FILED 2/16/2022
DOCUMENT NO. 01252-2022
FPSC - COMMISSION CLERK

FLORIDA PUBLIC SERVICE COMMISSION

EXHIBIT INDEX

FOR THE HEARING DATED 02/01/2022 IN DOCKET 20190168-WS

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46.	FCRU's Response to Staff's 1st Request for Production of Documents Nos. 1-9 (including attachments for Nos. 3-9) Bates Nos. 00085-00089	891
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60.	FCRU's Response to JEA's 2nd Interrogatories Nos. 23-28, 30-32, 35 Bates Nos. 00206-00254	1012
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62.	FCRU's Response to JEA's 1st Request for Production of Documents Nos. 6, 9-10, 15 (including all attachments) Bates Nos. 00289-00295	1095
63.	FCRU's Response to JEA's 2nd Request for Production of Documents Nos. 17, 23-24 (including all attachments) Bates Nos. 00296-00302	1102
64.	FCRU Response to JEA's Motion to Compel Discovery Affidavit of Robert Kennelly [DN 02407-2021] Bates Nos. 00303-00314	1109
65.	FCRU Response to JEA's Amended Motion to Compel Discovery [DN 00304-2022] Bates Nos. 00315-00318	1121
66.	First Coast's Deficiency Letter Response Bates Nos. 00319-00325	1125
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Docket No. 20190168-WS Comprehensive Exhibit List for Entry into Hearing Record February 1-2, 2022					
EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
STAFF					
1		Exhibit List	Comprehensive Exhibit List		
FIRST COAST REGIONAL UTILITES, INC. – DIRECT					
2	Deborah D. Swain	DDS-1	Accounting Information Dated June 2019		
3	Deborah D. Swain	DDS-2	Water Tariff		
4	Deborah D. Swain	DDS-3	Waste Water Tariff (error Labeled DDS-2)		
5	Robert Kennelly	RK-1	Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service		
6	Bevin A. Beaudet	BAB-1	Curriculum Vitae		
7	Bevin A. Beaudet	BAB-2	Feasibility Assessment		
8	Bevin A. Beaudett	BAB-3	Maps of the Proposed Initial Lines and Facilities		
JEA – DIRECT					
9	Julia E. Crawford	JEC-1	Curriculum Vitae		
10	Julia E. Crawford	JEC-2	Table Comparing the Proposed Rates and Charges of the Applicant to those of JEA	9	

Docket No. 20190168-WS Comprehensive Exhibit List for Entry into Hearing Record February 1-2, 2022					
EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
11	Julia E. Crawford	JEC-3	JEA Water and Sewer Rate Document	9	
12	Julia E. Crawford	JEC-4	JEA and Other Municipal Water and Sewer Rates in Florida Compared to the Applicant's Proposed Rates	9	
13	Robert J. Zammataro	RJZ-1	Curriculum Vitae		
14	Robert J. Zammataro	RJZ-2	Private Utility Systems Acquired by JEA	7, 9	
15	Robert J. Zammataro	RJZ-3	JEA Honors and Awards	9	
16	Robert J. Zammataro	RJZ-4	City of Jacksonville-JEA Franchise Agreement	4, 9, 18-19	
17	Robert J. Zammataro	RJZ-5	Nassau County-JEA Franchise Agreement	4, 9	
18	Susan .R. West	SRW-1	Curriculum Vitae		
19	Susan R. West	SRW-2	City of Jacksonville Ordinance 2010-874 ("PUD Ordinance")	4	
20	Susan R. West	SRW-3	Report of the Planning and Development Department for Application for Rezoning 2010 to Planned Unit Development	4	
21	Susan R. West	SRW-4	City of Jacksonville Comprehensive Plan Infrastructure Element	3, 4	
22	Susan R. West	SRW-5	August 9, 2019 JEA Proposal to 301 Partners	4, 22	

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EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
FIRST COAST REGIONAL UTILITES, INC. -– REBUTTAL					
23	Bevin A. Beaudet	BAB-4	Photos of AMUC facilities		
24	Bevin A. Beaudet	BAB-5	JEA Management Presentation		
25	Bevin A. Beaudet	BAB-6	Preliminary Cost Estimate		
26	Bevin A. Beaudet	BAB-7	Life Cycle Cost Analysis		
27	Paul Gandy, PE	BPG-1	Resume of Bernard Paul Gandy		
28	Paul Gandy, PE	BPG-2	Globaltech Images		
29	Scott D. Kelly	SDK-1	Maps		
30	Scott D. Kelly	SDK-2	Maps		
31	Deborah D. Swain	DDS-4	Resume		
32	Deborah D. Swain	DDS-5	Moody's Investor Services		
33	Deborah D. Swain	DDS-6	Cash Flow Statements		
34	Deborah D. Swain	DDS-7	2021 Budget Snapshot		
35	Deborah D. Swain	DDS-8	Preliminary Finance Terms		

Docket No. 20190168-WS Comprehensive Exhibit List for Entry into Hearing Record February 1-2, 2022					
EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
36	Deborah D. Swain	DDS-9	Revised Accounting Schedules		
37	Robert Kennelly	RK-2	Maps		
STAFF HEARING EXHIBITS					
38	Kennelly (10, 14, 19, 20); Swain (11-13 & attachment 1); Beaudet (2-9 & 15-18 & attachment 16); Gandy (attachment 16)	Staff Exhibit 38	FCRU's Response to Staff's 1st Interrogatories Nos. 1-20. (including attachments for Nos. 1 and 16) *Bates Nos. 00001-00013*	6, 7, 8, 10	
39	Kennelly (21); Swain	Staff Exhibit 39	FCRU's Response to Staff's 2nd Interrogatories Nos. 21-25 *Bates Nos. 00014-00018*	7, 11	
40	Swain, Beaudet & Kennelly (26-27)	Staff Exhibit 40	FCRU's Response to Staff's 3rd Interrogatories Nos. 26-27 *Bates Nos. 00019-00026*	10	
41	Kennelly (28, 29, and 34-36); Beaudet (30-33)	Staff Exhibit 41	FCRU's Response to Staff's 4th Interrogatories Nos. 28-36 *Bates Nos. 00027-00059*	2, 3, 4, 6, 7, 9, 15	

Docket No. 20190168-WS Comprehensive Exhibit List for Entry into Hearing Record February 1-2, 2022					
EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
42	Kennelly (37-38); Swain (39-49)	Staff Exhibit 42	FCRU's Response to Staff's Amended 5th Interrogatories Nos. 37-49 *Bates Nos. 00060-00071*	11, 12, 16	
43	Kennelly (50)	Staff Exhibit 43	FCRU's Response to Staff's 6th Interrogatories No. 50 *Bates Nos. 00072-00075*	2	
44	Swain (51-52)	Staff Exhibit 44	FCRU's Response to Staff's 7th Interrogatories Nos. 51-52 *Bates Nos. 00076-00080*	11	
45	Swain (53)	Staff Exhibit 45	FCRU's Response to Staff's 8th Interrogatories No. 53 *Bates Nos. 00081-00084*	5	
46	Beaudet (1-4 & 7 & attachments 3-4); Kennelly (4-9 & attachments 5-9)	Staff Exhibit 46	FCRU's Response to Staff's 1st Request for Production of Documents Nos. 1-9 (including attachments for Nos. 3-9) *Bates Nos. 00085-00089*	1, 3, 7	
47	Swain	Staff Exhibit 47	FCRU's Response to Staff's 2nd Request for Production of Documents Nos. 10-11 *Bates Nos. 00090-00094*	11	
48	Beaudet (12) Swain (12-14 & all attachments)	Staff Exhibit 48	FCRU's Response to Staff's 3rd Request for Production of Documents Nos. 12-13 (including attachment for No. 12) *Bates Nos. 00095-00098*	10	
49		Staff Exhibit 49	FCRU's Response to Staff's 4th Request for Production of Documents No. 16 *Bates Nos. 00099-00101*	3	

Docket No. 20190168-WS Comprehensive Exhibit List for Entry into Hearing Record February 1-2, 2022					
EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
50	Deborah D. Swain (17 & Ex. 1) Robert Kennelly (18 and Ex. 2) Bevin Beaudet (19& 20 and Ex. 3 & 4)	Staff Exhibit 50	FCRU's Response to Staff's 5th Request for Production of Documents Nos. 17-20 (including all attachments) *Bates Nos. 00102-00104*	10	
51	Swain	Staff Exhibit 51	FCRU's Response to Staff's 6th Request for Production of Documents No. 21-23 *Bates Nos. 00105-00107*	11	
52	Kennelly (24)	Staff Exhibit 52	FCRU's Response to Staff's 7th Request for Production of Documents No. 24 *Bates Nos. 00108-00123*	3	
53	Swain (25-27, & attachments 25&27); Kennelly (26 & attachment 26)	Staff Exhibit 53	FCRU's Response to Staff's 8th Request for Production of Documents Nos. 25-27 (including all attachments) *Bates Nos. 00124-00137*	10	
54	West (1-4); Zammataro (1-4 and 5-11)	Staff Exhibit 54	JEA's Response to Staff's 1st Interrogatories Nos. 1-11 *Bates Nos. 00138-00147*	2, 3, 4, 7, 9	
55		Staff Exhibit 55	JEA's Response to Staff's 1st Request for Production of Documents Nos. 1-2 *Bates Nos. 00148-00153*	4	
56		Staff Exhibit 56	JEA's Response to FCRU's 1st Interrogatories Nos. 6-7 *Bates Nos. 00154-00161*	2, 4	

Docket No. 20190168-WS **Comprehensive Exhibit List for Entry into Hearing Record** **February 1-2, 2022**					
EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
57	Orfano	Staff Exhibit 57	JEA's Response to FCRU's 3rd Interrogatories Nos. 58-59, 63, 67-71, 76-78, 105, and 110-112 *Bates Nos. 00162-00186*	4, 7	
58		Staff Exhibit 58	JEA's Response to FCRU's 2nd Request for Admissions Nos. 11-15 *Bates Nos. 00187-00193*	4	
59	Beaudet (5, 7, 11, 19); Kennelly 7, 11, 12, 16); Swain (19)	Staff Exhibit 59	FCRU's Response to JEA's 1st Interrogatories Nos. 5, 7, 11-12, 16, 19 *Bates Nos. 00194-00205*	2, 6, 7	
60	Beaudet (23-28, 30-32 & attachment 25, 27-28) Kennelly (35)	Staff Exhibit 60	FCRU's Response to JEA's 2nd Interrogatories Nos. 23-28, 30-32, 35 *Bates Nos. 00206-00254*	2, 4, 6, 7	
61	Beaudet (43-59; 61-62; 82-87 & attachments for Nos. 43,45,47,49); Kennelly (63, 64-66, 72, 80); Gandy (81); Kelly (88-89, 91-93)	Staff Exhibit 61	FCRU's Response to JEA's 3rd Interrogatories Nos. 43-51, 53-59, 61-66, 68, 72, 80-89, 91-93 *Bates Nos. 00255-00288*	2, 7	

Docket No. 20190168-WS Comprehensive Exhibit List for Entry into Hearing Record February 1-2, 2022					
EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
62	Beaudet, Kennelly, Kelly, Gandy, Swain (6 & 15); Beaudet, Swain, Wharton (9); Beaudet, Kennelly (10)	Staff Exhibit 62	FCRU's Response to JEA's 1st Request for Production of Documents Nos. 6, 9-10, 15 (including all attachments) *Bates Nos. 00289-00295*	2, 6, 7	
63	Kennelly (17); Kelly (23-24)	Staff Exhibit 63	FCRU's Response to JEA's 2nd Request for Production of Documents Nos. 17, 23-24 (including all attachments) *Bates Nos. 00296-00302*	1, 4	
64	Kennelly	Staff Exhibit 64	FCRU Response to JEA's Motion to Compel Discovery Affidavit of Robert Kennelly [DN 02407-2021] *Bates Nos. 00303-00314*	2, 5, 10	
65	Kennelly	Staff Exhibit 65	FCRU Response to JEA's Amended Motion to Compel Discovery [DN 00304-2022] *Bates Nos. 00315-00318*	5	
66		Staff Exhibit 66	First Coast's Deficiency Letter Response *Bates Nos. 00319-00325*		

Docket No. 20190168-WS Comprehensive Exhibit List for Entry into Hearing Record February 1-2, 2022					
EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
67		Staff Exhibit 67	Updated PUD Ordinance (City of Jacksonville Ordinance 2021-693-E), pages 215-252 [DN: 00788-2022] *Bates Nos. 00326-00364*		
68	Bevin A. Beaudet	Hearing Exhibit 68	Preliminary Absorption Schedule (FCRU 000940)		
69	Bevin A. Beaudet Robert Kennelly	Hearing Exhibit 69	JEA Planning / Development Meeting Minutes (01/23/2018) (2018 Direct Connect Alternative) (JEA_001776-001777)		Not entered
70	Robert Kennelly	Hearing Exhibit 70	August 9, 2019 Letter to Paul Harden (JEA Onsite Proposal) (JEA_002122-002124)		
71	Robert Kennelly	Hearing Exhibit 71	75 Page Valuation – Confidential **Confidential DN: 00851-2022**		
72	Bevin A. Beaudet	Hearing Exhibit 72	July 24, 2019 Letter from Paul Harden (FCRU Option to Purchase Offer to JEA) (JEA_001803-001806)		
73	Deborah D. Swain	Hearing Exhibit 73	Credit Ratings Scales by Agency, Long-Term Chart		
74	Deborah D. Swain	Hearing Exhibit 74	Moody's Ratings for JEA's Water and Sewer System Bonds, June 24, 2021		
75	Deborah D. Swain	Hearing Exhibit 75	Fitch Rating for JEA, Florida dated June 30, 2021		

Docket No. 20190168-WS Comprehensive Exhibit List for Entry into Hearing Record February 1-2, 2022					
EXH #	**Witness**	**I.D. # As Filed**	**Exhibit Description**	**Issue Nos.**	**Entered**
76	Deborah D. Swain	Hearing Exhibit 76	Wells Fargo Securities Final Numbers for JEA Water and Sewer System Revenue Bonds, 2021 Series		
77	Deborah D. Swain	Hearing Exhibit 77	JEA Website pages on JEA Board Members and Senior Management		Not entered
78	Deborah D. Swain	Hearing Exhibit 78	Comparison of residential bills using rates provided in DDS-9		
79	Deborah D. Swain	Hearing Exhibit 79	Comparison of Municipal Utility rates to FCRU using updated rates provided in DDS-9		

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 2
PARTY: DDS-1
DESCRIPTION: Accounting Information Dated June 2019

Exhibit DDS-1

Accounting Information

Dated June 2019

EXHIBIT "H"

FINANCIAL REPORT OF MILIAN, SWAIN & ASSOCIATES

First Coast Regional Utilities, Inc.

Application for Original Certificate

Accounting Information

Docket No.

June 2019

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Docket No.

Index

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Schedule 1 Summary
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Projected Rate Base at 100% and 80% of Designed Capacity

Line No	Description	Year 5 100%	Year 4 80%	Referenced Schedule No.
1	**Water Rate Base**			
2				
3	Utility Plant in Service	$ 16,170,000	$ 16,170,000	1 A
4	Accumulated Depreciation	(2,302,200)	(1,790,600)	1 A Support
5	Contributions in Aid of Construction	(11,387,875)	(9,110,300)	1 A Support
6	Accumulated Amortization of CIAC	662,086	423,735	1 A Support
7	Working Capital Allowance	79,368	67,306	
8	Water Rate Base	$ 3,221,379	$ 5,760,141	
9				
10				
11				
12	**Wastewater Rate Base**			
13				
14	Utility Plant in Service	$ 35,283,750	$ 35,283,750	1 B
15	Accumulated Depreciation	(6,093,785)	(4,739,611)	1 B Support
16	Contributions in Aid of Construction	(17,716,738)	(14,173,390)	1 B Support
17	Accumulated Amortization of CIAC	1,030,043	659,227	1 B Support
18	Working Capital Allowance	237,427	201,345	
19	Wastewater Rate Base	$ 12,740,697	$ 17,231,322	

Schedule 1A
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Pro Forma Water Utility Plant
Projected December Year 4

Line No.	NARUC Acct.	Description		Water	Accumulated Depreciation
1	301	Organization		$ 80,000	$ 7,000
2	302	Franchises			
3	303	Land and Land Rights		50,000	
4	304	Structures and Improvements		906,250	99,120
5	305	Collecting and Impounding Reservoirs			
6	306	Lake, River and Other Intakes			
7	307	Wells and Springs		2,500,000	291,667
8	309	Supply Mains			
9	310	Power Generation Equipment			
10	311	Pumping Equipment		750,000	131,250
11	320	Water Treatment Equipment		2,500,000	397,727
12	330	Distribution Reservoirs and Standpipes			
13	331	Transmission and Distribution Mains		6,837,500	556,541
14	333	Services		1,617,500	141,531
15	334	Meters and Meter Installation			
16	335	Hydrants		743,750	57,847
17	339	Other Plant and Miscellaneous Equipment			
18	340	Office Furniture and Equipment			
19	341	Transportation Equipment		185,000	107,917
20	343	Tools, Shop and Garage Equipment			
21	345	Power Operated Equipment			
22	346	Communication Equipment			
23	348	Other Tangible Plant			
24				$ 16,170,000	$ 1,790,600
25					
26		Treatment Capacity (gpd)	1,000,000	3,704 ERCs	
27		Line Capacity		2,913 ERCs	
28		ERC =		270 GPD	

Schedule 1B
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Pro Forma Wastewater Utility Plant
Projected December Year 4

Line No.	NARUC Acct.	Description	Wastewater	Accumulated Depreciation
1	351	Organization	$ 80,000	$ 7,000
2	352	Franchises		
3	353	Land and Land Rights	100,000	
4	354	Structures and Improvements	7,656,250	837,402
5	355	Power Generation Equipment	5,000,000	875,000
6	360	Collecting Wastewater - Force	1,150,000	134,167
7	361	Collecting Wastewater - Gravity	9,025,000	701,944
8	361	Manholes	1,900,000	221,667
9	362	Special Collecting Structures		
10	363	Services to Customers		
11	364	Flow Measuring Devices		
12	365	Flor Measuring Installations		
13	370	Receiving Wells		
14	371	Pumping Equipment	3,500,000	680,556
15	374	Reuse Distribution Reservoirs	2,000,000	175,000
16	375	Reuse T & D	-	-
17	380	Treatment and Disposal Equipment	2,437,500	473,958
18	381	Plant Sewers		
19	382	Outfall Wastewater Lines		
20	389	Other Plant and Miscellaneous Equipment		
21	390	Office Furniture and Equipment		
22	391	Transportation Equipment	185,000	107,917
23	393	Tools, Shop and Garage Equipment		
24	395	Power Operated Equipment		
25	397	Miscellaneous	2,250,000	525,000
26			$ 35,283,750	$ 4,739,611
27				
28		Treatment Capacity (gpd)	1,000,000	4,630 ERCs
29		Line Capacity		2,913 ERCs
30		ERC =		216 GPD

First Coast Regional Utilities, Inc.
Water Plant, Depreciation, CIAC and Amortization

Schedule 2A
Page 1 of 3
Docket No.

Type	Year 1	Year 2	Year 3	Year 4	Year 5		TOTAL
Cumm. Homes							0
331 T & D	$6,837,500						$6,837,500
333 Services	$1,617,500						$1,617,500
335 Hydrants	$743,750						$743,750
TOTAL	$9,198,750	$0	$0	$0	$0		$9,198,750

CIAC Table		
Fee	$ 3,910.00	Schedule 4
Total T&D cost	9,198,750	Schedule 1B
Total Factored ERCs	2,913	Capacity

Year	Year 1	Year 2	Year 3	Year 4	Year 5		TOTAL
Factored ERCs	583	583	583	583	583		2,913
Annual CIAC	$2,277,575	$2,277,575	$2,277,575	$2,277,575	$2,277,575		$11,387,875

Engineering, permitting and construction admin included

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Accounting Information
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First Coast Regional Utilities, Inc.
Water Plant, Depreciation, CIAC and Amortization

Schedule 2A
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	Depreciation	Annual addition for year					Accumulated Depreciation				
Type	Life	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
ERC											
331 T & D	43	$ 159,012	$ -	$ -	$ -	$ -	$ 79,506	$ 238,517	$ 397,529	$ 556,541	$ 715,552
333 Services	40	$ 40,438	$ -	$ -	$ -	$ -	$ 20,219	$ 60,656	$ 101,094	$ 141,531	$ 181,969
335 Hydrants	45	$ 16,528	$ -	$ -	$ -	$ -	$ 8,264	$ 24,792	$ 41,319	$ 57,847	$ 74,375

TOTAL	$755,919	$971,896

CIAC Table											
Year	Amortization	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	43	$ 52,967	$ 52,967	$ 52,967	$ 52,967	$ 52,967	$ 26,483	$ 105,934	$ 238,351	$423,735	$662,086

Engineering, permitting and construction admin included

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First Coast Regional Utilities, Inc.
Water Plant, Depreciation, CIAC and Amortization

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	Depreciation Expense				
Type	Year 1	Year 2	Year 3	Year 4	Year 5
ERC					
331 T & D	$ 79,506	$ 159,012	$ 159,012	$ 159,012	$ 159,012
333 Services	$ 20,219	$ 40,438	$ 40,438	$ 40,438	$ 40,438
335 Hydrants	$ 8,264	$ 16,528	$ 16,528	$ 16,528	$ 16,528

TOTAL	$215,977	$215,977

CIAC Table					
Year	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	$ 26,483	$ 79,450	$ 132,417	$185,384	$238,351

Engineering, permitting and construction admin included

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First Coast Regional Utilities, Inc.
Wastewater Plant, Depreciation, CIAC and Amortization

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Type	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Cumm. Homes						
Sewer Laterals	$2,375,000					$2,375,000
Collec. Sys	$8,550,000					$8,550,000
Force Main	$1,150,000					$1,150,000
Master LS	$2,000,000					$2,000,000
TOTAL	$14,075,000	$0	$0	$0	$0	$14,075,000

CIAC Table		
Fee	$ 6,083.00	
Total cost Year 5	14,075,000	Schedule 1B
Total Factored ERCs	2,913	Capacity

Year	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Factored ERCs	583	583	583	583	583	2,913
Annual CIAC	$3,543,348	$3,543,348	$3,543,348	$3,543,348	$3,543,348	$17,716,738

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Type	Depreciation Life	Annual addition for year					Accumulated Depreciation				
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
Cumm. Homes											
Sewer Laterals	38	$ 62,500	$ -	$ -	$ -	$ -	$ 31,250	$ 93,750	$ 156,250	$ 218,750	$ 281,250
Collec. Sys	32	$ 267,188	$ -	$ -	$ -	$ -	$ 133,594	$ 400,781	$ 667,969	$ 935,156	$ 1,202,344
Force Main	30	$ 38,333	$ -	$ -	$ -	$ -	$ 19,167	$ 57,500	$ 95,833	$ 134,167	$ 172,500
Master LS	18	$ 111,111	$ -	$ -	$ -	$ -	$ 55,556	$ 166,667	$ 277,778	$ 388,889	$ 500,000
TOTAL										$1,676,962	$2,156,094

CIAC Table											
Year	Amortization	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	43	$ 82,403	$ 82,403	$ 82,403	$ 82,403	$ 82,403	$ 41,202	$ 164,807	$ 370,815	$659,227	$1,030,043

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Accounting Information
Exhibit DDS-1, Page 12 of 24

First Coast Regional Utilities, Inc.
Wastewater Plant, Depreciation, CIAC and Amortization

Schedule 2B
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	Depreciation Expense				
Type	Year 1	Year 2	Year 3	Year 4	Year 5
Cumm. Homes					
Sewer Laterals	$ 31,250	$ 62,500	$ 62,500	$ 62,500	$ 62,500
Collec. Sys	$ 133,594	$ 267,188	$ 267,188	$ 267,188	$ 267,188
Force Main	$ 19,167	$ 38,333	$ 38,333	$ 38,333	$ 38,333
Master LS	$ 55,556	$ 111,111	$ 111,111	$ 111,111	$ 111,111
TOTAL				$479,132	$479,132

CIAC Table					
Year	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	$ 41,202	$ 123,605	$ 206,009	$288,412	$370,815

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Accounting Information
Exhibit DDS-1, Page 13 of 24

Schedule 3 A
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Water System
Pro Forma Expenses for Water Utility based on projections at 80% Design Capacity
Year 4

Line No.	NARUC Acct. No.	Description		Water
1	601	Salaries and Wages - Employees	$	124,250
2	603	Salaries and Wages - Other		-
3	604	Employees Pensions and Benefits		12,400
4	610	Purchased Water		-
5	615	Purchased Power		28,000
6	616	Fuel for Power Production		-
7	618	Chemicals		24,500
8	620	Materials and Supplies		12,350
9	631	Contractual Services - Engineering		6,250
10	632	Contractual Services - Accounting		10,000
11	633	Contractual Services - Legal		3,000
12	634	Contractual Services - Mgmt. Fees		-
13	635	Contractual Services - Testing		12,750
14	636	Contractual Services - Other		5,000
15	640	Rents		
16	650	Transportation Expense		4,500
17	656	Insurance - Vehicle		2,500
18	657	Insurance - General Liability		10,000
19	658	Insurance - Workers Comp		3,100
20	659	Insurance - Other		5,000
21	660	Advertising Expense		1,000
22	665	Regulatory Commission Expense		-
23	670	Bad Debt Expense		-
24	675	Miscellaneous Expense		30,000
25	403	Depreciation - Net of CIAC Amortization		324,216
26	407	Amortization Expense - Org Cost		2,000
27	408	Taxes Other Than Income (1)		329,641
28		Total Expenses		950,457
29				
30		Average Cost per customer per month	$	21.76
31				
32	(1) Taxes other than Income			
33		Property Taxes (net tangible plant X 2018 millage 18.023)	$	259,161
34				
35		Regulatory Assessment Fees		70,480
36		Total		329,641

Schedule 3 B
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Wastewater System
Pro Forma Expenses for Wastewater Utility based on projections at 80% Design Capacity
Year 4

Line No.	NARUC Acct. No.	Description		Wastewater
1	701	Salaries and Wages - Employees	$	252,750
2	703	Salaries and Wages - Other		-
3	704	Employees Pensions and Benefits		25,280
4	710	Purchased Wastewater Treatment		-
5	711	Sludge Removal Expense		11,000
6	715	Purchased Power		81,000
7	716	Fuel for Power Production		-
8	718	Chemicals		45,000
9	720	Materials and Supplies		78,500
10	731	Contract Services - Engineering		10,000
11	732	Contract Services - Accounting		10,000
12	733	Contract Services - Legal		3,000
13	734	Contract Services - Mgmt. Fees		-
14	735	Contract Services - Testing		12,750
15	736	Contract Services - Other		5,000
16	741	Rental of Building/Real Property		-
17	742	Rental of Equipment		
18	750	Transportation Expense		4,500
19	756	Insurance - Vehicle		2,500
20	757	Insurance - General Liability		12,000
21	758	Insurance - Workers Comp		6,300
22	759	Insurance - Other		5,000
23	760	Advertising Expense		-
24	766	Regulatory Commission Expense		-
25	767	Regulatory Commission Expense - Other		-
26	770	Bad Debt Expense		-
27	775	Miscellaneous Expense		35,000
28	403	Depreciation - Net of CIAC Amortization		1,063,762
29	407	Amortization Expense - Org Cost		2,000
30	408	Taxes Other Than Income (1)		741,709
31		Total Expenses	$	2,407,051
32				
33		Average cost per customer per month	$	55.10
34				
35	(1) Taxes other than Income			
36		Property Taxes (net tangible plant X 2018 millage 18.023)	$	550,500
37				
38		Regulatory Assessment Fees		191,209
39		Total	$	741,709

Schedule 4
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Projected Capital Structure When Utility Reaches 80% Capacity

Line No.	(1) Class of Capital	(2) Reconciled to Rate Base (Schedule 1) Year 4 - 80%	(3) Ratio	(4) Cost Rate	(5) Weighted Cost
1	Long Term Debt	$ -			
2	Short Term Debt	-			
3	Preferred Stock	-			
4	Common Equity	22,519,463	97.95%	8.12%	7.95%
5	Customer Deposits	472,000	2.05%	2.00%	0.04%
6	Tax Credits - Zero Cost				
7	Tax Credits - Weighted Cost				
8	Accumulated Deferred Income Tax				
9	Other (Explain)				
10					
11	Total	$ 22,991,463	100.00%		7.99%
12					
13	Note: The cost of equity is based on the leverage formula in effect pursuant to Order No. PSC-2018-0327-PAA-WS				
14					
15					

16			General	
17	Outstanding Customer Deposit Balance	Residential	Service	
18	New Customers connected years 3 and 4	1,000	120	
19	Average monthly bill	$ 204.38	$ 305.65	
20	Deposit requested	$ 400.00	$ 600.00	
21				
22	Deposit balance Year 4 from new customers	$ 400,000	$ 72,000	$ 472,000

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Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Proof of Revenue
Projected December Year 4

