

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for transfer of CPI Citrus Park Utility TRS, L.L.C.'s water and wastewater facilities, in Lee County, to Bonita Springs Utilities, Inc., an exempt entity under Section 367.022(7), F.S., and cancellation of Certificate Nos. 675-W and 576-S.

Docket No.: 20260027-WS

CPI CITRUS PARK UTILITY TRS, L.L.C.'S
NOTICE OF FILING LATE-FILED EXHIBIT

CPI Citrus Park Utility TRS, L.L.C. (the "Utility"), by and through its undersigned counsel, hereby gives notice that on this 2nd day of June, 2026, it has filed with the Director, Division of the Commission Clerk and Administrative Services, late-filed Composite Exhibit "K" to its application for authority to transfer water and wastewater facilities in Lee County, Florida to an exempt entity other than a governmental entity ("Application"). The exhibit includes:

1. Affidavit that the Notice of Application was provided by regular mail to entities listed by Florida Public Service Commission;
2. Affidavit that the Notice of Application was provided by regular mail to each customer of the existing service territory to be transferred; and,
3. Affidavit that the Notice of Application was published once in a newspaper of general circulation in the territory in accordance with Rule 25.30.030, F.A.C.

Respectfully submitted this 2nd day of June, 2026.

HOLLAND & KNIGHT LLP

By: /s/D. Bruce May, Jr.

D. Bruce May, Jr.

Florida Bar No. 354473

Email: bruce.may@hklaw.com

HOLLAND & KNIGHT LLP

315 S. Calhoun Street, Suite 600

Tallahassee, Florida 32301

Telephone: (850) 224-7000

Facsimile: (850) 224-8832

*Attorneys for the Utility Citrus Park Utility
TRS, L.L.C.*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished via electronic mail this 2nd day of June, 2026 to: Florida Public Service Commission, Office of the General Counsel, Major Thompson (mthompson@psc.state.fl.us) and Florida Public Service Commission, Division of Engineering, Orlando Wooten (owooton@psc.state.fl.us).

/s/D. Bruce May, Jr.

D. Bruce May, Jr.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for transfer of CPI Citrus Park Utility TRS, L.L.C.'s water and wastewater facilities, in Lee County, to Bonita Springs Utilities, Inc., an exempt entity under Section 367.022(7), F.S., and cancellation of Certificate Nos. 675-W and 576-S.

Docket No.: 20260027-WS

Filed:

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF LEON)

BEFORE ME, the undersigned authority, personally appeared Karen Gillis, who, after being duly sworn on oath, did depose on oath and says:

1. That I, Karen Gillis, am a Practice Assistant with the law firm of Holland & Knight LLP.

2. That on May 13, 2026, in accordance with Rule 25-30.030, Florida Administrative Code, I sent by regular United States mail, a copy of the attached Notice of Application for Authority to Transfer a Regulated Utility to an Exempt Entity Other than a Governmental Authority to each of the governmental bodies, agencies, utilities, councils, municipalities, and other entities appearing on the attached list provided by the Florida Public Service Commission.

FURTHER AFFIANT SAYETH NAUGHT.

Karen Gillis
Karen Gillis

SWORN TO and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2026, by Karen Gillis, who did take an oath.

Tessa Marie Pullen
Notary Public

Personally Known X
Produced Identification _____
Form of Identification _____

Tessa Marie Pullen
Print Name
My Commission Expires: 3/20/27

TESSA MARIE PULLEN

Notary Public
State of Florida
Comm# HH376089
Expires 3/20/2027



Notice of Application for Authority to Transfer a Regulated Utility to an Exempt Entity Other than a Governmental Authority

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

Docket No. 20260027-WS

APPLICATION FOR TRANSFER OF CPI CITRUS PARK UTILITY TRS, L.L.C.'S WATER AND WASTEWATER FACILITIES, IN LEE COUNTY, TO BONITA SPRINGS UTILITIES, INC., AN EXEMPT ENTITY UNDER SECTION 367.022(7), F.S., AND CANCELLATION OF CERTIFICATE NOS. 675-W AND 576-S.

(Section 367.045, Florida Statutes)

NOTICE

Notice is hereby given on this 13th day of May, 2026, pursuant to Rule 25-30.030, Florida Administrative Code, of the application for transfer of water and wastewater utility facilities of CPI Citrus Park Utility TRS, L.L.C. (the "Utility") to Bonita Springs Utilities, Inc., an exempt entity under Section 367.022(7), Florida Statutes, and cancellation of certificate numbers 675-W and 576-S in Lee County, Florida.

