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BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Joint application of GCP REIT III and Sun Communities Operating Limited Partnership for authority for transfer of majority organizational control of GCP Plantation Landings, LLC.

DOCKET NO. 150019-WS
ORDER NO. PSC-15-0281-FOF-WS
ISSUED: July 8, 2015

The following Commissioners participated in the disposition of this matter:

ART GRAHAM, Chairman
LISA POLAK EDGAR
RONALD A. BRISÉ
JULIE I. BROWN
JIMMY PATRONIS

ORDER APPROVING TRANSFER OF MAJORITY ORGANIZATIONAL CONTROL

BY THE COMMISSION:

Background

GCP Plantation Landings, LLC, (Plantation Landings) is a Class C water and wastewater Utility serving approximately 419 customers in Polk County. According to Plantation Landings' 2013 Annual Report, total gross revenues were \$123,192.

Prior to 1998, water and wastewater services had been provided to Plantation Landings Mobile Home Park since 1987 under the provisions of Chapter 723, Florida Statutes (F.S.), which governs mobile home park lot tenancies. In 1998, Plantation Landings applied for a grandfather certificate and obtained Certificate Nos. 606-W and 522-S from this Commission in 1999.¹ We established rate base for Plantation Landings by Order No PSC-08-0548-PAA-WS, issued August 19, 2008.² On March 11, 2013, we approved the transfer of Plantation Landings' water and wastewater systems and Certificate Nos. 606-W and 522-S to GCP Plantation Landings, LLC.³

On January 6, 2015, a joint application for authority for transfer of majority organizational control was filed by GCP REIT III and Sun Communities Operating Limited

¹ Order No. PSC-99-1227-PAA-WS, issued June 21, 1999, in Docket No. 981338-WS, In re: Application for grandfather certificate to operate water and wastewater utility in Polk County by Plantation Landings, Ltd.

² Order No. PSC-08-0548-PAA-WS, issued August 19, 2008, in Docket No. 070416-WS, In re: Application for staff-assisted rate case in Polk County by Plantation Landings, Ltd.

³ Order No. PSC-13-0121-PAA-WS, issued March 11, 2013, in Docket No. 120219-WS, In re: Application for approval of transfer of Plantation Landings, Ltd. water and wastewater system and Certificate Nos. 606-W and 522-S in Polk County to GCP Plantation Landings, LLC.