

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for grandfather certificate to  
operate water utility in Columbia County by  
Consolidated Water Works, Inc.

DOCKET NO. 20240121-WU  
ORDER NO. PSC-2025-0175-PAA-WU  
ISSUED: May 29, 2025

The following Commissioners participated in the disposition of this matter:

MIKE LA ROSA, Chairman  
ART GRAHAM  
GARY F. CLARK  
ANDREW GILES FAY  
GABRIELLA PASSIDOMO SMITH

NOTICE OF PROPOSED AGENCY ACTION  
ORDER APPROVING MISCELLANEOUS SERVICE CHARGES  
AND  
FINAL ORDER ACKNOWLEDGING GRANDFATHER APPLICATION,  
GRANTING WATER CERTIFICATE NO. 693-W, AND  
CONTINUING EXISTING RATES, CHARGES, AND DEPOSITS

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission (Commission) that the action discussed herein is preliminary in nature—except with regard to acknowledging the grandfather application, granting Certificate No. 693-W, and continuing existing rates, charges, and deposits—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

On May 16, 2024, the Board of County Commissioners of Columbia County adopted Resolution No. 2024R-13 (Resolution), transferring regulation of the privately-owned, for-profit water and wastewater utilities in Columbia County to us. Effective upon the adoption of the Resolution, all non-exempt water and wastewater systems in Columbia County became subject of the provisions of Chapter 367, Florida Statutes (F.S.). By Order No. PSC-2024-0222-FOF-WS, we acknowledged the Resolution.<sup>1</sup>

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<sup>1</sup> Order No. PSC-2024-0222-FOF-WS, issued July 1, 2024, in Docket No. 20240089-WS, *In re: Resolution of the Board of County Commissioners of Columbia County declaring Columbia County subject of the provisions of Section 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 August 14, 2024, Consolidated Water Works, Inc. (Consolidated or Utility) filed an application for a certificate under grandfather rights to provide water service in Columbia County pursuant to Section 367.171(2), F.S., and Rule 25-30.035, F.A.C. The Utility's initial application was found to be deficient and Commission staff sent a deficiency letter on September 20, 2024.<sup>2</sup> Consolidated filed a response to the deficiencies on October 22, 2024.<sup>3</sup> The application was still found to be deficient. Commission staff issued a second deficiency letter on November 21, 2024.<sup>4</sup> Consolidated cured the deficiencies on March 19, 2025.<sup>5</sup>

The Consolidated system has been in existence since 1974 and currently serves 235 residential customers. The Utility's service area is located in the Suwannee River Water Management District. This Order addresses the application for a grandfather water certificate and rates and charges. We have jurisdiction over this matter pursuant to Section 367.171, F.S.

### Decision

#### I. Acknowledgment of Application for Grandfather Water Certificate

The Utility's application for certificate under grandfather rights to provide water service in Columbia 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. As the Utility has its own treatment facilities, the application contains warranty deeds 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 Background above, Consolidated has been in existence since 1974 and currently serves 235 residential 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 2024 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.

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<sup>2</sup> Document No. 09109-2024, filed September 20, 2024, in Docket No. 20240121-WU, *In re: Application for grandfather certificate to operate water utility in Columbia County by Consolidated Water Works, Inc.*

<sup>3</sup> Document No. 09642-2024, filed October 22, 2024, in Docket No. 20240121-WU, *In re: Application for grandfather certificate to operate water utility in Columbia County by Consolidated Water Works, Inc.*

<sup>4</sup> Document No. 09973-2024, filed November 21, 2024, in Docket No. 20240121-WU, *In re: Application for grandfather certificate to operate water utility in Columbia County by Consolidated Water Works, Inc.*

<sup>5</sup> Document No. 01938-2025, filed March 19, 2025, in Docket No. 20240121-WU, *In re: Application for grandfather certificate to operate water utility in Columbia County by Consolidated Water Works, Inc.*

Based on the foregoing, we hereby grant Consolidated Certificate No. 693-W to serve the territory described in Attachment A. This Order shall serve as the Utility's certificate and shall be retained by the Utility.

## II. Rates, Charges, and Deposits

Columbia County Board of County Commissioners approved the Utility's current monthly water rates by Resolution Number 2024R-05 on March 21, 2024. The monthly water rates consist of a base facility charge and gallonage charge per 1,000 gallons. Consolidated's water charges consist of miscellaneous service charges that have been in effect since the Utility was acquired by the existing owner, but some of the miscellaneous service charges are not consistent with Florida Statutes or Commission Rules and are addressed in Section III. The Utility's existing Violation Reconnection Charge and Premise Visit Charge, however, shall remain unchanged and are hereby approved. The Utility is fully built out and has no service availability charges.