The Utility provides wholesale water and wholesale wastewater service to the Citrus Park Mobile Home and RV Park, and wholesale water service to the Bell Villa Subdivision. The Utility's service area is west of Holly Road in Lee County, Florida, and the service areas to be transferred are described as follows:

WATER UTILITY SERVICE AREA - LEGAL DESCRIPTION

THE EAST 150 FEET OF THE WEST 1120 FEET OF THE NORTH 260 FEET OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 19 RUN N89°16'57"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 970.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°16'57"E ALONG SAID NORTH LINE FOR A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID NORTH LINE RUN S01°00'52"E ALONG A LINE 1120 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 19 FOR A DISTANCE OF 260.00 FEET; THENCE RUN S89°16'57"W ALONG A LINE 260 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 150.00 FEET; THENCE RUN N01°00'52"W ALONG A LINE 970 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 19 FOR A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 39,000.52 SQUARE FEET OR 0.90 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON AN BEARING OF N89°16'57"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

WASTEWATER UTILITY SERVICE AREA - LEGAL DESCRIPTION

THE WEST 440 FEET OF THE SOUTH 1070 FEET OF THE NORTH 1310 FEET OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 19 RUN S01°00'52"E ALONG THE WEST LINE OF SAID SECTION 19 FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE RUN N89°16'57"E ALONG A LINE 240 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 440.01 FEET; THENCE RUN S01°00'52"E ALONG A LINE 440 FEET EAST OF AND PARALLEL TO THE SAID WEST LINE FOR A DISTANCE OF 1070.01 FEET; THENCE RUN S89°16'57"W ALONG A LINE 1370 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 440.01 FEET; THENCE RUN N01°00'52"W ALONG SAID WEST LINE FOR A DISTANCE OF 1070.01 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 470,806.33 SQUARE FEET OR 10.81 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON AN BEARING OF N89°16'57"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

Any objection to the said application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to D. Bruce May, Jr., Esq., Holland & Knight LLP, 315 S. Calhoun Street, Suite 600, Tallahassee, Florida 32301, within thirty (30) days from the date of this notice. The objection must state the grounds for the objection with particularity.

CPI CITRUS PARK UTILITY TRS, L.L.C.
Steven P. Adler
12629 New Brittany Blvd.
Building #116
Fort Myers, FL 33907
Office: 239-790-0004
Fax: 239-275-0648
CPICitrusParkUtility@gmail.com

List of Water and Wastewater Utilities in LEE County (20)
(Valid for 60 days)
5/6/2026 - 7/5/2026

Utilities

Buccaneer Water Service (WU730)
C/O Equity Lifestyle Properties, Inc. Two North Riverside Plaza, Suite 800 Chicago, IL 60606-2682 USA
Contact: Director Of Property Accounting Jennifer Higgins, Environmental Engineer Bobby Lue, P.E.
Email: Jennifer_Higgins@Equitylifestyle.Com
Telephone: (312) 279-1400

CPI Citrus Park Utility TRS, L.L.C. (WS981)
12629 New Brittany Blvd., Building #116 Fort Myers, FL 33907 USA
Contact: Lauren Ray-Shingler
Email: Lauren.Ray-Shingler@Carlyle.Com
Telephone: (202) 729-5850

Environmental Protection Systems Of Pine Island, Inc. (SU287)
P.O. Box 51001 Ft. Myers, FL 33994 USA
Contact: President Kevin J. Cherry
Email: Cherryestates@Aol.Com
Telephone: (239) 283-1144

Forest Utilities, Inc. (SU293)
6000 Forest Blvd. Fort Myers, FL 33908-4318 USA
Contact: President David Swor, General Manager Wade Moser
Telephone: (239) 481-0111

Mobile Manor Water Company, Inc. (WU167)
4560 Via Royale, #1 Fort Myers, FL 33919 USA
Contact: Secretary Maureen E. Huff, Vice President Richard Griffith
Email: Mobilemanor@Gmail.Com
Telephone: (239) 543-1414

Ni Florida, Inc. (WU920)
1710 Woodcreek Farms Road Elgin, SC 29045 USA
Contact: Director, Regulatory Affairs Brian Bahr, VP, Finance Tony Stevens
Email: Bbahr@Swww.Com
Telephone: (626) 543-2552

Sunshine Water Services (SU749)
200 Weathersfield Avenue Altamonte Springs, FL 32714-4027 USA
Contact: President Sean Twomey, Office Manager Jacquae Sillitoe
Email: Sean.Twomey@Nexuswg.Com
Telephone: (407) 312-1815
Website: www.sunshinewater.com

UIP Utilities Company, LLC (WS993)
9132 Stada Place, Third Floor Naples, FL 34108 USA
Contact: Chief Executive Officer Steve Mezynieski
Email: Georgep@Useppa.Com
Telephone: (239) 593-2900

