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STATE OF FLORIDA



DIVISION OF ENGINEERING
TOM BALLINGER
DIRECTOR
(850) 413-6910

Public Service Commission

September 30, 2025

Mr. Martin S. Friedman & Mr. John L. Wharton
Dean, Mead & Dunbar
420 S. Orange Ave., Ste. 700
Orlando, FL 32801
mfriedman@deanmead.com

VIA EMAIL

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.

Dear Mr. Friedman and Mr. Wharton,

Staff has reviewed Gibson Place Utility Company, LLC's application to amend its service territory. Based on our review, we find the application to be deficient. The specific deficiencies identified are:

1. **Notice of Application.** Rule 25-30.030(6), Florida Administrative Code (F.A.C.), states that all applications requiring noticing shall be deemed deficient until affidavits of noticing required by Sections 367.045(1)(e) and (2)(t), Florida Statutes, along with a copy of the notice, are filed with the Office of Commission Clerk. Please see attachment A with Staff's suggested edits to the draft customer notice, submitted on August 28, 2025. After the notice has been approved by staff and the notices have been distributed in accordance with Rule 25-30.030(5), F.A.C., please provide affidavits of noticing.
2. **Land Use Designation.** Rule 25-30.036(2)(d)(3), F.A.C., states the applicant shall provide the current land use designation of the proposed service territory as described in the local comprehensive plan at the time the application is filed. Please provide the current land use designation of the proposed service territory.
3. **Legal Description.** Rule 25-30.036(2)(f), F.A.C., states that the applicant shall provide a legal description of the territory proposed to be served, in the format prescribed in Rule 25-30.029, F.A.C. Rule 25-30.029(2)(b)(2), F.A.C., states that the description shall identify a point of beginning which is referenced from either a section corner or a subsection corner, such as a quarter corner. The perimeter shall be described by traversing the service area boundary and closing at the point of beginning. The description shall identify all bearings and distances necessary to provide continuous

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description. Please provide a revised legal description to conform to the requirements of Rule 25-30.029, F.A.C.

4. **Territory Map.** Rule 25-30.036(2)(h), F.A.C., states that the applicant shall provide the an official county tax assessment map or other map showing township, range, and section, with a scale of 1" = 200' or 1" = 400', with the proposed territory plotted thereon, consistent with the legal description provided pursuant to Rule 25-30.036(2)(f), F.A.C., and discussed in data request number 3 above. The proposed water and wastewater service area map on Sheet 1 of 6 does not appear to be of sufficient scale to verify the territory description. Please provide a territory map of sufficient size and scale that, together, clearly show the perimeter of the entire territory being requested, consistent with the requirements of Rule 25-30.029(2)(f), F.A.C., and that meet all of the requirements of Rule 25-30.036(2)(h), F.A.C.

Your application will not be deemed filed until the deficiencies identified in this letter have been corrected. These corrections should be submitted no later than **Monday, October 27, 2025**, to the following address:

Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Should you have any questions concerning the information in this letter, please feel free to contact Mr. Clayton Lewis by phone at (850) 413-6578, or by email at clewis@psc.state.fl.us for technical questions, or Mr. Ryan Sandy by phone at (850) 413-6131 or email at RSandy@psc.state.fl.us for legal questions. Please include the docket number on all submissions to the Commission Clerk.

Sincerely,

s/ Clayton Lewis

Engineering Specialist
Division of Engineering

CL:da

Attachment

cc: Office of Commission Clerk (Docket No. 20250104-WS)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application for amendment of Certificate Nos.

677-W and 577-S to add and delete territory in Sumter

and Lake Counties, by Gibson Place Utility Company, LLC.

Docket No. 20250104-WS

**NOTICE OF APPLICATION FOR AMENDMENT TO CERTIFICATE OF
AUTHORIZATION TO EXTEND AND DELETE SERVICE AREA**

NOTICE IS HEREBY GIVEN on this ____ day of September 2025^[MR1], pursuant to
Section

367.045, Florida Statutes, and Section 25-30.036(2), Florida Administrative Code, ~~of the~~ of the
Application of Gibson Place Utility Company, LLC, for amendment of its Certificates of Authorization
to add and delete territory in Sumter and Lake Counties, Florida. ~~These areas consist undeveloped areas.~~
The proposed territory to be added consists of 10 parcels of undeveloped land located adjacent to the
Utility's existing service area, and the proposed territory to be deleted consists of 7 parcels of
undeveloped land located adjacent to the Utility's existing service area. The Utility is not requesting
any changes to its rates, classifications, charges, rules or regulations in this application. (The following
is a simplified legal description, and a complete legal description may be obtained by contacting Martin
S. Friedman, whose contact information is below):

Parcels to be added -Tracts of land lying in Sections 1, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22,
23, 24, 25, 26, 27, 28, 33, 34, 35 and 36, Township 20 South, Range 23 East, in Sumter County.

Parcels to be deleted -Tracts of land lying in Sections 1, 10, 12, 15, 16, 21, 22, Township 20
South, Range 23 East, in Sumter County, and in Section 7, Township 20 South, Range 24 East, in
Lake County, Florida.

Any objections to the Application must be made in writing and filed with the Commission Clerk,
Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard,
Tallahassee, Florida 32399-0850, no later than 30 days from the date of this Notice. Please send a
courtesy copy to Martin S. Friedman, Esquire, mfriedman@deanmead.com, Dean Mead, 420 South
Orange Ave., Suite 700, Orlando, Florida 32801, (407) 310-2077. The objection must state the grounds
for the objection with particularity.

Gibson Place Utility Company, LLC
7580 Middleton Drive
Middleton, Florida 34762
CustomerService@districtgov.org
Phone (352) 750-0000
Fax (352) 751-3936