

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: 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.

DOCKET NO. 20260012-WS
ORDER NO. PSC-2026-0299-PAA-WS
ISSUED: August 24, 2026

The following Commissioners participated in the disposition of this matter:

GABRIELLA PASSIDOMO SMITH, Chairman
GARY F. CLARK
MIKE LA ROSA
BOBBY PAYNE
ANA ORTEGA

NOTICE OF PROPOSED AGENCY ACTION
ORDER APPROVING REVISED SERVICE
AVAILABILITY CHARGES AND POLICY

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

Background

First Coast Regional Utilities, Inc. (FCRU or Utility) is a Class C water and wastewater utility in Duval, Baker, and Nassau Counties. In 2022, this Commission granted the Utility's original certificates and approved the Utility's current service availability charges.¹ The approved service availability charges were based on preliminary construction plans. Currently, there are no existing facilities. FCRU indicated that it was in the final phase of design and construction cost components have considerably changed. The Utility stated that revisions to the service availability charges are necessary in order to remain in compliance with our rules and ensure the appropriate cost are recovered through the charges. On January 6, 2026, the Utility filed an application to revise its water and wastewater main extension charge, plant capacity charge, and service availability policy to account for the changes in cost.

By Order No. PSC-2026-0077-PCO-WS, we suspended the Utility's proposed tariffs to allow staff sufficient time to review the Utility's petition and gather all pertinent information.²

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.*

² Order No. PSC-2026-0077-PCO-WS, issued March 23, 2026.

On March 4, 2026, the Utility provided responses to Commission staff's first data request. On July 17, 2026, the Utility provided certain corrections to the proposed service availability policy contained in the tariff.³

We have jurisdiction in this case pursuant to Sections 367.091, 367.101, and 367.121(1)(a), Florida Statutes (F.S.).

Decision

Pursuant to Section 367.101, F.S., this Commission shall set just and reasonable charges and conditions for service availability. Service availability charges are one-time charges applicable to new connections, which allow customers to pay their pro rata share of the facilities and plant costs. Rule 25-30.580, F.A.C., establishes guidelines for designing service availability charges. Pursuant to Rule 25-30.580(1), F.A.C., the maximum amount of contributions-in-aid-of-construction (CIAC), net of amortization, should not exceed 75 percent of the total original cost, net of depreciation, of the Utility's facilities and plant when the facilities and plant are at their designed capacity. Rule 25-30.580(2), F.A.C., provides that the minimum amount of CIAC should not be less than the percentage of such facilities and plant that is represented by water transmission and distribution and sewage collection systems.

FCRU's existing water service availability charges consist of \$3,158 for the main extension, \$752 for plant capacity, \$285 for meter installation, and \$610 for service installation. For wastewater service availability, the charges consist of \$4,833 for main extension, \$1,250 for plant capacity, and actual costs for lateral installation. The existing policy for both water and wastewater address only the applicability of the service availability charges. The Utility is not requesting any changes to its meter installation and service/lateral installation charges.

Main Extension Charge and Plant Capacity Charge

FCRU requested revised main extension charges of \$759 for water and \$994 for wastewater to recover a portion of the cost of the Utility's transmission and distribution and collection system from future customers. The main extension charges decreased as a result of the Utility planning to install fewer lines than originally projected. FCRU proposed plant capacity charges of \$1,766 for water and \$9,281 for wastewater to allow the Utility to recover all or part of its capital costs associated with the construction or expansion of treatment facilities. As mentioned in the background, the initial charges were based on preliminary construction plans. FCRU is in the final stages of design and has updated costs for its planned facilities. Although the Utility's plant in service decreased for both water and wastewater, the capacity of the treatment facility decreased for wastewater, resulting in increased plant capacity charges for the wastewater system. Capacity determines how many equivalent residential connections can be served by the treatment facility.

FCRU's revised service availability charges result in contribution levels of 69.66 percent for water and 65.61 percent for wastewater. FCRU's revised service availability charges are

³ Document No. 04459-2026.

reasonable and result in contribution levels that are within the guidelines established in Rule 25-30.580, F.A.C. However, the Utility anticipates receiving future contributions of facilities from developers and we recognize that these contributions could cause FCRU to exceed the guidelines established by rule. Through our earnings surveillance process, our staff can monitor the contribution levels and the service availability charges can be revisited if and when the Utility exceeds the guidelines of the rule. Therefore, we approve the requested service availability charges.

The revised service availability policy is more comprehensive than the existing policy and aligns with the rules pertaining to service availability. Within its service availability policy, FCRU indicated that it would assess actual costs for inspections and plan reviews, which we find is reasonable. Therefore, we also approve the revised service availability policy.

Conclusion

We find that FCRU's existing water and wastewater service availability charges and policy shall be revised. We approve the Utility's requested main extension charges of \$759 for water and \$994 for wastewater and plant capacity charges of \$1,766 for water and \$9,281 for wastewater. The revised service availability policy complies with our rules and is therefore also approved. The approved charges and policy shall be effective for connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. FCRU shall be required to collect its approved service availability charges until authorized to change them by this Commission in a subsequent proceeding.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that First Coast Regional Utilities, Inc.'s proposed revised service availability charges and policy, as discussed in the body of this Order, are hereby approved, effective for connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. FCRU shall collect its approved service availability charges until authorized to change them by us in a subsequent proceeding. It is further

ORDERED that the provisions of this Order, issued as proposed agency action, shall become final and effective upon the issuance of a Consummating Order unless an appropriate petition, in the form provided by Rule 28-106.201, Florida Administrative Code, is received by the Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that if a protest is filed within 21 days of the Order, the tariff should remain in effect with the charge held subject to refund pending resolution of the protest. If no timely protest is filed, a consummating order shall be issued and the docket should be closed administratively once Commission staff verifies that the revised tariff sheet has been filed and the notice of the charge has been approved by staff and provided to property owners.

By ORDER of the Florida Public Service Commission this 24th day of August, 2026.



ADAM TEITZMAN
Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399
(850) 413-6770
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.

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NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing that is available under Section 120.57, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing will be granted or result in the relief sought.

Mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing.

The action proposed herein is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on September 14, 2026.

In the absence of such a petition, this order shall become final and effective upon the issuance of a Consummating Order.

Any objection or protest filed in this/these docket(s) before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.