We find that, of the Utility's rates, charges, and deposits that were approved by Columbia County and in effect when Columbia County transferred jurisdiction to us, only the rates, charges, and initial customer deposit shown on Schedule No. 1, and the Utility's existing Violation Reconnection Charge and Premise Visit Charge, are appropriate and, therefore, are approved. The rates, charges, and initial customer deposit shown on Schedule No. 1 shall 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. The Utility shall be required to charge the approved Violation Reconnection Charge and Premise Visit Charge, as well as the rates, charges, and initial customer deposit shown in Schedule No. 1 until authorized to change them by us in a subsequent proceeding.

## III. Miscellaneous Service Charges

Consolidated did not request to revise its existing miscellaneous service charges. The Utility's current miscellaneous service charges for water service consist of various charges and are shown on Table 1. Section 367.091, F.S., authorizes us to establish, increase, or change a rate or charge other than monthly rates or service availability charges. We find that some of the Utility's existing charges, namely the Initial Connection and Normal Reconnection charges, must be revised to conform with Rule 25-30.460, F.A.C. As discussed in Section II, the Utility's existing Violation Reconnection Charge and Premise Visit Charge are approved without modification, but are shown below for illustrative purposes.

**Table 1**  
**Consolidated Water Works, Inc.**  
**Existing Miscellaneous Service Charges**

|                               | <u>Existing Water</u> |
|-------------------------------|-----------------------|
| Initial Connection Charge     | \$25.00               |
| Normal Reconnection Charge    | \$25.00               |
| Violation Reconnection Charge | \$25.00               |
| Premise Visit Charge          | \$25.00               |

Source: Utility's current tariff and response to this Commission's noted deficiencies

Premises Visit Charge and Violation Reconnection Charge

As shown in Table 1, the Utility's existing miscellaneous service charges include initial connection and a normal reconnection charges. However, pursuant to Rule 25-30.460(2)(a), F.A.C., initial connection and normal reconnection charges are subsumed within the definition of the premises visit charge. Therefore, the initial and normal reconnection charges shall be removed. The Utility's definition for "premise visit charge" shall be updated to comply with Rule 25-30.460, F.A.C. The appropriate water miscellaneous service charges shown on Table 2 are hereby approved.

**Table 2**  
**Consolidated Water Works, Inc.**  
**Commission-Approved Miscellaneous Service Charges**

|                                       |         |
|---------------------------------------|---------|
| Premise Visit Charge                  | \$25.00 |
| Violation Reconnection Charge (Water) | \$25.00 |

The Utility's existing Violation Reconnection Charge and Premise Visit Charge remain unchanged and were approved in Section II. They are included above for illustrative purposes. The Initial Connection Charge and Normal Reconnection Charge shall be removed because they fall within Rule 25-30.460(2)(a), F.A.C.'s, definition of premises visit charge. The Utility shall be required to file a proposed customer notice to reflect our approved charges. The approved charges shall 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(2), F.A.C. In addition, the tariff sheets shall be approved upon Commission staff's verification that the tariffs are consistent with our decision and that the proposed customer notice is adequate.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that Consolidated Water Works, Inc.'s grandfather application is hereby acknowledged and Consolidated Water Works, Inc. is granted Certificate No. 693-W, effective May 16, 2024, to serve the territory described in Attachment A of this Order. This Order shall serve as Consolidated Water Works, Inc.'s certificate and shall be retained by Consolidated Water Works, Inc. It is further

ORDERED that the rates, charges, and initial customer deposits shown on attached Schedule No. 1 are appropriate and approved. In addition, Consolidated Water Works, Inc.'s existing Violation Reconnection Charge and Premise Visit Charge are approved. These charges, as well as the rates, charges, and initial customer deposits shown in Schedule No. 1, shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets. Consolidated Water Works, Inc. shall charge the approved Violation Reconnection Charge and Premise Visit Charge, as well as the rates, charges, and initial customer deposits shown in Schedule No. 1, until authorized to change them by this Commission in a subsequent proceeding. It is further

ORDERED that the appropriate miscellaneous service charges shown in Table 2 are hereby approved. Consolidated Water Works, Inc. shall file a proposed customer notice to reflect the Commission-approved charges. The approved charges shall 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 shall be approved upon Commission staff's verification that the tariffs are consistent with our decision and that the proposed customer notice is adequate. It is further

ORDERED that the provisions of this Order that are 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 or Judicial Review" attached hereto. It is further

ORDERED that in the event this Order becomes final, this docket shall remain open for Commission staff's verification that the revised tariff sheets and customer notice were filed by Consolidated Water Works, Inc. and approved by Commission staff. Once this action is complete, this docket shall be closed administratively.

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By ORDER of the Florida Public Service Commission this 29th day of May, 2025.



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

CMM

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, except with regard to acknowledging the grandfather application and granting Certificate No. 693-W and continuing existing rates, charges, and deposits, 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 June 19, 2025.