Useppa Island Utility, Inc. (WS249)
P. O. Box 640 Bokeelia, FL 33922-0640 USA
Contact: CEO Tim Fitzsimmons, Utility Manager Eric Glidden
Email: Ttitz5@Comcast.Net
Telephone: (239) 283-1061

Governmental Agencies

Chairman, Board Of County Commissioners, Lee County
P. O. Box 398
Ft. Myers FL 33902-0398
Email: Dist3@Leegov.Com

Telephone: (239) 335-2226
Website: <http://lee-county.com>

City Clerk, City Of Bonita Springs
9101 Bonita Beach Rd SE
Bonita Springs FL 34135-4215
Contact: Debra Filipek, City Clerk
Email: Debbie.Filipek@Cityofbonitasprings.Org
Telephone: (239) 949-6262
Website: <http://www.cityofbonitasprings.org/>

Clerk Of The Circuit Court, Lee County
P. O. Box 2469
Fort Myers FL 33902-2469
Contact: Minutes Department
Email: Leeclerk_Info@Leeclerk.Org
Telephone: (239) 533-2328
Website: <http://www.leeclerk.org>

Dep South District
2295 VICTORIA AVE., SUITE 364
Fort Myers FL 33901

Mayor, City Of Cape Coral
P. O. Box 150027
Cape Coral FL 33915-0027
Contact: Mayor Joe Coviello, Kimberly Burns, City Clerk
Email: Jcoviello@CapeCoral.Net; Ctyclerk@CapeCoral.Net
Telephone: 239-574-0411
Website: www.capecoral.net

Mayor, City Of Ft. Myers
P. O. Box 2217
Fort Myers FL 33902-2217
Email: Citymanager@Cityftmyers.Com
Telephone: (239) 321-7000
Website: <http://www.cityftmyers.com>

Mayor, City Of Sanibel
800 Dunlop Road
Sanibel FL 33957-4021
Email: Sanicouncil@Mysanibel.Com
Telephone: (239) 472-4135

S.W. Florida Regional Planning Council
P.O. BOX 3455
North Ft. Myers FL 33918-3455

So. Florida Water Management District
P.O. BOX 24680
West Palm Beach FL 33416-4680

State Officials

Telephone: 1-800-342-0222
Website: <http://www.floridapsc.gov/>
Office of Public Counsel
111 West Madison Street
Room 812
Tallahassee FL 32399-1400

Email: contact@psc.state.fl.us
Telephone: 1-800-342-3552
Website: <http://www.floridapsc.com>
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for transfer of CPI Citrus Park Utility TRS, L.L.C.'s water and wastewater facilities, in Lee County, to Bonita Springs Utilities, Inc., an exempt entity under Section 367.022(7), F.S., and cancellation of Certificate Nos. 675-W and 576-S.

Docket No.: 20260027-WS

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF LEON)

BEFORE ME, the undersigned authority, personally appeared Karen Gillis, who, after being duly sworn on oath, did depose on oath and says:

1. That I, Karen Gillis, am a Practice Assistant with the law firm of Holland & Knight LLP.

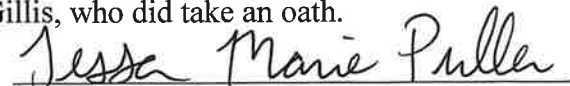
2. That on May 13, 2026, in accordance with Rule 25-30.030, Florida Administrative Code, I sent by regular United States mail, a copy of the attached Notice of Application for Authority to Transfer a Regulated Utility to an Exempt Entity Other than a Governmental Authority to each of the customers served by CPI Citrus Park Utility TRS, L.L.C, as set forth in the customer list attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.


Karen Gillis

SWORN TO and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June 2026, by Karen Gillis, who did take an oath.

Personally Known ☒
Produced Identification _____
Form of Identification _____


Notary Public
Tessa Marie Pullen
Print Name
My Commission Expires: 3/20/27



TESSA MARIE PULLEN
Notary Public
State of Florida
Comm# HH376009
Expires 3/20/2027

Notice of Application for Authority to Transfer a Regulated Utility to an Exempt Entity Other than a Governmental Authority

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

Docket No. 20260027-WS

APPLICATION FOR TRANSFER OF CPI CITRUS PARK UTILITY TRS, L.L.C.'S WATER AND WASTEWATER FACILITIES, IN LEE COUNTY, TO BONITA SPRINGS UTILITIES, INC., AN EXEMPT ENTITY UNDER SECTION 367.022(7), F.S., AND CANCELLATION OF CERTIFICATE NOS. 675-W AND 576-S.

