

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (Wooten, Ellis) *TB*
Office of the General Counsel (Farooqi, Stiller) *SPS*

RE: Docket No. 20250125-WS – Application for amendment of Certificate Nos. 680-W and 578-S for water and wastewater service territories in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.

AGENDA: 03/03/26 – Regular Agenda – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Administrative

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

First Coast Regional Utilities, Inc. (FCRU or Utility) was issued original water and wastewater Certificate Nos. 680-W and 578-S by the Commission on May 25, 2022, to operate in Duval, Baker, and Nassau Counties.¹ FCRU anticipates providing service to approximately 2,500 residential and 300 commercial equivalent residential connections (ERCs) within its 11,861 acre service territory. The Utility is in the St. Johns Water Management District.

On October 14, 2025, FCRU filed an application with the Commission for an amendment of Certificate Nos. 680-W and 578-S to expand its water and wastewater service territory. The application was initially found to be deficient, and a deficiency letter was issued on October 30, 2025. The Utility filed a response to the deficiencies on November 19, 2025. A second

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.*

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deficiency letter was issued on December 10, 2025, and the application was deemed complete on December 23, 2025, which is considered the official filing date.

The proposed service territory to be added, Midpoint Commons, is adjacent to FCRU's current service territory in Baker County and totals approximately 2,133 acres. There are currently no existing lines nor treatment facilities in Midpoint Commons. A portion of Midpoint Commons is planned for commercial development, part of which will be served by the City of Macclenny. The City does not have the capacity to service the entire area, which is expected to consist of approximately 1,000 commercial ERCs and 2,500 residential ERCs. Therefore, the Midpoint Commons development has also requested service from the Utility. The combined service area would total approximately 14,111 acres, inclusive of the current service territory and the proposed expansion.

This recommendation addresses the Utility's request to extend its water and wastewater service territory. The Commission has jurisdiction pursuant to Section 367.045, Florida Statutes (F.S.).

Discussion of Issues

Issue 1: Should the Commission approve First Coast Regional Utilities, Inc.'s application for amendment of Certificate Nos. 680-W and 578-S to expand its territory from its certificated water and wastewater service territory in Duval, Baker, and Nassau Counties?

Recommendation: Yes. The Commission should amend Certificate Nos. 680-W and 578-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as FCRU's amended certificate and should be retained by the Utility. The Utility should charge future customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by the Commission in a subsequent proceeding. (Wooten, Farooqi)

Staff Analysis:

Legal Standard

Applications for amendments of service territory are governed by Section 367.045, F.S., and Rule 25-30.036, Florida Administrative Code (F.A.C.). The statute provides that the Commission may grant, amend, or deny a certificate in whole or in part or with modifications in the public interest. The rule provides all of the requirements the applicant must provide in an application for amendment to a certificate of authorization to extend or delete service area. In granting or amending a certificate, the Commission does not need to consider any local comprehensive plan unless an objection is timely made. No such objection has been made in this proceeding.

Analysis

The Utility's application to amend its authorized service territory is in compliance with the governing Statute, Section 367.045, F.S., and Rule 25-30.036, F.A.C. The appropriate filing fee as required by Section 367.145(2), F.S., was received by the Commission on October 16, 2025. Revised tariff sheets were provided with the Utility's application. FCRU provided notice of the application pursuant to Section 367.045, F.S., and Rule 25-30.030(5), F.A.C.

FCRU provided adequate service territory maps and territory descriptions to Commission staff. A description of the territory requested to be added by the Utility, as well as the resulting service territory description, is appended to this recommendation as Attachment A. The Utility submitted an affidavit with its October 14, 2025, application consistent with Rule 25-30.036(2)(q), F.A.C., stating that it has tariffs and annual reports on file with the Commission.

FCRU is currently in the planning and permitting phases of construction for its water and wastewater systems. The planned water treatment plant will have an initial capacity of 1.0 million gallons per day (MGD) and is planned to be expandable to 2.0 MGD. The treatment process is expected to treat water with chlorination that will be stored in a storage tank that would be equipped with a mixing device intended to assist with disinfection.