Line No		Rates for Revenue Requirement	Total ERCs	Total Gallons	Revenue Required Annual Revenue
1	Revenue Proof For Water				
2	Requested Rates - Residential - Monthly				
3	Base Facility Charge	$ 41.05	24,000		$ 985,200.00
4	Gallonage Charge				
5	First 3,000 gls	$ 1.55		72,000	$ 111,600.00
6	Over 3,000 gls - 10,000 gls	$ 2.33		99,871	$ 232,699.90
7	Over 10,000 gls	$ 4.66		0	$ -
8	Total Residential Revenues				$ 1,329,499.90
9	Average Residential Bill				$ 55.40
10					
11	Requested Rates - General Service				
12	5/8" x 3/4"	$ 41.05	2,160		$ 88,668.00
13	3/4"	61.58	0		-
14	1"	102.63	720		73,893.60
15	1-1/2" Turbine	205.25	0		-
16	2" Turbine	328.40	0		-
17	3" Turbine	718.38	0		-
18	Charge per 1,000 gallons	$ 2.01		32,522	$ 65,368.22
19	Total General Service Revenues				$ 227,929.82
20	Average General Service Bill				$ 79.14
21					
22	Revenues from Miscellaneous Charges (50% to water)	$ 15.00	560		$ 8,400.00
23					
24	Total Water Revenue at 80% Design Capacity				$ 1,565,829.71
25					
26					
27	Revenue Proof For Wastewater				
28	Requested Rates - Residential - Monthly				
29	Base Facility Charge	$ 112.17	24,000		$ 2,692,080.00
30	Gallonage Charge, 10,000 gallons cap	$ 6.67		132,451	$ 883,449.50
31	Total Residential Revenues				$ 3,575,529.50
32	Average Residential Bill				$ 148.98
33					
34	Requested Rates - General Service				
35	5/8" x 3/4"	$ 112.17	2,160		$ 242,287.20
36	3/4"	168.26	0		-
37	1"	280.43	720		201,909.60
38	1-1/2" Turbine	560.85	0		-
39	2" Turbine	897.36	0		-
40	3" Turbine	1,962.98	0		-
41	Charge per 1,000 gallons	$ 8.00		26,017	$ 208,137.60
42	Total General Service Revenues				$ 652,334.40
43	Average General Service Bill				$ 226.51
44					
45	Requested Rates - Reclaimed Water				
46	Charge per 1,000 gallons	$ 0.50		25,229	$ 12,614.40
47					
48	Revenues from Miscellaneous Charges (50% to sewer)	$ 15.00	560		$ 8,400.00
49					
50	Total Wastewater Revenue at 80% Design Capacity				$ 4,248,878.30

Schedule 5
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Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Water System
Calculation of Rates for Water Utility based on projections at 80% Design Capacity
Projected Year 4

Line No.	NARUC Acct. No.	Description	Total Revenue Requirement	Allocation Percentage Base Facility Charge	Allocation Percentage Gallonage Charge	Allocation Amount Base Facility Charge	Allocation Amount Gallonage Charge
1	601	Salaries and Wages - Employees	$ 124,250	75%	25%	93,188	31,063
2	603	Salaries and Wages - Other					
3	604	Employees Pensions and Benefits	12,400	75%	25%	9,300	3,100
4	610	Purchased Water			100%	-	-
5	615	Purchased Power	28,000	75%	25%	21,000	7,000
6	616	Fuel for Power Production					
7	618	Chemicals	24,500		100%	-	24,500
8	620	Materials and Supplies	12,350	75%	25%	9,263	3,088
9	631	Contractual Services - Engineering	6,250	75%	25%	4,688	1,563
10	632	Contractual Services - Accounting	10,000	75%	25%	7,500	2,500
11	633	Contractual Services - Legal	3,000	75%	25%	2,250	750
12	634	Contractual Services - Mgmt. Fees		75%	25%	-	-
13	635	Contractual Services - Testing	12,750	75%	25%	9,563	3,188
14	636	Contractual Services - Other	5,000	75%	25%	3,750	1,250
15	640	Rents					
16	650	Transportation Expense	4,500	75%	25%	3,375	1,125
17	656	Insurance - Vehicle	2,500	75%	25%	1,875	625
18	657	Insurance - General Liability	10,000	75%	25%	7,500	2,500
19	658	Insurance - Workers Comp	3,100	75%	25%	2,325	775
20	659	Insurance - Other	5,000	75%	25%	3,750	1,250
21	660	Advertising Expense	1,000	75%	25%	750	250
22	665	Regulatory Commission Expense					
23	670	Bad Debt Expense					
24	675	Miscellaneous Expense	30,000	75%	25%	22,500	7,500
25		Total Operations & Maintenance Expenses	$ 294,600			$ 202,575	$ 92,025
26							
27	403	Depreciation - Net of CIAC Amortization	324,216	75%	25%	243,162	81,054
28							
29	407	Amortization Expense - Org Cost	2,000	75%	25%	1,500	500
30							
31	408	Taxes Other Than Income	329,641	75%	25%	247,231	82,410
32							
33		Income Taxes	155,480	75%	25%	116,610	38,870
34							
35		Net Operating Income	460,279	75%	25%	345,209	115,070
36							
37		Less: Revenues from Miscellaneous Charges	(8,400)	100%		(8,400)	-
38							
39		Total Revenue Requirement from Rates	$ 1,557,816			$ 1,147,887	$ 409,929
40							
41		Factored Bills (Monthly factored bills X 12)				27,960	
42		Annual Billable Gallons					204,393
43							
44		Base Facility Charge				$ 41.05	
45							
46		Gallonage Charge (per 1,000)					
47		Residential under 3000 gls	72,000				$ 1.55
48		Residential over 3000 gls - 10,000 gls	99,871				$ 2.33
49		Residential under 10,000 gls	0				$ 4.66
50		General Service	32,522				$ 2.01
51							
52		Monthly factored bills		80%		100%	
53				Bills	Factored	Bills	Factored
54		5/8" (Res)	1	2,000	2,000	2,500	2,500
55		5/8" (Comm)	1	180	180	225	225
56		3/4"	1.5	0	0	0	0
57		1"	2.5	60	150	75	188
58		1-1/2" Turbine	5	0	0	0	0
59		2" Turbine	8	0	0	0	0
60		3" Turbine	17.5	0	0	0	0
61							
62				2,240	2,330	2,800	2,913
63							
64		Annual billable gallons					
65		Residential Gallons (270 gpd)		197,100		246,375	
66		Under 3,000 gls	72,000				
67		Over 3,000 gls	125,100				
68		Reclaimed Water (20% wastewater residential)	(25,229)				
69		General Service Gallons	32,522	32,522		40,652	
70			204,393	229,622		287,027	

Schedule5
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Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Wastewater System
Calculation of Rates for Wastewater Utility based on projections at 80% Design Capacity
Projected Year 4

Line No.	NARUC Acct. No.	Description	Total Revenue Requirement	Allocation Percentage Base Facility Charge	Allocation Percentage Gallonage Charge	Allocation Amount Base Facility Charge	Allocation Amount Gallonage Charge
1		Operations & Maintenance Expenses					
2	701	Salaries and Wages - Employees	252,750	75%	25%	189,563	63,188
3	703	Salaries and Wages - Other					
4	704	Employees Pensions and Benefits	25,280	75%	25%	18,960	6,320
5	710	Purchased Wastewater Treatment			100%	-	-
6	711	Sludge Removal Expense	11,000		100%	-	11,000
7	715	Purchased Power	81,000	75%	25%	60,750	20,250
8	716	Fuel for Power Production					
9	718	Chemicals	45,000		100%	-	45,000
10	720	Materials and Supplies	78,500	75%	25%	58,875	19,625
11	731	Contractual Services - Engineering	10,000	75%	25%	7,500	2,500
12	732	Contractual Services - Accounting	10,000	75%	25%	7,500	2,500
13	733	Contractual Services - Legal	3,000	75%	25%	2,250	750
14	734	Contractual Services - Mgmt. Fees		75%	25%	-	-
15	735	Contractual Services - Testing	12,750	75%	25%	9,563	3,188
16	736	Contractual Services - Other	5,000	75%	25%	3,750	1,250
17	740	Rents				-	-
18	750	Transportation Expense	4,500	75%	25%	3,375	1,125
19	756	Insurance - Vehicle	2,500	75%	25%	1,875	625
20	757	Insurance - General Liability	12,000	75%	25%	9,000	3,000
21	758	Insurance - Workers Comp	6,300	75%	25%	4,725	1,575
22	759	Insurance - Other	5,000	75%	25%	3,750	1,250
23	766	Regulatory Commission Expense				-	-
24		Amortization of Rate Case Expense					
25	767	Regulatory Commission Expense- Other					
26	770	Bad Debt Expense					
27	775	Miscellaneous Expense	35,000	75%	25%	26,250	8,750
28		Total Operations & Maintenance Expenses	$ 599,580			$ 407,685	$ 191,895
29							
30	403	Depreciation - Net of CIAC Amortization	1,063,762	75%	25%	797,822	265,941
31							
32	407	Amortization Expense - Org Cost	2,000	75%	25%	1,500	500
33							
34	408	Taxes Other Than Income	741,709	75%	25%	556,281	185,427
35							
36		Income Taxes	465,115	75%	25%	348,836	116,279
37							
38		Net Operating Income	1,376,913	75%	25%	1,032,685	344,228
39							
40		Less: Revenues from Miscellaneous Charges	(8,400)	100%		(8,400)	-
41							
42		Total Revenue Requirement from Rates	$ 4,240,679			$ 3,136,409	$ 1,104,270
43							
44		Factored Bills (Monthly factored bills X 12)				27,960	
45		Annual Billable Gallons					158,468
46							
47		Base Facility Charge				$ 112.17	
48							
49		Gallonage Charge (per 1,000) - Residential					$ 6.67
50		Gallonage Charge (per 1,000) - General Service					$ 8.00
51		Gallonage Charge (per 1,000) - Reclaimed Water					$ 0.50

	Monthly factored bills		80% Bills	80% Factored	100% Bills	100% Factored
52						
53						
54						
55	5/8" (Res)	1	2,000	2,000	2,500	2,500
56	5/8" (Comm)	1	180	180	225	225
57	3/4"	1.5	0	0	0	0
58	1"	2.5	60	150	75	188
59	1-1/2" Turbine	5	0	0	0	0
60	2" Turbine	8	0	0	0	0
61	3" Turbine	17.5	0	0	0	0
62						
63			2,240	2,330	2,800	2,913

	Annual billable gallons	Less Reclaimed	Adjusted	Annual
64				
65				
66	Residential Gallons - Less Reclaimed Water	132,451	105,961	157,680
67	General Service Gallons	26,017	24,977	26,017
68		158,468	130,937	183,697

Schedule 6A
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Service Availability Charge Analysis for Water
Projected December Year 5

Line No.	Description		Water		
1	Gross Book Value	$	16,170,000		
2	Land	$	50,000		
3	Depreciable Plant	$	16,120,000		
4	Accumulated Depreciation to Date	$	-		
5	Accumulated Depreciation at Design Capacity	$	2,302,200		
6	Net Plant at Design Capacity (includes land)	$	14,277,597		
7	Transmission & Distribution / Collection Lines	$	9,198,750		
8	Minimum Level of C.I.A.C.		56.89%		
9	C.I.A.C. to Date	$	-		
10	Accumulated Amortization of C.I.A.C. to Date	$	-		
11	Accumulated Amortization of C.I.A.C. at Design Capacity	$	-		
12	Future Customers (ERC) to be Connected		2,913		
13	Composite Depreciation Rate		2.35%		
14	Number of Years to Design Capacity		5		
15	Existing Service Availability Charge Per ERC	$	-		
16	Level of C.I.A.C. at Design Capacity		0.00%		
17	Requested Service Availability Charge Per ERC	$	3,910.00		
18	Level of C.I.A.C. at Design Capacity		75.00%		
19	Minimum Service Availability Charge Per ERC	$	2,966.00		
20	Level of C.I.A.C. at Design Capacity		56.89%		
21	Maximum Service Availability Charge Per ERC	$	3,910.00	Plant	Main
22	Level of C.I.A.C. at Design Capacity		75.00%	Capacity	Capacity
23	Requested Service Availability Charge Per ERC	$	3,910.00	$ 752.00	$ 3,158.00
24	Requested Service Availability Charge Gallon Per Day	$	14.48	$ 2.79	$ 11.70

Schedule 6B
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Service Availability Charge Analysis for Wastewater
Projected December Year 5

Line No.	Description	Wastewater	Plant Capacity	Main Capacity
1	Gross Book Value	$ 35,283,750		
2	Land	$ 100,000		
3	Depreciable Plant	$ 35,183,750		
4	Accumulated Depreciation to Date	$ -		
5	Accumulated Depreciation at Design Capacity	$ 6,093,785		
6	Net Plant at Design Capacity (includes land)	$ 29,295,239		
7	Transmission & Distribution / Collection Lines	$ 14,075,000		
8	Minimum Level of C.I.A.C.	39.89%		
9	C.I.A.C. to Date	$ -		
10	Accumulated Amortization of C.I.A.C. to Date	$ -		
11	Accumulated Amortization of C.I.A.C. at Design Capacity	$ -		
12	Future Customers (ERC) to be Connected	2,913		
13	Composite Depreciation Rate	3.40%		
14	Number of Years to Design Capacity	5		
15	Existing Service Availability Charge Per ERC	$ -		
16	Level of C.I.A.C. at Design Capacity	0.00%		
17	Requested Service Availability Charge Per ERC	$ 6,083.00		
18	Level of C.I.A.C. at Design Capacity	55.24%		
19	Minimum Service Availability Charge Per ERC	$ 4,392.00		
20	Level of C.I.A.C. at Design Capacity	39.89%		
21	Maximum Service Availability Charge Per ERC	$ 8,258.00		
22	Level of C.I.A.C. at Design Capacity	75.00%		
23	Requested Service Availability Charge Per ERC	$ 6,083.00	$ 1,250.00	$ 4,833.00
24	Requested Service Availability Charge Gallon Per Day	$ 28.16	$ 5.79	$ 22.38

Schedule 7A
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Cost Justification for Service and Meter Installation Fees

Line No.	Description	5/8 x 3/4" and 3/4"	Other Sizes
1	Cost of Meter and Fittings, including [1]	$ 285	Actual Cost
2			
3	Service Installation - Water [2]	$ 610	Actual Cost
4			
5	Lateral Installation - Sewer	Actual Cost	Actual Cost
6			
7	(1) Materials - $225		
8	Labor - $25 x 2 = $50		
9	Transportation - $10		
10			
11	(2) Materials - $275		
12	Labor - $25 x 4 = $100		
13	Equipment - $235		

Schedule 7B
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Cost Justification for Miscellaneous Service Charges

Line No.	Description	Charge During Regular Business Hours	Charge After Regular Business Hours
1	Initial Connection (1)	$30.00	N/A
2			
3	Normal Reconnection (1)	$30.00	N/A
4			
5	Violation Reconnection	Actual Cost	Actual Cost
6			
7	Premise Visit Charge (1)	$30.00	N/A
8			
9	Late Payment Fee (2)	$7.50	N/A
10			
11	Bad check Charge	Pursuant to 68.065 (2), Florida Statutes	
12			
13	Notes:		
14	(1) Cost Justification		
15	Labor ($20 * 1.33) = $26.60		
16	Vehicle (6 miles x $.58 per mile) = $3.48		
17	Total = $30.08, rounded to $30.00	$30.00	
18			
19	(2) Cost Justification		
20	Clerical Labor ($20 * .25) = $5.00		
21	Supervisor Labor ($25 * .08) = $2.00		
22	Printing Supplies ($.10)		
23	Postage ($.50)		
24	Total = $7.60, round to $7.50	$7.50	
25			
26	Total new connections, Year 4	560	
27			
28	Miscellaneous Revenues (50% to Water and 50% to Sewer)	$ 16,800.00	
29			
30			

31	Outstanding Customer Deposit Balance	Residential	General Service
32	New Customers connected years 3 and 4	1,000	120
33	Average monthly bill	$ 204.38	$ 305.65
34	Deposit requested	$ 400.00	$ 600.00

Additional Support
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Projected Net Operating Income
Projected Year 4

Line No.		Projected Costs	Additional Revenues and RAFs	Required Revenues
1	**Water**			
2	Operating Revenue		$ 1,566,216	$ 1,566,216
3				
4	Operating Expenses			
5	Operation & Maintenance Expenses	$ 294,600		$ 294,600
6	Depreciation net of CIAC Amortization	324,216		324,216
7	Amortization	2,000		2,000
8	Taxes Other Than Income	259,161	70,480	329,641
9	Income Taxes		155,480	155,480
10	Total Operating Expenses	$ 879,977	$ 225,960	$ 1,105,937
11				
12	Net Operating Income (Loss)	$ (879,977)	$ 1,340,256	$ 460,279
13				
14	Rate Base	$ 5,760,141		$ 5,760,141
15				
16	Rate of Return			7.99%
17				
18				
19	**Wastewater**			
20	Operating Revenue		$ 4,249,079	$ 4,249,079
21				
22	Operating Expenses			
23	Operation & Maintenance Expenses	$ 599,580		$ 599,580
24	Depreciation net of CIAC Amortization	1,063,762		1,063,762
25	Amortization	2,000		2,000
26	Taxes Other Than Income	550,500	191,209	741,709
27	Income Taxes		465,115	465,115
28	Total Operating Expenses	$ 2,215,843	$ 191,209	$ 2,872,166
29				
30	Net Operating Income (Loss)	$ (2,215,843)	$ 4,057,871	$ 1,376,913
31				
32	Rate Base	$ 17,231,322		$ 17,231,322
33				
34	Rate of Return			7.99%

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 3
PARTY: DDS-2
DESCRIPTION: Water Tariff

Exhibit DDS-2

Water Tariff

WATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.
NAME OF COMPANY

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

WATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.
NAME OF COMPANY

Post Office Box 238

Lake Butler, Florida 32054
(ADDRESS OF COMPANY)

(386) 496-3509
(Business & Emergency Telephone Number)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 2.0

WATER TARIFF

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ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.0

TERRITORY AUTHORITY

CERTIFICATE NUMBER –

COUNTY – Duval and Nassau

COMMISSION ORDER(S) APPROVING TERRITORY SERVED –

Order Number	Date Issued	Docket Number	Filing Type

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.1

DESCRIPTION OF TERRITORY SERVED

SOUTHERN PARCEL
PARCEL 1:

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°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°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°16'20" East, 408.93 feet; thence South 84°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°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°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public 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°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 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 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92 feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a

(Continued to Sheet No. 3.2)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.2

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.
Also LESS and EXCEPT the following described parcel:
A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

(Continued to Sheet No. 3.3)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.3
WATER TARIFF

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Villages Exception Parcel

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

Southern Parcel:

PARCEL 2:
A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:
For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51'06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32'07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records; thence South 89°57'47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18'53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°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°49'00", an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19'19" West, 763.70 feet; Course 3, thence North 89°45'30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54'03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands

(Continued to Sheet No. 3.4)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.4
WATER TARIFF

(Continued from Sheet No. 3.3)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54'03" East, 2871.18 feet; Course 2, thence South 89°06'05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52'49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39'08" East, departing said Easterly line, 1384.38 feet; Course 5, thence South 73°53'58" East, 605.57 feet; Course 6, thence South 69°39'03" East, 1679.56 feet; Course 7, thence South 58°48'40" East, 1910.90 feet; Course 8, thence South 48°45'22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43'42" East, 2116.15 feet; Course 10, thence South 41°14'44" West, 57.49 feet; Course 11, thence South 48°43'26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58'00" West, 1463.09 feet; Course 2, thence South 71°02'00" East, 22.00 feet; Course 3, thence South 18°58'03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56'02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19'39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51'06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00'26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59'34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00'26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59'34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00'26" West, along the Easterly prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59'34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00'26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59'36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54'10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05'50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54'10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05'50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54'10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05'50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54'10" East, along the Easterly line of said Lot 6 and its Northerly prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05'50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54'10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00'26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet

(Continued to Sheet No. 3.5)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.5

(Continued from Sheet No. 3.4)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05'50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54'10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05'50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54'10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05'50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54'10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05'50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19'41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.
The above described Parcel 2 containing 1070.29 acres, more or less.

ICI-Baldwin Parcel:

Parcel 1
A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:
For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01'21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.
From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43'11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°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°58'56" East, 445.21 feet; Course 3, thence North 66°14'41" East, 2919.19 feet; Course 4, thence South 23°45'19" East, 67.00 feet; Course 5, thence North 66°14'41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03'23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14'41" East, departing

(Continued to Sheet No. 3.6)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.6

(Continued from Sheet No. 3.5)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said Westerly line, 473.55 feet; Course 8, thence South 23°45'19" East, 24.28 feet; Course 9, thence North 66°14'41" East, 820.21 feet; Course 10, thence North 23°45'19" West, 24.28 feet; Course 11, thence North 66°14'41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25'11", an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27'16" East, 302.75 feet; thence South 00°37'00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02'34" West, 50.57 feet; Course 3, thence South 83°25'36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45'25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17'37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence South 83°25'36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:
A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.
For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.
From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three

(Continued to Sheet No. 3.2)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.7
WATER TARIFF

(Continued from Sheet No. 3.6)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46'35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09'35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51'30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00'44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56'32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45'37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°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°28'54" West, 2638.73 feet; Course 3, thence South 79°12'10" West, 7109.67 feet to the Point of Beginning.

Less and except any sovereign lands of the State of Florida associated with Deep Creek.
Containing 682.12 acres, more or less.

South I-10 Residual Parcel:

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows:
For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North 79°12'10" East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South 46°06'56" West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South 89°08'52" East, along a line 50 feet Northerly of and

(Continued to Sheet No. 3.8)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.8

(Continued from Sheet No. 3.7)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North 89°59'13" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South 89°47'34" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North 89°36'51" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South 29°17'25" East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South 89°36'51" West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North 89°47'34" West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South 89°59'13" West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North 89°08'52" West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.

Containing 137.67 acres, more or less.

301 Capital - Baker County Tract

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South 00°29'20" West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 89°30'49" West, departing said dividing line, 199.98 feet; Course 2, thence South 00°29'09" West, 5231.52 feet; Course 3, thence South 89°29'14" East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South 00°28'56" West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South 00°27'02" West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of 29°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°56'16" West, 1440.10 feet; thence North 48°06'59" West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle 46°14'33", an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°59'42" West, 1460.65 feet; Course 2, thence North 01°52'26" West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 13°58'54", an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°51'53" West, 709.53 feet; Course 4, thence North 15°51'21" West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along

(Continued to Sheet No. 3.9)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.9

(Continued from Sheet No. 3.8)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said boundary line the following 8 courses: Course 1, thence North 89°42'23" East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North 87°44'21" East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 13; Course 3, thence North 00°03'28" East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North 87°55'43" East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North 00°11'54" East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 13; Course 6, thence North 88°17'39" East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North 00°20'56" East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North 88°30'44" East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

CHEMOURS PARCEL – BAKER COUNTY, FLORIDA

Parcel A

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said

(Continued to Sheet No. 3.10)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.10

(Continued from Sheet No. 3.9)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

Parcel B

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

ROBERT KENNELLY
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PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 4.0

COMMUNITIES SERVED LISTING

County Name	Development Name	Rate Schedule(s) Available	Sheet No.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.

2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide water service in a specific territory.

3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.

4.0 "COMMUNITIES SERVED" - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.

5.0 "COMPANY" - The shortened name for the full name of the utility which is FIRST COAST REGIONAL UTILITIES, INC.

6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.

7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.

8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.

9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.

10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.

11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.

13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.

14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 6.0

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ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 7.0

RULES AND REGULATIONS

1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders water service.

The Company shall provide water service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

2.0 TARIFF DISPUTE – Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.

3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled "Your Water and Wastewater Service," prepared by the Florida Public Service Commission.

4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service. The Company reserves the right to discontinue or withhold water service to such apparatus or device.

8.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 8.0)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 8.0

(Continued from Sheet No. 7.0)

9.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous water service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

10.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the Customer only for the purposes specified in the application for water service. Water service shall be rendered to the Customer for the Customer's own use and the Customer shall not sell or otherwise dispose of such water service supplied by the Company.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

11.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

12.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code.

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

(Continued on Sheet No. 9.0)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 9.0

(Continued from Sheet No. 8.0)

13.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's water service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Not withstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

14.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

15.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of water service.

16.0 CUSTOMER BILLING - Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly – as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

17.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where water service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

(Continued on Sheet No. 10.0)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 10.0

(Continued from Sheet No. 9.0)

18.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company.

19.0 UNAUTHORIZED CONNECTIONS - WATER - Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

20.0 METERS - All water meters shall be furnished by and remain the property of the Company and shall be accessible and subject to its control, in accordance with Rule 25-30.230, Florida Administrative Code.

21.0 ALL WATER THROUGH METER - That portion of the Customer's installation for water service shall be so arranged to ensure that all water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.

22.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be refunded or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.

23.0 ADJUSTMENT OF BILLS FOR METER ERROR - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.

24.0 METER ACCURACY REQUIREMENTS - All meters used by the Company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.

25.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 11.0

INDEX OF RATES AND CHARGES SCHEDULES

	Sheet Number
Customer Deposits	14.0
General Service, GS	12.0
Meter Test Deposit	15.0
Miscellaneous Service Charges	16.0
Residential Service, RS	13.0

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 12.0

GENERAL SERVICE

RATE SCHEDULE (GS)

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD – Monthly

RATE –

Meter Sizes	Base Facility Charge
5/8" x 3/4"	$ 41.05
3/4"	$ 61.58
1"	$ 102.63
1 1/2"	$ 205.25
2"	$ 328.40
3"	$ 718.38
Charge per 1,000 gallons	$ 2.01

MINIMUM CHARGE – Base Facility Charge

TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 13.0

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

AVAILABILITY – Available throughout the area served by the Company.

APPLICABILITY – For water service for all purposes in private residences and individually metered apartment units.

LIMITATIONS – Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD – Monthly

RATE –

Meter Sizes	Base Facility Charge
5/8" x 3/4"	$ 41.05

Charge per 1,000 gallons	
0 – 3,000 gallons	$ 1.55
3,001 – 10,000 gallons	$ 2.33
Over 10,000 gallons	$ 4.66

MINIMUM CHARGE – Base Facility Charge

TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

WS-16-0108

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 14.0

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	Residential Service	General Service
3/4"	$ 400	$600
All over 5/8" x 3/4"	$_____	$_____

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a).

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 15.0

METER TEST DEPOSIT

METER BENCH TEST REQUEST - If any Customer requests a bench test of his or her water meter, in accordance with Rule 25-30.266, Florida Administrative Code, the Company may require a deposit to defray the cost of testing; such deposit shall not exceed the schedule of fees found in Rule 25-30.266, Florida Administrative Code.

METER SIZE	FEE
5/8" x 3/4"	$20.00
1" and 1 1/2"	$25.00
2" and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - The Company may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A Customer may request a no-charge field test of the accuracy of a meter in accordance with Rule 25-30.266, Florida Administrative Code.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 16.0
WATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE – This charge would be levied when a customer's billing account is not paid timely and is therefore delinquent.

NSF CHARGE - This charge may be levied pursuant to Chapter 68, Florida Statutes, when a customer pays by check and that check is dishonored by the customers banking institution.

Schedule of Miscellaneous Service Charges

	Normal Hours	After Hours
Initial Connection Charge	$30.00	N/A
Normal Reconnection Charge	$30.00	N/A
Violation Reconnection Charge	Actual Cost	Actual Cost (1)
Premises Visit Charge (in lieu of disconnection)	$30.00	N/A
Late Payment Charge	$7.50	
NSF Check Charge	Pursuant to Section 68.065, F.S.	

(1) Actual cost is equal to the total cost incurred for services.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 17.0

INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

Description	Sheet No.
Schedule of Charges	19.0
Service Availability Policy	18.0

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 18.0

SERVICE AVAILABILITY POLICY

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 19.0

SERVICE AVAILABILITY CHARGES

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 20.0

INDEX OF STANDARD FORMS

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APPLICATION FOR WATER SERVICE	21.0
COPY OF CUSTOMER'S BILL	22.0

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

APPLICATION FOR WASTEWATER SERVICE

FIRST COAST REGIONAL UTILITIES, INC.

CUSTOMER REQUEST FOR NEW SERVICE

Acct No. _____ Date_____

Customer's Name_____

Owner's Name_____

Mailing Address_____

Mailing Address_____

Location, Street & No._____ Lot No._____ Block No._____

Service Requested by_____ _____ Date_____ Meter Size_____

Customer Charges

Water

Connection Fee $_____

Deposit $_____

Total $_____

I agree to take water and or sewer service from FIRST COAST REGIONAL UTILITIES, INC. in accordance with the appropriate rate schedule and in accordance with Company Rules and Regulations, or any superseding rate schedule and or Rule and Regulations and Ordinances.

