 1/2"	\$135.74
2"	\$217.19
3"	\$434.38
4"	\$678.72
6"	\$1,357.45

Charge Per 1,000 gallons – Residential (RS), and Multi- Residential (MS)
6,000 Gallon Cap \$4.49

Charge Per 1,000 gallons – General Service
No Gallon Cap

Flat Rate – Bulk \$1,357.45

Miscellaneous Service Charges

Premises Visit Charge	\$45.00
NSF Check Charge	Pursuant to Section 68.065, F.S.
Late Payment Charge	\$5.00

Service Availability Charges

Main Extension Charge	
Residential – Per ERC (GPD)	\$200.00
Plant Capacity Charge	
Residential – Per ERC (GPD)	\$300.00

Item 10

FILED 2/19/2026
DOCUMENT NO. 01181-2026
FPSC - COMMISSION CLERK

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (Wooten, Ellis) *TB*
Office of the General Counsel (Farooqi, Stiller) *SPS*

RE: Docket No. 20250125-WS – Application for amendment of Certificate Nos. 680-W and 578-S for water and wastewater service territories in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.

AGENDA: 03/03/26 – Regular Agenda – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Administrative

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

First Coast Regional Utilities, Inc. (FCRU or Utility) was issued original water and wastewater Certificate Nos. 680-W and 578-S by the Commission on May 25, 2022, to operate in Duval, Baker, and Nassau Counties.¹ FCRU anticipates providing service to approximately 2,500 residential and 300 commercial equivalent residential connections (ERCs) within its 11,861 acre service territory. The Utility is in the St. Johns Water Management District.

On October 14, 2025, FCRU filed an application with the Commission for an amendment of Certificate Nos. 680-W and 578-S to expand its water and wastewater service territory. The application was initially found to be deficient, and a deficiency letter was issued on October 30, 2025. The Utility filed a response to the deficiencies on November 19, 2025. A second

¹ Order No. PSC-2022-0193-FOF-WS, issued May 25, 2022, in Docket No. 20190168-WS, *In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.*

Docket No. 20250125-WS

Date: February 19, 2026

deficiency letter was issued on December 10, 2025, and the application was deemed complete on December 23, 2025, which is considered the official filing date.

The proposed service territory to be added, Midpoint Commons, is adjacent to FCRU's current service territory in Baker County and totals approximately 2,133 acres. There are currently no existing lines nor treatment facilities in Midpoint Commons. A portion of Midpoint Commons is planned for commercial development, part of which will be served by the City of Macclenny. The City does not have the capacity to service the entire area, which is expected to consist of approximately 1,000 commercial ERCs and 2,500 residential ERCs. Therefore, the Midpoint Commons development has also requested service from the Utility. The combined service area would total approximately 14,111 acres, inclusive of the current service territory and the proposed expansion.

This recommendation addresses the Utility's request to extend its water and wastewater service territory. The Commission has jurisdiction pursuant to Section 367.045, Florida Statutes (F.S.).

Discussion of Issues

Issue 1: Should the Commission approve First Coast Regional Utilities, Inc.'s application for amendment of Certificate Nos. 680-W and 578-S to expand its territory from its certificated water and wastewater service territory in Duval, Baker, and Nassau Counties?

Recommendation: Yes. The Commission should amend Certificate Nos. 680-W and 578-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as FCRU's amended certificate and should be retained by the Utility. The Utility should charge future customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by the Commission in a subsequent proceeding. (Wooten, Farooqi)

Staff Analysis:

Legal Standard

Applications for amendments of service territory are governed by Section 367.045, F.S., and Rule 25-30.036, Florida Administrative Code (F.A.C.). The statute provides that the Commission may grant, amend, or deny a certificate in whole or in part or with modifications in the public interest. The rule provides all of the requirements the applicant must provide in an application for amendment to a certificate of authorization to extend or delete service area. In granting or amending a certificate, the Commission does not need to consider any local comprehensive plan unless an objection is timely made. No such objection has been made in this proceeding.

Analysis

The Utility's application to amend its authorized service territory is in compliance with the governing Statute, Section 367.045, F.S., and Rule 25-30.036, F.A.C. The appropriate filing fee as required by Section 367.145(2), F.S., was received by the Commission on October 16, 2025. Revised tariff sheets were provided with the Utility's application. FCRU provided notice of the application pursuant to Section 367.045, F.S., and Rule 25-30.030(5), F.A.C.

FCRU provided adequate service territory maps and territory descriptions to Commission staff. A description of the territory requested to be added by the Utility, as well as the resulting service territory description, is appended to this recommendation as Attachment A. The Utility submitted an affidavit with its October 14, 2025, application consistent with Rule 25-30.036(2)(q), F.A.C., stating that it has tariffs and annual reports on file with the Commission.

FCRU is currently in the planning and permitting phases of construction for its water and wastewater systems. The planned water treatment plant will have an initial capacity of 1.0 million gallons per day (MGD) and is planned to be expandable to 2.0 MGD. The treatment process is expected to treat water with chlorination that will be stored in a storage tank that would be equipped with a mixing device intended to assist with disinfection.

The planned wastewater treatment plant will be a biological treatment system with an initial capacity of 0.3 MGD and would be expandable to 2.0 MGD. The treated effluent will be pumped

to a ground storage tank, with effluent disposal through percolation ponds. Both the water and wastewater treatment facilities would be able to expand as needed to meet the needs of the original service territory and proposed service territory. As such, the Utility is anticipated to have adequate capacity to meet the needs of the expanded service territory.

The Utility provided a current Department of Environmental Protection Agency (DEP) permit and a copy of the Utility's current consumptive use permit from the SJRWMD, consistent with Rules 25-30.036(2)(j) and (k), F.A.C., respectively. As there are currently no existing facilities, there are no DEP or County Health Department reports.

Conclusion

Based on the information above, staff recommends that the Commission should amend Certificate Nos. 680-W and 578-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as FCRU's amended certificate and should be retained by the Utility. The Utility should charge future customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by the Commission in a subsequent proceeding.

Issue 2: Should this docket be closed?

Recommendation: If staff's recommendation in Issue 1 is approved, no further action will be necessary, and this docket should be closed upon issuance of the order. (Farooqi)

Staff Analysis: If staff's recommendation in Issue 1 is approved, no further action will be necessary, and this docket should be closed upon issuance of the order.