The planned wastewater treatment plant will be a biological treatment system with an initial capacity of 0.3 MGD and would be expandable to 2.0 MGD. The treated effluent will be pumped

to a ground storage tank, with effluent disposal through percolation ponds. Both the water and wastewater treatment facilities would be able to expand as needed to meet the needs of the original service territory and proposed service territory. As such, the Utility is anticipated to have adequate capacity to meet the needs of the expanded service territory.

The Utility provided a current Department of Environmental Protection Agency (DEP) permit and a copy of the Utility's current consumptive use permit from the SJRWMD, consistent with Rules 25-30.036(2)(j) and (k), F.A.C., respectively. As there are currently no existing facilities, there are no DEP or County Health Department reports.

Conclusion

Based on the information above, staff recommends that the Commission should amend Certificate Nos. 680-W and 578-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as FCRU's amended certificate and should be retained by the Utility. The Utility should charge future customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by the Commission in a subsequent proceeding.

Issue 2: Should this docket be closed?

Recommendation: If staff's recommendation in Issue 1 is approved, no further action will be necessary, and this docket should be closed upon issuance of the order. (Farooqi)

Staff Analysis: If staff's recommendation in Issue 1 is approved, no further action will be necessary, and this docket should be closed upon issuance of the order.

**FIRST COAST REGIONAL UTILITIES, INC.
DUVAL, BAKER, AND NASSAU COUNTIES
WATER AND WASTEWATER SERVICE AREA**

301 Parcel

A portion of Sections 28, 31, 32 and 33, Township 2 South, Range 23 East, all of Sections 4, 5, 6, 7, 8, 9 and 17, and a portion of Sections 3, 10, 15, 16, 18, 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, together with a portion of Sections 25, 26, 27, 33, 34, 35 and 36, Township 2 South, Range 22 East, all of Sections 12, 13 and 24, and a portion of Sections 1, 2, 3, 11, 14, 23, 25 and 26, Township 3 South, Range 22 East, Baker County, Florida, together with a portion of Sections 29, 30 and 31, Township 2 South, Range 23 East, Nassau County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township 2 South, Range 23 East; thence North $00^{\circ}01'21''$ West, along the Westerly line of said Section 31, a distance of 2796.10 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $00^{\circ}01'21''$ West, along said Westerly line of Section 31, a distance of 279.43 feet to its intersection with the Northerly limited access right of way line of Interstate No. 10 (State Road No. 8), a 300 foot limited access right of way at this point, as presently established; thence Southwesterly along said Northerly limited access right of way line the following 3 courses: Course 1, thence South $77^{\circ}26'31''$ West, departing said Westerly line, 4622.69 feet to the point of curvature of a curve concave Southerly having a radius of 11,594.04 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $14^{\circ}51'39''$, an arc length of 3007.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $70^{\circ}00'41''$ West, 2998.73 feet; Course 3, thence South $62^{\circ}34'52''$ West, 9297.94 feet to its intersection with the Easterly line of Section 4, Township 35, Range 22 East; thence North $00^{\circ}20'32''$ West, departing said Northerly limited access right of way line and along said Easterly line, 1181.59 feet; thence North $00^{\circ}12'44''$ West, continuing along said Easterly line, 1537.23 feet to the Northeast corner of Section 4, said Township 3 South, Range 22 East; thence South $87^{\circ}56'40''$ West, along the Northerly line of last said Section 4, a distance of 2641.22 feet; thence North $12^{\circ}20'13''$ West, departing said Northerly line, 1343.87 feet; thence South $89^{\circ}13'11''$ West, 320.43 feet; thence North $01^{\circ}12'19''$ West, 2541.27 feet to a point lying on the Southerly right of way line of CSX Railroad, a variable width right of way as presently established; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence North $77^{\circ}39'30''$ East, 1151.90 feet; Course 2, thence North $77^{\circ}38'43''$ East, 2042.04 feet; Course 3, thence North $77^{\circ}37'43''$ East, 1372.71 feet; thence North $07^{\circ}53'20''$ West, departing said Southerly right of way line, 348.00 feet to a point lying on the Southerly right of way line of U.S. Highway No. 90 (State Road No. 10), a variable width right of way as presently established; thence North $77^{\circ}50'40''$ East, along said Southerly right of way line, 477.82 feet; thence North $77^{\circ}49'28''$ East, continuing along said Southerly right of way line, 4077.64 feet; thence South $12^{\circ}21'52''$ West, departing said Southerly right of way line, 365.87 feet to a point lying on said Southerly right of way line of CSX Transportation Railroad; thence North $77^{\circ}38'43''$ East, along said Southerly right of way line, 243.87 feet; thence North $77^{\circ}40'43''$ East, continuing along said Southerly right of way