Signed_____
(Customer)

Order Taken By_____

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 22.0

COPY OF CUSTOMER'S BILL

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 4
PARTY: DDS-3
DESCRIPTION: Waste Water Tariff (error Labeled DDS-2)

Exhibit DDS-3

Wastewater Tariff

WASTEWATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.
NAME OF COMPANY

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

WS-15-0140

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

ORIGINAL SHEET NO. 1.0

WASTEWATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.
NAME OF COMPANY

Post Office Box 238

Lake Butler, Florida 32054
(ADDRESS OF COMPANY)

(386) 496-3509
(Business & Emergency Telephone Number)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

WS-15-0140

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 2.0

WASTEWATER TARIFF

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Rules and Regulations	6.0
Service Availability Policy and Charges	17.0
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ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.0

TERRITORY AUTHORITY

CERTIFICATE NUMBER –

COUNTY – Pasco

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

Order Number	Date Issued	Docket Number	Filing Type

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.1
WASTEWATER TARIFF

DESCRIPTION OF TERRITORY SERVED

SOUTHERN PARCEL
PARCEL 1:

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°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°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°16'20" East, 408.93 feet; thence South 84°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°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°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public 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°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 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 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92 feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a

(Continued to Sheet No. 3.2)

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.2
WASTEWATER TARIFF

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

(Continued to Sheet No. 3.3)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.3
WASTEWATER TARIFF

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Villages Exception Parcel

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

Southern Parcel:

PARCEL 2:
A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51'06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32'07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records; thence South 89°57'47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18'53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°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°49'00", an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19'19" West, 763.70 feet; Course 3, thence North 89°45'30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54'03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands

(Continued to Sheet No. 3.4)

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.4
WASTEWATER TARIFF

(Continued from Sheet No. 3.3)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54'03" East, 2871.18 feet; Course 2, thence South 89°06'05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52'49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39'08" East, departing said Easterly line, 1384.38 feet; Course 5, thence South 73°53'58" East, 605.57 feet; Course 6, thence South 69°39'03" East, 1679.56 feet; Course 7, thence South 58°48'40" East, 1910.90 feet; Course 8, thence South 48°45'22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43'42" East, 2116.15 feet; Course 10, thence South 41°14'44" West, 57.49 feet; Course 11, thence South 48°43'26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58'00" West, 1463.09 feet; Course 2, thence South 71°02'00" East, 22.00 feet; Course 3, thence South 18°58'03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56'02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19'39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51'06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00'26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59'34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00'26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59'34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00'26" West, along the Easterly prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59'34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00'26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59'36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54'10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05'50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54'10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05'50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54'10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05'50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54'10" East, along the Easterly line of said Lot 6 and its Northerly prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05'50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54'10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00'26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet

(Continued to Sheet No. 3.5)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.5
WASTEWATER TARIFF

(Continued from Sheet No. 3.4)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05'50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54'10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05'50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54'10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05'50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54'10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05'50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19'41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.

The above described Parcel 2 containing 1070.29 acres, more or less.

ICI-Baldwin Parcel:

Parcel 1

A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01'21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43'11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°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°58'56" East, 445.21 feet; Course 3, thence North 66°14'41" East, 2919.19 feet; Course 4, thence South 23°45'19" East, 67.00 feet; Course 5, thence North 66°14'41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03'23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14'41" East, departing

(Continued to Sheet No. 3.6)

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.6
WASTEWATER TARIFF

(Continued from Sheet No. 3.5)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said Westerly line, 473.55 feet; Course 8, thence South 23°45'19" East, 24.28 feet; Course 9, thence North 66°14'41" East, 820.21 feet; Course 10, thence North 23°45'19" West, 24.28 feet; Course 11, thence North 66°14'41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25'11", an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27'16" East, 302.75 feet; thence South 00°37'00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02'34" West, 50.57 feet; Course 3, thence South 83°25'36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45'25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17'37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence South 83°25'36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.

For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.
From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three

(Continued to Sheet No. 3.2)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.7
WASTEWATER TARIFF

(Continued from Sheet No. 3.6)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46'35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09'35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51'30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00'44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56'32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45'37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°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°28'54" West, 2638.73 feet; Course 3, thence South 79°12'10" West, 7109.67 feet to the Point of Beginning.

Less and except any sovereign lands of the State of Florida associated with Deep Creek.
Containing 682.12 acres, more or less.

South I-10 Residual Parcel:

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows: For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North 79°12'10" East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South 46°06'56" West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South 89°08'52" East, along a line 50 feet Northerly of and

(Continued to Sheet No. 3.8)

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.8
WASTEWATER TARIFF

(Continued from Sheet No. 3.7)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North 89°59'13" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South 89°47'34" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North 89°36'51" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South 29°17'25" East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South 89°36'51" West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North 89°47'34" West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South 89°59'13" West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North 89°08'52" West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.

Containing 137.67 acres, more or less.

301 Capital - Baker County Tract

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South 00°29'20" West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 89°30'49" West, departing said dividing line, 199.98 feet; Course 2, thence South 00°29'09" West, 5231.52 feet; Course 3, thence South 89°29'14" East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South 00°28'56" West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South 00°27'02" West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of 29°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°56'16" West, 1440.10 feet; thence North 48°06'59" West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle 46°14'33", an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°59'42" West, 1460.65 feet; Course 2, thence North 01°52'26" West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 13°58'54", an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°51'53" West, 709.53 feet; Course 4, thence North 15°51'21" West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along

(Continued to Sheet No. 3.9)

(Continued from Sheet No. 3.8)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said boundary line the following 8 courses: Course 1, thence North 89°42'23" East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North 87°44'21" East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 13; Course 3, thence North 00°03'28" East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North 87°55'43" East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North 00°11'54" East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 13; Course 6, thence North 88°17'39" East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North 00°20'56" East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North 88°30'44" East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

CHEMOURS PARCEL – BAKER COUNTY, FLORIDA

Parcel A

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said

(Continued to Sheet No. 3.10)

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.10

(Continued from Sheet No. 3.9)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

Parcel B

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 4.0
WASTEWATER TARIFF

COMMUNITIES SERVED LISTING

County Name	Development Name	Rate Schedule Available	Sheet No.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 5.0

TECHNICAL TERMS AND ABBREVIATIONS

1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for wastewater consumption.

2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide wastewater service in a specific territory.

3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.

4.0 "COMMUNITIES SERVED" - The group of Customers who receive wastewater service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.

5.0 "COMPANY" - The shortened name for the full name of the utility which is FIRST COAST REGIONAL UTILITIES, INC.

6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive wastewater service from the Company and who is liable for the payment of that wastewater service.

7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for disposing of wastewater located on the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.

8.0 "MAIN" - A pipe, conduit, or other facility used to convey wastewater service to individual service lines or through other mains.

9.0 ARATE@ - Amount which the Company may charge for wastewater service which is applied to the Customer=s actual consumption.

10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.

11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, AService@ shall be construed to include, in addition to all wastewater service required by the Customer, the readiness and ability on the part of the Company to furnish wastewater service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.

13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.

14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 6.0

INDEX OF RULES AND REGULATIONS

	Sheet Number:	Rule Number:
Access to Premises	9.0	12.0
Adjustment of Bills	10.0	20.0
Application	7.0	3.0
Applications by Agents	7.0	4.0
Change of Customer's Installation	8.0	10.0
Continuity of Service	8.0	8.0
Customer Billing	9.0	15.0
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Evidence of Consumption	10.0	22.0
Extensions	7.0	6.0
Filing of Contracts	10.0	21.0
General Information	7.0	1.0
Inspection of Customer's Installation	8.0	11.0
Limitation of Use	8.0	9.0
Payment of Water and Wastewater Service Bills Concurrently	10.0	18.0
Protection of Company's Property	9.0	13.0
Refusal or Discontinuance of Service	7.0	5.0
Right-of-way or Easements	9.0	14.0
Tariff Dispute	7.0	2.0
Termination of Service	10.0	18.0
Type and Maintenance	7.0	7.0
Unauthorized Connections - Wastewater	10.0	19.0

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 7.0

RULES AND REGULATIONS

1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders wastewater service.

The Company shall provide wastewater service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

2.0 TARIFF DISPUTE – Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.

3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled AYour Water and Wastewater Service,@ prepared by the Florida Public Service Commission.

4.0 APPLICATIONS BY AGENTS - Applications for wastewater service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service. The Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

(Continued on Sheet No. 8.0)

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 8.0

(Continued from Sheet No. 7.0)

8.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous wastewater service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous wastewater service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

9.0 LIMITATION OF USE - Wastewater service purchased from the Company shall be used by the Customer only for the purposes specified in the application for wastewater service. Wastewater service shall be rendered to the Customer for the Customer's own use and the Customer be connected directly into the Company's main wastewater lines.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish wastewater service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's wastewater service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for wastewater service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's wastewater service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render wastewater service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Not withstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering wastewater service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

(Continued on Sheet No. 9.0)

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 9.0

(Continued from Sheet No. 8.0)

12.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

13.0 PROTECTION OF COMPANY'S PROPERTY – The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code. In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

14.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.

15.0 CUSTOMER BILLING - Bills for wastewater service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

16.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any wastewater service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any water service bill rendered by the Company.

17.0 DELINQUENT BILLS – When it has been determined that a Customer is delinquent in paying any bill, wastewater service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 10.0)

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 10.0

(Continued from Sheet No. 9.0)

18.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where wastewater service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

19.0 UNAUTHORIZED CONNECTIONS - WASTEWATER - Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

20.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, if wastewater service is measured by water consumption and a meter error is determined, the amount may be credited or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.

21.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

22.0 EVIDENCE OF CONSUMPTION – The initiation or continuation or resumption of water service to the Customer's premises shall constitute the initiation or continuation or resumption of wastewater service to the Customer's premises regardless of occupancy.

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 11.0

INDEX OF RATES AND CHARGES SCHEDULES

	Sheet Number
Customer Deposits	14.0
General Service, GS	12.0
Miscellaneous Service Charges	15.0
Residential Service, RS	13.0

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 12.0

GENERAL SERVICE

RATE SCHEDULE (GS)

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Meter Sizes	Base Facility Charge
5/8" x 3/4"	$ 112.17
3/4"	$ 168.26
1"	$ 280.43
1 1/2"	$ 560.85
2"	$ 897.36
3"	$ 1,962.98

Charge per 1,000 gallons	$ 0.50

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 13.0

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Meter Size	Base Facility Charge
All Meter Sizes	$ 112.17
Charge per 1,000 gallons 6,000 gallon cap	$ 6.67

MINIMUM CHARGE - Base Facility

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 9.0

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering wastewater service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	Residential Service	General Service
3/4"	$400	$ 600
All over 5/8" x 3/4"	$_____	$_____

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a).

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE –

TYPE OF FILING - Original Certificate

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE – This charge would be levied when a customer's billing account is not paid timely and is therefore delinquent.

NSF CHARGE - This charge may be levied pursuant to Chapter 68, Florida Statutes, when a customer pays by check and that check is dishonored by the customers banking institution.

METER RE-READ CHARGE – This charge may be levied when there is a re-reading of the meter for a discrepancy in the billing.

Schedule of Miscellaneous Service Charges

	Normal Hours	After Hours
Initial Connection Charge	$ 30.00	N/A
Normal Reconnection Charge	$ 30.00	N/A
Violation Reconnection Charge	Actual Cost	Actual Cost (1)
Premises Visit Charge (in lieu of disconnection)	$30.00	N/A
Late Payment Charge	$7.50	
NSF Check Charge	Pursuant to Section 68.065, F.S.	

(1) Actual Cost is equal to the total cost incurred for services.

EFFECTIVE DATE –

TYPE OF FILING - Original Certificate

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 16.0

INDEX OF SERVICE AVAILABILITY POLICY

Description	Sheet No.
Schedule of Charges	18.0
Service Availability Policy	17.0

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

SERVICE AVAILABILITY POLICY

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 18.0

SERVICE AVAILABILITY CHARGES

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

WS-16-0108

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 19.0

INDEX OF STANDARD FORMS

Description	Sheet No.
APPLICATION FOR WASTEWATER SERVICE	20.0
COPY OF CUSTOMER'S BILL	21.0

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 20.0

APPLICATION FOR WASTWATER SERVICE

Name_____ Telephone Number_____

Billing Address_____
City State Zip

Service Address_____
City State Zip

Date service should begin_____

Service requested: Water_____ Wastewater_____ Both ____

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service; the Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

2. The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff. In addition, the Customer has received from the Company a copy of the brochure "Your Water and Wastewater Service" produced by the Florida Public Service Commission.

4. Bills for wastewater service will be rendered – Monthly, Bimonthly, or Quarterly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.

5. When a Customer wished to terminate service on any premises where wastewater service is supplied by the Company, the Company may require (oral, written) notice within ___ days prior to the date the Customer desires to terminate service.

_____
Signature

_____
Date

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 21.0

COPY OF CUSTOMER'S BILL

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

DOCKET NO. 20190168-WS
FILED 8/27/2019
DOCUMENT NO. 08472-2019
FPSC - COMMISSION CLERK

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www.sfflaw.com

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 5
PARTY: RK-1
DESCRIPTION: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wa...

August 27, 2019

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

RECEIVED-FPSC
2019 AUG 27 PM 1:25
COMMISSION
CLERK

RE: First Coast Regional Utilities, Inc. Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service.

Dear Sir/Madam:

First Coast Regional Utilities, Inc. ("First Coast"), by and through its undersigned attorneys and pursuant to Sections 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, hereby applies for original certificates to operate a water and wastewater utility in Duval, Baker and Nassau Counties. Enclosed please find First Coast's Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service. The proposed water and wastewater systems will have the capacity to serve over 4000 ERC's therefore the appropriate filing fee is $3,000.00 for water and $3,000.00 for wastewater. The total filing fee of $6,000.00 is also enclosed.

Notice of the Application will be given in accordance with Rule 25-30.030, Florida Administrative Code, upon receipt of lists of the appropriate individuals/entities from the Commission staff. First Coast requests that the Commission staff forward, electronically if possible, the appropriate entities and individuals in Duval, Baker and Nassau Counties that must receive notice at its earliest convenience. Please forward said lists to: rbrannan@sfflaw.com

If you have any questions, or need additional information, please do not hesitate to contact me.

Respectfully,

Robert C. Brannan /brf

Robert C. Brannan, Esq.
For the Firm

Enclosures

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application for Original Certificate of Authorization and Initial Rates and Charges For Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by First Coast Regional Utilities, Inc.
_____/

DOCKET NO.:_____

APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION AND INITIAL RATES AND CHARGES FOR WATER AND WASTEWATER SERVICE

First Coast Regional Utilities, Inc. ("Applicant"), by and through its undersigned attorneys and pursuant to Sections 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, hereby applies for original certificates to operate a water and wastewater utility in Duval, Baker and Nassau Counties, and submits the following information:

PART I. APPLICANT INFORMATION

A. Full name and address and telephone number of the Applicant:

First Coast Regional Utilities, Inc.
P.O. Box 238
Lake Butler, Florida 32054
Phone: (386) 496-3509
Fax: (386) 496-4309

B. Name, address, telephone number and email address of Applicant's counsel:

William E. Sundstrom, Esq.
Robert C. Brannan, Esq.
Sundstrom & Mindlin, LLP
2548 Blairstone Pines Drive
Tallahassee, FL 32301
Phone: (850) 877-6555
wsundstrom@sfflaw.com
rbrannan@sfflaw.com

C. The Applicant is a Florida corporation created on March 26, 2019, Document Number P19000027444. A certified copy of the Applicant's Certificate of Active Status is attached hereto as Exhibit "A". The Applicant's name, First Coast Regional Utilities, Inc., is a registered fictitious name with registration number G19000061560. The Applicant has elected to be treated as a "C" Corporation under the Internal Revenue Code for taxation purposes.

D. (1) The names and address of the President and Secretary are as follows:

Robert Kennelly, President
Denise Howard, Secretary
P.O. Box 238
Lake Butler, Florida 32054
Phone: (386) 496-3509
Fax: (386) 496-4309

(2) The sole shareholder of the Applicant is:

301 Capital Partners, LLC.
P.O. Box 238
Lake Butler, Florida 32054
Phone: (386) 496-3509

Part II. ORIGINAL CERTIFICATE REQUESTING INITIAL RATES

A. DESCRIPTION OF SERVICE

This Application is for water and wastewater certificates. Applicant intends to provide water, wastewater and reuse/irrigation utility services within the proposed service territory.

B. NEED FOR SERVICE

The land which is the subject of this Application consists of approximately 11,800 acres. 301 Capital Partners, LLC either owns or has exclusive purchase rights to 10,000 acres of

contiguous property located in Duval, Nassau and Baker Counties. An additional 1,800 acre property included in this Application is located in Baker County and owned by the Chemours Company FC, LLC.

(1). The territory in Duval and Nassau Counties proposed to be served by Applicant is owned or controlled by related parties which intend to develop the property as a Planned Unit Development (the "Development"). Initially, the Development is anticipated to contain 2,500 residential ERC's and 300 commercial ERC's and will require water, wastewater and reuse/irrigation utility services on or before January 2022. Accordingly, Applicant plans to begin serving the Development's customers on or before January 2022. The Development will begin in Duval County and expand based on the economy and housing demand in the area. The owners of the properties in Baker County are currently in the planning stages for development.

C. The proposed territory current land use classifications are as follows:

(1) Duval County – Ordinance 2010-874-E, as revised and amended (the "Ordinance"), rezoned and reclassified the subject property to Planned Unit Development – Satellite Community with the following development entitlements for a Planned Unit Development on the subject property: (a) 11,250 single family units; (b) 3,750 multi-family units; (c) 750,000 square feet of commercial space; and (d) 300,000 square feet of office space. A copy of the Ordinance is attached as Exhibit "B".

(2) Nassau County – Commercial and Industrial. A copy of the relevant Ordinances designating the land use classifications are attached as Exhibit "C".

(3) Baker County – Agricultural.

C. To the best of the Applicant's knowledge, the provision by the Applicant of water and wastewater service to the proposed territory is consistent with the water and

wastewater sections of the Duval, Baker and Nassau County Comprehensive Plans at the time this Application is filed.

(1) At the time of filing, Applicant knows of no plans by JEA to timely and economically serve the proposed territory in Duval County. Additionally, the Ordinance requires the developers to construct onsite water and wastewater facilities.

(2) Nassau County - At the time of filing, Applicant knows of no plans by Nassau County to timely and economically serve the proposed territory. Nassau County requires that Developments in the unincorporated areas of the County shall be compatible with the County's adopted levels of service. The provision of utility services by Applicant will comply with the Nassau County 2030 Comprehensive Plan.

(3) Baker County – At the time of filing, Applicant knows of no plans by Baker County to timely and economically serve the proposed territory. Baker County's Comprehensive Plan states that Development requiring water and sewer facilities may construct facilities compliant with adopted County Utility Standards. Applicant's facilities will comply with the Baker County Comprehensive Plan.

D. The Service Territory may include conservation lands and environmentally sensitive areas. Any impacts to these lands or areas, if necessary, will comply with applicable regulatory requirements.

E. Letters from the owners of all the properties subject to this Application seeking service from the Applicant are attached as Composite Exhibit "D".

PART III. SYSTEM INFORMATION

A. WATER AND WASTEWATER

(1) The Applicant proposes to provide potable water and wastewater service within the entire proposed service territory, along with reuse for irrigation purposes. The proposed treatment facilities will be constructed and expanded to serve the Development as it is constructed and expanded. A Feasibility Assessment Report prepared by Bevin Beaudet, P.E., LLC, in conjunction with Globaltech Design Builders, providing a detailed description of the proposed utility facilities is attached as Exhibit "E".

(2) At build out of the Duval County property the water and wastewater demand projects to be: Water 4 MGD; Wastewater 3.2 MGD.

(3) At build-out the Duval County portion of the service area, the only portion of the service area currently entitled for development, is entitled to have approximately 13,875 residential ERC's (11,250 single family and 2,625 multi-family) and 1,000 commercial ERC's. At this time, however, the exact customer mix and timing of the development phases has not been determined. The Developer has planned Phase I to include 2,800 ERC's consisting of 2,500 Residential and 300 Commercial ERC's.

Residential Customers

Residential customers will consist of conventionally built single-family and multi-family detached and attached homes. Single family homes and multi-family homes will utilize ¾" meters. Current development plans for this initial phase would require 2,500 ¾" meters.

Commercial Customers

Commercial facilities within the proposed FCRU service territory will be developed around specific village commercial centers. The primary types of commercial customers anticipated to be served include offices, retail stores, and restaurants. Additional supporting uses may include medical facilities and recreational facilities. Depending on the specific commercial use, Applicant intends to utilize ¾ - 1" meters. Depending on the specific commercial uses, Applicant anticipates that the initial phase of development will require a mix of 300 ¾" – 1" meters.

(4) The following is a brief description of the proposed capacities of Applicant's initial lines and treatment facilities:

Water

The proposed capacity of the water treatment plant and associated distribution system will be designed and constructed to supply the maximum daily demand and the peak hour demand for the Development as the developers construct it over time. The facilities will be adequate to supply the demand of the entire service territory at build-out. Accordingly, the water treatment plant will initially be designed using a 1.0 MGD average daily flow ("ADF") design, expandable to accommodate the Development as it expands in the future. The treatment process will consist of water storage and chlorination. Raw water will be initially supplied by two (2) raw water supply wells drilled and developed to approximately 1,000 feet below the surface. The target well capacity is 1,400 GPM. A 16 inch raw water trunk main sized for the future design flow of 2 MGD will discharge into a 1 million gallon prestressed concrete storage tank

equipped with a mixing device to promote disinfection and sulfide oxidation. For a more detailed description of the proposed water facilities please refer to Exhibit "E", page 16.

Wastewater

The proposed capacity of the wastewater treatment plant and associated collection system will be designed and constructed to accept the maximum monthly average daily demand for the Development as it is constructed over time. The facilities will be expandable to adequately provide collection and treatment for the entire service area at build-out. The Developer has planned Phase I to include 2,800 ERC's consisting of 2,500 Residential and 300 Commercial ERC's.

Accordingly, the wastewater system will be initially designed based on a current average daily flow of 1 MGD. The influent pump station and the headworks facilities will be designed to accommodate the peak hour flow, while the facilities downstream of the headworks will be designed to hydraulically accommodate the peak daily flow. For a more detailed description of the proposed wastewater facilities please refer to Exhibit "E", pages 16-19.

(5) The on-site water and wastewater treatment facilities are to be located on a 50-acre site in the Duval County portion of the proposed service area. The property has good drainage and soil conditions. Attached as Exhibit "F" is an unrecorded copy of a Special Warranty Deed for the real property within which the treatment facilities will be located and a map setting forth the location of the site within the property. The Special Warranty Deed will be recorded and filed with the Commission within the time required in the order granting the certificates.

PART IV. FINANCIAL AND TECHNICAL INFORMATION

A. (1) Financial Ability. The Applicant is a newly formed single purpose entity created for the sole purpose of providing water, wastewater and irrigation utility services to the proposed service territory. As such, Applicant does not have financial statements for the preceding year to file with this Application. The Applicant is an affiliated party of the Developer of the proposed service area to be initially developed and, as such, the Developer will provide necessary start-up funding as well as funds sufficient to cover operational shortfalls during the utility's initial years of operation. Evidence that such funding will be available is shown by attached Exhibit "G" is a letter from the Developer committing the necessary financial support, including a copy of a current balance sheet (for which a request for Confidential Classification is being sought).

(2) Technical Ability. The owners of First Coast Regional Utilities, Inc. is 301 Capital Partners, LLC ("301 Capital"), a Florida limited liability company, who is the Developer of the proposed service area. The majority of the officers of Applicant are members of the Developer/301 Capital. The Applicant has retained the following professionals with regard to engineering, financial and accounting, and legal representation, respectively:

Bevin A. Beaudet, P.E., LLC
316 Plymouth Road
West Palm Beach, FL 33405
(561) 373-4442

Milian, Swain & Associates, Inc.
2025 SW 32nd Ave
Miami, FL 33145
(305) 441-0123

Sundstrom & Mindlin, LLP
2548 Blairstone Pines Drive
Tallahassee, FL 32301
(850) 877-6555

With regard to the engineering, design, permitting, construction and operation of its water and wastewater and reuse water systems Applicant shall engage a well known utility design-build-operations contractor such as:

Globaltech Design Builders

Jacobs Engineering and its subsidiary OMI

These entities or their primary personnel have been involved in the development of numerous utility systems throughout the State of Florida.

At the time of filing, Applicant has obtained no permits from either the Department of Environmental Protection ("DEP") or the water management district. Applicant intends to apply for the necessary permits upon receipt of the Commission's order granting the service territory that is the subject of this Application. Further, as a new entity Applicant has no correspondence with DEP, county health departments or the water management district to include with this Application.

PART V. ACCOUNTING AND RATE INFORMATION

A. A report prepared by Milian, Swain & Associates, Inc. setting forth the required financial information for the rate setting phase of this Docket are attached as Exhibit "H". Within Exhibit "H":

(1) Schedule 1, page 1 describes the projected rate base at 100% and 80% of design capacity including accumulated depreciation, projected CIAC and

PART V. ACCOUNTING AND RATE INFORMATION

A report prepared by Milian, Swain & Associates, Inc. setting forth the required financial information for the rate setting phase of this Docket are attached as Exhibit "G".

1. Schedule 1, page 1, describes the projected rate base at 100% and 80% of design capacity including accumulated depreciation, projected CIAC and associated amortization, and working capital allowance. Applicant anticipates that 80% of design capacity will be reached in Year 4.

   Schedules 1A and 1B, pages 2 & 3, shows projected utility plant in service by NARUC accounts and related accumulated depreciation at Year 4.

2. Schedules 2A and 2B, pages 4 - 9, describe projected annual contributions-in-aid-of-construction ("CIAC") and associated amortization by year including a description of assumptions regarding customer growth. Applicant anticipates that 80% of design capacity will be reached in Year 4.
3. Schedules 3A and 3B, pages 10 & 11, provides the projected annual operating expenses by NARUC accounts at 80% of capacity.
4. Schedule 4, page 12, shows the projected capital structure including the methods of financing the construction and operation of the utility until the initial phase of the utility is anticipated to reach 80% of capacity.
5. Schedules 5, pages 13 – 15, shows how the proposed rates were developed.
6. Schedules 6A & 6B, pages 16 & 17, show how the proposed service availability policy and charges were developed.
7. Schedules 7A & 7B, pages 18 & 19, show how the customer deposits and miscellaneous service charges were developed.

associated amortization, and working capital allowance. Applicant anticipates that 80% of design capacity will be reached in Year 4.

Schedules 1A and 1B, pages 2 & 3, shows projected utility plant in service by NARUC accounts and related accumulated depreciation at Year 4.

(2) Schedules 2A and 2B, pages 2&3, describe projected annual contributions-in-aid-of-construction ("CIAC") and associated amortization by year including a description of assumptions regarding customer growth. Applicant anticipates that 80% of design capacity will be reached in Year 4.

(3) Schedules 3A and 3B, pages 10 & 11, provides the projected annual operating expenses by NARUC accounts at 80% of capacity.

(4) Schedule 4, page 12, shows the projected capital structure including the methods of financing the construction and operation of the utility until the initial phase of the utility is anticipated to reach 80% of capacity.

(5) Schedule 5, pages 13-15, shows how the proposed rates were developed.

(6) Schedules 6A & 6B, pages 16 & 17, show how the proposed service availability policy and charges were developed.

(7) Schedules 7A & 7B, pages 18 & 19, show how the customer deposits and miscellaneous service charges were developed.

B. Attached as Composite Exhibit "I" are Applicant's draft Tariffs.

PART VI. TERRITORY DESCRIPTION AND MAPS

A. TERRITORY DESCRIPTION

Accurate descriptions using township, range and section references as specified in Rule 25-30.029, Florida Administrative Code, of the proposed service territory are attached hereto as Exhibit "J".

B. TERRITORY MAPS

One copy of an official county tax assessment map or other map showing township, range and section on which the proposed service territory is plotted is attached hereto as Exhibit "K".

C. One copy of detailed maps showing proposed lines and facilities for the initial Development, and the entire territory to be served is attached hereto as Composite Exhibit "L".

PART VII. NOTICE OF APPLICATION

A draft Notice of Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service is attached as Exhibit "M". Notice will be given in accordance with Rule 25-30.030, Florida Administrative Code, upon receipt of the appropriate individuals and entities from the Commission staff.

PART VIII. FILING FEE

Indicate the filing fee enclosed with the application.

The proposed water and wastewater systems will have the capacity to serve over 4000

ERC's and the appropriate filing fee is $3,000.00 for water and $3,000.00 for wastewater. The total filing fee of $6,000.00 is enclosed.

Respectfully submitted on this 27th day of August, 2019, by:

SUNDSTROM & MINDLIN, LLP
2548 Blairstone Pines Drive
Tallahassee, FL 32301
Telephone: (850) 877-6555
Fax: (850) 656-4029
rbrannan@sfflaw.com

Robert C. Brannan/bmf

ROBERT C. BRANNAN
For the Firm

EXHIBIT "A"

CERTIFICATE OF ACTIVE STATUS

FLORIDA DEPARTMENT OF STATE
Division of Corporations

May 31, 2019

WILLIAM E. SUNDSTROM
2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FL 32301 US

Re: Document Number P19000027444

The Articles of Amendment to the Articles of Incorporation for FIRST COAST REGIONAL UTILITIES, INC., a Florida corporation, were filed on May 31, 2019.

The certification requested is enclosed.