**FIRST COAST REGIONAL UTILITIES, INC.
DUVAL, BAKER, AND NASSAU COUNTIES
WATER AND WASTEWATER SERVICE AREA**

301 Parcel

A portion of Sections 28, 31, 32 and 33, Township 2 South, Range 23 East, all of Sections 4, 5, 6, 7, 8, 9 and 17, and a portion of Sections 3, 10, 15, 16, 18, 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, together with a portion of Sections 25, 26, 27, 33, 34, 35 and 36, Township 2 South, Range 22 East, all of Sections 12, 13 and 24, and a portion of Sections 1, 2, 3, 11, 14, 23, 25 and 26, Township 3 South, Range 22 East, Baker County, Florida, together with a portion of Sections 29, 30 and 31, Township 2 South, Range 23 East, Nassau County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township 2 South, Range 23 East; thence North $00^{\circ}01'21''$ West, along the Westerly line of said Section 31, a distance of 2796.10 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $00^{\circ}01'21''$ West, along said Westerly line of Section 31, a distance of 279.43 feet to its intersection with the Northerly limited access right of way line of Interstate No. 10 (State Road No. 8), a 300 foot limited access right of way at this point, as presently established; thence Southwesterly along said Northerly limited access right of way line the following 3 courses: Course 1, thence South $77^{\circ}26'31''$ West, departing said Westerly line, 4622.69 feet to the point of curvature of a curve concave Southerly having a radius of 11,594.04 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $14^{\circ}51'39''$, an arc length of 3007.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $70^{\circ}00'41''$ West, 2998.73 feet; Course 3, thence South $62^{\circ}34'52''$ West, 9297.94 feet to its intersection with the Easterly line of Section 4, Township 35, Range 22 East; thence North $00^{\circ}20'32''$ West, departing said Northerly limited access right of way line and along said Easterly line, 1181.59 feet; thence North $00^{\circ}12'44''$ West, continuing along said Easterly line, 1537.23 feet to the Northeast corner of Section 4, said Township 3 South, Range 22 East; thence South $87^{\circ}56'40''$ West, along the Northerly line of last said Section 4, a distance of 2641.22 feet; thence North $12^{\circ}20'13''$ West, departing said Northerly line, 1343.87 feet; thence South $89^{\circ}13'11''$ West, 320.43 feet; thence North $01^{\circ}12'19''$ West, 2541.27 feet to a point lying on the Southerly right of way line of CSX Railroad, a variable width right of way as presently established; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence North $77^{\circ}39'30''$ East, 1151.90 feet; Course 2, thence North $77^{\circ}38'43''$ East, 2042.04 feet; Course 3, thence North $77^{\circ}37'43''$ East, 1372.71 feet; thence North $07^{\circ}53'20''$ West, departing said Southerly right of way line, 348.00 feet to a point lying on the Southerly right of way line of U.S. Highway No. 90 (State Road No. 10), a variable width right of way as presently established; thence North $77^{\circ}50'40''$ East, along said Southerly right of way line, 477.82 feet; thence North $77^{\circ}49'28''$ East, continuing along said Southerly right of way line, 4077.64 feet; thence South $12^{\circ}21'52''$ West, departing said Southerly right of way line, 365.87 feet to a point lying on said Southerly right of way line of CSX Transportation Railroad; thence North $77^{\circ}38'43''$ East, along said Southerly right of way line, 243.87 feet; thence North $77^{\circ}40'43''$ East, continuing along said Southerly right of way

line, 1121.92 feet; thence North $11^{\circ}15'34''$ West, departing said Southerly right of way line, 329.25 feet to a point lying on said Southerly right of way line of U.S. Highway No. 90; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence North $77^{\circ}49'28''$ East, 1371.16 feet to the point of curvature of a curve concave Southerly having a radius of 5689.66 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of $04^{\circ}07'57''$, an arc length of 410.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $79^{\circ}53'27''$ East, 410.29 feet; Course 3, thence North $81^{\circ}57'25''$ East, 528.43 feet; thence South $00^{\circ}57'44''$ West, departing said Southerly right of way line, 1080.73 feet; thence North $89^{\circ}39'11''$ East, 1368.16 feet; thence North $02^{\circ}26'55''$ West, 1256.61 feet to a point lying on said Southerly right of way line of U.S. Highway No. 90; thence Northeasterly along the Southerly and Southeasterly right of way line of said U.S. Highway No. 90 the following 13 courses: Course 1, thence North $81^{\circ}57'25''$ East, 5326.11 feet; Course 2, thence North $83^{\circ}43'11''$ East, 35.46 feet to the point of curvature of a curve concave Northwesterly having a radius of 1465.39 feet; Course 3, thence Northeasterly along the arc of said curve, through a central angle of $17^{\circ}28'30''$, an arc length of 446.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $74^{\circ}58'56''$ East, 445.21 feet; Course 4, thence North $66^{\circ}14'41''$ East, 2919.19 feet; Course 5, thence South $23^{\circ}45'19''$ East, 67.00 feet; Course 6, thence North $66^{\circ}14'41''$ East, 2423.53 feet to a point lying on the Westerly line of said Section 29, Township 2 South, Range 23 East; Course 7, thence North $01^{\circ}03'23''$ East, along said Westerly line, 73.81 feet; Course 8, thence North $66^{\circ}14'41''$ East, departing said Westerly line, 473.55 feet; Course 9, thence South $23^{\circ}45'19''$ East, 24.28 feet; Course 10, thence North $66^{\circ}14'41''$ East, 820.21 feet; Course 11, thence North $23^{\circ}45'19''$ West, 24.28 feet; Course 12, thence North $66^{\circ}14'41''$ East, 1328.45 feet to the point of curvature of a curve concave Southeasterly having a radius of 1399.39 feet; Course 13, thence Northeasterly along the arc of said curve, through a central angle of $12^{\circ}25'11''$, an arc length of 303.34 feet a point on said curve, said arc being subtended by a chord bearing and distance of North $72^{\circ}27'16''$ East, 302.75 feet; thence South $00^{\circ}37'00''$ West, departing said Southeasterly right of way line, 2636.77 feet to a point lying on the Northerly right of way line of said CSX Railroad; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South $83^{\circ}25'36''$ West, 50.82 feet; Course 2, thence South $02^{\circ}02'34''$ West, 50.57 feet; Course 3, thence South $83^{\circ}25'36''$ West, 430.31 feet; thence North $89^{\circ}45'25''$ West, departing said Northerly right of way line, 891.56 feet; thence South $00^{\circ}17'37''$ West, 1369.31 feet; thence South $89^{\circ}48'34''$ West, 1336.66 feet to a point lying on the Westerly line of said Section 29 Township 25, Range 23 East; thence South $01^{\circ}03'23''$ West, along said Westerly line, 1367.61 feet to the Southwest corner of said last Section 29; thence North $89^{\circ}46'35''$ East, along the Southerly line of last said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North $00^{\circ}09'35''$ East, along the Easterly line of last said Section 29, a distance of 2685.44 feet; thence North $89^{\circ}51'30''$ East, departing said Easterly line, 2349.72 feet; thence South $01^{\circ}00'44''$ West, 2699.45 feet to a point lying on the Southerly line of said Section 28 Township 25, Range 23 East; thence North $89^{\circ}56'32''$ East, along said Southerly line, 990.82 feet to a point lying on the Northerly limited access right of way line of Interstate No. 10 (State Road No. 8) a variable width limited access right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly along said Northerly limited access right of way line the following 3 courses: Course 1, thence South $85^{\circ}45'37''$ West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve

concave Southerly having a radius of 23068.31 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $06^{\circ}33'27''$, an arc length of 2640.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $82^{\circ}28'54''$ West, 2638.73 feet; Course 3, thence South $79^{\circ}12'10''$ West, 3013.43 feet; thence South $46^{\circ}06'56''$ West, departing said Northerly limited access right of way line, 4887.43 feet; thence Due South, 438.28 feet; thence South $89^{\circ}08'52''$ East, 4708.98 feet; thence North $89^{\circ}59'13''$ East, 5245.32 feet; thence South $89^{\circ}47'34''$ East, 5252.38 feet; thence North $89^{\circ}36'51''$ East, 833.91 feet; thence South $29^{\circ}17'25''$ East, 198.21 feet; thence South $50^{\circ}34'45''$ East, 114.79 feet; thence South $38^{\circ}07'06''$ East, 849.24 feet to the point of curvature of a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $46^{\circ}18'27''$, an arc length of 420.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $61^{\circ}16'20''$ East, 408.93 feet; thence South $84^{\circ}25'33''$ East, 493.91 feet to the point of curvature of a curve concave Northerly having a radius of 1000.00 feet; thence Easterly along the arc of said curve, through a central angle of $13^{\circ}01'31''$, an arc length of 227.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $89^{\circ}03'42''$ East, 226.84 feet; thence North $82^{\circ}32'56''$ East, 145.54 feet; thence North $89^{\circ}27'34''$ East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 5 courses: Course 1, thence South $18^{\circ}55'48''$ West, 1785.80 feet; Course 2, thence South $18^{\circ}55'47''$ West, 5851.81 feet; Course 3, thence South $18^{\circ}56'27''$ West, 1781.26 feet; Course 4, thence North $71^{\circ}02'55''$ West, 32.00 feet; Course 5, thence South $18^{\circ}57'05''$ West, 1024.91 feet; thence North $00^{\circ}30'52''$ East, departing said Westerly right of way line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North $89^{\circ}30'18''$ West, departing said Easterly line and along said Northerly line, 105.00 feet, thence North $01^{\circ}10'37''$ East, departing said Northerly line of Section 15, a distance of 225.00 feet; thence North $89^{\circ}30'18''$ West, 225.00 feet to a point lying on the Westerly line of said Section 10; thence South $01^{\circ}10'37''$ West, along said Westerly line, 225.00 feet to the Northwest corner of said Section 15; thence South $00^{\circ}30'52''$ West, along the Westerly line of said Section 15, a distance of 990.00 feet; thence South $89^{\circ}30'18''$ East, departing said Westerly line, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence Southwesterly along said Westerly right of way line the following 9 courses: Course 1, thence South $18^{\circ}57'05''$ West, 4565.72 feet; Course 2, thence South $71^{\circ}18'37''$ East, 32.09 feet; Course 3, thence South $18^{\circ}48'12''$ West, 91.40 feet; Course 4, thence South $19^{\circ}02'58''$ West, 1903.63 feet; Course 5, thence South $18^{\circ}58'32''$ West, 854.92 feet; Course 6, thence North $71^{\circ}01'28''$ West, 22.00 feet; Course 7, thence South $18^{\circ}58'00''$ West, 3713.49 feet; Course 8, thence South $71^{\circ}02'00''$ East, 22.00 feet; Course 9, thence South $18^{\circ}58'03''$ West, 238.56 feet; thence South $89^{\circ}56'02''$ West, departing said Westerly right of way line, 1035.38 feet; thence South $00^{\circ}19'39''$ West, 1326.85 feet; thence South $89^{\circ}51'06''$ East, 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South $18^{\circ}58'03''$ West, along said Westerly right of way line, 411.90 feet; thence North $71^{\circ}00'26''$ West, departing said Westerly right of way line, 161.05 feet; thence South $18^{\circ}59'34''$ West, 180.00 feet; thence North $71^{\circ}00'26''$ West, 90.00 feet; thence North $18^{\circ}59'34''$ East, 180.00 feet; thence North $71^{\circ}00'26''$ West, 390.00 feet; thence South $18^{\circ}59'34''$ West, 180.00 feet; thence North $71^{\circ}00'26''$ West, 30.00 feet; thence South $18^{\circ}59'36''$ West, 80.00 feet; thence South $18^{\circ}54'10''$ West, 178.95 feet; thence North $71^{\circ}05'50''$ West, 135.00 feet; thence South $18^{\circ}54'10''$ West, 258.34 feet; thence South $71^{\circ}05'50''$ East,

255.00 feet; thence South $18^{\circ}54'10''$ West, 178.34 feet; thence South $71^{\circ}05'50''$ East, 45.00 feet; thence North $18^{\circ}54'10''$ East, 436.68 feet; thence North $71^{\circ}05'50''$ West, 45.00 feet; thence North $18^{\circ}54'10''$ East, 178.77 feet; thence South $71^{\circ}00'26''$ East, 551.17 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South $18^{\circ}58'03''$ West, along said Westerly right of way line, 356.24 feet; thence North $71^{\circ}05'50''$ West, departing said Westerly right of way line, 280.76 feet; thence South $18^{\circ}54'10''$ West, 258.34 feet; thence North $71^{\circ}05'50''$ West, 45.00 feet; thence South $18^{\circ}54'10''$ West, 258.34 feet; thence South $71^{\circ}05'50''$ East, 45.00 feet; thence South $18^{\circ}54'10''$ West, 356.69 feet; thence North $71^{\circ}05'50''$ West, 405.37 feet to a point lying on the Easterly line of said Section 29, Township 3 South, Range 23 East; thence North $00^{\circ}19'41''$ East, along said Easterly line, 4219.23 feet to the corner common to said Sections 20, 21, 28 and 29, last said Township and Range; thence North $89^{\circ}51'06''$ West, along the Northerly line of last said Section 29, a distance of 2621.91 feet; thence South $00^{\circ}32'07''$ West, departing said Northerly line, 3956.58 feet; thence South $89^{\circ}57'47''$ East, 1250.59 feet; thence South $00^{\circ}18'53''$ West, 1071.87 feet to the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a variable width right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South $86^{\circ}24'08''$ West, 2689.67 feet to the point of curvature of a curve concave Northerly having a radius of 11399.16 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $03^{\circ}50'21''$, an arc length of 763.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $88^{\circ}19'19''$ West, 763.70 feet; Course 3, thence North $89^{\circ}45'30''$ West, 2988.94 feet; thence North $00^{\circ}37'29''$ West, departing said Northerly right of way line, 1266.06 feet; thence North $89^{\circ}48'21''$ West, 1329.53 feet; thence North $89^{\circ}59'50''$ West, 1293.71 feet to a point lying on the Westerly line of said Section 30 Township 35, Range 23 East; thence South $00^{\circ}25'12''$ West, along said Westerly line, 1197.72 feet to a point lying on the Northeasterly right of way line of said County Road No. 228; thence Northwesterly along said Northeasterly right of way line the following 5 courses: Course 1, thence South $00^{\circ}27'02''$ West, continuing along said Westerly line, 10.22 feet to a point on a curve concave Northeasterly having a radius of 2814.79 feet; Course 2, thence Northwesterly, departing said Westerly line and along the arc of said curve, through a central angle of $29^{\circ}38'35''$, an arc length of 1456.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $62^{\circ}56'16''$ West, 1440.10 feet; Course 3, thence North $48^{\circ}06'59''$ West, 4279.13 feet; Course 4, thence North $48^{\circ}05'02''$ West, 1951.98 feet to a point on a curve concave Northeasterly having a radius of 1742.47 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of $19^{\circ}23'33''$, an arc length of 589.77 feet to its intersection with the Southerly line of said Section 23, said arc being subtended by a chord bearing and distance of North $38^{\circ}18'20''$ West, 586.95 feet; thence North $88^{\circ}35'30''$ West, departing said Northeasterly right of way line and along said Southerly line, 330.65 feet; thence North $01^{\circ}11'40''$ East, departing said Southerly line, 22.27 feet; thence North $48^{\circ}06'08''$ West, 758.73 feet to a point on a curve concave Northeasterly having a radius of 3645.43 feet; thence Northwesterly along the arc of said curve, through a central angle of $43^{\circ}58'14''$, an arc length of 2797.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $26^{\circ}03'11''$ West, 2729.46 feet; thence North $04^{\circ}00'15''$ West, 7196.95 feet to the point of curvature of a curve concave Westerly having a radius of 1345.00 feet; thence Northerly along the arc of said curve, through a central angle of $29^{\circ}32'07''$, an arc length of 693.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $18^{\circ}46'19''$ West, 685.68 feet; thence North