line, 1121.92 feet; thence North $11^{\circ}15'34''$ West, departing said Southerly right of way line, 329.25 feet to a point lying on said Southerly right of way line of U.S. Highway No. 90; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence North $77^{\circ}49'28''$ East, 1371.16 feet to the point of curvature of a curve concave Southerly having a radius of 5689.66 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of $04^{\circ}07'57''$, an arc length of 410.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $79^{\circ}53'27''$ East, 410.29 feet; Course 3, thence North $81^{\circ}57'25''$ East, 528.43 feet; thence South $00^{\circ}57'44''$ West, departing said Southerly right of way line, 1080.73 feet; thence North $89^{\circ}39'11''$ East, 1368.16 feet; thence North $02^{\circ}26'55''$ West, 1256.61 feet to a point lying on said Southerly right of way line of U.S. Highway No. 90; thence Northeasterly along the Southerly and Southeasterly right of way line of said U.S. Highway No. 90 the following 13 courses: Course 1, thence North $81^{\circ}57'25''$ East, 5326.11 feet; Course 2, thence North $83^{\circ}43'11''$ East, 35.46 feet to the point of curvature of a curve concave Northwesterly having a radius of 1465.39 feet; Course 3, thence Northeasterly along the arc of said curve, through a central angle of $17^{\circ}28'30''$, an arc length of 446.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $74^{\circ}58'56''$ East, 445.21 feet; Course 4, thence North $66^{\circ}14'41''$ East, 2919.19 feet; Course 5, thence South $23^{\circ}45'19''$ East, 67.00 feet; Course 6, thence North $66^{\circ}14'41''$ East, 2423.53 feet to a point lying on the Westerly line of said Section 29, Township 2 South, Range 23 East; Course 7, thence North $01^{\circ}03'23''$ East, along said Westerly line, 73.81 feet; Course 8, thence North $66^{\circ}14'41''$ East, departing said Westerly line, 473.55 feet; Course 9, thence South $23^{\circ}45'19''$ East, 24.28 feet; Course 10, thence North $66^{\circ}14'41''$ East, 820.21 feet; Course 11, thence North $23^{\circ}45'19''$ West, 24.28 feet; Course 12, thence North $66^{\circ}14'41''$ East, 1328.45 feet to the point of curvature of a curve concave Southeasterly having a radius of 1399.39 feet; Course 13, thence Northeasterly along the arc of said curve, through a central angle of $12^{\circ}25'11''$, an arc length of 303.34 feet a point on said curve, said arc being subtended by a chord bearing and distance of North $72^{\circ}27'16''$ East, 302.75 feet; thence South $00^{\circ}37'00''$ West, departing said Southeasterly right of way line, 2636.77 feet to a point lying on the Northerly right of way line of said CSX Railroad; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South $83^{\circ}25'36''$ West, 50.82 feet; Course 2, thence South $02^{\circ}02'34''$ West, 50.57 feet; Course 3, thence South $83^{\circ}25'36''$ West, 430.31 feet; thence North $89^{\circ}45'25''$ West, departing said Northerly right of way line, 891.56 feet; thence South $00^{\circ}17'37''$ West, 1369.31 feet; thence South $89^{\circ}48'34''$ West, 1336.66 feet to a point lying on the Westerly line of said Section 29 Township 25, Range 23 East; thence South $01^{\circ}03'23''$ West, along said Westerly line, 1367.61 feet to the Southwest corner of said last Section 29; thence North $89^{\circ}46'35''$ East, along the Southerly line of last said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North $00^{\circ}09'35''$ East, along the Easterly line of last said Section 29, a distance of 2685.44 feet; thence North $89^{\circ}51'30''$ East, departing said Easterly line, 2349.72 feet; thence South $01^{\circ}00'44''$ West, 2699.45 feet to a point lying on the Southerly line of said Section 28 Township 25, Range 23 East; thence North $89^{\circ}56'32''$ East, along said Southerly line, 990.82 feet to a point lying on the Northerly limited access right of way line of Interstate No. 10 (State Road No. 8) a variable width limited access right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly along said Northerly limited access right of way line the following 3 courses: Course 1, thence South $85^{\circ}45'37''$ West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve

concave Southerly having a radius of 23068.31 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $06^{\circ}33'27''$, an arc length of 2640.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $82^{\circ}28'54''$ West, 2638.73 feet; Course 3, thence South $79^{\circ}12'10''$ West, 3013.43 feet; thence South $46^{\circ}06'56''$ West, departing said Northerly limited access right of way line, 4887.43 feet; thence Due South, 438.28 feet; thence South $89^{\circ}08'52''$ East, 4708.98 feet; thence North $89^{\circ}59'13''$ East, 5245.32 feet; thence South $89^{\circ}47'34''$ East, 5252.38 feet; thence North $89^{\circ}36'51''$ East, 833.91 feet; thence South $29^{\circ}17'25''$ East, 198.21 feet; thence South $50^{\circ}34'45''$ East, 114.79 feet; thence South $38^{\circ}07'06''$ East, 849.24 feet to the point of curvature of a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $46^{\circ}18'27''$, an arc length of 420.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $61^{\circ}16'20''$ East, 408.93 feet; thence South $84^{\circ}25'33''$ East, 493.91 feet to the point of curvature of a curve concave Northerly having a radius of 1000.00 feet; thence Easterly along the arc of said curve, through a central angle of $13^{\circ}01'31''$, an arc length of 227.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $89^{\circ}03'42''$ East, 226.84 feet; thence North $82^{\circ}32'56''$ East, 145.54 feet; thence North $89^{\circ}27'34''$ East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 5 courses: Course 1, thence South $18^{\circ}55'48''$ West, 1785.80 feet; Course 2, thence South $18^{\circ}55'47''$ West, 5851.81 feet; Course 3, thence South $18^{\circ}56'27''$ West, 1781.26 feet; Course 4, thence North $71^{\circ}02'55''$ West, 32.00 feet; Course 5, thence South $18^{\circ}57'05''$ West, 1024.91 feet; thence North $00^{\circ}30'52''$ East, departing said Westerly right of way line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North $89^{\circ}30'18''$ West, departing said Easterly line and along said Northerly line, 105.00 feet, thence North $01^{\circ}10'37''$ East, departing said Northerly line of Section 15, a distance of 225.00 feet; thence North $89^{\circ}30'18''$ West, 225.00 feet to a point lying on the Westerly line of said Section 10; thence South $01^{\circ}10'37''$ West, along said Westerly line, 225.00 feet to the Northwest corner of said Section 15; thence South $00^{\circ}30'52''$ West, along the Westerly line of said Section 15, a distance of 990.00 feet; thence South $89^{\circ}30'18''$ East, departing said Westerly line, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence Southwesterly along said Westerly right of way line the following 9 courses: Course 1, thence South $18^{\circ}57'05''$ West, 4565.72 feet; Course 2, thence South $71^{\circ}18'37''$ East, 32.09 feet; Course 3, thence South $18^{\circ}48'12''$ West, 91.40 feet; Course 4, thence South $19^{\circ}02'58''$ West, 1903.63 feet; Course 5, thence South $18^{\circ}58'32''$ West, 854.92 feet; Course 6, thence North $71^{\circ}01'28''$ West, 22.00 feet; Course 7, thence South $18^{\circ}58'00''$ West, 3713.49 feet; Course 8, thence South $71^{\circ}02'00''$ East, 22.00 feet; Course 9, thence South $18^{\circ}58'03''$ West, 238.56 feet; thence South $89^{\circ}56'02''$ West, departing said Westerly right of way line, 1035.38 feet; thence South $00^{\circ}19'39''$ West, 1326.85 feet; thence South $89^{\circ}51'06''$ East, 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South $18^{\circ}58'03''$ West, along said Westerly right of way line, 411.90 feet; thence North $71^{\circ}00'26''$ West, departing said Westerly right of way line, 161.05 feet; thence South $18^{\circ}59'34''$ West, 180.00 feet; thence North $71^{\circ}00'26''$ West, 90.00 feet; thence North $18^{\circ}59'34''$ East, 180.00 feet; thence North $71^{\circ}00'26''$ West, 390.00 feet; thence South $18^{\circ}59'34''$ West, 180.00 feet; thence North $71^{\circ}00'26''$ West, 30.00 feet; thence South $18^{\circ}59'36''$ West, 80.00 feet; thence South $18^{\circ}54'10''$ West, 178.95 feet; thence North $71^{\circ}05'50''$ West, 135.00 feet; thence South $18^{\circ}54'10''$ West, 258.34 feet; thence South $71^{\circ}05'50''$ East,