Should you have any question regarding this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Darlene Connell
Regulatory Specialist II Supervisor
Division of Corporations

Letter Number: 519A00010918

State of Florida

Department of State

I certify from the records of this office that FIRST COAST REGIONAL UTILITIES, INC. is a corporation organized under the laws of the State of Florida, filed on March 26, 2019, effective March 26, 2019.

The document number of this corporation is P19000027444.

I further certify that said corporation has paid all fees due this office through December 31, 2019, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirty-first day of May, 2019

Laurel M. Lee
Secretary of State

CR2E022 (01-11)

Articles of Amendment
to
Articles of Incorporation
of
FIRST COAST REGIONAL UTILITIES, INC.

FILED
2019 MAY 31 PM 12:47
SECRETARY OF STATE
TALLAHASSEE, FL

(**Name of Corporation as currently filed with the Florida Dept. of State**)

P19000027444
(Document Number of Corporation (if known)

Pursuant to the provisions of section 607.1006, Florida Statutes, this ***corporation*** adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

The new name must be distinguishable and contain the word "corporation," "company," or "incorporated" or the abbreviation "Corp.," "Inc.," or Co.," or the designation "Corp," "Inc," or "Co". A professional corporation name must contain the word "chartered," "professional association," or the abbreviation "P.A."

B. Enter new principal office address, if applicable:
(Principal office address MUST BE A STREET ADDRESS)

12469 West State Road 100
Lake Butler, FL 32054

C. Enter new mailing address, if applicable:
(Mailing address MAY BE A POST OFFICE BOX)

Post Office Box 238
Lake Butler, FL 32354

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent _____

_____
(Florida street address)

New Registered Office Address: _____, Florida _____
(City) *(Zip Code)*

New Registered Agent's Signature, if changing Registered Agent:
I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

_____
Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:
(Attach additional sheets, if necessary)
Please note the officer/director title by the first letter of the office title:
P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.
Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.
Example:

X Change	PT	John Doe
X Remove	V	Mike Jones
X Add	SV	Sally Smith

Type of Action (Check One)	Title	Name	Address
1) x Change	P	Robert Kennelly	37 Lagoon Course Ave. Ponte Vedra Beach, FL 32082
____ Add			
____ Remove			
2) ____ Change	S	Denise Howard	Post Office Box 238 Lake Butler, FL 32054
x Add			
____ Remove			
3) ____ Change	P	William E. Sundstrom	
____ Add			
x Remove			
4) ____ Change			
____ Add			
____ Remove			
5) ____ Change			
____ Add			
____ Remove			
6) ____ Change			
____ Add			
____ Remove			

G. If amending or adding additional Articles, enter change(s) here:
(Attach *additional sheets, if necessary). (Be specific)*

H. If an amendment provides for an exchange, reclassification, or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself:
(*if not applicable, indicate N/A*)

The date of each amendment(s) adoption: _____ if other than the date this document was signed.

Effective date if applicable: _____
(no more than 90 days after amendment file date)

Adoption of Amendment(s) **(CHECK ONE)**

☐ The amendment(s) was/were adopted by the shareholders. The number of votes cast for the amendment(s) by the shareholders was/were sufficient for approval.

☐ The amendment(s) was/were approved by the shareholders through voting groups. *The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):*

"The number of votes cast for the amendment(s) was/were sufficient for approval

by _____."
(voting group)

☐ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.

☑ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Dated 5.31.19

Signature _____
(By a director, president or other officer – if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

WILLIAM SUNDSTROM
(Typed or printed name of person signing)

P/D
(Title of person signing)

EXHIBIT "B"

ORDINANCE 2010-874-E

301 Capital Partners (PUD-SC)

AMENDED & ENACTED 2/8/11

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2010-874-E

AN ORDINANCE REZONING APPROXIMATELY 5,520± ACRES LOCATED IN COUNCIL DISTRICT 11 ON THE WEST SIDE OF U. S. 301 BETWEEN INTERSTATE 10 AND GILRIDGE ROAD (PORTIONS OF R.E. NO(S). 000952-0000, 000974-0000, 000978-0000 AND 000991-0000), AS DESCRIBED HEREIN, OWNED BY ICI VILLAGES, LLC, FROM PUD-SC (PLANNED UNIT DEVELOPMENT-SATELLITE COMMUNITY) AND AGR (AGRICULTURE) DISTRICTS TO PUD-SC (PLANNED UNIT DEVELOPMENT-SATELLITE COMMUNITY) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT RESIDENTIAL COMMERCIAL BUSINESS AND OFFICE USES, AS DESCRIBED IN THE APPROVED WRITTEN DESCRIPTION AND SITE PLAN FOR THE ICI RURAL VILLAGES PUD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, ICI Villages, LLC, the owner(s) of approximately 5,520± acres located in Council District 11 on the west side of U. S. 301 between Interstate 10 and Gilridge Road (Portions of R.E. No(s). 000952-0000, 000974-0000, 000978-0000 and 000991-0000), as more particularly described in **Exhibit 1, attached hereto** (Subject Property), has applied for a rezoning and reclassification of that property from PUD-SC (Planned Unit Development-Satellite Community) and AGR (Agriculture) Districts to PUD-SC (Planned Unit Development-Satellite Community) District, as described in Section 1 below; and

AMENDED 2/8/11

WHEREAS, the Planning Commission has considered the application and has rendered an advisory opinion; and

WHEREAS, the Land Use and Zoning Committee, after due notice and public hearing, has made its recommendation to the Council; and

WHEREAS, the Council finds that such rezoning is: (1) consistent with the 2030 Comprehensive Plan; (2) furthers the goals, objectives and policies of the 2030 Comprehensive Plan; and (3) is not in conflict with any portion of the City's land use regulations; and

WHEREAS, the Council finds the proposed rezoning does not adversely affect the orderly development of the City as embodied in the Zoning Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of the Zoning Code; now therefore

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from PUD-SC (Planned Unit Development-Satellite Community) and AGR (Agriculture) Districts to PUD-SC (Planned Unit Development-Satellite Community) District, as shown and described in the approved site plan dated October 25, 2010 and written description dated February 1, 2011 for the ICI Rural Villages PUD. The PUD district for the Subject Property shall generally permit residential and commercial business and office uses, as more specifically shown and described in the approved site plan and written description, both **attached hereto** as **Revised Exhibit 2.**

Section 2. Owner and Description. The Subject Property is owned by ICI Villages, LLC and is legally described in **Exhibit**

1. The agent is Anthony S. Robbins, AICP, 13901 Sutton Park Drive South, Suite 200, Jacksonville, Florida 32224; (904) 739-3655.

Section 3. Effective Date. The adoption of this ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and the Council Secretary.

Form Approved:

/s/ Dylan T. Reingold
Office of General Counsel

Legislation Prepared By Dylan T. Reingold

G:\SHARED\LEGIS.CC\2010\ord\PUD\2010-874-E.doc

ORDINANCE 2010-874

Legal Description

Rural Village

A portion of Sections 31 and 32, Township 2 South, Range 23 East, together with all of Sections 7, 8, 9 and 17, and portions of Sections 3, 4, 5, 6, 10, 15, 16, 18, 19, 20 and 21, Township 3 South, Range 23 East, all lying in Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46 and Official Records Book 13540, page 344 of the current public records of said county, being more particularly described as follows.

For a Point of Reference, commence at the Northwest corner of said Section 6, thence South 00°29'36" West, along the Westerly line of said Section 6, a distance of 88.85 feet to the Point of Beginning.

From said Point of Beginning, thence South 89°30'31" East, departing said Westerly line of Section 6, a distance of 481.03 feet; thence North 85°51'03" East, 515.22 feet; thence North 31°57'47" East, 454.05 feet; thence South 81°59'01" East, 881.05 feet; thence South 26°02'28" East, 1194.55 feet; thence North 67°29'41" East, 1581.33 feet; thence North 17°23'14" East, 856.58 feet; thence North 47°24'42" East, 797.91 feet; thence North 06°41'46" West, 1390.97 feet; thence North 04°11'49" West, 383.29 feet; thence North 58°05'32" East, 649.87 feet; thence North 10°07'47" West, 1181.01 feet to a point lying on the Southerly right of way line of Interstate Highway 10 (State Road 8), a variable width right of way as presently established; thence North 79°12'10" East, along said Southerly right of way line, 1989.80 feet to the point of curvature of a curve concave Southerly, having a radius of 22768.31 feet; thence Easterly, continuing along said Southerly right of way line, and along the arc of said curve, through a central angle of 01°29'07", an arc length of 590.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 79°56'44" East, 590.25 feet; thence South 01°58'39" East, departing said Southerly right of way line, 1132.10 feet; thence South 44°44'35" East, 839.61 feet; thence South 03°19'45" East, 778.69 feet; thence South 46°40'00" West, 1330.39 feet; thence South 19°38'06" East, 1238.05 feet; thence South 87°52'14" East, 751.27 feet; thence South 85°42'17" East, 1067.02 feet; thence South 85°09'34" East, 183.99 feet; thence South 50°11'13" East, 1030.34 feet; thence North 42°01'54" East, 22.65 feet; thence South 67°00'48" East, 1758.97 feet; thence South 35°13'02" East, 806.99 feet; thence North 45°19'04" East, 1144.21 feet; thence North 45°07'13" East, 1086.13 feet; thence South 39°37'31" East, 2053.41 feet; thence South 39°41'01" East, 132.52 feet; thence South 30°08'29" East, 165.96 feet; thence North 78°50'18" East, 1052.28 feet; thence South 73°29'44" East, 651.84 feet; thence South 72°34'54" East, 247.45 feet; thence South 38°39'40" East, 59.29 feet; thence South 67°12'08" East, 112.20 feet; thence South 75°36'36" East, 141.75 feet; thence South 80°10'48" East, 753.14 feet to a point lying on the Westerly right of way line of U.S. Highway 301, a variable width right of way as currently established; thence Southwesterly and Northwesterly, along said Westerly right of way line

Oct 15, 2010

EXHIBIT 1
Page 1 of 2

ORDINANCE 2010-874

Legal Description

Rural Village (cont.)

the following four courses: Course 1, thence South 18°55'47" West, 5679.90 feet; Course 2, thence South 18°56'27" West, 1781.26 feet; Course 3, thence North 71°02'55" West, 32.00 feet; Course 4, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524 of said current public records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318 of said current public records; thence Northerly, Westerly and Southerly along the boundary of said lands, the following three courses: Course 1, thence North 01°10'37" East, departing said Northerly line, 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Northwest corner of said Section 15, said corner also being the Southwest corner of said lands; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, departing said Westerly line and along the Southerly line of said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway 301; thence South 18°57'05" West, along said Westerly right of way line, 3385.74 feet; thence North 87°53'50" West, departing said Westerly right of way line, 2395.53 fee t; thence South 39°59'58" West, 670.23 feet; thence South 16°08'27" East, 743.23 feet; thence North 86°27'44" West, 528.65 feet; thence South 22°12'49" West, 575.53 feet; thence South 35°22'41" East, 425.02 feet; thence South 18°08'51" West, 506.15 feet; thence South 43°22'47" East, 737.79 feet; thence South 16°13'30" West, 209.51 feet; thence South 15°20'31" West, 351.94 feet; thence North 74°55'56" West, 1297.70 feet; thence South 24°32'55" West, 248.20 feet; thence North 58°48'37" West, 1692.45 feet; thence North 02°17'30" East, 95.11 feet; thence North 65°01'37" West, 523.33 feet; thence North 69°51'31" West, 1844.55 feet; thence North 74°19'52" West, 1818.60 feet; thence North 89°09'40" West, 370.33 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 7245, page 1751 of said public records; thence along said Northerly line the follow three courses: Course 1, thence North 00°52'24" East, 132.30 feet to a point lying on the Southerly line of said Section 18; Course 2, thence North 00°54'53" East, departing said Southerly line, 4625.67 feet; Course 3, thence North 89°40'53" West, 4665.83 feet to a point lying on the Westerly line of said Section 18; thence North 00°29'20" East, departing said Northerly line and along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, and along the Westerly line of said Section 6, a distance of 9808.18 feet to the Point of Beginning.

Containing 5520.42 acres, more or less.

Oct 15, 2010

EXHIBIT 1
Page 2 of 2

2010-874

EXHIBIT "D"
PUD Written Description

ICI Rural Villages

Revised December 8, 2006
Revised February 1, 2011

Current Land Use Designation: AGR
Current Zoning District: PUD-SC and AGR
Requested Zoning District: PUD-SC

1.0 Summary

ICI Homes proposes to modify the ICI Villages PUD-SC adopted by Ordinance 2006-1203-E. ICI Homes seeks to rezone approximately 5,520 acres from Agricultural (AGR) to PUD-SC under the Rural Village criteria for Agricultural land uses. ICI Villages (the Property) consists of land located in western Duval County, approximately 1.7 miles south of I-10 and west of US 301, with approximately 12,000 feet of direct frontage on US 301. The modified Master Plan emphasizes environmental protection and enhancement through design in an area containing regionally significant resources, such as connected wetlands and Deep Creek with its associated tributaries and watersheds. Not more than 75% of the Property may be developed with residential units, commercial businesses and offices, and similar community development. The remaining portion of the Property will be composed of parklands, recreation areas, golf courses, conservation areas of uplands and wetlands, trails, and the Primary Project Parkway. The Property is more particularly described by the legal description (Attachment I) and is shown on the attached vicinity map designated as Attachment II. PUD-SC district is being requested to permit development of the Property for a mixture of land uses serving both the future residences as well as providing essential services for the surrounding area all under the criteria and requirements for a Rural Village

The property is currently an Agricultural (AGR-1 & AGR-2) land use and is currently undeveloped and under silvicultural management. The surrounding land uses also consist of undeveloped silvicultural lands, except for a small residential parcel fronting on US 310. A Florida Power and Light (FPL) overhead power line easement transverses the Property parallel to US 301. Subject to FPL approval portions or all of the FPL easement may be relocated. The Property consists primarily of pine plantations and scattered wetlands. Deep Creek and associated wetlands run generally south to north direction through The Property and is the only notable wetland system on the Property. The land is generally flat with no significant grade differences. An overall environmental assessment was prepared on the Property by Dennis Breedlove and Associates and is provided as an appendix to this application.

The Rural Village is a proposed master planned community with extensive amenities and services for its residents, including athletic complex, neighborhood parks, village green; school; neighborhood shopping center; professional offices; extensive pathway system; open space corridor and wetland preservation lands; environmental interpretive and education program and civic uses. Additionally, the community will provide for a mixture of residential housing types and may include one or more golf courses. All the proposed uses are compatible with the adjacent pine plantation lands and conservation lands, thus protecting the character of the rural landscape. This vision is in keeping with the guiding themes of the Southwest Vision Plan.

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2.0 Project Access

ICI Villages will have direct access to US 301, a major north/south arterial. US 301 is currently a divided four-lane roadway providing direct access to I-10, approximately 1.7 miles north of the Property.

As shown in the PUD Master Plan, one Primary Project Parkway is proposed with three additional ingress/egress points. These access points to The Property will occur at the existing median openings on US 301. Other right-in and right-out access points may be proposed subject to FDOT approvals.

The primary project entry provides access and egress to the main vehicular thoroughfare for the project. Provisions for up to a two-hundred (200) foot right of way will be made to accommodate this roadway dependant upon the current and future projected traffic intensities.

3.0 Project Description

3.1 The Master Plan

The Master Plan was based on both the criteria required for a Rural Village and a combination of conventional and traditional master planning principals. To create a mobility-friendly community, the project design links good urban design with an appropriate intensity and density of development that is interconnected through a network of pedestrian amenities and roadway network. The plan seeks to reduce the travel distance necessary for day-to-day activities. The plan consists of villages, all generally surrounding a village center. Each village will have multiple residential neighborhoods connected to one or more neighborhood centers that will support the villages. These neighborhood centers consist of village greens, neighborhood parks, community recreational facilities such as swim and fitness centers and athletic facilities and/or other civic uses. The villages will be linked to the village center by roadways and a pedestrian system consisting of sidewalks and multi-purpose paths. A central boulevard from US 301 will access the four Villages as well as the Village Center. This roadway will be a divided boulevard with multi-purpose pathways on at least one side with an extensive street tree and landscape treatment. The multi-purpose path will be a minimum of 10 feet in width. A gate house may be permitted on this boulevard beyond the commercial and other public facilities which may serve the project.

3.2 The Village Center and Neighborhood Centers

The Village Center is centrally located to serve the residents of ICI Villages, while providing essential services to the area. The Village Center shall incorporate a mix of uses, which may include commercial retail, restaurants, office space (both small and large scale) and higher density residential. An extensive pathway system will connect the various villages to each other and to the neighborhood centers and the village center. The village center, with its recreational, civic and commercial uses, as well as various housing options, will ultimately be a community focal point and provide an identity for the project as well as a community gathering destination for its residents. The site design of the Village Center will generally be in a more traditional form. Specifically, the village center and each neighborhood center may include the following uses:

- Community swim and fitness center
- Tennis center
- Athletic complex and facilities
- Neighborhood commercial
- Village Green
- Professional office
- Institutional uses, such as schools, churches, etc.
- Civic facilities
- A variety of residential product types
- Neighborhood parks
- Structured parking which may be incorporated into the first or second floor of multi-family buildings
- Community support facilities

The actual location of the Village Center may vary slightly from the location depicted on the site plan, but will comply with the following criteria:

1. The Village Center will be centrally located within the Rural Village.
2. The Village Center will be located adjacent to a major roadway within the Rural Village.
3. The Village Center location will be consistent with the Rural Village criteria contained within the 2030 Comprehensive Plan.

3.3 Villages

The villages consist mainly of residential and associated support uses. Contained within each village shall be a Neighborhood Center described in 3.2 above. Permitted uses include single family, duplex and townhouse residential units; condominium, apartment, rowhomes, community support, amenities, churches, town halls, community support facilities, golf course(s) and associated support uses, recreational and community structures including active and passive parks; amenity and recreational centers including pools, tennis courts, clubhouses and health fitness facilities; golf courses and maintenance facilities; and similar uses. Rear loaded residential units with alleys are permitted.

3.4 Open Space

In addition to the parks and recreational areas, an extensive system of wetlands will be preserved within the community. These wetlands will be preserved in corridors created in such a manner to provide a permanent greenway connection throughout the property. Some of the wetlands will be part of an overall environmental interpretive system and associated environmental educational facility.

Greenways/pathway systems shall not count toward the required recreation acreage. Parks and recreation areas combined area will meet or exceed recreation requirements defined by the Comprehensive Plan and the City of Jacksonville Ordinance Code, as effective at the time of the adoption of this PUD. At a minimum, 125.4 acres of active recreation areas will be provided.

The active recreation areas within this PUD shall include no fewer than eighteen (18) athletic fields and fifteen (15) athletic courts. Recreation areas and facilities serving individual neighborhoods shall be completed and operational not later than 40% of that neighborhood's residential units being constructed. Community-wide recreation facilities shall be provided in proportion to the number of residential dwelling units built. In determining the type of fields and courts to include within this PUD, the Applicant shall

consult with the Parks, Recreation, and Entertainment Department to determine what types of fields and courts are available or programmed as public facilities to serve residents within the PUD.

3.5 Land Use Summary

The physical and functional characteristics of the PUD shall promote and promulgate reduced vehicle trips and discourage use of single-occupancy vehicles. Specifically,

- A compact and interconnected mix of uses including office, commercial, and residential adjacent or in close proximity to one another, encouraging internal capture of trips.
- Utilization of several design standards prescribed in the Jacksonville Design Guidelines and Best Practices Handbook.
- A range of residential densities and dwelling types avoiding the appearance of any single housing style or monotonous vernacular of the community.
- Having new businesses locate within an area of higher population concentration than the surrounding area resulting in fewer or shorter daily vehicle trips.
- The density and intensity of the PUD will be arranged in a manner which supports a variety of transportation options, including walking and biking.
- Safe and efficient interactions between and among pedestrians, bicyclists, transit riders, and automobile passengers.
- Provision of a functioning sidewalk and bicycle facilities linking them with transit stops and the recreation and open/space areas.

The City is currently in the process of adopting a Mobility Plan as part of the 2030 Comprehensive Plan and an implementing ordinance. Within that Mobility Plan will be a listing of factors (including potential vehicle trip adjustments to a mobility fee) which may be used to measure or assess the extent to which development implements mobility concepts such as those identified above. To promote mobility, within six (6) months after the City's adoption of the Mobility Plan, the Applicant, working with the Planning and Development Department staff, will seek an administrative modification to this PUD which shall provide and incorporate into the this PUD a metric or measurable guidelines by which the Planning and Development Department may determine the consistency of each development site plan within the PUD with the mobility concepts contained in the Mobility Plan and those identified above.

The PUD shall not be developed with only a single land use. The Developer shall be allowed to develop any portion of the PUD at any time (several construction phases). The table on the following page contains the anticipated development program. In the event market conditions do not support the construction of non-residential uses, the Developer may enter the next phase so long as the infrastructure for the non-residential development has been constructed enabling the non-residential site ready to develop when market conditions warrant.

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Land Use	Phase 1	Phase 2 (cumulative)	Phase 3 (cumulative)
Single Family Residential (DU)	2,500	8,250	11,250
Multi-family Residential (DU)	1,400	2,200	3,750
Commercial (GSF)	125,000	475,000	750,000
Office (GSF)	50,000	140,500	300,000

ICI Villages will contain four (4) distinct residential neighborhoods: East Village, South Village, Central Village, and North Village. The maximum residential density of each neighborhood is 7 units per gross acre for single-family and 15 units per gross acre for multi-family. Between 50% and 90% of each neighborhood's land area may be residential.

There will be a mixture of varying lot types for single family detached products. Multi-family attached products will vary with ranges facilitating condominiums, row houses, townhomes and/or apartments. There will be at least three different residential lot types with no single lot type comprising more than 50% of the project total.

Each neighborhood will contain a Neighborhood Center comprised of not more than ten (10) acres in size. Neighborhood Centers should be centrally located within each Village. Neighborhood Center uses may include civic and institutional uses, places of worship, convenience goods, personal services, veterinarians, filling stations and other low intensity retail and office – professional commercial uses developed in freestanding or shopping center configurations.

The maximum non-residential floor area ratio (FAR) is 80% within the Village Center and 50% within each Neighborhood Center. The maximum non-residential intensity within individual parcels is 7,500 Retail square feet per net acre and 12,000 Office square feet per net acre.

3.6 Recreation

A minimum 10-acre athletic complex and park within the Village Center will be constructed by the Developer and owned and maintained by the CDD, Developer or Homeowners Association for use by the residents. A minimum 1-acre Village Green or Town Square shall also be constructed by the Developer in the Village Center. One or more golf courses may be located within ICI Villages. An internal trail system will link the Rural Village to neighboring open space and recreational uses permissible in the AGR future land use category (e.g., dude ranches, golf courses, camping grounds, etc.).

3.7 Pedestrian Environments

Personal interaction shall be encouraged within ICI Villages through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety.

A. The use of architectural design elements, such as canopies, awnings, umbrellas, site furniture, pedestrian scale lighting, water and fountain features, decorative paving, colored paving, building placement and façade articulation are all elements that are

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encouraged to help build the pedestrian environment and create a "sense of place" for each individual project and, in many cases, are a specific node within a project.

B. The use of plaza spaces to interconnect various pedestrian routes is strongly encouraged. Pedestrian spaces should be designed as multi-functional use spaces that encourage social gathering and interaction. Consideration should be made to incorporate adequate pedestrian seating, landscape and shade cover as well as special visual focal elements within the spaces.

C. All site furnishings shall be constructed of durable permanent material, excluding plastic. Wood site furniture shall be discouraged due to maintenance requirements; however, this is discretionary based on individual project theme and maintenance program.

D. Site furnishings shall not be used for advertising in any form, wither by direct or indirect mounting of signs or dramatically bright paint patterns or colors.

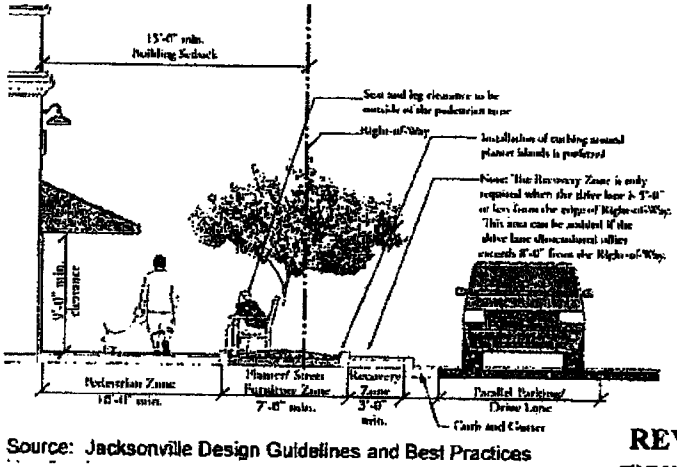
E. The defined pedestrian route shall be kept free of all permanent signage, site furnishing or other physical obstructions. All site furnishing shall be placed within a four-foot (4') wide landscape planter zone.

F. All pedestrian crosswalks and traffic calming devices shall be clearly defined by unique paving materials.

G. Pavement within pedestrian routes shall be designed to accentuate the pedestrian experience through use of materials, colors, textures and patterning. Due to the highly reflective nature of concrete, plain white concrete shall be discouraged in areas of high pedestrian traffic and areas that are not protected, either by tree canopy or architectural cover, from solar reflection. Alternative materials such as pavers, colored concrete or stamped concrete are encouraged.

H. The following chart establishes the required dimensional relationships required for the Village Center streetscapes.

Roadway	Min. Building Setback	Pedestrian Zone	Recovery Zone	Planter and Street Furniture Zone	
				With on-street parking	No on-street parking
0-35 mph	15'	10'	3'	7'	10'
36-45 mph	20'	12'	3'	10'	13'



Source: Jacksonville Design Guidelines and Best Practices

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4.0 Land Use and Zoning

4.1 Commercial Parcels

A. *Permitted Uses (Village Center only):*

1. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
2. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
3. Business and professional offices.
4. Medical, dental and chiropractic offices or clinics.
5. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department
6. Hotels and motels
7. Service Station with car wash
8. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.
9. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
10. Art galleries, museums, community centers, and dance, art or music studios
11. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.
13. Institutional uses such as churches, schools, etc.

B. *Permitted Uses (Neighborhood Centers only):*

1. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
2. Business and professional offices.
3. Medical, dental and chiropractic offices or clinics.
4. Hotels and motels
5. Service Station with car wash
6. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.

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7. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
8. Art galleries, museums, community centers, and dance, art or music studios
9. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
10. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.
11. Institutional uses such as churches, schools, etc.

C. *Minimum lot requirement* (width and area). None.

D. *Maximum lot coverage by all buildings*. None.

E. *Minimum yard requirements*. For the purpose of these requirements, "lot" refers to the parcel within which the commercial use is located and "yard" refers to distance from the parcel boundary.

1. Front – For U.S. Highway 301 Twenty (20) feet; for others - none.
2. Side - none.
3. Rear - ten (10) feet.
4. Except for TND-style development within the Village Center, where a commercial parcel abuts a single-family or multi-family residential parcel, side and rear yards shall be twenty (20) feet with a buffer meeting Section 656.1216 of the Zoning Code.

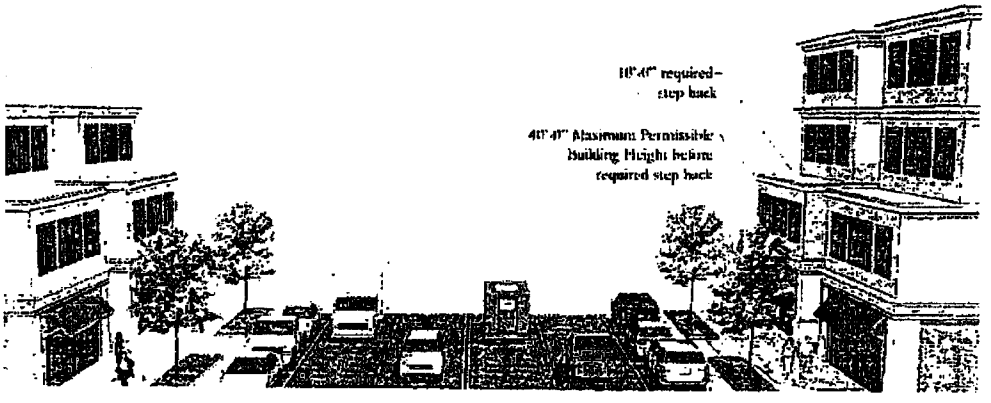
F. *Maximum height of structure.*
Sixty (60) feet, however height may be unlimited where the building is set back on all sides of the project boundaries no less than one horizontal foot for each six (6) vertical feet in excess of the height limitations identified above.

Building massing shall provide façade "step backs" for all building facades that exceed forty feet (40') in height, whereby a minimum ten-foot (10') building façade "step back" shall be provided for all floors above a two-story level (see illustration below). This provision may be waived for freestanding commercial office buildings as long as the building facades provide a significant amount of exterior material column, and wall fenestration so as to provide physical and visual breaks in the building facades.

The building masses of "Big Box" retailers within the Village Center shall be oriented in such a way to create a more clustered organization rather than single free-standing boxes surrounded by parking. The placement of buildings shall provide for a logical organization of both vertical and pedestrian circulation patterns and prevent the need, to the largest extent possible, for a user to have to "re-park" due to excessive internal pedestrian walking distances.