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 docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

Any party adversely affected by the Commission's final action in this matter may request:

- 1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or
- 2) judicial review by the First District Court of Appeal in the case of a water and/or wastewater utility by filing a notice of appeal with the Office of Commission Clerk, and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

**DESCRIPTION OF TERRITORY SERVED**

**Consolidated Water Works, Inc.**  
**Columbia County Water Service Area**

**Azalea Park Legal Description:**

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ , SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN S 89°22'00" E ALONG THE NORTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  410.80 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 89°22'00" E, ALONG SAID NORTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  995.20 FEET, THENCE S 0°40'00" E ALONG THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  1361.70 FEET, THENCE N 88°16'30" W ALONG THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  1406.25 FEET, THENCE N 9°02'00" E PARALLEL TO STATE ROAD NO. 47 A DISTANCE OF 694.65 FEET, THENCE S 89°16'30" W PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  417.00 FEET, THENCE N 9°02'00" E ALONG THE EAST LINE OF STATE ROAD NO. 47 A DISTANCE OF 296.00 FEET, THENCE S 89°22'00" E, PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  597.00 FEET, THENCE N 9°02'00" E PARALLEL TO STATE ROAD NO. 47 A DISTANCE OF 369.00 FEET TO THE POINT OF BEGINNING. SAID LAND LYING IN THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ , AND THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND CONTAINING 42.23 ACRES MORE OR LESS.

**Shady Oaks Acres Unit 1 Legal Description:**

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST, AND RUN N 0°20'30" W, 40 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. S-242 TO THE POINT OF BEGINNING, THENCE CONTINUE N 0°20'30" W ALONG THE WEST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SOUTHEAST  $\frac{1}{4}$  995.0 FEET, THENCE N 89°03'30" E, 705 FEET, THENCE S 0°20'30" E 995 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, THENCE S 89°03'30" W, 705 FEET, TO THE POINT OF BEGINNING.

**Shady Oaks Acres Unit 2 Legal Description:**

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF SOUTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST AND RUN THENCE N 89°03'30" E, ALONG THE SOUTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SOUTHEAST  $\frac{1}{4}$ , 705.00 FEET, THENCE N 0°20'30" W, 145.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 0°20'30" W, 865.00 FEET, THENCE N 89°03'30" E 750.00 FEET, THENCE S 0°20'30" E 970.00 FEET, TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. S-242, THENCE S 89°03'30" W ALONG SAID NORTH RIGHT OF WAY LINE 540.00 FEET, THENCE N 0°20'30" W, 105.00 FEET, THENCE S 89°03'30" W, 210.00 FEET TO THE POINT OF BEGINNING.



Shady Oaks Acres Unit 2 Addition Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHEAST ONE-QUARTER (SE  $\frac{1}{4}$ ), SECTION 20, TOWNSHIP 4-SOUTH, RANGE 16-EAST, AND RUN THENCE N  $89^{\circ}03'30''$  E, ALONG THE SOUTH LINE OF SAID SECTION, 1245.00 FEET, THENCE N  $0^{\circ}20'30''$  W, 40.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. S-242 AND TO THE POINT OF BEGINNING, THENCE CONTINUE N  $0^{\circ}20'30''$  W, 970.00 FEET, THENCE N  $89^{\circ}03'30''$  E, 1310.03 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 247, THENCE S  $41^{\circ}30'0''$  W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, 1029.81 FEET, THENCE S  $89^{\circ}03'30''$  W, 433.04 FEET, THENCE S  $0^{\circ}22'46''$  E, 210.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. S-242, THENCE S  $89^{\circ}03'30''$  W, 190.14 FEET, TO THE POINT OF BEGINNING.

242 Village Legal Description:

THE SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT, RIGHT-OF-WAY FOR STATE ROAD 242.

**FLORIDA PUBLIC SERVICE COMMISSION**

**authorizes  
Consolidated Water Works, Inc.  
pursuant to  
Certificate Number 693-W**

to provide water service in Columbia 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.

| <u>Order Number</u>  | <u>Date Issued</u> | <u>Docket Number</u> | <u>Filing Type</u>      |
|----------------------|--------------------|----------------------|-------------------------|
| PSC-2025-0175-PAA-WU | 05/29/2025         | 20240121-WU          | Grandfather Certificate |

**Consolidated Water Works  
Monthly Water Rates**

**Residential and General Service**

Base Facility Charge by Meter Size

|                 |         |
|-----------------|---------|
| All Meter Sizes | \$11.49 |
|-----------------|---------|

|  |         |
|--|---------|
| Charge Per 1,000 gallons – Residential and General Service | \$11.49 |
|--|---------|

**Initial Customer Deposits**

|                          |         |
|--------------------------|---------|
| Residential – All Meters | \$75.00 |
|--------------------------|---------|