255.00 feet; thence South $18^{\circ}54'10''$ West, 178.34 feet; thence South $71^{\circ}05'50''$ East, 45.00 feet; thence North $18^{\circ}54'10''$ East, 436.68 feet; thence North $71^{\circ}05'50''$ West, 45.00 feet; thence North $18^{\circ}54'10''$ East, 178.77 feet; thence South $71^{\circ}00'26''$ East, 551.17 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South $18^{\circ}58'03''$ West, along said Westerly right of way line, 356.24 feet; thence North $71^{\circ}05'50''$ West, departing said Westerly right of way line, 280.76 feet; thence South $18^{\circ}54'10''$ West, 258.34 feet; thence North $71^{\circ}05'50''$ West, 45.00 feet; thence South $18^{\circ}54'10''$ West, 258.34 feet; thence South $71^{\circ}05'50''$ East, 45.00 feet; thence South $18^{\circ}54'10''$ West, 356.69 feet; thence North $71^{\circ}05'50''$ West, 405.37 feet to a point lying on the Easterly line of said Section 29, Township 3 South, Range 23 East; thence North $00^{\circ}19'41''$ East, along said Easterly line, 4219.23 feet to the corner common to said Sections 20, 21, 28 and 29, last said Township and Range; thence North $89^{\circ}51'06''$ West, along the Northerly line of last said Section 29, a distance of 2621.91 feet; thence South $00^{\circ}32'07''$ West, departing said Northerly line, 3956.58 feet; thence South $89^{\circ}57'47''$ East, 1250.59 feet; thence South $00^{\circ}18'53''$ West, 1071.87 feet to the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a variable width right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South $86^{\circ}24'08''$ West, 2689.67 feet to the point of curvature of a curve concave Northerly having a radius of 11399.16 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $03^{\circ}50'21''$, an arc length of 763.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $88^{\circ}19'19''$ West, 763.70 feet; Course 3, thence North $89^{\circ}45'30''$ West, 2988.94 feet; thence North $00^{\circ}37'29''$ West, departing said Northerly right of way line, 1266.06 feet; thence North $89^{\circ}48'21''$ West, 1329.53 feet; thence North $89^{\circ}59'50''$ West, 1293.71 feet to a point lying on the Westerly line of said Section 30 Township 35, Range 23 East; thence South $00^{\circ}25'12''$ West, along said Westerly line, 1197.72 feet to a point lying on the Northeasterly right of way line of said County Road No. 228; thence Northwesterly along said Northeasterly right of way line the following 5 courses: Course 1, thence South $00^{\circ}27'02''$ West, continuing along said Westerly line, 10.22 feet to a point on a curve concave Northeasterly having a radius of 2814.79 feet; Course 2, thence Northwesterly, departing said Westerly line and along the arc of said curve, through a central angle of $29^{\circ}38'35''$, an arc length of 1456.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $62^{\circ}56'16''$ West, 1440.10 feet; Course 3, thence North $48^{\circ}06'59''$ West, 4279.13 feet; Course 4, thence North $48^{\circ}05'02''$ West, 1951.98 feet to a point on a curve concave Northeasterly having a radius of 1742.47 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of $19^{\circ}23'33''$, an arc length of 589.77 feet to its intersection with the Southerly line of said Section 23, said arc being subtended by a chord bearing and distance of North $38^{\circ}18'20''$ West, 586.95 feet; thence North $88^{\circ}35'30''$ West, departing said Northeasterly right of way line and along said Southerly line, 330.65 feet; thence North $01^{\circ}11'40''$ East, departing said Southerly line, 22.27 feet; thence North $48^{\circ}06'08''$ West, 758.73 feet to a point on a curve concave Northeasterly having a radius of 3645.43 feet; thence Northwesterly along the arc of said curve, through a central angle of $43^{\circ}58'14''$, an arc length of 2797.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $26^{\circ}03'11''$ West, 2729.46 feet; thence North $04^{\circ}00'15''$ West, 7196.95 feet to the point of curvature of a curve concave Westerly having a radius of 1345.00 feet; thence Northerly along the arc of said curve, through a central angle of $29^{\circ}32'07''$, an arc length of 693.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $18^{\circ}46'19''$ West, 685.68 feet; thence North