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Source: Jacksonville Design Guidelines and Best Practices Handbook

Interior commercial building lengths shall not exceed three hundred linear feet (300') without a physical break or pedestrian accessway from parking behind. It is strongly encouraged to integrate plaza spaces and/or incorporate public green spaces where building breaks occur.

F. *Lighting requirements.*
Lighting shall be designed and installed so as to be directed downward and reflect back to the subject property prevent glare and/or excessive light onto surrounding property. Pole fixtures shall be flush mounted, with full cut-offs. Light fixtures mounted on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. The applicant shall submit a lighting plan for the entire site, including fixture types and foot-candle illumination for review and approval by the Planning and Development Department.

4.2 Condominiums/Apartments

A. *Permitted Uses and structures.*

1. Condominiums and Apartments.
2. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
3. Structured parking when part of a residential structure and meeting the standards established in Section 5.5(E) below.
4. Live-Work uses meeting the performance standards and development criteria in Section 5.9 below.
5. Parks, playgrounds, playfields and recreational/community structures.
6. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Condominium use. Development standards for Condominiums and Apartments are detailed in Table 1.* For the purpose of these requirements, "lot" refers to the parent property within which the proposed condominium buildings are located and "yard" refers to distance from the parent property boundary. These requirements permit at

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least three types of condominiums/apartments configurations: structured parking under the units; front street access with common parking; rear alley access.

C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in Table 1 below.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.

2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

4.3 Townhouses/Row Houses

A. *Permitted Uses and structures.*

1. Townhouses and Row Houses (fee simple or condominium ownership).

2. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.

3. Structured parking.

4. Live-Work uses meeting the performance standards and development criteria in Section 5.9 below.

5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.6 below.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhouse use. Development standards for residential uses are detailed in Table 1.* These requirements permit at least three types of townhouse configurations: front street access with garages; front street access with common parking; rear alley access.

C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in Table 1 below.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.

2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

D. *Common Landscape Maintenance.* The proper maintenance of all common areas, lawns, and landscaping by means of a common lawn and landscaping company shall be funded by an owners' association with mandatory association dues.

E. *Parking requirements* - Two spaces (2) spaces per unit, which may be met within garages, driveways or common parking areas.

F. *Townhouse provisions.* The development criteria for Townhouse uses within this PUD supersedes those requirements set forth in Section 656.414 of the Zoning Code.

4.4 Single Family and Duplexes

A. *Permitted Uses and structures.*

1. Single family detached dwellings.
2. Attached duplexes.
3. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
4. Parks, playgrounds, playfields and recreational/community structures.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in Table 1 on the following page.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.
2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

4.5 Community Support and Amenities

A. Permitted Uses and structures.

1. Amenities and related facilities to be owned and operated by the developer or homeowners' association, which may include tennis courts, pools, cabanas/clubhouses, soccer or ball fields, health/exercise/fitness spa or facility, theater or screening room, and similar uses and facilities.
2. Parks, playgrounds, playfields and recreational and community structures.
3. Community Support uses may be integrated vertically or horizontally with multifamily residential uses.
4. Parks, playgrounds, playfields and recreational and community structures.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Amenity and Community Support Use.*

1. *Minimum lot width.* None.

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2. *Minimum lot area.* None.
3. *Maximum lot coverage by all buildings.* None
4. *Maximum height of structure.* Forty-five (45) feet.

4.6 Conservation/Open Space

A. Permitted uses and structures.

1. Stormwater, surface water management and flood control improvement, as permitted by the applicable regulatory agencies.
2. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies. As minor encroachments deemed necessary in final design and engineering, other uses are permitted, governed by the development criteria above and as permitted by the applicable regulatory agencies.
3. Golf courses.
4. Passive recreation, including pedestrian walkways, walking trails, benches, picnic tables, informational displays, and viewing areas.
   a. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. *Minimum lot requirement (width and area).* None.

C. *Maximum lot coverage by all buildings.* None.

D. *Minimum yard requirements.* None

E. *Maximum height of structure.* None

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Table 1 Residential Development Standards

TYPE	Permitted Location	Min. Lot Width (ft)	Min. Lot Area (sf)	Min. Front/Side/Rear Setbacks (ft)		Max. Lot Coverage		Max. Bldg. Ht. (ft)	Max. Acc. Bldg. Ht. (ft)	Req'd Front Open Yard (spaces)
				Front Facing Garages	Alley Rear Garages	NC & VC	Villages			
SF-A	NC & VC only	35	3,500	n/a	10 / 5 / 5 from bldg face to alley ROW or easement	70%	NA	40	27	2
SF-B	All areas	50	5,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	65%	45%	40	27	2
SF-C	All areas	60	6,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	60%	45%	40	27	2
SF-D	All areas	70	7,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	50%	45%	40	27	2
SF-E	Villages Only	80	8,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	40%	40%	40	27	2
Duplex	All areas	32	2,900	20 / 8 / 10	20 / 10 / 10	65%	70%	45	27	2
Row House	NC & VC only	16	900	n/a	0 / 0 / 0	NA	NA	45	27	2
Town-house	All areas	16	1,200	20 from garage face to sidewalk or to back of curb where there is no sidewalk / 10 / 10	10 / 10 except for corner lots (5) / 5 from bldg face to alley ROW or easement	70%	70%	45	27	2
Condo or Apt.	All areas	n/a	n/a	**NC & VC** *Where adjacent to ROW & not abutting SF lots:* 20 / 0 / 0 *Where abutting SF & height does not exceed 35':* 20 / 20 / 20	**Residential Villages** *Where not abutting SF lots:* 20 / 10 / 10 *Where abutting SF lots:* 20 / 20 / 20	75%	75%	Max. 6 residential floors over 2 levels of parking, w/1' of additional setback provided for each 3' of building height over 35'	27	2

*NC – Neighborhood Centers; VC – Village Center *Building height means the vertical distance from the finished floor to the peak of the roof, provided however that height may be measured from up to three feet above the required finished floor elevation or up to three feet above the existing grade. Spires, belfries, cupolas, and chimneys that are not intended for human occupancy shall not count towards height measurement. Other rooftop appurtenance and mechanical equipment not intended for human occupancy may be placed above the roofline provided it is not visible from an adjacent ROW.*

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4.7 Signage

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the community.

A summary table of the proposed sign regulations is shown in Table 2.

A. Community Identification Monument Signs at Major Entrances.
Community identification monument signs will be permitted at the major entrances to the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to US Highway 301. These signs will identify the PUD community.

B. Commercial Uses: Identity Monument Signs.
Identity monument signs are permitted for each Commercial use not otherwise identified by a monument sign as provided above. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides. These signs will be oriented to the street on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.

C. Commercial Uses: Elevated Signs.
No pylon signs are permissible. A maximum of two (2) identity elevated signs will be permitted for Commercial uses fronting U.S. Highway 301. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to U.S. Highway 301 identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared sign.

As part of verification of substantial compliance with this PUD, prior to commencement of Commercial use which proposes an elevated sign, the applicant shall submit to the Planning and Development Department for its review and approval a plan showing the location, height, size, and design of the sign and the locations of any existing elevated signs within two hundred (200) feet of the parcel.

D. Residential Uses: Identity Monument Signs.
Residential use Identity Monument signs are permitted for each residential development (Apartments, Condominium, Townhome, Single Family, and Traditional Neighborhood Single Family). Each development will be permitted one (1) externally illuminated identity sign with two sides (or two single faced signs). These signs will be oriented to the street on which the development has frontage.

E. Commercial, Office, and Institutional Uses: Other Signs.
Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way.

In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an

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awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Real estate and construction signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

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Table 2 Signage Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	Min Dist Btwn Signs (ft)
Community Identification Monument Signs	Major Entrance(s)	1 Per Entrance	150	35	200
Commercial Identity Monument Signs		1 Per Parcel	50	20	100
Commercial Elevated Signs	On US Highway 301	2 max	200	35	200
Residential Identity Monument Signs	Condominium, Townhome, and Single Family Uses	1 per Parcel	32	8	
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide	1 Per Occupancy	20		
Directional Signs	Project Wide		4		
Information Kiosks	Project Wide		20	12	

5.0 Additional PUD Conditions

5.1 Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership as the principal use. Whether attached or detached to a building structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

5.1.1 Accessory uses shall not be located in required front or side yards except as follows:

A. Detached accessory structures such as covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line. If bonus rooms are located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.

B. Air conditioning compressors or other equipment designed to serve the main structure or accessory uses may be located in a required yard and may be located not less than three (3) feet to the property line.

C. Swimming pools and associated screened enclosures may be located in a required rear or side yard but may not be located less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, screened enclosures, pools and\or recreational decks do not constitute "buildings" in calculating maximum lot coverage.

5.1.2 Accessory uses and structures in a residential parcel shall include private garages and private boathouses or shelters, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. Within the Village Center and Neighborhood Centers, accessory structures shall not exceed thirty-five (35) feet in height. Within all other areas of the Rural Village, accessory structures may not exceed fifteen (15) feet in height.

5.1.3 Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

5.2 Construction offices/model units/real estate sales

On-site, temporary construction offices/model homes/sales offices will be permitted in any commercial parcel or residential "unit" or "phase" until that parcel or "unit" or "phase" is built out. Real estate sales activities are permitted throughout the development. Associated parking for sales activities is permitted adjacent to model homes. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of detached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of up to twenty percent (20%) of the residential units and for the construction of the recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s) for the residential lots. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of attached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of all residential buildings and recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s) for the residential lots.

5.3 Landscaping

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:

A. For Commercial, Office, and Institutional uses, landscaping standards shall be applied taking into consideration the entire use or development at issue. For individual lots within a larger development which may own their sites in fee simple, required landscaping may be provided "off-site" within the development and may be shared with other uses, so long as the development at issue in its entirety provides sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within each development without regard to property ownership boundaries, which may exist among individual uses.

B. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

C. All right-of-way buffers shall be designed to provide a distinct visual appearance for the PUD. Large canopy trees shall be set back a minimum of twenty feet (20') from all overhead utility wires.

D. All primary access drives entering the Village Center from a public right-of-way shall provide a minimum of ten feet (10') of landscape buffer between the drive and the adjacent parking or buildings. All landscape buffer widths are exclusive of any car overhangs.

E. All parking aisles shall be terminated by a terminal landscape island. All terminal islands shall be a minimum of fifteen feet (15') in width, as measured from the back of curb. If a radial terminal island is proposed, the fifteen-foot (15') dimension shall be measured form the midpoint of the adjacent parking space. No car overhangs shall be permitted over terminal islands.

F. Interior parking islands shall be provided every twenty (20) spaces. All interior parking islands shall be a minimum width of ten feet (10'). Each interior and terminal planter island shall be planted with a minimum of one (1) canopy shade tree (per parking row) measuring twelve feet high with a six foot (6') spread as selected from the City's approved plant list.

G. The maximum height of any shrub material in all terminal planter islands shall not exceed thirty-six inches (36") at maturity.

5.4 Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification to the PUD, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

5.5 Parking

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) with the following additional and superseding provisions:

A. Parking shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute--ULI):

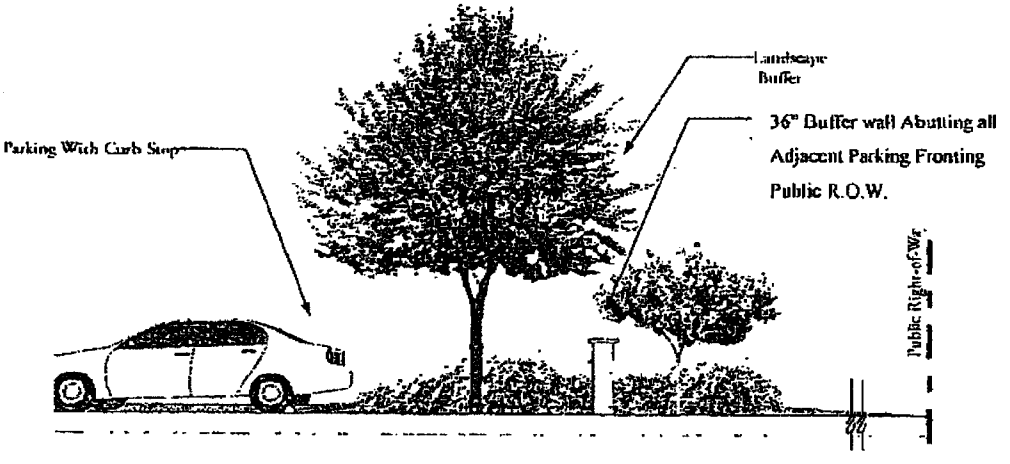
1. Commercial: 4.0 spaces per 1,000 s.f. GLA
2. Office: 3.0 spaces per 1,000 s.f. GLA

3.	Hotel:	1.0 space per room
4.	School:	1 space per 3 student stations
5.	Live/Work:	2 spaces per dwelling unit 2 spaces per 1,000 s.f. GLA

B. All parking spaces abutting terminal or interior parking islands shall be ten feet (10') in width to allow for door swing and pedestrian step out without encroaching in the landscape island.

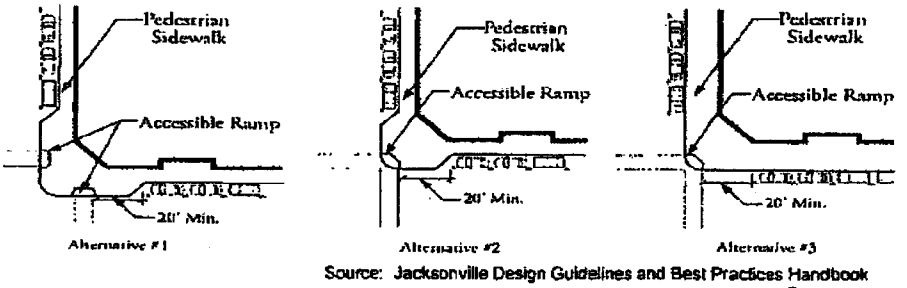
C. Along the primary entry roads in the Village Center, all mass surface parking lots shall be located behind buildings. Pedestrian access between or through buildings shall be provided and designed in such a way as to reinforce the pedestrian sense of arrival to the primary streetscape.

D. Where surface parking lots must abut the public rights-of-way, a minimum thirty-six inch (36"), one hundred percent (100%) visually opaque landscape and/or buffer wall combination shall be provided. If a landscape buffer is to be used, the buffer material shall be thirty-six inch (36") in height at the time of installation (see illustration below).



E. Where residential parking or driveway tracts abut an internal drive or road, or where it may abut a public right-of-way, a thirty-six inch (36") visually opaque screen wall and landscape buffer shall be provided.

F. On-street parallel parking shall be permitted along internal drives and roadways but must be set back a minimum of twenty linear feet (20') from any pedestrian crosswalk.



Source: Jacksonville Design Guidelines and Best Practices Handbook

G. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times, such as residential and non-residential uses within a development with integrated uses.

H. Lighting on the top floor of any parking deck may not extend above the parapet wall.

I. Structured parking is permissible only as part of another use; free-standing parking structures are not permitted within this Rural Village.

J. Parking requirements associated with Village Center and Neighborhood Center uses may be satisfied through any combination of on-street parking and off-street parking configurations.

K. Large parking areas shall be divided into "sub-lots" containing no more than three hundred and sixty (360) spaces per lot. Sub-lots shall be defined and separated by landscaped pedestrian accessways that measure no less than twenty-two feet (22') in width, as measured from the back of curb. No parking overhang shall be permitted within this area. The use of wheel stops in parking spaces that abut pedestrian accessways are required to prevent encroachment.

L. Large expansive parking fields containing more than 2,000 parking spaces shall provide secondary access routes, independent of internal circulation drives, that allow for through-access without being encumbered by parking movement conflicts. These internal secondary drives shall provide a minimum fifteen-foot (15') separator landscape median, as measured from the back of the curb. No parking overhang shall be permitted within this area. The use of wheel stops is required to prevent encroachment.

M. All parking lots shall have a minimum of two (2) vehicular ingress and egress points.

N. To limit unnecessary parking, a maximum of ten percent (10%) of the total required parking shall be permitted to be constructed in a surface parking lot or as on-street parking. If additional parking can be accommodated in the form of structured parking, this percentage may be exceeded. At no point in time shall public green space, pedestrian gathering areas or pedestrian zones be reduced or impacted to create additional surface parking.

5.6 Community Development District

Nothing in this PUD shall be construed as prohibiting or limiting the ability of an owner within the PUD to establish a Community Development District (CDD) for the ownership, development, operation and maintenance of common facilities and infrastructure.

5.7 Silviculture Uses

Silviculture operations are a permitted use in the PUD and may continue at this site until build-out.

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5.8 Donation of Sites for School and for Fire/Rescue Purposes

5.8.1 The Applicant shall make available for donation to the Duval County School Board a site within the area bounded by U.S. Highway 301 to the east, Beaver Street to the North, and the Duval County line to the west and south for a public high school and/or middle school, including sports and recreational facilities which are to be used by the school(s) and which may be made available to the public pursuant to any joint use agreement between the School Board and the City.

A. Prior to the commencement of construction of residential structures (excluding model homes) within this PUD, the Applicant shall provide written notice to the School Board and the Planning and Development Department of the availability of the site for donation. The applicant will coordinate with the School Board, the Planning and Development Department, and the Parks, Recreation, and Entertainment Department regarding the location and configuration of the site within the area described above. The site shall be located on a road which is existing or proposed (and committed for funding by parties other than the School Board) and is classified as a collector or higher. The site shall be a minimum of seventy-five (75) buildable contiguous acres.

B. If, within five (5) years after such written notice is provided, the School Board notifies the Applicant in writing that the School Board wishes to accept the donation, the site shall be conveyed to the School Board. The deed of conveyance shall contain covenants and restrictions insuring that the site will be used for school purposes for the protection of the surrounding property. At the time of conveyance, the Applicant also will provide to the School Board and the Planning and Development Department an appraisal, prepared by a licensed MRI appraiser, stating the value of the site at the time of conveyance. The Applicant thereafter shall be entitled to credit for such value against any future exactions such as school concurrency proportionate share mitigation, impact fees, or Development of Regional Impact mitigation (in the event the PUD becomes part of a Development of Regional Impact).

C. If no such notice is provided within the five-year period, then the availability of the site for donation will be withdrawn, this condition will be deemed fulfilled, and, if the site is within this PUD, the site may be used for any uses permitted on any parcel adjoining the site within the PUD subject to the provisions governing such use in the PUD.

D. The School Board shall be responsible for all costs relating to the permitting and development of the site for school uses.

5.8.2 The Applicant shall make available for donation to the City a site within the area bounded by U.S. Highway 301 to the east, Beaver Street to the North, and the Duval County line to the west and south for fire and rescue purposes.

A. Prior to the commencement of construction of residential structures (excluding model homes) within this PUD, the Applicant shall provide written notice to the Fire and Rescue Department and the Planning and

Development Department of the availability of the site for donation. The applicant will coordinate with the Fire and Rescue Department regarding the location of the site within the area described above. The site shall be a minimum of three (3) buildable contiguous acres.

B. If, within five (5) years after such written notice is provided, the Fire and Rescue Department notifies the Applicant in writing that the City wishes to accept the donation, the site shall be conveyed to the City. The deed of conveyance shall contain covenants and restrictions insuring that the site will be used for fire and rescue purposes for the protection of the surrounding property. The Applicant thereafter shall be entitled to credit for such value against any future exactions, including Development of Regional Impact mitigation (in the event the PUD becomes part of a Development of Regional Impact).

C. If no such notice is provided within the five-year period, then the availability of the site for donation will be withdrawn, this condition will be deemed fulfilled, and, if the site is within this PUD, the site may be used for any uses permitted on any parcel adjoining the site within the PUD subject to the provisions governing such use in the PUD.

D. The City shall be responsible for all costs relating to the permitting and development of the site for fire and rescue purposes.

5.9 Live-Work / Home Occupation Requirements

5.9.1 The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.

5.9.2 There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.

5.9.3 There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes odors or electrical interference detectable to normal senses off the lot.

5.9.4 In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.

5.9.5 Home occupations in Condominiums in the Village Center parcel shall not be subject to the conditions set forth in 5.9.2 and 5.9.3 above when located in a building which is designated for Live-Work uses. Such buildings shall be so designated as part of verification of substantial compliance with this PUD. The location of such buildings and the signage and parking for such Live-Work uses shall be subject to the review and approval of the Planning and Development Department

5.9.6 Home occupations are not subject to the setback requirements established in Section 4.1.D.4 of this document.

5.10 Additional Design Criteria for Neighborhood and Village Centers

5.10.1 Combined off-street parking lots (shared parking) are not required to provide buffers where shared parking areas interface property lines.

5.10.2 Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:

A. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.

B. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.

C. Stormwater management facilities shall be constructed in a manner that enhances its visual appeal.

5.11 Buffering and Screening

5.11.1 Where residential uses abut U.S. 301, a buffer thirty (30) feet in width will be located along the right-of-way. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.

5.11.2 Outside of the Village Center and Neighborhood Centers, where residential uses abut non-residential uses within the PUD, a buffer twenty (20) feet in width will be located along the right-of-way. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.

5.11.3 All service areas and loading docks shall be prohibited from locations adjacent to any public or private external roadway, unless they are enclosed on all sides by the required screening materials.

5.11.4 All screening materials shall be a minimum of six feet (6') in height for all refuse/dumpster enclosure areas and a minimum of eight feet (8') in height for all service loading areas. This height may be increased at the request of the City to sufficiently screen any activity.

5.11.5 All service areas shall have a one hundred percent (100%) visually opaque gate equal in height to the masonry screen structure. Chain link fence or barbed wire fence shall not be used in any screen enclosure or gate structure.

5.11.6 Adjacent to the southwestern boundary of the Property is a solid waste disposal facility known as the Trail Ridge Landfill. Where the PUD boundary abuts the adjoining property on which the Trail Ridge Landfill is located, a 200-foot setback shall be provided, consisting of (i) a 50-foot undisturbed buffer immediately abutting the Trail Ridge Landfill property and (ii) and an additional 150-foot setback within which residential structures shall be prohibited and within which non-residential and recreational uses and structures, including stormwater facilities, utilities, and roads, are permitted.

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5.11.7 Within sixty (60) days after the adoption of this PUD, the Applicant shall record in the public records of Duval County, Florida, covenants and restrictions burdening the Property governed by this PUD which (i) provide notice and disclosure to successors and assigns of the Applicant and Owner that the Property is located adjacent to the Trail Ridge Landfill and related operations, including related soil and stormwater facilities, and (ii) prohibit the Applicant and Owner and its successors and assigns from interfering with, filing any objections to, opposing, delaying, or obstructing activities at the Trail Ridge Landfill, including applications for permits submitted by the City or any of its agencies, contractors, or agents, so long as such activities have been or are being properly permitted and performed in accordance with all applicable laws and regulations. The covenants and restrictions shall provide that the City, Applicant, and Landfill Operator and/or Permittee shall have the right to enforce the covenants and restrictions. The Applicant shall deliver a copy of the recorded covenants and restrictions to the Planning and Development Department.

5.11.8 Site plans for any Village or Phase which abuts the 200-foot setback from the landfill site shall be reviewed by the Planning and Development Department for compatibility with the landfill. See modification - attached

5.12 Silviculture Uses May Continue

Silviculture operations are a permitted use in this PUD and may continue at this site until build-out.

5.13 Stormwater Retention Design and Placement

The following design guidelines are focused on improving the visual quality of stormwater design systems as they relate to overall site design.

A. Wet stormwater ponds shall be designed as integral visual site amenities. Sufficient pond slopes and maintenance easements shall be provided to prevent the fencing of the proposed ponds. Where absolutely necessary, due to safety concerns, the City may waive this requirement.

B. Stormwater ponds shall be designed to have the appearance of natural water bodies to the largest extent possible. Ponds shall be designed to have curvilinear perimeters and shall not be designed to be square or rectilinear in shape or appearance.

C. Wet stormwater ponds shall be designed to hold water at a controlled elevation that maintains a consistent aesthetic appearance. Ponds shall not be designed to have radical fluctuations in maintained water level.

D. The design of the stromwater pond system should, to the largest extent possible, attempt to create fewer but larger wet stormwater ponds and minimize the development of small "pocket" ponds.

E. All outparcel stormwater systems shall be designed to be collected and treated as part of the master stormwater system for the overall PUD instead of being stored on-site in small "pocket" ponds or swales.

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F. Stormwater trench ponds, or swales, are not permitted to be located along the perimeter of any property that abuts a public right-of-way.

G. Due to the visually aesthetic limitations of dry stormwater ponds, all dry stormwater ponds shall be located away from any PUD entrance or major pedestrian activity area. In the event that these ponds are within public view, the ponds shall be designed to present an aesthetic physical visual amenity appearance utilizing trees, shrubs, wetland plants and/or other materials. Sufficient pond sizing and volume, both on the pond bank and pond bottom shall accommodate landscape materials.

H. All stormwater out-flow structures shall be located and designed to minimize public view. The inclusion of littoral plantings and wetland trees placed around the structure is strongly encouraged to assist in mitigating the visual appearance of these structures.

I. All screen areas shall be designed to completely drain and be interconnected to the strom drainage system, unless otherwise prohibited. All dumpster, compactor areas and service yard areas shall be provided with permanent water source hose bib connections to allow fro regular cleaning of the service areas.

(Approved March 7, 2018)

WRITTEN DESCRIPTION TO THE ADMINISTRATIVE MODIFICATION

The sole purpose of the Application for Administrative Modification to a Planned Unit Development District is to add the sentence underlined below to Section 5.11.8 of the Planned Unit Development approved by Ordinance 2010-874-E:

5.11.8 Site plans for any Village or Phase which abuts the 200-foot setback from the landfill site shall be reviewed by the Planning and Development Department for compatibility with the landfill. Large-scale recreational uses for such Village(s) or Phase(s) shall be located within or adjacent to this setback, when consistent with design, function, and location requirements for such recreational uses. Examples of large-scale recreational uses include golf courses, bicycle and equestrian trails, open play and multi-purpose fields, natural passive areas, and community parks generally 25 to 100 acres in size.

All other portions of the Planned Unit Development remain unchanged.

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6.0 Summary of Zoning Compliance and Minimum PUD Requirements

6.1 Rural Village Checklist

Requirement	ICI Villages
Location Restrictions: No closer than 1 mile to other Rural Villages	Nearest Rural Village is over 2 ¼ miles away
Direct Access to Arterial	Access to US 301
~~Include Public Infrastructure (potable water and sewer)~~	The Applicant shall provide, at its expense, on-site treatment capacity to serve the needs of this Rural Village PUD for potable water, wastewater, and reuse water at levels and to standards acceptable to JEA, to be dedicated to JEA for operation and maintenance or for contract operation.
Size and Density: Size (min 500 ac)	5,520 ac
Minimum 2 Residential Neighborhoods	Minimum 4
Village Center Required	Village Center provided
Gross Density	7.0 du/ac (single family); 15.0 du/ac (multi-family)
Land Use Mix:	
Minimum three land uses	– Residential – Commercial Retail – Office – Public (school, fire stations, etc.)
50-90% of land area for residential uses	Will comply, currently estimated at 60%
Requirement for Town Square	Provided in Village Center
Vehicles/Pedestrian/Bicycle Access	Will be provided throughout the community
Rural Village to PUD-SC	PUD-SC zoning requested
Maximum size of Neighborhood Centers: 10 ac	Will comply
Village Center Range from 20-150 ac	Will comply

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6.2 Checklist of Minimum PUD Requirements

In addition to the above Rural Village compliance criteria, the ICI Villages PUD-SC will comply with the following minimum standards.

Land Use and Design Elements

- Minimum 75 acre school site shall be made available to the Duval County School Board for use as an elementary, middle, or high school, or any combination thereof.
- A minimum 10 acre athletic complex and park within the Village Center shall be constructed and maintained by the Developer, CDD and/or Homeowners Association for use by the residents.
- A maximum 3 acre site shall be made available for use by the City of Jacksonville for future public safety site(s) within the Village Center
- A minimum one acre village green or town square shall be constructed within the Village Center by the Developer.

  The Developer retains the right to offer funding to the City of Jacksonville or the Duval County School Board for additional architectural upgrades towards the elementary school or fire station, subject to governmental approvals.
- All residential units and structures shall be within ½ mile to a neighborhood park, clubhouse, green or commons or other passive or active recreational facility.
- A Street tree program shall be implemented for the entire community, including the installation of street trees on both sides of all streets, except in the situations where streets abut wetlands or natural areas or other aesthetic considerations warrant a deviation to this requirement.

Environmental

- A Greenway system shall be established for the Deep Creek and associated wetlands as depicted on the PUD Master Plan.
- Boardwalks and other pedestrian crossings are permitted. Environmental interpretive educational elements including signage and kiosks shall be provided within the community identifying and describing the Deep Creek ecosystem.