49°13'56" East, 9.19 feet to a point lying on the Southwesterly right of way line of said County Road No. 228; thence North 40°46'21" West, along said Southwesterly right of way line, 1001.38 feet; thence North 75°50'34" East, departing said Southwesterly right of way line, 1401.89 feet to the point of curvature of a curve concave Northwesterly having a radius of 1909.86 feet; thence Northeasterly, along the arc of said curve, through a central angle of 41°38'58", an arc length of 1388.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 55°01'07" East, 1357.95 feet; thence North 34°11'36" East, 13246.82 feet to a point lying on the Southerly limited access right of way line of said Interstate No. 10, a 330 foot limited access right of way as presently established; thence North 79°12'10" East, along said Southerly limited access right of way line, 51.63 feet to the Point of Beginning.

Less and Except from the above described lands the following:

Exception Parcel A (Revised)

A portion of Sections 18 and 19, Township 3 South, Range 23 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 19; thence North 00°28'56" East, along the West line of said Section 19, a distance of 1000.02 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°28'56" East, along said West line of Section 19, a distance of 4246.29 feet to the Northwesterly corner thereof; thence North 00°28'20" East, along the West line of said Section 18, a distance of 4646.30 feet; thence South 89°40'53" East, departing said West line, 4665.72 feet; thence South 00°54'39" West, 4625.31 feet to a point lying on the South line of said Section 18; thence South 00°53'22" West, 682.99 feet; thence South 89°06'38" East, 616.98 feet to a point lying on the East line of said Section 19; thence South 00°53'22" West, along said East line, 700.02 feet; thence North 89°06'38" West, departing said East line, 616.98 feet; thence South 00°53'22" West, 2871.05 feet; thence North 89°51'04" West, 4600.88 feet to the Point of Beginning.

Exception Parcel B

A portion of Section 20, Township 3 South, Range 23 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, begin at the Northwest corner of said Section 20; thence South 00°53'22" West, along the West line of said Section 20, a distance of 1091.96 feet to the Point of Beginning.

From said Point of Beginning, thence North 89°38'47" East, departing said West line, 1396.84 feet; thence South 73°54'19" East, 624.12 feet; thence South 69°40'09" East, 1692.00 feet; thence South 58°49'25" East, 1913.07 feet to a point lying on the East line of said Section 20; thence South 00°55'09" West, along said East line, 127.49 feet; thence North 48°44'13" West,

departing said East line, 57.82 feet; thence North 58°49'25" West, 1910.90 feet; thence North 69°40'09" West, 1678.81 feet; thence North 73°54'19" West, 605.97 feet; thence South 89°38'47" West, 1384.55 feet to a point lying on the West line of said Section 20; thence North 00°53'22" East, along said West line, 100.02 feet to the Point of Beginning.

Exception Parcel C (Revised)

A portion of Section 21, Township 3 South, Range 23 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 21; thence North 00°55'09" East, along the West line of said Section 21, a distance of 2305.48 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°55'09" East, along said West line, 127.49 feet; thence South 49°30'26" East, departing said West line, 210.33 feet; thence South 48°44'13" East, 1989.21 feet; thence North 41°15'47" East, 85.00 feet; thence South 48°44'13" East, 217.74 feet to the point of curvature of a curve concave Northeasterly and having a radius of 576.50 feet; thence Southeasterly, along and around the arc of said curve, through a central angle of 11°14'16", an arc distance of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 54°21'21" East, 112.89 feet; thence South 59°58'29" East, 120.84 feet to the point of curvature of a curve concave Northeasterly and having a radius of 643.90 feet; thence Southeasterly, along and around the arc of said curve, through a central angle of 11°00'00", an arc distance of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 65°28'29" East, 123.43 feet; thence South 70°58'29" East, 146.25 feet to a point lying on the Westerly right-of-way line of U.S. Highway No. 301, a variable width right of way as presently established; thence South 18°58'00" West, along said Westerly right-of-way line, 397.77 feet; thence North 48°44'13" West, departing said Westerly right-of-way line, 853.10 feet; thence North 41°15'47" East, 57.53 feet; thence North 48°44'13" West, 2116.98 feet to the Point of Beginning.

Exception Parcel D

A portion of Sections 13 and 24, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 24; thence North 00°28'56" East, along the East line of said Section 24, a distance of 1513.79 feet to the Point of Beginning.

From said Point of Beginning, thence North 89°29'14" West, departing said East line of Section 24, a distance of 200.14 feet; thence North 00°29'09" East, 5231.52 feet; thence South 89°30'49" East, 199.98 feet to a point lying on the East line of said Section 13; thence South 00°29'20" West, along the East line of said Section 13, a distance of 1499.07 feet to the Northeast corner of said Section 24; thence South 00°28'56" West, along said East line of Section 24, a distance of 3732.53 feet to the Point of Beginning.

Less and Except a portion of Sections 19 and 30, Township 3 South, Range 23 East, Duval County, Florida, being more particularly described as follows.

For a Point of Beginning, commence at the Southwest corner of said Section 19, thence North $00^{\circ}28'56''$ East, along the Westerly line of said Section 19, a distance of 1000.02 feet; thence South $89^{\circ}51'04''$ East, departing said Westerly line, 4600.88 feet; thence South $00^{\circ}54'03''$ West, 6225.09 feet to a point lying on the Northerly right of way line of Maxville Macclenny Highway, a variable width right of way as presently established; thence North $89^{\circ}45'30''$ West, along said Northerly right of way line, 1906.17 feet; thence North $00^{\circ}37'29''$ West, departing said Northerly right of way line, 1266.06 feet; thence North $89^{\circ}48'21''$ West, 1329.53 feet; thence North $89^{\circ}59'50''$ West, 1293.71 feet to a point lying on the Westerly line of said Section 30; thence Northerly along said Westerly line the following 3 courses: Course 1, thence North $00^{\circ}28'42''$ East, 1318.91 feet; Course 2, thence North $00^{\circ}27'02''$ East, 1319.15 feet; Course 3, thence North $00^{\circ}27'02''$ East, 1319.77 feet to the Point of Beginning.

Less and Except any portion lying within the limited access right of way of Interstate No. 10 (State Road No. 8), a variable width limited access right of way as presently established.

Less and Except any portion lying within the right of way of County Road No. 228 (Maxville Macclenny Highway), a variable width right of way as presently established.

Less and Except any portion lying within the right of way of CSX Railroad, a variable width right of way as presently established.

Less and except the sovereign lands of the State of Florida, if any.

Containing 14,111.55 acres, more or less.