49°13'56" East, 9.19 feet to a point lying on the Southwesterly right of way line of said County Road No. 228; thence North 40°46'21" West, along said Southwesterly right of way line, 1001.38 feet; thence North 75°50'34" East, departing said Southwesterly right of way line, 1401.89 feet to the point of curvature of a curve concave Northwesterly having a radius of 1909.86 feet; thence Northeasterly, along the arc of said curve, through a central angle of 41°38'58", an arc length of 1388.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 55°01'07" East, 1357.95 feet; thence North 34°11'36" East, 13246.82 feet to a point lying on the Southerly limited access right of way line of said Interstate No. 10, a 330 foot limited access right of way as presently established; thence North 79°12'10" East, along said Southerly limited access right of way line, 51.63 feet to the Point of Beginning.

Less and Except from the above described lands the following:

Exception Parcel A (Revised)

A portion of Sections 18 and 19, Township 3 South, Range 23 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 19; thence North 00°28'56" East, along the West line of said Section 19, a distance of 1000.02 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°28'56" East, along said West line of Section 19, a distance of 4246.29 feet to the Northwesterly corner thereof; thence North 00°28'20" East, along the West line of said Section 18, a distance of 4646.30 feet; thence South 89°40'53" East, departing said West line, 4665.72 feet; thence South 00°54'39" West, 4625.31 feet to a point lying on the South line of said Section 18; thence South 00°53'22" West, 682.99 feet; thence South 89°06'38" East, 616.98 feet to a point lying on the East line of said Section 19; thence South 00°53'22" West, along said East line, 700.02 feet; thence North 89°06'38" West, departing said East line, 616.98 feet; thence South 00°53'22" West, 2871.05 feet; thence North 89°51'04" West, 4600.88 feet to the Point of Beginning.

Exception Parcel B

A portion of Section 20, Township 3 South, Range 23 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, begin at the Northwest corner of said Section 20; thence South 00°53'22" West, along the West line of said Section 20, a distance of 1091.96 feet to the Point of Beginning.

From said Point of Beginning, thence North 89°38'47" East, departing said West line, 1396.84 feet; thence South 73°54'19" East, 624.12 feet; thence South 69°40'09" East, 1692.00 feet; thence South 58°49'25" East, 1913.07 feet to a point lying on the East line of said Section 20; thence South 00°55'09" West, along said East line, 127.49 feet; thence North 48°44'13" West,

departing said East line, 57.82 feet; thence North 58°49'25" West, 1910.90 feet; thence North 69°40'09" West, 1678.81 feet; thence North 73°54'19" West, 605.97 feet; thence South 89°38'47" West, 1384.55 feet to a point lying on the West line of said Section 20; thence North 00°53'22" East, along said West line, 100.02 feet to the Point of Beginning.