Circulation

- The access roadway serving the Property shall consist of a divided boulevard with a landscape median and turn lanes and signalization at US 301 as may be required by the City of Jacksonville and FDOT. This boulevard shall have, at a minimum, a multi-purpose pathway on one side and a minimum 6 ft. sidewalk on the other side. Bike lanes shall be constructed as part of the roadway section.
- All subdivisions shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.
- The multi-pathway system shall be linked throughout the community providing an interconnected system for pedestrians and cyclists. (10' wide minimum)

ICI Villages

PUD-SC Master Plan

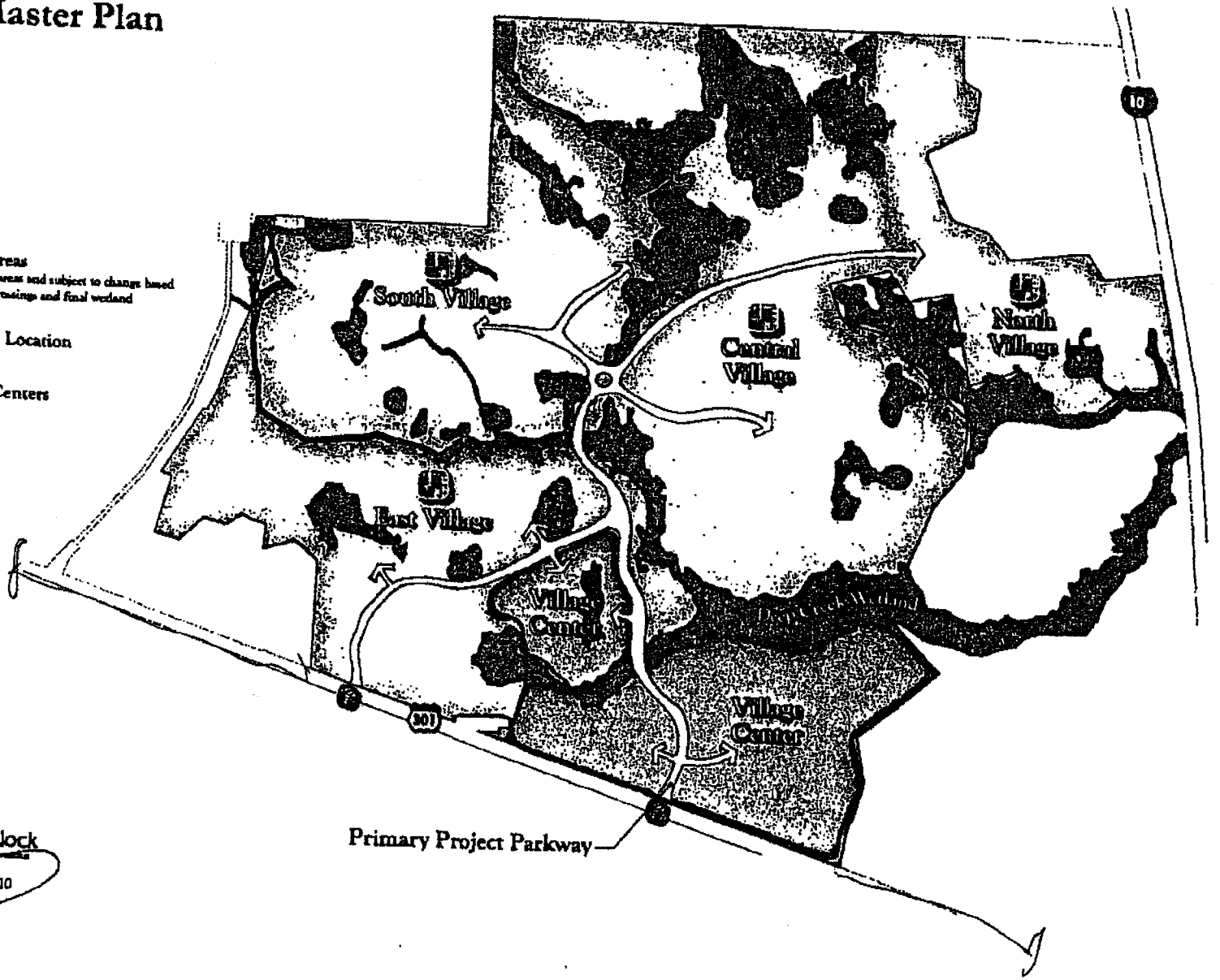
XHIBIT E

ICI HOMES

Conservation Areas
(Shown as generalized areas and subject to change based on final design, road crossings and final wetland survey/permitting)

Proposed Access Location

Neighborhood Centers



Prosser Hallock
October 15, 2010

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EXHIBIT "C"

NASSAU ORDINANCES

ORDINANCE NO. 2009 - 20

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP SERIES OF THE 2010 COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE OF 445.71 ACRES FROM AGRICULTURE (AG) AND CONSERVATION I (CON) TO INDUSTRIAL (I) AND CONSERVATION I (CON); CHANGING 41.48 ACRES FROM AGRICULTURE (AG) TO COMMERCIAL (C); ADOPTING A NEW POLICY 1.09.08(e) ACCEPTING THE APPLICANT'S VOLUNTARY PROFFER TO LIMIT DEVELOPMENT OF THE SITE TO 2,350,000 SQUARE FEET OF INDUSTRIAL DEVELOPMENT AND 40,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT; PROVIDING FOR FINDINGS; PROVIDING FOR TRANSMITTAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, ICI Villages, LLC, owner of the real property described in this Ordinance, filed Application CPA09-002 for a Future Land Use amendment of the Nassau County Comprehensive Plan of approximately 445.71 acres from Agricultural (AG) and Conservation I (CON) to Industrial (I), and approximately 41.48 acres from Agricultural (AG) and Conservation I (CON) to Commercial (C); and

WHEREAS, the property is located proximate to major transportation assets and is suitably buffered from residential uses; and

WHEREAS, the Planning and Zoning Board, also acting in their capacity as the Local Planning Agency (LPA) for Nassau County, conducted a public hearing on March 3, 2009 and voted to recommend approval of CPA09-002 to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners conducted a transmittal hearing on this application on April 13, 2009; and

WHEREAS, THE Department of Community Affairs issued an Objections, Recommendations and Comments (ORC) Report; and

WHEREAS, on July 29, 2009 Nassau County forwarded a draft ORC Response to the Dept. of Community Affairs, reviewed and discussed the ORC Response with the Applicant and the department, and will make the Final ORC Response part of the County's compliance submittal pursuant to Rule 9J-11.011, F.A.C.; and

WHEREAS, public notice of all public hearings has been provided in accordance with Chapter 163, F.S.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

A CERTIFIED TRUE COPY
John A. Crawford, Ex-Officio Clerk
By: Brenda K. Linville D.C.
EX-OFFICIO, Clerk of the Board of County Comm.
Nassau County, Florida

SECTION 1. FINDINGS

A. This action complies with Chapter 163, Part II, Florida Statutes and Rule 9J-5, F.A.C.
B. This action is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan, in particular Polices 1.10.03(C), 1.01.04 and 4.03.05.

SECTION 2. AMENDMENT

The following described property is reclassified from Agriculture (AG) and Conservation I (CON) to Industrial (I) and Conservation I (CON) as shown graphically in Section 4 of this ordinance. Upon the effective date of this Ordinance, the Growth Management Department is hereby authorized to amend the Future Land Use Map (FLUM) to reflect this change:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 29 and 30, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1468, page 1150, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly limited access right of way line of Interstate Highway No. 10 with the Westerly line of said Section 31, thence North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence Easterly and Northerly, along said Southerly right of way line, the following three (3) courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence Southerly and Westerly, along said Westerly line of Official Records Book 1417, page 135 the following three (3) courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 88°07'32" West, along the Southerly line of said Section 30, a distance of 62.21 feet to a point lying on the diving line between said Nassau and Duval counties; thence South 44°58'15" West, departing said Southerly line, and along said dividing line, 1734.53 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 as presently established; thence South 79°12'10" West, departing said dividing line, and along said Northerly limited access right of way line, 4086.48 feet to the Point of Beginning.

Containing 445.71 acres, more or less.

SECTION 3. AMENDMENT (continued)

The following described property is reclassified from Agricultural (AG) and Conservation I (CON) to Commercial (C) as shown graphically in Section 4 of this ordinance. Upon the effective date of this Ordinance, the Growth Management Department is hereby authorized to amend the Future Land Use Map (FLUM) to reflect this change.

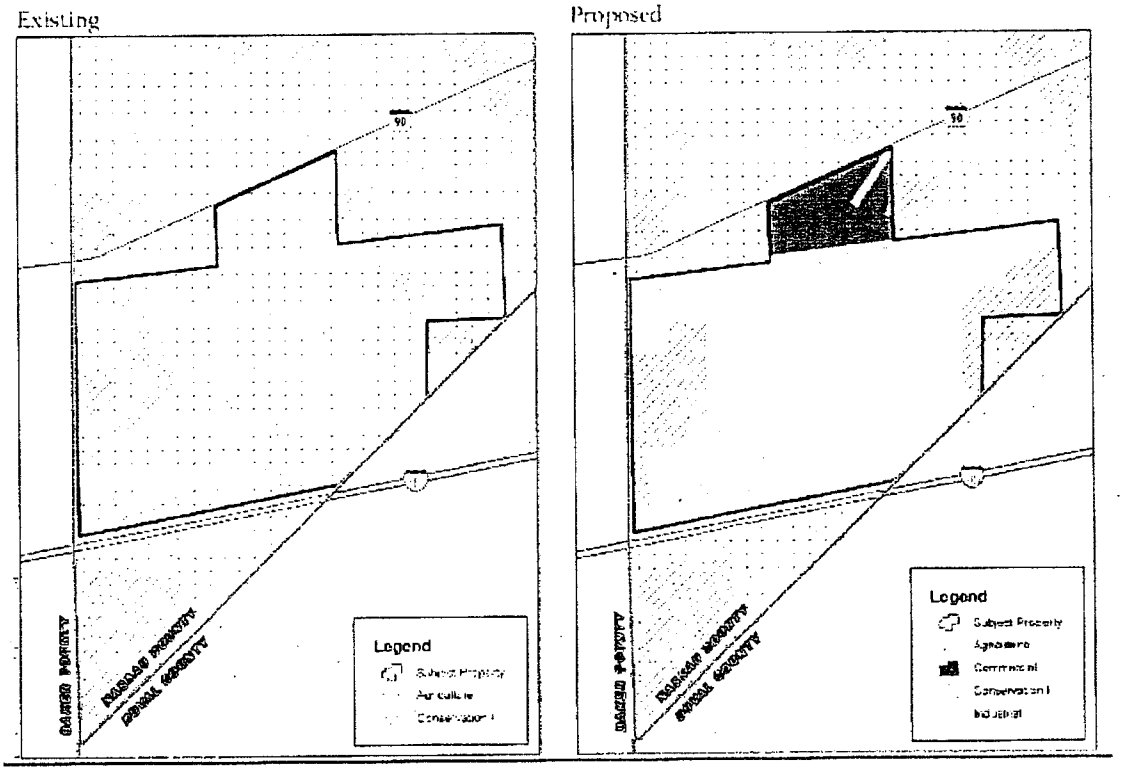
A portion of Section 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those lands described and recorded in Official Records Book 1468, page 1150, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly limited access right of way line of Interstate Highway No. 10 with the Westerly line of Section 31, said Township and Range, thence North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1742.49 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence North 83°25'36" East, departing said Westerly line of Section 30, and along said Northerly right of way line, 2106.35 feet to the Point of Beginning.

From said Point of Beginning, thence North 01°30'19" West, departing said Northerly right of way line, 717.52 feet to a point lying on the Southeasterly right of way line of U.S. Highway 90 (State Road 10) a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following three (3) courses: Course one, thence North 66°14'41" East, 1163.90 feet; Course two, thence South 23°45'19" East, 67.00 feet; Course three, thence North 66°14'41" East, 805.50 feet; thence South 00°40'36" East, departing said Southeasterly right of way line, 1239.21 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence South 83°25'36" West, along said Northerly right of way line, 1835.51 feet to the Point of Beginning.

Containing 41.48 acres, more or less.

SECTION 4. GRAPHIC DEPICTION



SECTION 5. ADOPTING NEW POLICY 1.09.08(e)

A new Policy 1.09.08(e) of the Future Land Use Element to the Nassau County Comprehensive Plan is hereby created and adopted and shall read as follows:

1.09.08 Notwithstanding the entitlements provided under this Comprehensive Plan, certain property owners have voluntarily proffered, and Nassau County does hereby accept, that subject to compliance with all applicable development standards and procedures that they agree to limit the yield of their property in accordance with the following schedule:...

e) Approximately 487.19 acres lying in Sections 29, 30 and 31, Township 2S, Range 23 East located between U.S. Route 90 and Interstate 10. This property was the subject of CPA09-002 and is owned by ICI Villages LLC of Daytona Beach, Florida. Conservation easements shall be established pursuant to Sec. 704.06 F.S. in order to preserve and maintain a minimum of seventy-five (75) acres south of the CSX rail line and shall be classified as Conservation I. The easements shall be established prior to the first site plan approval on the industrial site. The limits of this conservation area are subject to minor refinement to reflect a more exacting description when the property has been issued an Environmental Resource Permit by the St. Johns River Water Management District.

Development of the Subject property shall be limited to 2,350,000 square feet of uses permitted in the Industrial portion and 40,000 enclosed square feet of uses permitted in the Commercial portion that altogether generate no more than 688 external p.m. peak hour trips. Any development of the

property that would generate more than 688 peak hour trips must be preceded by an amendment to the Schedule of Capital Improvements including any roadway improvements needed to achieve and maintain the adopted level of service based upon the maximum development potential. The Capital Improvements contained in the Comprehensive Plan Amendment shall be derived from a traffic impact study whose methodology is acceptable to the City of Jacksonville Planning and Development Department, Nassau County Growth Management Department, and the Florida Department of Transportation.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be filed with the Office of the Secretary of State. This Ordinance shall become effective upon the earlier of:

i. The Department of Community Affairs issues a final order determining the adopted amendment is found to be in compliance; or

ii. The Administration Commission issues a final order determining the adopted amendment to be in compliance.

ENACTED AND ADOPTED THIS 24th DAY OF AUGUST, 2009 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS,
NASSAU COUNTY, FLORIDA

BARRY V. HOLLOWAY
Its: Chair

ATTEST as to Chairman's Signature:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney

DAVID A. HALLMAN,
County Attorney

ORDINANCE NO. 2009-26

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 445.71 ACRES FROM OPEN RURAL (OR) TO INDUSTRIAL WAREHOUSE (IW) AND 41.48 ACRES FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG); APPROVING APPLICATION R09-006 FOR REAL PROPERTY LOCATED SOUTH OF U.S. 90 AND NORTH OF I-10; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, ICI Villages, LLC, owner of the real property described in this Ordinance authorized filing of Application R09-006 for a rezoning and reclassification of the property from Open Rural (OR) to Industrial Warehouse (IW) and Commercial General (CG); and

WHEREAS, the property is the subject of CPA09-002, a Future land Use Map amendment to Industrial, Commercial and Conservation I adopted by the Board of County Commissioners on August 24, 2009; and

WHEREAS, Sec 163.3184(3) was amended in 2009 to allow local governments to consider zoning changes during the FLUM amendment process, subject to such zoning changes being contingent upon the amendment becoming effective; and

WHEREAS, the Planning and Zoning Board, after due notice conducted a public hearing on September 1, 2009 and voted to unanimously to recommend approval of rezoning request R09-006; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall Comprehensive Land Use Plan and orderly development of the County of Nassau, Florida, and the specific area; and

WHEREAS, public notice of this rezoning has been provided in accordance with Chapter 125, Florida Statutes and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

A CERTIFIED TRUE COPY
John A. Crawford, Esq. Ex-Officio Clerk
By: Brenda K. Linville, D.C.
EX-OFFICIO, Clerk of the Board of County Comm.
Nassau County, Florida

SECTION 1. FINDINGS.

That the proposed rezoning to Industrial Warehouse (IW) and Commercial General (CG) is generally consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan and, in particular, Policies 1.02.01, 1.02.05(c), 1.02.05(d), 1.09.02 and 1.09.08(e).

SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified from Open Rural (OR) to Industrial Warehouse (IW) as defined and classified under the Land Development Code. The real property described in Section 4 is rezoned and reclassified from Open Rural (OR) to Commercial General (CG). The Official Zoning Map shall be amended to reflect these changes.

SECTION 3. DESCRIPTION OF INDUSTRIAL WAREHOUSE.

The following described real property is hereby rezoned from Open Rural (OR) to Industrial Warehouse (IW). The property is currently identified as a portion of Tax Parcel Number 30-2S-23-0000-0002-0000; and portion of Tax Parcel Number 29-2S-23-0000-0002-0000; and all of Tax Parcel Number 31-2S-23-0000-0002-0000. Upon the effective date of this Ordinance, the Growth Management Department is authorized to amend the Official Zoning Map to reflect this rezoning.

Legal Description of Industrial Portion (following page):

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 29 and 30, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1468, page 1150, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly limited access right of way line of Interstate Highway No. 10 with the Westerly line of said Section 31, thence North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence Easterly and Northerly, along said Southerly right of way line, the following three (3) courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence Southerly and Westerly, along said Westerly line of Official Records Book 1417, page 135 the following three (3) courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1307.61 feet to the Southwest corner of said Section 29; thence North 88°07'32" West, along the Southerly line of said Section 30, a distance of 62.21 feet to a point lying on the diving line between said Nassau and Duval counties; thence South 44°58'15" West, departing said Southerly line, and along said dividing line, 1734.53 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 as presently established; thence South 79°12'10" West, departing said dividing line, and along said Northerly limited access right of way line, 4086.48 feet to the Point of Beginning.

Containing 445.71 acres, more or less.

SECTION 4. DESCRIPTION OF COMMERCIAL GENERAL.

The following described real property is hereby rezoned from Open Rural (OR) to Commercial General (CG). The property is currently identified as a portion of Tax Parcel Number 30-2S-23-0000-0002-0000. Upon the effective date of this Ordinance, the Growth Management Department is authorized to amend the Official Zoning Map to reflect this rezoning.

Legal Description of Commercial Portion (following page):

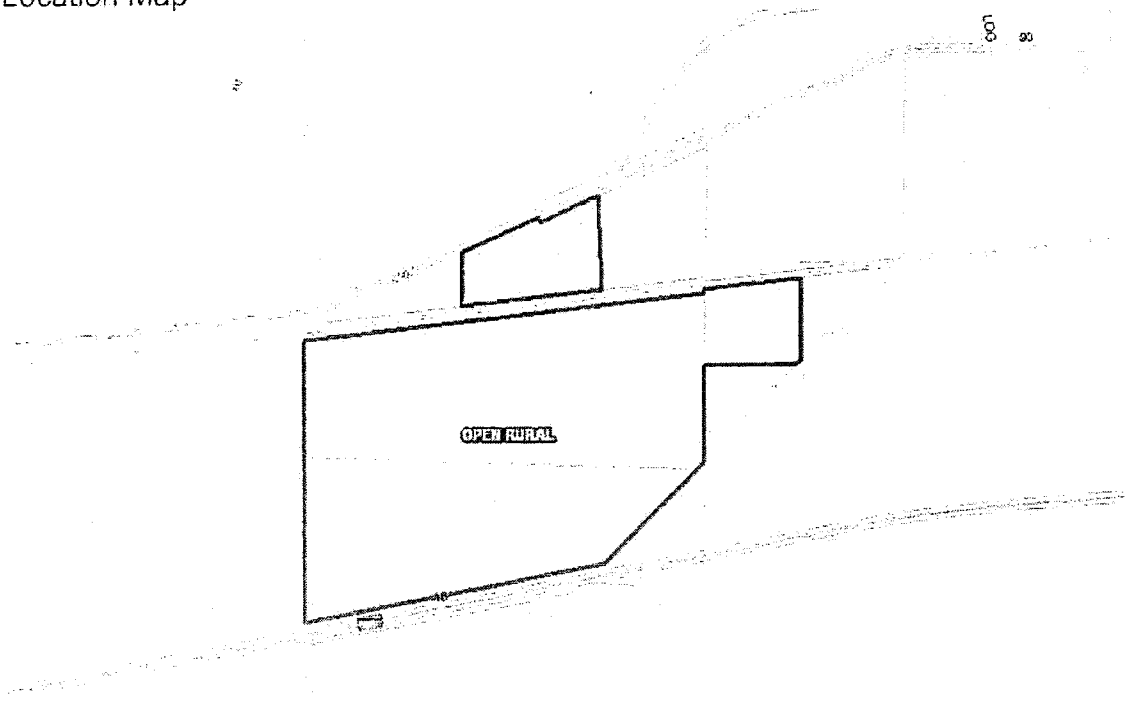
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Containing 41.48 acres, more or less.

Location Map



SECTION 5. EFFECTIVE DATE.

This Ordinance shall be filed with the Secretary of State. It shall become effective upon the effective date of CPA09-002, the corresponding adopted FLUM amendment.

PASSED AND ADOPTED THIS 28th **DAY OF** September, 2009.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

BARRY V. HOLLOWAY
Its: Chairman

ATTEST as to Chairman's Signature:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

DAVID A. HALLMAN,
County Attorney

EXHIBIT "D"

LANDOWNERS' LETTERS REQUESTING SERVICE

301 Capital Partners, LLC
P.O. Box 238
Lake Butler, Florida 32054
(386) 496-3509
Fax: (386) 496-4309

May 16, 2019

First Coast Regional Utilities
c/o Mr. Avery C. Roberts
Post Office Box 238
Lake Butler, FL 32054

Re: Water and Wastewater Utility Services

Dear Avery,

301 Capital Partners, LLC owns approximately 8,741 acres in Duval and Nassau Counties, which is now being readied for development. In fact, we are the successor in interest to ICI Villages, LLC which secured Ordinance No. 2010-874-E from the City of Jacksonville allowing for the development of over 10,000 residential housing units and related commercial establishments on our property. That Ordinance further required the development of an on-site water and wastewater utility systems to serve our property. We request that First Coast Regional Utilities secure such authorizations as may be legally required for the financing and construction of a regional water and wastewater utility to serve our properties. We understand that this will also require a filing with the Florida Public Service Commission, which we fully support.

Should you have any questions or comments concerning the above, please do not hesitate to contact me.

Sincerely,

Michael E. Braren
Manager



The Chemours Company FC, LLC
Titanium Technologies, Florida Plant
5222 Treat Road, P. O. Box 753
Starke, FL 32091

May 13, 2019

Mr. Avery C. Roberts
301 Capital Partners, LLC
Post Office Box 238
Lake Butler, FL 32054

Re: Water and Wastewater Utility Services

Dear Avery,

We are the current owner of approximately 1,320 acres in Baker County, situated northeast of County Road 228. Currently, this property is being mined but in the not too distant future, the mining operations will be completed, and this particular property will be ready for other uses, including potential development. A map and legal description of this property is attached as Exhibit A.

We also are the owner of approximately 1,814 acres, also located in Baker County, which is adjacent to the 301 Capital Partners property, and which is being readied for development. A map and legal description of this property is attached as Exhibit B.

We understand that your group is preparing an application to be filed with the Florida Public Service Commission for certification of lands in Nassau and Duval Counties under the name of First Coast Regional Utilities, Inc. The availability of central water and wastewater is very important in obtaining development entitlements for future uses of our Baker County lands as described in Exhibits A and B hereto. We request that these properties located in Baker County be included within the intended Florida Public Service Commission certificated service area, and we agree to assist your group as needed in that regard.

Should you have any questions or comments concerning the above, please do not hesitate to contact me or Connie Henderson (Environmental Manager) at 904-964-1327.

Sincerely,

Nicole Newell
Plant Manager

Enclosures



Chemours - Baker County Parcel

Baker County Property Appraiser

Timothy Sweat, CFA - Macclenny, FL - 904-259-3191

PARCEL: -

NOTES:

Name:		2018 Certified Values	
Site:		Land	
Mail:		Bldg	
Sales Info	NONE	Assd	
		Exmpt	
		Taxbl	

This information updated 12/26/2018, was derived from data which was compiled by the Baker County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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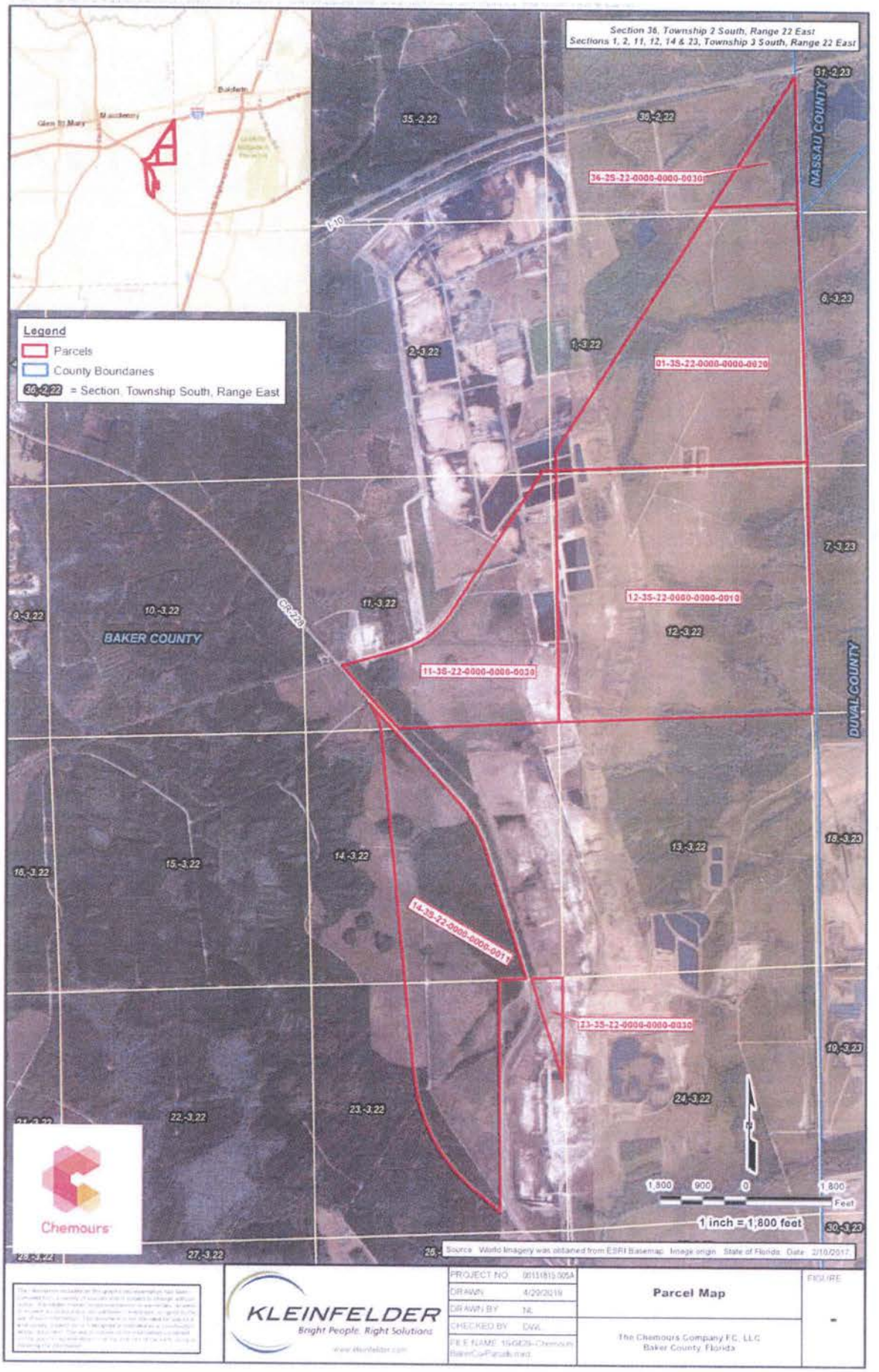

Section 36, Township 2 South, Range 22 East
Sections 1, 2, 11, 12, 14 & 23, Township 3 South, Range 22 East
Legend
Parcels
County Boundaries
36-2-22 = Section, Township South, Range East
NASSAU COUNTY
BAKER COUNTY
DUVAL COUNTY
I-10
CR-229
36-2S-22-0000-0000-0010
01-3S-22-0000-0000-0020
12-3S-22-0000-0000-0010
11-3S-22-0000-0000-0030
14-3S-22-0000-0000-0011
23-3S-22-0000-0000-0010
1,800 900 0 1,800 Feet
1 inch = 1,800 feet
Source: World Imagery was obtained from ESRI Basemap. Image origin: State of Florida. Date: 2/10/2017
Chemours
KLEINFELDER
Bright People. Right Solutions
PROJECT NO. 0011815.005A
DRAWN 4/29/2019
DRAWN BY NL
CHECKED BY DWL
FILE NAME 15G829-ChemoursBakerCoParcels.mxd
Parcel Map
The Chemours Company FC, LLC
Baker County, Florida
FIGURE
-

EXHIBIT "E"

FEASIBILITY ASSESSMENT REPORT

FEASIBILITY ASSESSMENT OF FIRST COAST REGIONAL UTILITIES, INC. DUVAL COUNTY, FLORIDA



APRIL 2019

Prepared By
Bevin A. Beaudet, P.E., LLC
In Conjunction with
Globaltech Design Builders





Prepared For
301 Capital Partners, LLC

FEASIBILITY ASSESSMENT OF

FIRST COAST REGIONAL UTILITIES, INC.