FLORIDA PUBLIC SERVICE COMMISSION
authorizes
First Coast Regional Utilities, Inc.
pursuant to
Certificate Number 680-W

to provide water service in Baker, Duval, and Nassau Counties in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

Order Number	Date Issued	Docket Number	Filing Type
PSC-2022-0193-FOF-WS	05/25/2022	20190168-WS	Original Certificate
*	*	20250125-WS	Amendment of Certificate

*Order Number and date to be provided at time of issuance.

FLORIDA PUBLIC SERVICE COMMISSION
authorizes
First Coast Regional Utilities, Inc.
pursuant to
Certificate Number 578-S

to provide wastewater service in Baker, Duval, and Nassau Counties in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

Order Number	Date Issued	Docket Number	Filing Type
PSC-2022-0193-FOF-WS	05/25/2022	20190168-WS	Original Certificate
*	*	20250125-WS	Amendment of Certificate

*Order Number and date to be provided at time of issuance.

Item 11

FILED 2/19/2026
DOCUMENT NO. 01189-2026
FPSC - COMMISSION CLERK

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Economics (Guffey) *GP*
Office of the General Counsel (Brownless) *JSC*

RE: Docket No. 20250139-EI – Petition for approval of tariffs to implement base rate increase consistent with settlement agreement approved by Order No. PSC-2025-0287-AS-EI, by Florida Public Utilities Company.

AGENDA: 03/03/26 – Regular Agenda – Tariff Filing – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Administrative

CRITICAL DATES: 07/17/26 (8-Month Effective Date)

SPECIAL INSTRUCTIONS: None

Case Background

By Order No. PSC-2025-0287-AS-EI (2025 Settlement Order), the Commission approved Florida Public Utilities Company's (FPUC or Company) Stipulation and Settlement, a unanimous settlement which resolved all of the issues in FPUC's 2025 rate case (2025 Settlement).¹ Paragraph III, Revenue Requirement, sections a. and b. of the 2025 Settlement divided the base rate increase into two parts: a \$7.4 million increase effective March 20, 2025, to March 19, 2026, and the final \$8.4 million increase starting March 20, 2026, with a minimum term ending in September 20, 2028.

In addition to the base rate increase, the 2025 Settlement included an increase in miscellaneous fees and charges of \$164,495 effective March 20, 2025. Also, the deferred \$1 million would be

¹ Order No. PSC-2025-0287-AS-EI, issued July 24, 2025 in Docket No. 20240099-EI, *In re: Petition for rate increase by Florida Public Utilities Company.*

collected over a three-year period through a one-time increase subject to an offset of the difference between the proposed Agency Action (PAA) rates collected from March 20, 2025, until July 2, 2025. The base rate increase initially approved in Order No. PSC-2025-0114-PAA-EI (PAA Order)² was higher than the annual increase contained in the subsequent 2025 Settlement. A request for a hearing on the PAA Order was filed by the parties to the rate case docket who subsequently reached the 2025 Settlement.

Paragraph XV, New Rates, of the 2025 Settlement provides for FPUC to file revised tariffs reflecting the subsequent years' revenue requirement, to be effective on March 20, 2026. Accordingly, on November 17, 2025, FPUC filed a petition seeking approval to implement a base rate increase consistent with the 2025 Settlement to be effective on March 20, 2026.

During the analysis to date, staff issued its first data request to FPUC on December 1, 2025, for which the responses were received on December 15, 2025. By Order No. PSC-2026-0020-PCO-EI, the Commission suspended the revised tariffs.³ The Commission has jurisdiction over this matter pursuant to Sections 366.04, 366.05, and 366.06, Florida Statutes (F.S.).

² Order No. PSC-2025-0114-PAA-EI, issued April 7, 2025, in Docket No. 20240099-EI, *In re: Petition for rate increase by Florida Public Utilities Company*.

³ Order No. PSC-2026-0020-PCO-EI, issued January 14, 2026, in Docket No. 2025139-EI, *In re: Petition for approval of tariffs to implement base rate increase consistent with settlement agreement approved by Order No. PSC-2025-0287-AS-EI, by Florida Public Utilities Company*.

Discussion of Issues

Issue 1: Should the Commission approve FPUC's revised tariffs to implement the base rate increase consistent with the 2025 Settlement approved in Order No. PSC-2025-0287-AS-EI?

Recommendation: Yes. The Commission should approve FPUC's revised tariffs to implement the base rate increase consistent with the 2025 Settlement approved in Order No. PSC-2025-0287-AS-EI. The revised tariffs, Sheet Nos. 7.001, 7.004, 7.006, 7.008, 7.010, 7.013, 7.014, and 7.016 are included in Attachment A to this recommendation, and should be effective on March 20, 2026. (Guffey)

Staff Analysis: The 2025 Settlement Order approved a base revenue increase of \$8.4 million. The 2025 Settlement Order divided the base rate increase into 2 parts: a \$7.4 million increase effective March 20, 2025, to March 19, 2026, and the final \$8.4 million increase starting March 20, 2026 with a minimum term ending September 20, 2028.⁴

In this petition, FPUC seeks to collect the deferred \$1 million base revenue increase and 1/3 of the difference between the PAA rates collected from March 20, 2025, until July 2, 2025. Consistent with the 2025 Settlement, FPUC calculated the increase in base rates to be effective March 20, 2026 as shown in Table 1-1 below.

**Table 1-1
Base Rate Increase Calculation**

Base Rate Deferral	\$1,000,000.00
Over Collection (3/20/2025 to 7/2/2025)	(\$624,014.03)
Net Increase to be Collected Over 3 Years	\$375,985.97
1/3 of the Net Increase to be Collected per Year	\$125,328.66
Base Rate Increase from \$7.4M to \$8.4M	\$1,000,000.00
Total Base Rate Increase	\$1,125,328.66

Source: FPUC Petition and Responses in Staff's First Data Request

The base rates contained in Attachment A will remain in effect until the next rate proceeding. However, the 2025 Settlement provides for a step rate increase when the acquisition and replacement of substation and transmission assets are completed.⁵ FPUC states that the additional amount shown in Table 1-1 was allocated consistent with the rate design approved in the 2025 Settlement.

With the proposed tariff revisions, the base energy charge for residential customers would increase from 2.696 cents/kWh to 2.867 cents/kWh. Currently, a residential customer using 1,000 kWh a month pays a total of \$163.42, including gross receipts tax. With the revised tariffs, a residential customer's total 1,000 kWh bill would be \$165.17 a month, an increase of \$1.75 (including Gross Receipts Tax).

⁴ Order No. PSC-2025-0287-AS-EI, pages 2-4.

⁵ Paragraph III.d of the 2025 Settlement.

Staff notes that the petition included tariff pages 7.002, 7.003, 7.005, 7.007, 7.009, 7.011, 7.012, 7.015, and 7.017 which did not have revisions. In response to staff's first data request No. 7, the Company confirmed that revisions to the above listed tariff pages are not necessary. Therefore, staff has not included those tariff pages in Attachment A to this recommendation as no Commission approval is needed. Attachment A includes the revised tariffs, Sheet Nos. 7.001, 7.004, 7.006, 7.008, 7.010, 7.013, 7.014, and 7.016 which require Commission approval.