Exception Parcel C (Revised)

A portion of Section 21, Township 3 South, Range 23 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 21; thence North 00°55'09" East, along the West line of said Section 21, a distance of 2305.48 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°55'09" East, along said West line, 127.49 feet; thence South 49°30'26" East, departing said West line, 210.33 feet; thence South 48°44'13" East, 1989.21 feet; thence North 41°15'47" East, 85.00 feet; thence South 48°44'13" East, 217.74 feet to the point of curvature of a curve concave Northeasterly and having a radius of 576.50 feet; thence Southeasterly, along and around the arc of said curve, through a central angle of 11°14'16", an arc distance of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 54°21'21" East, 112.89 feet; thence South 59°58'29" East, 120.84 feet to the point of curvature of a curve concave Northeasterly and having a radius of 643.90 feet; thence Southeasterly, along and around the arc of said curve, through a central angle of 11°00'00", an arc distance of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 65°28'29" East, 123.43 feet; thence South 70°58'29" East, 146.25 feet to a point lying on the Westerly right-of-way line of U.S. Highway No. 301, a variable width right of way as presently established; thence South 18°58'00" West, along said Westerly right-of-way line, 397.77 feet; thence North 48°44'13" West, departing said Westerly right-of-way line, 853.10 feet; thence North 41°15'47" East, 57.53 feet; thence North 48°44'13" West, 2116.98 feet to the Point of Beginning.

Exception Parcel D

A portion of Sections 13 and 24, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 24; thence North 00°28'56" East, along the East line of said Section 24, a distance of 1513.79 feet to the Point of Beginning.

From said Point of Beginning, thence North 89°29'14" West, departing said East line of Section 24, a distance of 200.14 feet; thence North 00°29'09" East, 5231.52 feet; thence South 89°30'49" East, 199.98 feet to a point lying on the East line of said Section 13; thence South 00°29'20" West, along the East line of said Section 13, a distance of 1499.07 feet to the Northeast corner of said Section 24; thence South 00°28'56" West, along said East line of Section 24, a distance of 3732.53 feet to the Point of Beginning.

Less and Except a portion of Sections 19 and 30, Township 3 South, Range 23 East, Duval County, Florida, being more particularly described as follows.

For a Point of Beginning, commence at the Southwest corner of said Section 19, thence North $00^{\circ}28'56''$ East, along the Westerly line of said Section 19, a distance of 1000.02 feet; thence South $89^{\circ}51'04''$ East, departing said Westerly line, 4600.88 feet; thence South $00^{\circ}54'03''$ West, 6225.09 feet to a point lying on the Northerly right of way line of Maxville Macclenny Highway, a variable width right of way as presently established; thence North $89^{\circ}45'30''$ West, along said Northerly right of way line, 1906.17 feet; thence North $00^{\circ}37'29''$ West, departing said Northerly right of way line, 1266.06 feet; thence North $89^{\circ}48'21''$ West, 1329.53 feet; thence North $89^{\circ}59'50''$ West, 1293.71 feet to a point lying on the Westerly line of said Section 30; thence Northerly along said Westerly line the following 3 courses: Course 1, thence North $00^{\circ}28'42''$ East, 1318.91 feet; Course 2, thence North $00^{\circ}27'02''$ East, 1319.15 feet; Course 3, thence North $00^{\circ}27'02''$ East, 1319.77 feet to the Point of Beginning.

Less and Except any portion lying within the limited access right of way of Interstate No. 10 (State Road No. 8), a variable width limited access right of way as presently established.

Less and Except any portion lying within the right of way of County Road No. 228 (Maxville Macclenny Highway), a variable width right of way as presently established.

Less and Except any portion lying within the right of way of CSX Railroad, a variable width right of way as presently established.

Less and except the sovereign lands of the State of Florida, if any.

Containing 14,111.55 acres, more or less.

FLORIDA PUBLIC SERVICE COMMISSION
authorizes
First Coast Regional Utilities, Inc.
pursuant to
Certificate Number 680-W

to provide water service in Baker, Duval, and Nassau Counties 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.

Order Number	Date Issued	Docket Number	Filing Type
PSC-2022-0193-FOF-WS	05/25/2022	20190168-WS	Original Certificate
*	*	20250125-WS	Amendment of Certificate

*Order Number and date to be provided at time of issuance.

FLORIDA PUBLIC SERVICE COMMISSION
authorizes
First Coast Regional Utilities, Inc.
pursuant to
Certificate Number 578-S

to provide wastewater service in Baker, Duval, and Nassau Counties 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.

Order Number	Date Issued	Docket Number	Filing Type
PSC-2022-0193-FOF-WS	05/25/2022	20190168-WS	Original Certificate
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