DUVAL COUNTY, FLORIDA

June 2019

Prepared By

Bevin A. Beaudet, P.E., LLC

In Conjunction with Globaltech Design Builders

Prepared For

301 Capital Partners, LLC

Electronically Signed and Sealed June 3, 2019 by:
Bevin A. Beaudet, P.E., Florida #23484

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9. Comparison of Alternatives

Section 1 – Executive Summary

The land which is the subject of this report, the Villages, is a +/- 5,000-acre parcel located Southwest of Jacksonville in Duval County Florida (Property). 301 Capital Partners, LLC is the current landowner, and successor to ICI Villages, LLC, which was granted zoning approval for a Planned Unit Development, Satellite Community, under Duval County Ordinance 2010-874-E, as amended. This parcel is part of the approximately 10,000 acres of contiguous property located in Duval, Nassau and Baker Counties, which 301 Capital Partners either owns or has exclusive repurchase rights to, intended to be developed in the future, and which portions have also have been granted appropriate zoning for development. An additional +/- 1,800-acre property, owned by The Chemours Company FC, LLC, located in Baker County and contiguous to the 301 Capital Partners land holdings, is also planned for future development. These properties are adjacent to major transportation corridors and close to major job centers. In conformance with the zoning conditions, 301 Capital Partners is planning on developing Phase 1 of the Villages which will consist of 2500 Residential connections and 300 low intensity commercial connections. This development will require water/wastewater/reclaimed water utility service

This Feasibility Assessment identifies two possible alternatives to provide this utility service: JEA Interconnection, and construction of On-Site Utilities. This Feasibility Assessment was conducted to provide an engineering basis for comparing the alternatives and selecting the most feasible alternative. Data used for the assessment included on-the ground inspection of the proposed development and the +/- 50-acre proposed utility site, review of previous studies including soil, environmental and engineering reports, review of JEA's proposed interconnection plans and costs as well as JEA construction standards for on-site water/wastewater/reclaimed water utilities.

Based on the absorption schedule provided by 301 Capital Partners, the flow demands for water and wastewater service to Phase 1 were estimated based on standard engineering practice. Preliminary (budget level) design and cost estimates were performed for On-Site Utilities for Phase 1 of the Villages, keeping in mind expansion needs to meet future development phases. Both alternatives were compared based on total cost and other important factors such as time required for implementation, impact to the public and environmental impact during construction and long-term operation.

The results of the evaluation determine that the On-Site Utilities alternative is much more economically feasible, over $11 million less than the JEA Interconnection Alternative, and can be constructed in approximately two years, versus a five year estimated time for JEA Interconnection. The On-Site Utilities alternative, is constructed only on the development property, thus causing less disruption to major transportation corridors during construction. The JEA Interconnection alternative also requires significant long-term energy costs for pumping with a correspondingly higher carbon footprint.

Given the significant difference in cost and practicality of the two alternatives, the On-Site Utilities alternative is the best choice to provide utility service to the Villages.

Section 2 – Purpose and Scope

The purpose of this report is to present an engineering evaluation to:

- Determine the water, wastewater and reclaimed water requirements to support the proposed the Villages development Southwest of Jacksonville, in Duval County, Florida.

- Identify the alternatives available to provide the utility requirements for the development. The only two practical alternatives capable of meeting the water, wastewater and reclaimed water demands of the proposed approved the Villages development are the JEA Interconnection and construction of On-Site Utilities.

- Perform a preliminary design, layout and preliminary cost estimate of the On-Site Utilities alternative.

- Compare each alternative based on cost, environmental impact and timing.

- Recommend the most practical, feasible and cost effective alternative.

In order to conduct this evaluation the undersigned engineer reviewed the following information provided by the client:

- Duval County Zoning Ordinance 2010-874-E, amended and enacted on 2.11.11.

- Arial photographs and site maps

- Phase 1 Environmental Site Assessment, Ellis & Associates, Inc., December 2005

- Soil Condition Report, North American Reserve, LLC for ICI Villages, LLC April 2010.

- Water and Wastewater System Assessment Technical Memorandum, Jones Edwards & Associates for ICI Villages, LLC, March 2007.

- April 9, 2019 Meeting Notes, containing the JEA Interconnection proposal, along with JEA's proposed cost, which is appended to this Report as Appendix-A. The engineer also visited the site to personally inspect the area proposed for development, site conditions, and suitability of land preliminary assigned for construction of on-site utilities. Following data collection, review and site visit, the engineer conducted a preliminary design and cost estimate for the On-Site Utilities alternative.

The results of this evaluation and the comparison of alternatives are discussed in the following sections of the report.

Section 3 – Description of Property

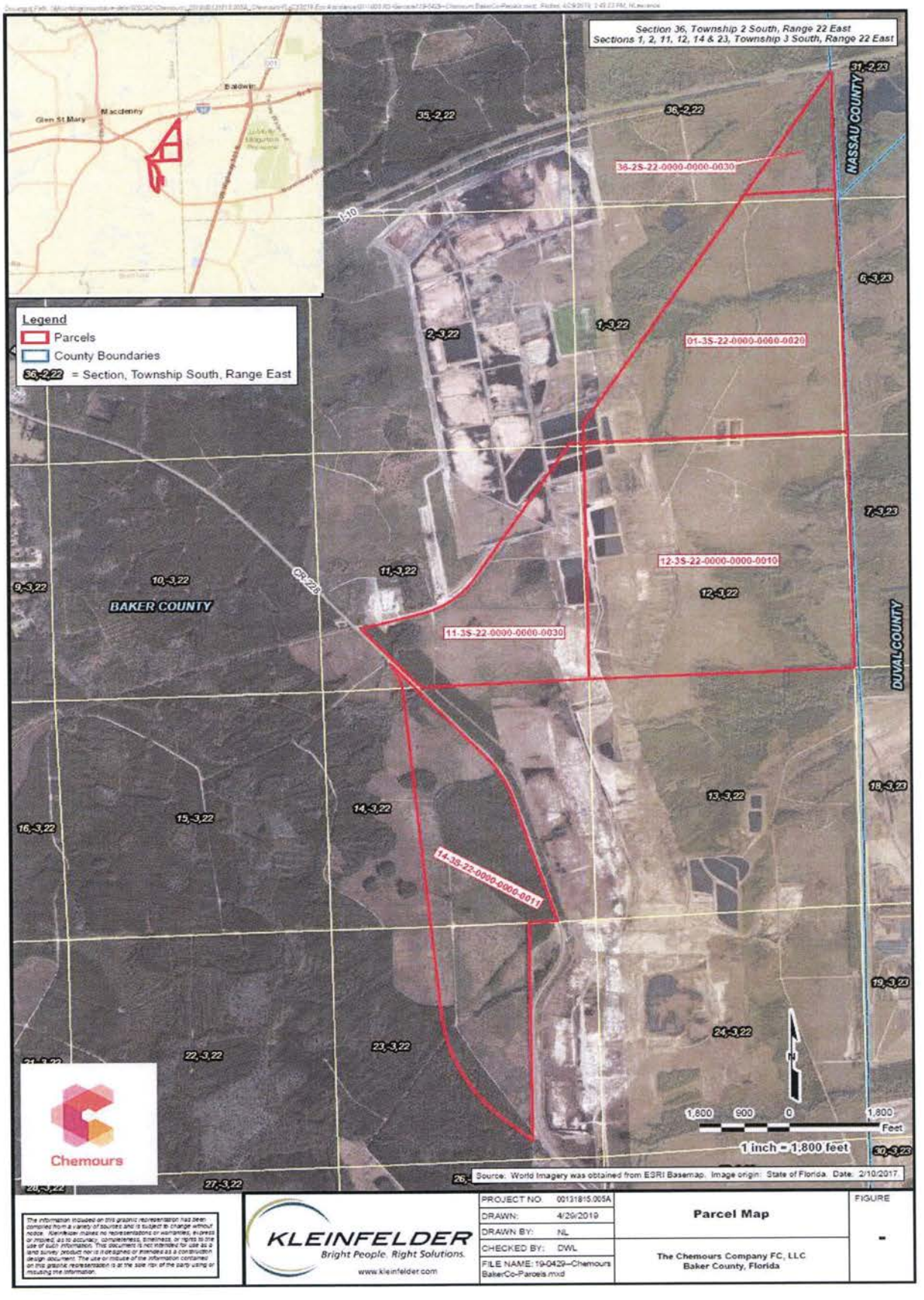
301 Capital Partners property holdings are located in Northeast Florida at the intersection of U.S. Interstate 10 and U.S. Highway 301. The land consists of 8741-acres located in Duval and Nassau Counties. 301 Capital Partners also has repurchase rights to a 1320-acre parcel owned by the Chemours Company in Baker County. Figure-1 is an aerial photograph showing the location and boundaries of the properties which are included in the 301 Capital Partners land holdings. A 1,849-acre outparcel in Duval County, located just south of I-10 and North of the Duval County lands was recently sold in late 2017 to JEA for future use as a solar farm.

An additional large land holding of +/-1800-acres in Baker County, owned by the Chemours Company, is contiguous to the 301 Capital Partners land. The Chemours land, shown in Figure-2, will also be developed in the future. This parcel contains a Titanium mine, which is nearing the end of its mining life and is estimated to be only four or five years from now. The Chemours land, following restoration of the mining area, is a prime parcel for lakefront development like the Streamsong development in Polk County Florida which was developed on restored phosphate mine land.

Figure-1
301 Capital Partners Land Holding



Figure-2
Chemours Land Holdings



The Property, known as the Villages, is the subject of this report. It is a +/-5,000-acre parcel located entirely in Duval County, for which Duval County zoning has been approved for residential and commercial development. The Property is currently used for silviculture, pasture and sod cultivation. The Property's location adjacent to I-10 and U.S. 301 provides excellent access to major job centers in the region as well as access to the entire Southeastern U.S.

301 Capital Partners has been granted zoning approval for a Planned Unit Development, Satellite Community, under Duval County Ordinance 2010-874-E, as amended and executed on 2/18/11. Figure-3 shows the Conceptual Master Plan.

The PUD approval is for a Rural Villages concept, containing a mix of residential, low intensity commercial, office, civic and recreational uses. Development is to be constructed in mixed use pods, with an adjacent Commercial Village. The Development is authorized to proceed in phases. Under the zoning ordinance, the Villages is allowed to develop any portion of the Property at any time. 301 Capital Partners has indicated that the first phase of the Villages to be built, through 2030, will include only that portion of Figure-3 designated as the Central Villages with very limited portions of the Commercial Village. The exact mix of residential/commercial sizes and types is not known at this time, however, 2800 Equivalent Residential Connections (ERC) are planned for Phase 1.

Figure-3
Conceptual Master Plan



Section 4 – Projected Water, Wastewater and Reclaimed Water Demand

The demands and thus the treatment plant design flows for Phase 1 of the Villages were identified using standard engineering calculations in conformance with JEA standards published in:

- Water, Sewer and Reuse Design Guideline for New Developments
- Standards Manual for Water Treatment Plants
- Recommended Standards for Sewage Works, Latest Edition, Ten State Standards
- Water Environment Federation MOP

4.1 PROJECTED WATER DEMAND

301 Capital Partners has decided upon an absorption rate of 2500 Equivalent Residential Connections (ERC's) through 2030 within Central Villages, and 300 ERC's within the Commercial Village (2800 ERC's total). The size and type of each dwelling unit in Phase 1 is not yet determined, preventing a flow estimate using per bedroom data as recommended by JEA. At a commonly accepted, and conservative, engineering value of 270 gallons per day (GPD) Average Daily Flow (ADF) per ERC, the water demand is 756,000 GPD ADF. The Villages water treatment plant will be designed using a 1.0 MGD ADF design basis, as this is the minimum size on-site plant recommended by JEA for new development. This design standard will allow for approximately 900 additional ERC's available for future phases.

4.2 PROJECTED WASTEWATER/RECLAIMED WATER DEMAND

Absent historical flow data, commonly accepted engineering practice is to use 80 percent of the ADF Water Demand to calculate ADF Wastewater Demand. This calculation renders the Villages Phase I Wastewater Demand at 604,800 GPD ADF. Again, JEA standards for an on-site wastewater treatment plant recommend a minimum design value of 1.0 MGD ADF. The available amount of treated wastewater for irrigation (reclaimed water) will be that amount processed by the new wastewater treatment plant once the plant is in operation. The plant is designed to reclaim or store 100% of tertiary treated wastewater effluent.

Section 5 – Alternatives for Provision of Utility Service

There are only two realistic alternatives for the provision of water/wastewater/reclaimed water service to the Villages:

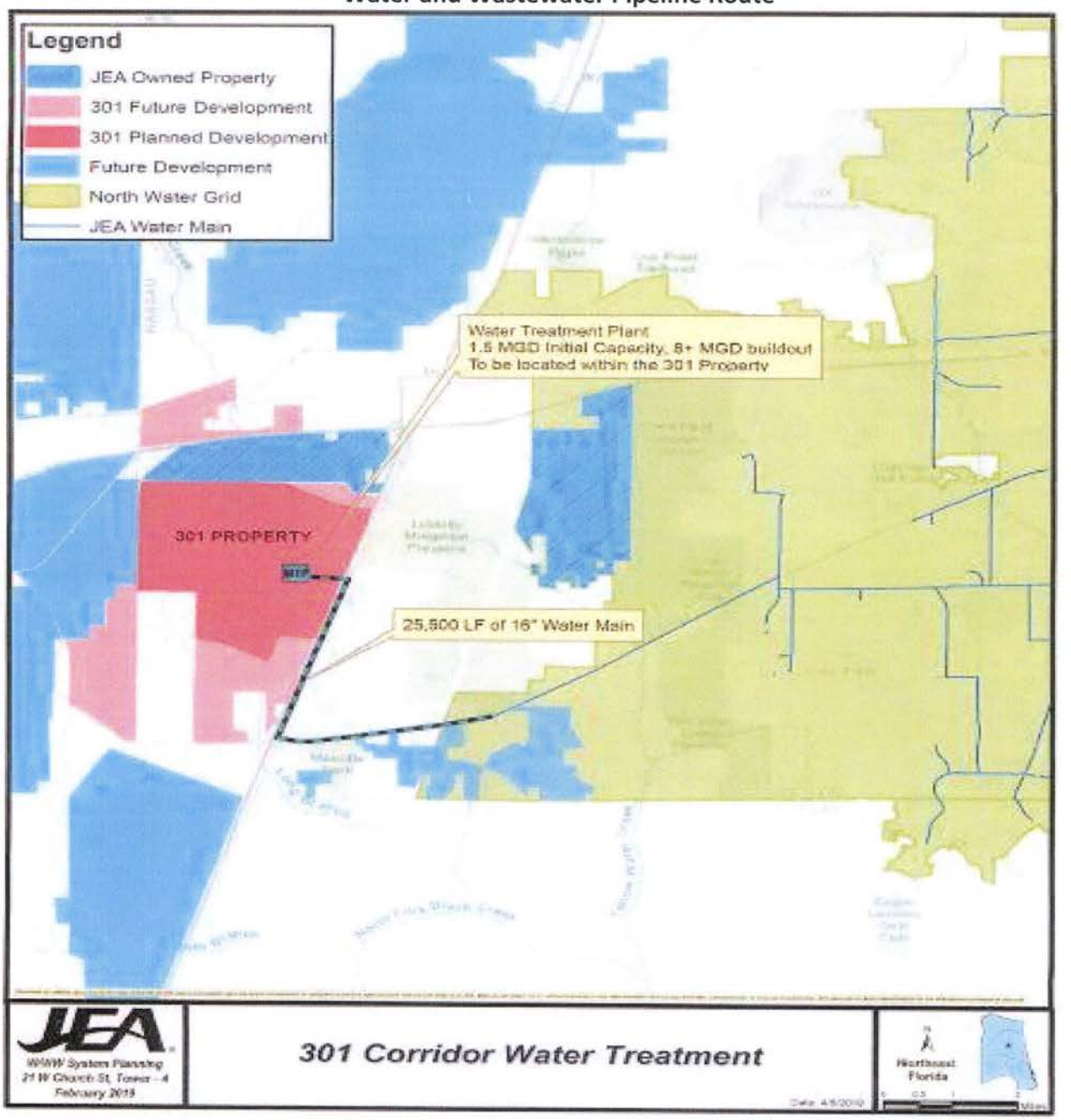
- Interconnection to the existing JEA utility system (JEA Interconnection), and
- Construction of new, on-site water/wastewater/reclaimed treatment facilities (On-Site Utilities)

5.1 JEA Interconnection

301 Capital Partners has met several times with JEA staff to discuss the development plans and schedule for the Villages. The most recent meeting was held on April 9, 2019. During this meeting (JEA's meeting notes are attached as Appendix-A), JEA proposed the following basis for the JEA Interconnection alternative:

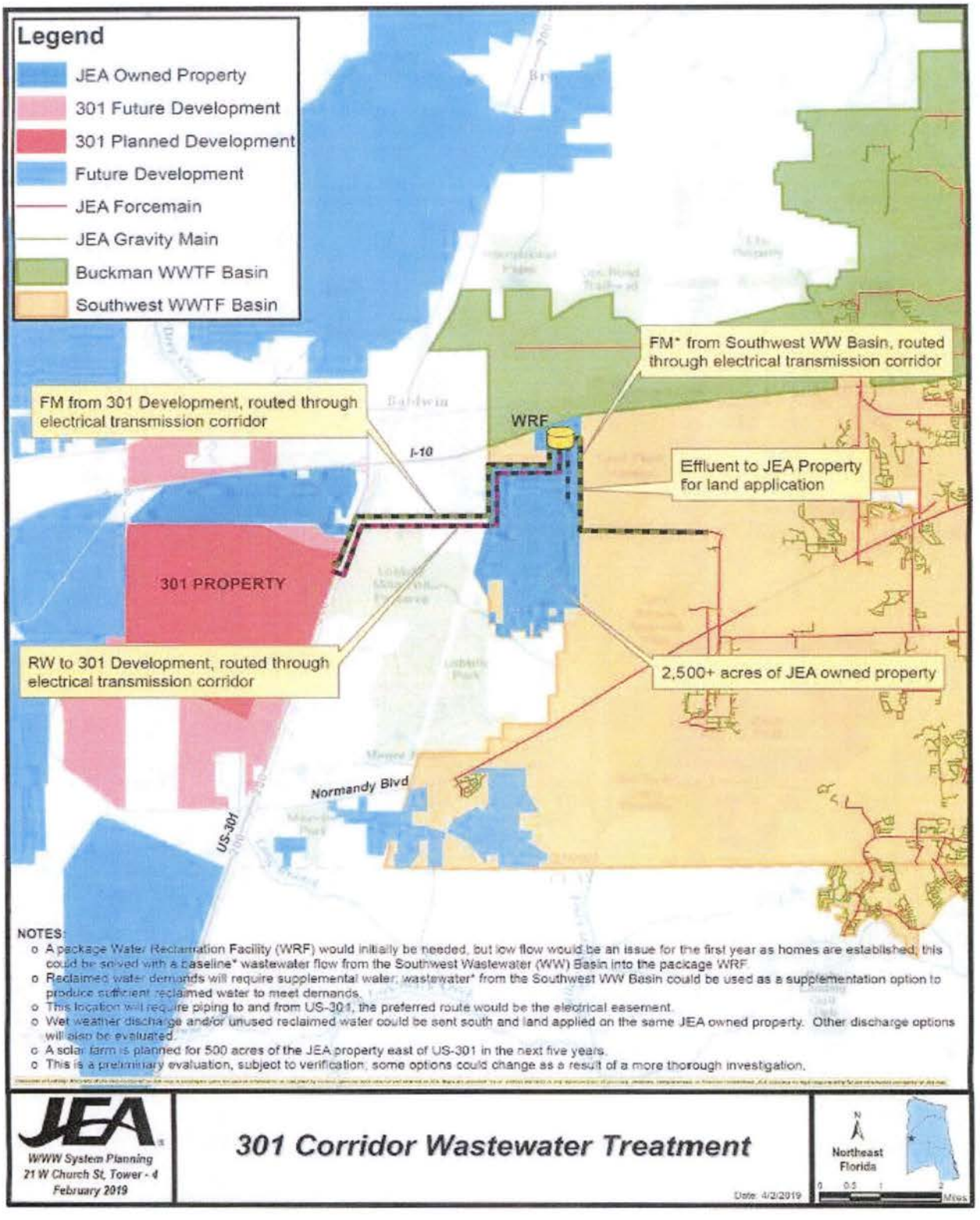
- Water Service – a 1.5 MGD ADF water treatment plant to be constructed on Villages property with a future connection to the JEA system for redundancy. An alternative would be a connection to the existing JEA lines requiring approximately 25,500 feet of 16" water main (including crossings of US 301 and two tracks of the CSX Railway). JEA's recommended water service is shown in Figure-4.

Figure-4
Water and Wastewater Pipeline Route



- Wastewater/Reclaimed Water Service – JEA to construct an off-site regional water reclamation facility approximately 4 miles from the Villages Phase 1, interconnected to the Villages by appropriately sized wastewater and reclaimed water mains (again including crossings of US 301 and the CSX Railway tracks). JEA's proposed wastewater/reclaimed water system is shown in Figure-5.

Figure-5
Water and Wastewater Treatment Plant Site



- Cost of the JEA Interconnection alternative to 301 Capital Partners as presented by JEA staff are $39,000,000. This amounts to a connection charge of $13,000 per unit compared to the $3,300 connection fee shown in JEA's Water and Sewer Rate Document.
- Timing of completion of the JEA Interconnection alternative, as presented by JEA staff, is 5-years from initiation of design and permitting.

5.2 Construction of On-Site Utilities

The on-site water and wastewater treatment facilities are to be located on a +/-50-acre site just North of the Central Villages, as shown on Figure-6. This is a particularly well suited site with good drainage and soil conditions. The initial phase of the new utility will require 10-acres, including setbacks from isolated wetlands. The details and preliminary cost estimate for the on-site facilities are described in Subsections 5.2 a-c.

Figure-6
Location of First Coast Regional Utilities Site



5.2 a. Water Treatment Plant and Raw Water Wells

A conceptual water treatment plant (WTP) and raw water supply wells were developed based on the estimated flows, the expected raw water quality and the anticipated water treatment requirements. The design flow for the WTP will be 1 MGD ADF, to meet JEA standards, expandable to 2 MGD in the future. The treatment process and materials of construction are designed in conformance with JEA standards.

The treatment process will consist of water storage and chlorination. Raw water will be supplied by two (2) raw-water supply-wells drilled and developed to approximately 1,000 feet below land surface. The target well capacity is 1,400 GPM. A 16-inch raw water trunk main sized for the future design flow of 2 MGD will discharge into a 1million gallon (MG) prestressed concrete storage tank equipped with a mixing device to promote disinfection and sulfide oxidation.

High service pumping will be provided to meet maximum day flow (MDF) conditions at firm capacity (one pump out of service) and ultimately Peak Hour Flows (PHF). Three (3) Pumps will initially be sized for 1 MGD each with a system pressure of 70-75 psi at best efficiency.

Disinfection will be accomplished with the application of commercial-grade liquid sodium hypochlorite pumped neat for injection ahead of the ground storage tank and ahead of the high service pumps.

The high service pumps, chemical feed facilities, electrical switchgear and controls, and storage will be housed in a dedicated WTP structure approximately 20' x 60'. The WTP facilities will be co-located on the site with the wastewater treatment plant facilities.

5.2 b. Wastewater Treatment Plant

A conceptual wastewater treatment plant (WWTP) design was developed based on the estimated flows, typical wastewater strengths, planned effluent and sludge disposal methods, and FDEP standards, in particular Florida Statutes (F.S.) 62-600 (Domestic Wastewater Facilities) and 62-610 (Reuse of Reclaimed Water and Land Application). A preliminary process flow diagram of the proposed wastewater facilities is shown in Figure-7. The WWTP conceptual design was based on a current average daily flow (ADF) of 1 MGD. The design included provisions to accommodate a future ADF of 2 MGD. The influent pump station and the headworks facilities were designed to accommodate the peak hour flow, while the facilities downstream of the headworks were designed to hydraulically accommodate the peak day flow.

Figure-7
Wastewater Treatment Process Flow Diagram

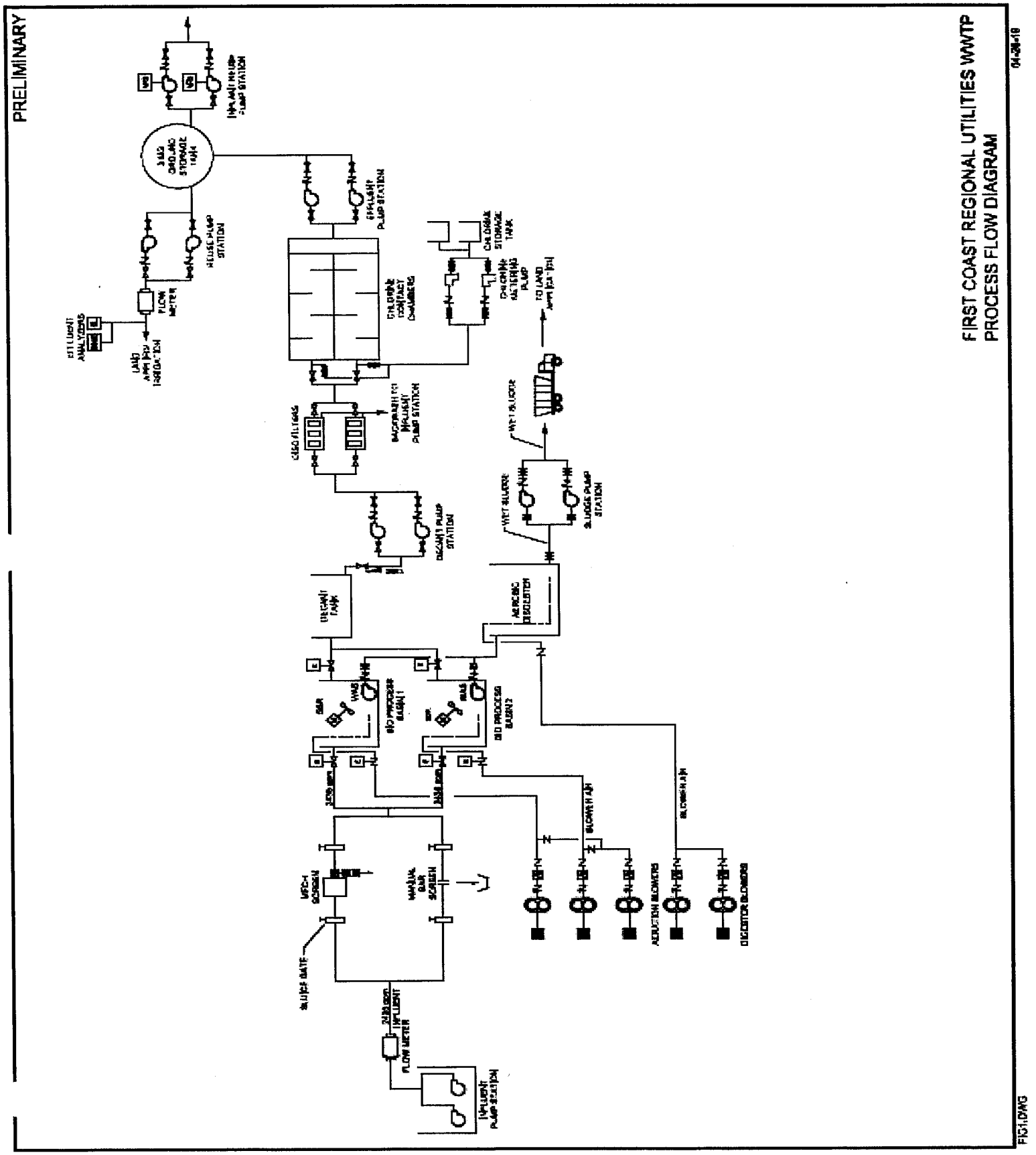


Table-1 shows the various design parameters for the WWTP. Also shown in Table -1 are the tertiary nutrient standards of 3.0 ppm Total Nitrogen (TN) and 1.0 ppm Total Phosphorous (TP) to which the final effluent is designed. These nutrient standards are in compliance with other wastewater treatment plants permitted by the Northeast Region of Florida Department of Environmental Protection (FDEP) in Duval County. Biosolids from the plant will be aerobically digested to FDEP Class B standards and land spread by permit on vacant, agricultural property. Treated effluent disposal will be by irrigation using reclaimed water on developed common areas and on the timber and sod farms adjacent to the Villages, until sufficient green space is developed within the Villages.

Raw wastewater is pumped through a flow meter and up to an elevated headworks. The headworks would be sized to meet future flows. Removable blocks would be placed in the headworks channels to maintain acceptable velocities at the lower current flow rates. A mechanical bar screen, sized for current flows would be installed in the headworks. The screen would need to be replaced with a larger one in the future, when flows increase. A backup manual bar screen would also be installed in the headworks. In the future, the manual bar screen would be replaced with a mechanical bar screen. After screening, the wastewater would then be directed to the biological treatment process.