Conclusion

After review of FPUC's petition, responses to staff's data request, and the 2025 Settlement, staff concludes that the Company's proposal is consistent with the 2025 Settlement Order. Therefore, the Commission should approve FPUC's revised tariff Sheet Nos. 7.001, 7.004, 7.006, 7.008, 7.010, 7.013, 7.014, and 7.016 to implement the base rate increase consistent with the 2025 Settlement approved in Order No. PSC-2025-0287-AS-EI. The revised tariffs included in Attachment A to this recommendation should be effective on March 20, 2026.

Issue 2: Should this docket be closed?

Recommendation: Yes. If a protest is filed within 21 days of the issuance of the order, the tariffs should remain in effect, with any revenues held subject to refund, pending resolution of the protest. If no timely protest is filed, this docket should be closed upon the issuance of a consummating order. (Brownless)

Staff Analysis: If a protest is filed within 21 days of the issuance of the order, the tariffs should remain in effect, with any revenues held subject to refund, pending resolution of the protest. If no timely protest is filed, this docket should be closed upon the issuance of a consummating order.

Florida Public Utilities Company
F.P.S.C. Electric Tariff
Original Volume No. II

~~First-Second~~ Revised Sheet No. 7.001
Replaces ~~Original-First Revised~~ Sheet No. 7.001

*RATE SCHEDULES
RESIDENTIAL SERVICE*

Availability

Available within the territory served by the Company in Jackson, Calhoun and Liberty Counties and on Amelia Island in Nassau County.

Applicability

Applicable for service to a single family dwelling unit occupied by one family or household and for energy used in commonly-owned facilities in condominium and cooperative apartment buildings.

Character of Service

Single-phase service at nominal secondary voltage of 115/230 volts; three-phase service if available.

Limitations of Service

The maximum size of any individual single-phase motor hereunder shall not exceed five (5) horsepower.

The Company shall not be required to construct any additional facilities for the purpose of supplying three-phase service unless the revenue to be derived therefrom shall be sufficient to yield the Company a fair return on the value of such additional facilities.

Monthly Rate

Customer Facilities Charge:

\$24.40 per Customer per month

Base Energy Charge:

~~2.696867~~¢/KWH for usage up to 1000 KWH's/month

~~4.4154695~~¢/KWH for usage above 1000 KWH's/month

Purchased Power Charges

Purchased power charges are adjusted by the Florida Public Service Commission, normally each year in January. For current purchased power costs included in the tariff, see Sheet Nos. 7.021 & 7.022.

Minimum Bill

The minimum monthly bill shall consist of the above Customer Facilities Charge.

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Florida Public Utilities

Effective: March 20, ~~2025-2026~~

Florida Public Utilities Company
F.P.S.C. Electric Tariff
Original Volume No. II

~~First-Second~~ Revised Sheet No. 7.004
Replaces ~~Original-First Revised~~ Sheet No. 7.004

*RATE SCHEDULE GS
GENERAL SERVICE – NON DEMAND*

Availability

Available within the territory served by the Company in Jackson, Calhoun and Liberty Counties
And on Amelia Island in Nassau County.

Applicability

Applicable to commercial and industrial lighting, heating, cooking and small power loads aggregating
25 KW or less.

Character of Service

Single or three-phase service at available standard voltage.

Limitations of Service

Service shall be at a single metering point.

Monthly Rate

Customer Facilities Charge:

\$40.00 per Customer per month

Base Energy Charge:

All KWH ~~4.152407~~¢/KWH

Purchased Power Charges

Purchased power charges are adjusted by the Florida Public Service Commission, normally each year in
January. For current purchased power costs included in the tariff, see Sheet Nos. 7.021 & 7.022.

Minimum Bill

The minimum monthly bill shall consist of the above Customer Facilities Charge.

Terms of Payment

Bills are rendered net and are due and payable within twenty (20) days from date of bill.

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Florida Public Utilities

Effective: March 20, ~~2025-2026~~

Florida Public Utilities Company
F.P.S.C. Electric Tariff
Original Volume No. II

~~First-Second~~ Revised Sheet No. 7.006
Replaces ~~Original-First Revised~~ Sheet No. 7.006

*RATE SCHEDULE GSD
GENERAL SERVICE – DEMAND*

Availability

Available within the territory served by the Company in Jackson, Calhoun and Liberty Counties and on Amelia Island in Nassau County.

Applicability

Applicable to commercial, industrial and municipal service with a measured demand of 25 KW but less than 500 KW for three or more months out of the twelve consecutive months ending with the current billing period. Also available, at the option of the Customer, to any Customer with demands of less than 25 KW who agrees to pay for service under this rate schedule for a minimum initial term of twelve months.

Character of Service

Single or three-phase service at available standard voltage.

Limitations of Service

Service shall be at a single metering point at one voltage.

Monthly Rate

Customer Facilities Charge:

~~\$117.99~~122.17 per Customer per month

Demand Charge:

Each KW of Billing Demand \$~~6.43~~6.66/KW

Base Energy Charge

All KWH 0.~~784~~812¢/KWH

Purchased Power Charges

Purchased power charges are adjusted by the Florida Public Service Commission, normally each year in January.

Minimum Bill

The minimum monthly bill shall consist of the above Customer Facilities Charge plus the Demand Charge for the currently effective billing demand.

Terms of Payment

Bills are rendered net and are due and payable within twenty (20) days from date of bill.

Purchased Power Costs

See Sheet Nos. 7.021 & 7.022.

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Effective: March 20, ~~2025~~2026

Florida Public Utilities Company
F.P.S.C. Electric Tariff
Original Volume No. II

~~First-Second~~ Revised Sheet No. 7.008
Replaces ~~Original-First Revised~~ Sheet No. 7.008

*RATE SCHEDULE GSLD
GENERAL SERVICE-LARGE DEMAND*

Availability

Available within the territory served by the Company in Jackson, Calhoun and Liberty Counties and on Amelia Island in Nassau County.

Applicability

Applicable to commercial, industrial and municipal service with a measured demand of 500 KW but less than 5000 KW for three or more months out of the twelve consecutive months ending with the current billing period. Also available, at the option of the Customer, to any Customer with demands of less than 500 KW who agrees to pay for service under this rate schedule for a minimum initial term of twelve months.

Character of Service

Three-phase service at available standard voltage.

Limitations of Service

Service shall be at a single metering point at one voltage.

Monthly Rate

Customer Facilities Charge:

~~\$225.55~~ \$233.54 per Customer per month

Demand Charge:

Each KW of Billing Demand \$9.2053/KW

Base Energy Charge

All KWH 0.36477¢/KWH

Purchased Power Charges

Purchased power charges are adjusted by the Florida Public Service Commission, normally each year in January.

Minimum Bill

The minimum monthly bill shall consist of the above Customer Facilities Charge plus the Demand Charge for the currently effective billing demand.

Terms of Payment

Bills are rendered net and are due and payable within twenty (20) days from date of bill.

Purchased Power Costs

See Sheet No. 7.021 & 7.022.

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Effective: March 20, ~~2025-2026~~

Florida Public Utilities Company
F.P.S.C. Electric Tariff
Original Volume No. II

~~First-Second~~ Revised Sheet No. 7.010
Replaces ~~Original-First Revised~~ Sheet No. 7.010

*RATE SCHEDULE GSLD 1
GENERAL SERVICE - LARGE DEMAND 1*

Availability

Available within the territory served by the Company in Jackson, Calhoun, and Liberty Counties and on Amelia Island in Nassau County.