(Section 367.045, Florida Statutes)

NOTICE

Notice is hereby given on this 13th day of May, 2026, pursuant to Rule 25-30.030, Florida Administrative Code, of the application for transfer of water and wastewater utility facilities of CPI Citrus Park Utility TRS, L.L.C. (the "Utility") to Bonita Springs Utilities, Inc., an exempt entity under Section 367.022(7), Florida Statutes, and cancellation of certificate numbers 675-W and 576-S in Lee County, Florida.

The Utility provides wholesale water and wholesale wastewater service to the Citrus Park Mobile Home and RV Park, and wholesale water service to the Bell Villa Subdivision. The Utility's service area is west of Holly Road in Lee County, Florida, and the service areas to be transferred are described as follows:

WATER UTILITY SERVICE AREA - LEGAL DESCRIPTION

THE EAST 150 FEET OF THE WEST 1120 FEET OF THE NORTH 260 FEET OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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WASTEWATER UTILITY SERVICE AREA - LEGAL DESCRIPTION

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Any objection to the said application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to D. Bruce May, Jr., Esq., Holland & Knight LLP, 315 S. Calhoun Street, Suite 600, Tallahassee, Florida 32301, within thirty (30) days from the date of this notice. The objection must state the grounds for the objection with particularity.

CPI CITRUS PARK UTILITY TRS, L.L.C.
Steven P. Adler
12629 New Brittany Blvd.
Building #116
Fort Myers, FL 33907
Office: 239-790-0004
Fax: 239-275-0648
CPICitrusParkUtility@gmail.com

Customer List

CITRUS PARK MOBILE HOME AND RV PARK
25581 TROST BLVD
BONITA SPRINGS, FL 34135

BELL VILLA PROPERTY OWNERS ASSOCIATION, INC.
12292 CASALS LANE
BONITA SPRINGS, FL 34135

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Holland & Knight
315 S Calhoun ST
Suite 600
Tallahassee FL 32301-1834

STATE OF WISCONSIN, COUNTY OF BROWN

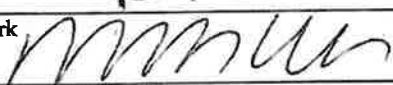
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 05/15/2026
FNP news-press.com 05/15/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/15/2026



Legal Clerk 

Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost:	\$579.98	
Tax Amount:	\$0.00	
Payment Cost:	\$579.98	
Order No:	12332794	# of Copies:
Customer No:	1600261	0
PO #:	LSAR0517532	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Notice of Application for Authority to Transfer a Regulated Utility to an Exempt Entity Other than a Governmental Authority

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

Docket No. 20260027-WS

APPLICATION FOR TRANSFER OF CPI CITRUS PARK UTILITY TRS, L.L.C.'S WATER AND WASTEWATER FACILITIES, IN LEE COUNTY, TO BONITA SPRINGS UTILITIES, INC., AN EXEMPT ENTITY UNDER SECTION 367.02(7), F.S., AND CANCELLATION OF CERTIFICATE NOS.

875-W AND 876-S.

(Section 367.048, Florida Statutes)

NOTICE

Notice is hereby given on this 15th day of May, 2026, pursuant to Rule 25-30.030, Florida Administrative Code, of the application for transfer of water and wastewater utility facilities of CPI Citrus Park Utility TRS, L.L.C. (the "Utility") to Bonita Springs Utilities, Inc., an exempt entity under Section 367.02(7), Florida Statutes, and cancellation of certificate numbers 875-W and 876-S in Lee County, Florida.

The Utility provides wholesale water and wholesale wastewater service to the Citrus Park Mobile Home and RV Park, and wholesale water service to the Bell Villa Subdivision. The Utility's service area is west of Holly Road in Lee County, Florida, and the service areas to be transferred are described as follows:

WATER UTILITY SERVICE AREA - LEGAL DESCRIPTION

THE EAST 150 FEET OF THE WEST 1120 FEET OF THE NORTH 260 FEET OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LAND CONTAINING 39,000.82 SQUARE FEET OR 0.80 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON AN BEARING OF N88°16'57"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

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Any objection to the said application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to D. Bruce May, Jr., Esq., Holland & Knight LLP, 315 S. Calhoun Street, Suite 800, Tallahassee, Florida 32301, within thirty (30) days from the date of this notice. The objection must state the grounds for the objection with particularity.

CPI CITRUS PARK UTILITY TRS, L.L.C.
Steven P. Adler
12629 New Brittany Blvd.
Building #118
Fort Myers, FL 33907
Office: 238-750-0504
Fax: 238-275-0848
CPICitrusParkUtility@gmail.com