Applicability

Applicable to commercial and industrial services of Customers contracting for at least 5,000 kilowatts of electric service.

Character of Service

Three-phase, 60 hertz, electric service delivered and metered at a single point at the available transmission voltage, nominally 69,000 volts or higher.

Monthly Base Rates

Customer Facilities Charge:	\$1, 404.48 <u>143.60</u>
Base Transmission Demand Charge:	\$2. 5665 /KW of Maximum/NCP Billing Demand
Excess Reactive Demand Charge:	\$0. 50kVar <u>52 kVar</u> of Excess Reactive Demand

Purchased Power Charges

Purchased power charges are adjusted by the FPSC annually. Current purchased power rates are listed on Sheet Nos. 7.021 and 7.022. The Purchased Power Charges recover Energy and Demand Charges billed to FPUC by FPUC's Wholesale Energy Provider and Wholesale Cogeneration Provider including applicable line losses and taxes. See Sheet Nos. 7.010 and 7.011 for the methodology used to determine purchased power rate and calculation to develop annual true-up calculations.

Minimum Bill

The minimum monthly bill is the sum of the Transmission Demand Charge and the Customer Charge plus any Purchased Power Charges attributed to Transmission Demand Fuel Charge.

Terms of Payment

Bills are rendered net and due and payable within twenty (20) days from date of bill.

Conservation Costs

Not applicable.

Franchise Fee Adjustment

Customers taking service within franchise areas shall pay a franchise fee adjustment in the form of a percentage to be added to their bills prior to the application of any appropriate taxes. This percentage shall reflect the Customer's pro rata share of the amount the Company is required to pay under the franchise agreement with the specific governmental body in which the Customer is located.

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Effective: March 20, ~~2025~~2026

Florida Public Utilities Company
 F.P.S.C. Electric Tariff
 Original Volume No. II

~~First-Second~~ Revised Sheet No. 7.013
 Replaces ~~Original-First Revised~~ Sheet No. 7.013

*RATE SCHEDULE LS
 LIGHTING SERVICE*

Availability

Available within the territory served by the Company in Calhoun, Jackson and Liberty Counties and on Amelia Island in Nassau County.

Applicability

Applicable to any Customer for non-metered outdoor lighting service.

Character of Service

Lighting service from dusk to dawn as described herein.

Limitations of Service

Service is limited to lighting by high-pressure sodium vapor, metal halide, or light emitting diode lamps mounted on Company-owned poles as described herein. Company-owned facilities will be installed only on Company-owned poles.

Monthly Rate

When lighting fixtures are mounted on existing poles and served directly from existing overhead secondary distribution lines:

Type	Lamp	Size	KWH/Mo.	Facilities	Maintenance*	Energy	Total
<u>Facility</u>	<u>Lumens</u>	<u>Watts</u>	<u>Estimate</u>	<u>Charge</u>	<u>Charge</u>	<u>Charge</u>	<u>Charge</u>
<u>High Pressure Sodium Lights (CLOSED TO NEW CUSTOMERS)</u>							
Acorn	16,000	150	61	\$22.31 23.10	\$2,822.92	\$3,613.74	\$28,7429.76
ALN 440	16,000	150	61	\$31.80 32.93	\$3,763.89	\$3,613.74	\$39,1740.56
Amer. Rev.	9,500	100	41	\$10.95 11.34	\$3,733.86	\$2,442.53	\$17,1217.73
Amer. Rev.	16,000	150	61	\$10.25 10.61	\$3,773.90	\$3,613.74	\$17,6318.25
Cobra Head	9,500	100	41	\$8.21 8.50	\$2,392.47	\$2,442.53	\$13,0413.50
Cobra Head	22,000	200	81	\$11.08 11.47	\$2,872.97	\$4,835.00	\$18,7819.44
Cobra Head	28,500	250	101	\$13.18 13.65	\$3,773.90	\$6,016.22	\$22,9623.77
Cobra Head	50,000	400	162	\$12.30 12.74	\$3,143.25	\$9,6810.02	\$25,1226.01
Flood	28,500	250	101	\$12.88 13.34	\$2,742.84	\$6,016.22	\$21,6322.40
Flood	50,000	400	162	\$20.22 20.94	\$2,572.66	\$9,6810.02	\$32,4733.62
Flood	130,000	1,000	405	\$25.33 26.23	\$3,403.52	\$24,1324.98	\$52,8654.73
SP2 Spectra	9,500	100	41	\$28.11 29.11	\$3,513.63	\$2,442.53	\$34,0635.27
<u>Metal Halide Lights (CLOSED TO NEW CUSTOMERS)</u>							
ALN 440	16,000	175	71	\$30.43 31.51	\$2,963.06	\$4,274.42	\$37,6638.99
Flood	50,000	400	162	\$13.73 14.22	\$2,502.59	\$9,6810.02	\$25,9126.83
Flood	130,000	1,000	405	\$23.35 24.18	\$3,313.43	\$24,1324.98	\$50,7952.59
Shoobox	16,000	175	71	\$25.70 26.61	\$3,323.44	\$4,274.42	\$33,2934.47
Shoobox	28,500	250	101	\$27.35 28.32	\$3,723.85	\$6,016.22	\$37,0838.39
SP2 Spectra	9,500	100	41	\$27.90 28.89	\$3,403.52	\$2,442.53	\$33,7434.94
Vertical Shoobox	130,000	1,000	405	\$28.84 29.86	\$3,763.89	\$24,1324.98	\$56,7358.73

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 Florida Public Utilities

Effective: March 20, ~~2025~~ 2026

Florida Public Utilities Company
 F.P.S.C. Electric Tariff
 Original Volume No. II

~~First-Second~~ Revised Sheet No. 7.014
 Replaces ~~Original-First Revised~~ Sheet No. 7.014

*RATE SCHEDULE LS
 LIGHTING SERVICE*

Light Emitting Diode Lights

Type	Facility Type	Lamp Lumens	Size Watts	Est. KWH/Mo.	Charges			
					Facilities	Maintenance	Energy	Total
50W Outdoor Light (100W Equivalent)		5,682	50	17	\$7,467.72	\$2,362.44	\$1,041.05	\$10,871.21
50W Cobra Head (100W Equivalent)		5,944	50	17	\$9,429.75	\$2,933.03	\$1,041.05	\$13,403.83
82W Cobra Head (200W Equivalent)		9,600	82	28	\$8,829.13	\$2,752.85	\$1,671.73	\$13,253.71
130W Cobra Head (250W Equivalent)		14,571	130	45	\$8,789.09	\$2,742.84	\$2,672.76	\$14,194.69
210W Cobra Head (400W Equivalent)		28,653	210	72	\$15,3515.89	\$4,484.64	\$4,284.43	\$24,114.96
26W American Revolution Decorative (100W Equivalent)		2,650	26	9	\$8,829.13	\$3,083.19	\$0.53-55	\$12,4312.87
44W American Revolution Decorative (150W Equivalent)		4,460	44	15	\$8,749.05	\$3,053.16	\$0.90-93	\$12,6913.14
90W Acom Decorative (150W Equivalent)		10,157	90	31	\$12,6213.07	\$4,204.35	\$1,851.92	\$18,6719.34
60W Post Top Decorative (150W Equivalent)		7,026	60	21	\$22,3723.16	\$7,087.33	\$1,251.29	\$30,7031.78
80W Flood (250W Equivalent)		12,500	80	27	\$12,2412.67	\$3,853.99	\$1,641.67	\$17,7018.33
170W Flood (400W Equivalent)		24,000	170	58	\$12,2412.67	\$3,853.99	\$3,463.58	\$19,9520.24
150W Flood (350W Equivalent)		20,686	150	52	\$12,2412.67	\$3,853.99	\$3,093.20	\$19,1819.86
290 W Flood (1,000W Equivalent)		38,500	290	100	\$12,2412.67	\$3,853.99	\$5,956.16	\$22,0422.82
82W Shoe Box (175W Equivalent)		20,500	23	276	\$10,7911.17	\$3,663.79	\$3,093.20	\$17,5418.16
131W Shoe Box (250W Equivalent)		17,144	131	45	\$12,1512.58	\$4,074.21	\$2,672.76	\$18,8919.55

Charges for other Company-owned facilities:

- 1) 30' Wood Pole ~~\$5,465.65~~
- 2) 40' Wood Pole Std ~~\$12,1512.58~~
- 3) 18' Fiberglass Round ~~\$11,3411.71~~
- 4) 13' Decorative Concrete ~~\$16,0216.59~~
- 5) 20' Decorative Concrete ~~\$18,5919.25~~
- 6) 35' Concrete Square ~~\$17,9418.58~~
- 7) 10' Deco Base Aluminum ~~\$21,0321.77~~
- 8) 30' Wood Pole Std ~~\$6,076.28~~

For the poles shown above that are served from an underground system, the Company will provide up to one hundred (100) feet of conductor to service each fixture. The Customer will provide and install the necessary conduit system to Company specifications.

Purchased Power Charges

Purchased power charges are adjusted annually by the Florida Public Service Commission. For current purchased power costs included in the tariff, see Sheet No. 7.021 & 7.022.

Minimum Bill

The above rates times the number of lamps connected.

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 Florida Public Utilities

Effective: March 20, ~~2025-2026~~

Florida Public Utilities Company
 F.P.S.C. Electric Tariff
 Original Volume No. II

~~First-Second~~ Revised Sheet No. 7.016
 Replaces ~~Original-First Revised~~ Sheet No. 7.016

*RATE SCHEDULE OSL
 MERCURY VAPOR LIGHTING SERVICE
 (Closed To New Installations)*

Availability

Available within the territory served by the Company in Calhoun, Jackson and Liberty Counties and on Amelia Island in Nassau County.

Applicability

Applicable to any Customer for mercury vapor lighting service.

Character of Service

Lighting service from dusk to dawn as described herein.

Limitations of Service

Service is limited to lighting by mercury vapor lamps of 7,000 or 20,000 initial level of lumens mounted on wood poles, as described herein.

Monthly Rate

When lighting fixtures are mounted on existing poles and served directly from existing overhead secondary distribution lines:

Lamp Size	KWH/Mo.	Facilities	Maintenance*	Energy	Total
<u>Lumens</u>	<u>Estimate</u>	<u>Charge</u>	<u>Charge</u>	<u>Charge</u>	<u>Charge</u>
7,000	72	\$1. 57 63	\$1.40 5	\$4. 19 34	\$7. 16 42
20,000	154	\$1. 73 79	\$1.50 5	\$9. 01 33	\$12. 24 67

For concrete or fiberglass poles and/or underground conductors, etcetera, the Customer shall pay a lump sum amount equal to the estimated differential cost between the special system and the equivalent overhead-wood pole system.

Purchased Power

Charges

Purchased power charges are adjusted by the Florida Public Service Commission, normally each year in January. For current purchased power costs included in the tariff, see Sheet Nos. 7.021 & 7.022.

Minimum Bill

The above rates times the number of lamps connected.

Terms of Payment

Bills are rendered net and are due and payable within twenty (20) days from date of bill.

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 Florida Public Utilities

Effective: March 20, ~~2025~~ 2026

Item 12

FILED 2/19/2026
DOCUMENT NO. 01191-2026
FPSC - COMMISSION CLERK

State of Florida




Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Economics (Bethea, Bruce) 
Office of the General Counsel (Farooqi)

RE: Docket No. 20260012-WS – Application for revised service availability charges and policy for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.

AGENDA: 03/03/26 – Regular Agenda – Tariff Suspension – Participation is at the discretion of the Commission

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Administrative

CRITICAL DATES: 3/7/2026 (60-Day Suspension Date)

SPECIAL INSTRUCTIONS: None

Case Background

First Coast Regional Utilities, Inc. (FCRU or Utility) is a Class C water and wastewater utility in Duval, Baker, and Nassau Counties. The Commission granted the Utility's original certificates and approved the Utility's initial service availability charges and policy by Order No PSC-2022-0193-FOF-WS, issued May 25, 2022.¹ Currently, there are no active customer connections.

On January 6, 2026, the Utility filed an application to revise its main extension charge, plant capacity charge, and service availability policy for water and wastewater. In its application, the FCRU indicated that many construction cost components have changed; therefore, the Utility is requesting to revise service availability charges and policy to remain in compliance with the

¹ Docket No. 20190168-WS, *In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.*

Docket No. 20260012-WS

Date: February 19, 2026

Commission rules relative to appropriate service availability charges and to ensure the appropriate portion of total costs are recovered through such charges. FCRU's proposed water tariff reflects a main extension charge of \$759, plant capacity charge of \$1,766, and actual costs for an inspection charge and plan review charge for water. For wastewater, the Utility's proposed tariff reflects a main extension charge of \$994, plant capacity charge of \$9,281, and actual costs for an inspection charge and plan review charge.

The 60-day statutory deadline for the Commission to suspend the FCRU's charges is March 7, 2026. This recommendation addresses the suspension of the Utility's requested charges. The Commission has jurisdiction in this case pursuant to Sections 367.081, 367.091, 367.101, and 367.121(1)(a), Florida Statutes (F.S.).

Discussion of Issues

Issue 1: Should FCRU'S proposed tariff sheets to revise its service availability charges and to implement a new service availability policy for its water and wastewater service be suspended?

Recommendation: Yes. FCRU's proposed tariff sheets to revise its service availability charges and to implement a new service availability policy for its water and wastewater service should be suspended pending further investigation by staff. (Bethea)

Staff Analysis: Pursuant to Section 367.081(6), F.S., the Commission may withhold consent to the operation of any or all portions of new rate schedules, by a vote to that effect within 60 days, giving a reason or statement of good cause for withholding that consent. If the Commission does not withhold consent, the proposed tariff may go into effect after 60 days.

Staff recommends that FCRU's proposed tariffs and policy should be suspended to allow staff sufficient time to review the Utility's petition and gather all pertinent information in order to present the Commission with an informed recommendation. Staff's review of the application will include further examination by rate analysts and staff engineers.

Staff believes the reasons stated above are good cause consistent with the requirements of Section 367.081(6), F.S.

Issue 2: Should this docket be closed?

Recommendation: This docket should remain open pending the Commission's final action on the Utility's requested revised service availability charges and policy for both water and wastewater service. (Farooqi)

Staff Analysis: The docket should remain open pending the Commission's final action on the Utility's requested revised service availability charges and policy for both water and wastewater service.