The biological treatment system is based on sequencing batch reactor (SBR) technology. The SBR design was based on typical wastewater strengths and the 3-month maximum ADF. The assumed influent and effluent wastewater parameters are shown in Table - 3. Because the treated effluent will be disposed via irrigation of nearby fields and public areas, effluent reuse standards of 5/5/3/1 were used as the treatment goals. Advanced treatment for additional reduction of nitrogen or phosphorus was not included, nor needed. Two SBRs would be used for the current flows. Potentially, up to two additional SBRs may be required to meet the future flows, although the initial two SBRs may be up-ratable to meet the future flows by adding a granular media to the process. Future testing would be required to determine if this a feasible option.

Table -1
First Coast Regional Utilities
WWTP Design Parameters

Parameter	Influent	Effluent
CBOD (ppm)	200	5
Total Suspended Solids (ppm)	240	5
Total Kjeldahl Nitrogen (ppm)	40	1.5
Total Nitrogen (ppm)	80	3
Total Phosphorus (ppm)	8	1
pH	6-8	---
Wastewater Temperature (°F)	59-77	---

After biological treatment, the effluent is filtered through cloth media filters. The filter housings will be sized to meet additional future flows, but they will only be fitted with enough filter discs to accommodate the current flows. When the plant is fully expanded, up to two additional sets of disk filters will be required. After filtration, the effluent is disinfected with chlorine (sodium hypochlorite) and pumped to a 3-million-gallon ground storage tank. This storage volume meets the FDEP minimum 3-day storage requirement (F.S. 62-610.414) for current flows. In the future, additional storage tanks, storage ponds or other alternative

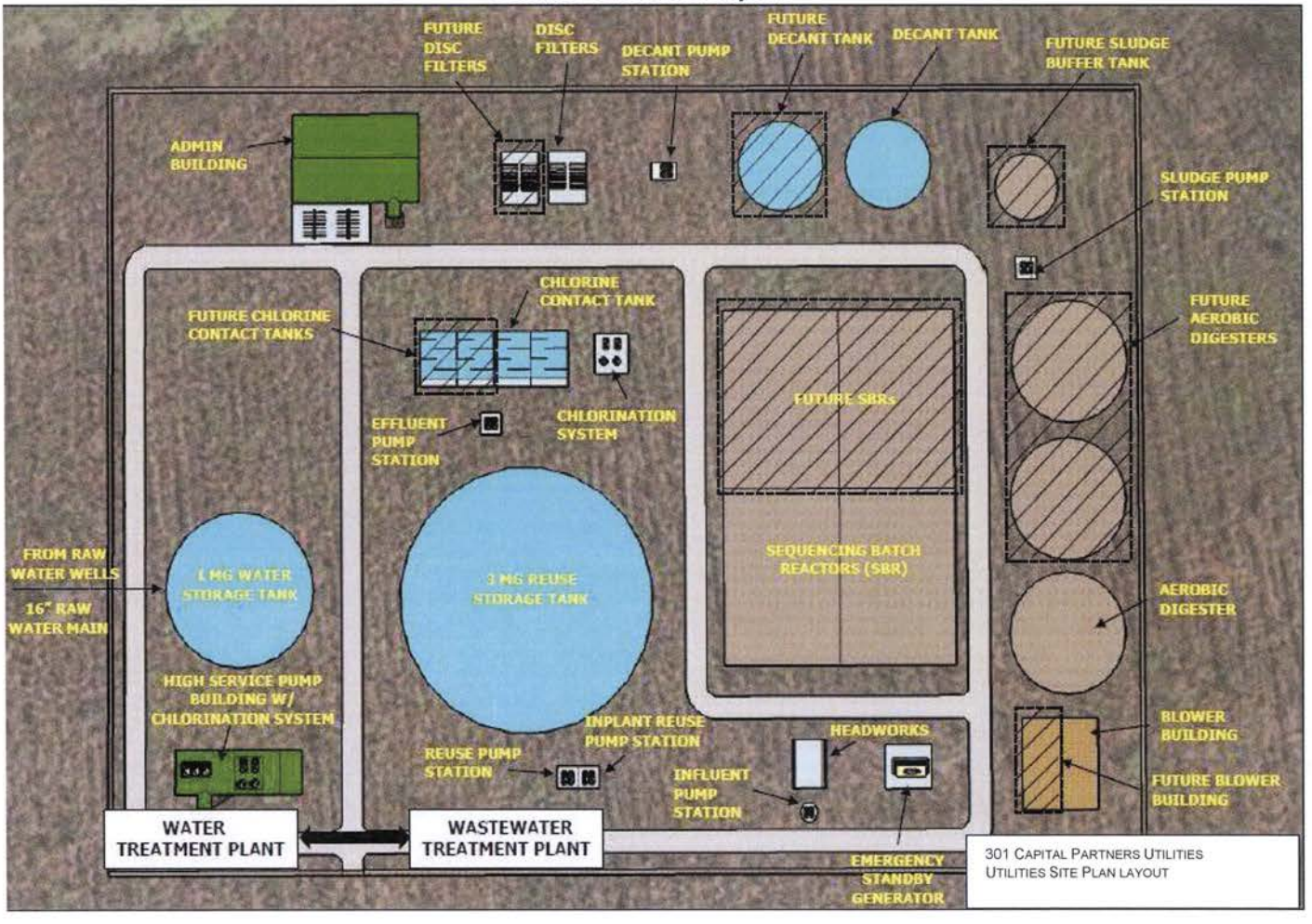
disposal methods will be required. The treated effluent will be pumped from the storage tank to reuse services at the WWTP plant site or irrigation of nearby public access areas.

Under FDEP regulations, F.S. 62-610.462, when treated effluent is used in unrestricted public access areas, the WWTP shall meet Class I reliability standards. The reliability standards require multiple process units with the ability to accommodate 75% of the design flow for that unit process. In addition, multiple pumps are required for each service, with the ability to handle to design flow with the largest pump out of service. The reliability standards also specify minimum staffing requirements.

Sludge will be aerobically digested and trucked off-site for land application. Since sludge disposal is not part of the effluent treatment process, only one digester is proposed for the current flows. Up to two additional digesters and a sludge buffer tank would be required in the future. While not required for current flows, it is likely that sludge dewatering facilities would be cost effective in the future, and should be evaluated at that time.

Figure-8 shows a proposed layout of the WWTP on the subject site. The site layout includes a utility administration building, a backup electric generator and the potable water treatment plant (WTP) facilities. The layout does not include any setbacks that may be required.

Figure-8
Utilities Site Plan Layout



5.2 c. - <u>WTP and WWTP Preliminary Cost Estimate</u>

Based upon the preliminary design presented in this report, a budget level cost estimate was developed for the water and wastewater treatment facilities based upon current flows. Future facilities required to meet the future flows were not included in the cost estimate. This cost estimate is a preliminary, planning level estimate based on generalized projections for equipment need, experience with similar project and manufacturer prices for recommended equipment. Estimates prepared in this manner are normally within + 50 percent to -30 percent.

Final construction costs will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule and project delivery methods.

The WWTP estimate assumed reinforced-concrete structures for the influent pump station, elevated headworks, SBR basins and the chlorine contact chambers. Glass-fused steels tanks were assumed for the decant tank and the aerobic digester. Blowers were placed inside concrete-masonry-unit buildings. The chlorine system was placed on an exterior slab with a steel canopy. The 3-million gallon treated effluent storage tank was assumed to be pre-stressed concrete construction. The mechanical bar screen was assumed to be 316 stainless steel, while the disc filters were 304 stainless steel. Piping was ductile iron above grade and C-900 below grade.

The WTP estimate assumed a 1 MG pre-stressed concrete tank with the high service pumps placed in a concrete-masonry-unit (CMU) building. The WTP chlorine facilities were also placed in the high service pump building.

The overall site includes a generator sufficient to power the WTP and WWTP facilities, an asphalt two-lane driveway throughout the plants, a fence around the entire site, and an CMU administrative building with a joint control room, maintenance facilities and separate WTP and WWTP laboratories.

Based on FEMA flood maps, it appears that the WTP and WWTP facilities can be placed on a site that is above the current flood elevation, so no site raising was included. Slab-on-grade construction (no piles or soil amending) was assumed. No dewatering would be required for pipe installation and no well-pointing would be required for installation of structures. No significant tree removal or landscaping is needed.

Table -2
First Coast Regional Utilities
WTP & WWTP Budget Level Cost Estimate

Facility/Item	Cost
Wastewater Treatment Plant	
Headworks and Influent Pump Station	$1,000,000
SBR/Tanks/Blowers & Building/Mixers/Pumps	$2,400,000
Decant Tank/Pumps	$400,000
Disc Filters	$700,000
Chlorination System/Contact Chambers	$450,000
Reuse Ground Storage Tank	$1,600,000
Reuse Pump Stations (2)	$200,000
Aerobic Digester Tank/Pumps	$800,000
Site Work	$700,000
Administration Building	$850,000
Electrical/Generator/Instrumentation & Controls	$4,000,000
Piping and Valves	$2,200,000
General Conditions	$1,800,000
Total WWTP	**$17,100,000**
Water Treatment Plant	
Raw Water Wells	$2,000,000
Ground Storage Tank and Mixer	$1,400,000
Chemical Storage and Feed	$200,000
High Service Pumps/Building	$600,000
Piping and Valves	$300,000
Electrical/Instrumentation & Controls	$400,000
Total WTP	**$4,900,000**
Total WTP and WWTP	**$22,000,000**
Engineering/Engineering SDC/Permitting	**$3,300,000**
Contingency (10%)	**$2,200,000**
Grand Total	**$27,500,000**

5.2 d Preliminary Schedule for Design, Permitting and Construction

A preliminary schedule for design, permitting and construction of the On-Site Utilities alternative is shown in Table-3. This schedule is based on a design/build delivery method, which saves both time and money compared to the more traditional design/bid/build delivery method. In the design/build delivery model, design, permitting and construction can run on parallel paths. Construction can begin, for instance, on portions of the project (such as site development) prior to final design of treatment facilities. The permits required to build the facility, which are to be applied for, are also shown in Table-3, along with anticipated review and approval times. The total estimated time for completion of the On-Site Utilities alternative is 28 months from decision to proceed.

Table-3
Preliminary Schedule for Design, Permitting and Construction

	Start Month ↓	End Month ↓
Notice to Proceed 30% Design/Surveying	1	3
SJRWMD Consumptive Use Permit	1	9
SJRWMD Environmental Resource Permit	1	6
Notice to Proceed Design/Build	3	24-27
FDEP Construction Permit	6	9
FDEP Land Application Permit	12	15

Section 6 – Preliminary Cost Estimates

a) Internal Infrastructure Lines and Lift Stations

JEA's line extension policy requires that a developer build the internal infrastructure on the Property, and then deed it to JEA as a contribution in aid of construction. Internal infrastructure includes neighborhood water and sewer pipes including water and wastewater services, manholes, lift stations, valves, fire hydrants, as well as backbone water and sewer pipes that connect the community to the water transmission mains. Internal infrastructure is the same cost to the developer regardless of which service provision alternative is selected. Thus this cost is not included in the Cost Comparison of Alternatives, Section 7. Figure-9 shows a sketch of the Central Village, with internal water and sewer pipes, lift stations and other required appurtenances shown, along with trunk line sizes. Table–4 gives a budget level cost estimate for the internal infrastructure. Total estimated cost for Phase 1 is $18,572,000. This cost includes the facilities necessary to serve the entire Commercial Village. The cost will be incrementally lower if only a portion of the Commercial Village is built in Phase 1. All costs are compliant with JEA Water and Wastewater Standards Manual. The cost of internal infrastructure per dwelling unit of approximately $6000 is consistent with other local developments of similar size.

Figure-9
Central Villages Internal Infrastructure Layout

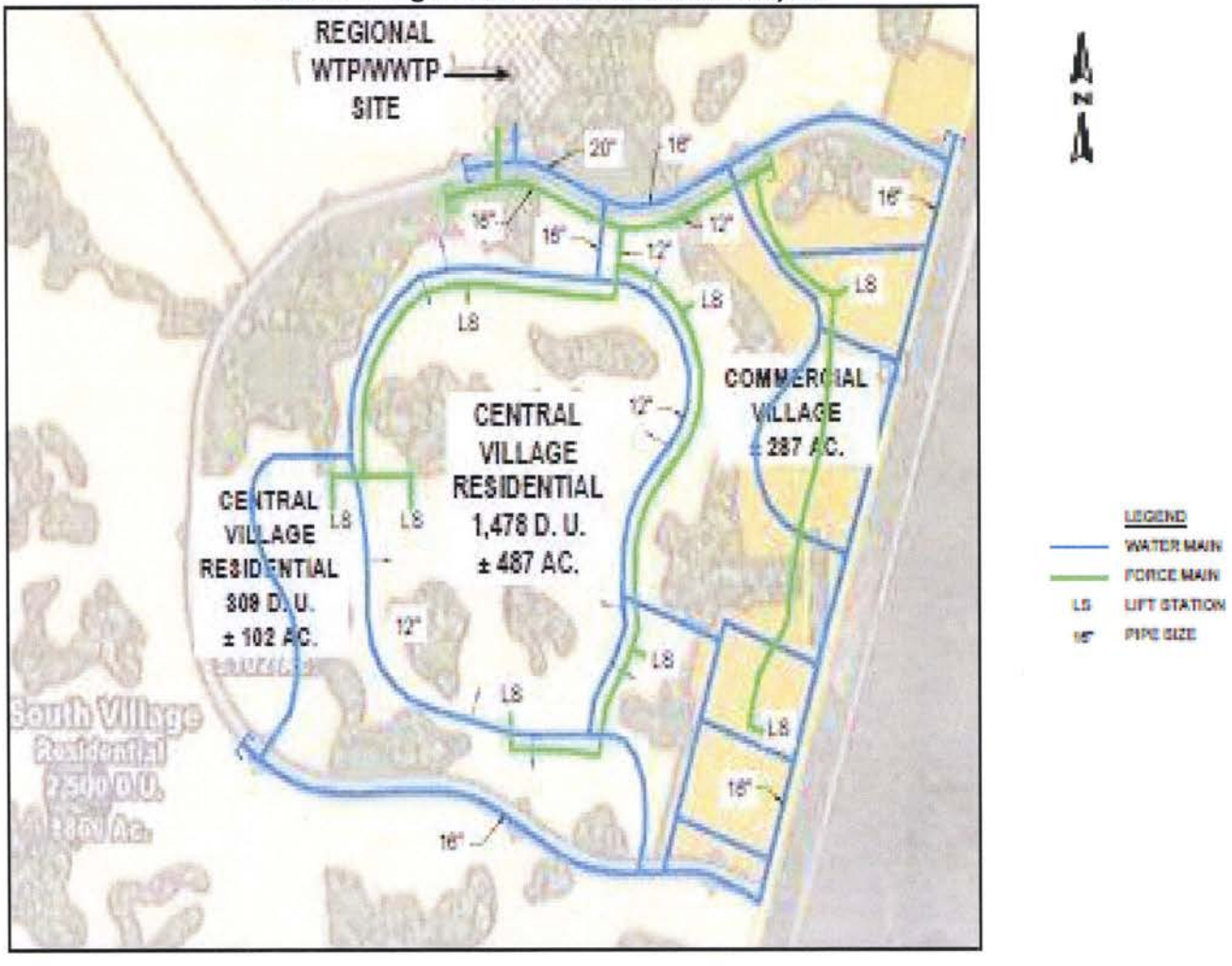


Table-3
Preliminary Estimate for Internal Infrastructure Central Villages Residential and Commercial Village (full 287 Acres)

ITEM	QUANTITY AND UNIT COSTS	TOTAL COST
Sewer Lift Stations	8 at $200,000 EA	$1,600,000
Gravity Sewer Mains	76,000 LF at $70/LF	$5,320,000
Sewer Manholes	190 at $8,000 EA	$1,520,000
Sewer Laterals	1,900 at $1,000 EA	$1,900,000
Sewer Force Main	<16" - 20,000 LF at $40/LF	$800,000
Sewer Force Main	16" – 2000 LF at $60/LF	$120,000
Water Main	<16" - 102,000 LF at $40/LF	$4,080,000
Water Main	16" - 17,000 LF at $70	$1,190,000
Water Main	20" - 2,000 LF at $100	$200,000
Fire Hydrants	170 at $3,500 EA	$595,000
Water Services	1040 at $850 EA	$884,000
Valves	<16" - 200 at $1,500 EA	$300,000
Valves	16" - 25 at $4,000 EA	$100,000
Valves	20" - 2 at $5,000 EA	$10,000
	Total Internal Infrastructure Cost:	**$18,619,000**

Notes:
1. Engineering and Contingencies at 25% would add $4,654,750 to the total cost shown in the table.

b) Operation and Maintenance Costs

Preliminary cost estimates for Operation and Maintenance (O&M) are shown in Figures 5 through 8. O&M Costs are estimated separately for water supply, treatment and distribution; and for wastewater collection, treatment, reclaimed water irrigation and sludge disposal. Costs are presented for 80% and 100% build-out of the Villages Phase 1, based on the absorption schedule of 500 residential ERC's and 60 commercial ERC's per year with a 5-year build-out (total of 2800 ERC's).

Staffing is compliant with FAC 62-699-310. Given the co-location of the water and wastewater systems, is reasonably assumed that costs such as tools, some spare parts, vehicles and labor can be shared between the systems. Labor sharing is applicable to mechanics, electricians and line technicians, but excludes operators. Power costs are based on installed horsepower of equipment in preliminary design. Chemical costs are based on comparably sized systems with similar treatment processes.

Table-5

Estimated Water Treatment Distribution Expenses
Water Utility Expense Accounts
80% Buildout

ACCT. NO.	ACCOUNT NAME	ESTIMATED ANNUAL EXPENSE
601	Salaries and Wages - Employees	$ 124,250.00
603	Salaries and Wages - Officers Directors and Majority Stockholders	
604	Employee Pensions and Benefits	$ 12,400.00
610	Purchased Water	
615	Purchased Power	$ 28,000.00
616	Fuel for Power Production	
618	Chemicals	$ 24,500.00
620	Materials and Supplies	$ 12,350.00
631	Contractual Services - Engineering	$ 6,250.00
632	Contractual Services - Accounting	$ 10,000.00
633	Contractual Services - Legal	$ 3,000.00
634	Contractual Services - Mgmt. Fees	
635	Contractual Services - Testing	$ 12,750.00
636	Contractual Services - Other	$ 5,000.00
641	Rental of Building/Real Property	
642	Rental of Equipment	
650	Transportation Exspense	$ 4,500.00
656	Insurance - Vehicle	$ 2,500.00
657	Insurance - General Liability	$ 10,000.00
658	Insurance - Workers Comp	$ 3,100.00
659	Insurance - Other	$ 5,000.00
660	Advertising Expense	$ 1,000.00
666	Regulatory Commission Expense Amortization of Rate Case Expense	
667	Regulatory Commission Expense-Other	
670	Bad Dept Expense	
675	Miscellaneous Expense	$ 30,000.00
	Total Water Utility Expenses	$ 294,600.00

Table-6

Estimated Water Treatment Distribution Expenses

Water Utility Expense Accounts

100% Buildout

ACCT. NO.	ACCOUNT NAME		ESTIMATED ANNUAL EXPENSE
601	Salaries and Wages - Employees	$	124,250.00
603	Salaries and Wages - Officers Directors and Majority Stockholders		
604	Employee Pensions and Benefits	$	12,400.00
610	Purchased Water		
615	Purchased Power	$	35,000.00
616	Fuel for Power Production		
618	Chemicals	$	30,600.00
620	Materials and Supplies	$	15,000.00
631	Contractual Services - Engineering	$	8,000.00
632	Contractual Services - Accounting	$	10,000.00
633	Contractual Services - Legal	$	3,000.00
634	Contractual Services - Mgmt. Fees		
635	Contractual Services - Testing	$	12,750.00
636	Contractual Services - Other	$	5,000.00
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Exspense	$	4,500.00
656	Insurance - Vehicle	$	2,500.00
657	Insurance - General Liability	$	10,000.00
658	Insurance - Workers Comp	$	3,100.00
659	Insurance - Other	$	5,000.00
660	Advertising Expense	$	1,000.00
666	Regulatory Commission Expense Amortization of Rate Case Expense		
667	Regulatory Commission Expense-Other		
670	Bad Dept Expense		
675	Miscellaneous Expense	$	40,000.00
	Total Water Utility Expenses	$	322,100.00

Table-7

Estimated Wastewater Treatment, Disposal and Collection Expenses

Wastewater Utility Expense Accounts

80% Buildout

ACCT. NO.	ACCOUNT NAME		ESTIMATED ANNUAL EXPENSE
701	Salaries and Wages - Employees	$	252,750.00
703	Salaries and Wages - Officers Directors and Majority Stockholders		
704	Employee Pensions and Benefits		
710	Purchased Sewage Treatment	$	25,280.00
711	Sludge Removal Expense	$	11,000.00
715	Purchased Power	$	81,000.00
716	Fuel for Power Production		
718	Chemicals	$	45,000.00
720	Materials and Supplies	$	78,500.00
731	Contractual Services - Engineering	$	10,000.00
732	Contractual Services - Accounting	$	10,000.00
733	Contractual Services - Legal	$	3,000.00
734	Contractual Services - Mgmt. Fees		
735	Contractual Services - Testing	$	12,750.00
736	Contractual Services - Other	$	5,000.00
741	Rental of Building/Real Property		
742	Rental of Equipment		
750	Transportation Exspense	$	4,500.00
756	Insurance - Vehicle	$	2,500.00
757	Insurance - General Liability	$	12,000.00
758	Insurance - Workers Comp	$	6,300.00
759	Insurance - Other	$	5,000.00
760	Advertising Expense		
766	Regulatory Commission Expense Amortization of Rate Case Expense		
767	Regulatory Commission Expense-Other		
770	Bad Dept Expense		
775	Miscellaneous Expense	$	35,000.00
	Total Wastewater Utility Expenses	$	599,580.00

Table-8

Estimated Wastewater Treatment, Disposal and Collection Expenses

Wastewater Utility Expense Accounts

100% Buildout

ACCT. NO.	ACCOUNT NAME		ESTIMATED ANNUAL EXPENSE
701	Salaries and Wages - Employees	$	252,750.00
703	Salaries and Wages - Officers Directors and Majority Stockholders		
704	Employee Pensions and Benefits	$	25,280.00
710	Purchased Sewage Treatment		
711	Sludge Removal Expense	$	13,750.00
715	Purchased Power	$	93,150.00
716	Fuel for Power Production		
718	Chemicals	$	56,250.00
720	Materials and Supplies	$	80,000.00
731	Contractual Services - Engineering	$	10,000.00
732	Contractual Services - Accounting	$	10,000.00
733	Contractual Services - Legal	$	3,000.00
734	Contractual Services - Mgmt. Fees		
735	Contractual Services - Testing	$	12,750.00
736	Contractual Services - Other	$	5,000.00
741	Rental of Building/Real Property		
742	Rental of Equipment		
750	Transportation Exspense	$	4,500.00
756	Insurance - Vehicle	$	2,500.00
757	Insurance - General Liability	$	12,000.00
758	Insurance - Workers Comp	$	6,300.00
759	Insurance - Other	$	5,000.00
760	Advertising Expense		
766	Regulatory Commission Expense Amortization of Rate Case Expense		
767	Regulatory Commission Expense-Other		
770	Bad Dept Expense		
775	Miscellaneous Expense	$	40,000.00
	Total Wastewater Utility Expenses	$	632,230.00

SECTION 7 – Comparison of Alternatives

Table-9 is a matrix comparing the two alternatives for provision of utility service to Villages. The On-Site Utilities alternative is $11,500,000 less than the JEA Connection Alternative. The On-Site Alternative will provide utility service for the development in approximately two years from initiation of design and permitting. As all construction for the On-Site Utilities alternative will be conducted on private land within Villages, it will involve significantly less disruption of major roadways and rail lines during construction. Finally, the On-Site Alternative, by avoiding unnecessary pumping of water and wastewater long distances, will cause less environmental impact, minimizing electrical costs and the carbon footprint of the project, not only during construction, but during the entire life of the project. From a timing perspective, the JEA Interconnection alternative would not be available to the Villages for at least 5 years, while the On-Site Utilities alternative can be designed, permitted and constructed within 2 1/3 years. Figure-9 compares the implementation schedules for each alternative.

Table -9
Comparison of Alternatives

Alternative	Capital Costs	Timing	Disruption During Construction	Environmental Impact
JEA Interconnection	$39,000,000	5-years	Extensive	High
On-Site Utility Facilities	$27,500,000	2 1/3-years	Minimal	Low

SECTION 8 – Conclusions

The following conclusions, well supported through this feasibility evaluation are:

- The Villages, with its approved zoning ordinance and located in a rapidly developing area, will require full water and wastewater service in order to be developed. Additionally, Duval County rules and the policies of the St. John's Water Management District will require that wastewater effluent be reclaimed and returned to the regional water system through on-site irrigation.
- The only two practical alternatives, as described in detail above, are:
  - JEA Interconnection, and
  - On-Site Utilities
- Given the formidable obstacle of crossing major roadway and rail corridors in order to connect to the Villages, JEA Interconnection alternative is significantly more expensive, disruptive, and environmentally impactful than the On-Site Utilities alternative. Additionally, there are significant permitting and construction challenges in crossing US 301 and CSX Railway tracks twice in order to connect the JEA WWTP to the Villages and the WTP located on the Villages Property to existing JEA lines.
- Given the significant difference in cost and practicality of the two alternatives, the On-Site Utilities alternative is clearly the most feasible choice to provide utility service to the Villages.

Appendix A
April 9, 2019
JEA Meeting Notes

Meeting Notes: 301 Property

Date: April 9, 2019

Meeting Attendees:

JEA		301 Property
Steve McInall	Gabor Acs	Avery Roberts
Raynetta Marshall	John Coarsey	James Hissam
Juli Crawford	Russ Durham	Robert Kennelly
Susan West	Robert Fowler	Zach Miller
Michael Dvoroznak		Doug Miller
George Porter		

Proposed development will consist of 15-20,000 ERCs in 3 counties (Duval, Nassau and Baker) and is being planned as a Regional Activity Center.

Energy Service

Connection to the JEA electric system will require the following:

- A 150' transmission corridor adjacent to US 301 and west of the existing FPL corridor to create a 230kV loop between existing substations;
- Future substation (~8 upland acres), ideally located at the center of the future demand/development and adjacent to the transmission corridor.

First phases of proposed development can be served from the existing system. The substation needed ~2030 based off proposed schedule.

Doug Miller (301 Property) requested that JEA consider alternate sites for the substation location; Deep Creek property (adjacent JEA solar site) and adjacent property owned by 301 group.

JEA will investigate feasibility of southern location; Deep Creek is not ideal due to onsite wetlands and site utilization for solar.

Doug Miller (301 Property) requested that JEA consider alternate route for transmission corridor.

JEA will investigate alternate routes for transmission corridor.

Water Service

JEA recommends an on-site Water Treatment Plant to be designed, permitted and constructed by 301 Property. A future connection to the existing JEA system will be needed for redundancy.

Alternatively, a connection to the existing system will require approximately 25,500 LF of 16" water main and will be limited to approximately 3,000 units before needing a storage and re-pump facility.

Wastewater Service

The proposed site within the 301 Property boundary (30 acres, roughly 13-15 acres within 100-yr floodplain) is not sufficiently sized for the facility.

JEA recommends an off-site Water Reclamation Facility to be built on the northern section of JEA owned property (Peterson Tract). A regional facility would allow for flow to be diverted from adjacent wastewater basins to provide needed flow to seed the new facility.

301 Property suggested a temporary package plant to be built on-site and phased into master pumping station when WRF is complete.

> **JEA to investigate feasibility of temporary package plant on 301 Property. Primary issues will be reject disposal site and available flow to properly seed the plant.**

Reclaimed Water

Augmentation proposal from 301 Property to be from storm/ground water with proposed pond system:

- By groundwater harvesting at PS to increase available flow to treatment facility
- By point source at treatment facility with additional filtration and chlorination

The regional facility would allow for flow to be diverted from adjacent wastewater basins to provide needed reclaimed water for proposed development(s).

Schedule

301 Property is holding 2,500 units on a Letter of Intent contingent on Utility Services. Planning on vertical construction in 2021 (30 months total; 6 months of discussions, 12 months design and 12 months construction).

JEA schedule for WRF completion is roughly 5 years; siting, permitting, design and construction.

Financing

Prorated infrastructure costs will be used to calculate capacity fees in lieu of the traditional calculation per unit. Preliminary estimates of the capacity fees for the 301 Property is $39M for the first 3,000 units ($13,000/unit). Traditional capacity fees are ~$3,300/unit for water/sewer service.

JEA has recently completed a Rate Study, but the results are still in a DRAFT state with no action plan in place to move forward with recommendations. Capacity fees will likely be increased, but no decision has been made as to what they will be or when they will be implemented.

Next Meeting

The next meeting was discussed to occur in 2-3 weeks, but no specific date was discussed. J. Hissam to provide available dates/times.

EXHIBIT "F"

SPECIAL WARRANTY DEED FOR UTILITY FACILITIES SITE

Prepared by and when
recorded return to:
Robert C. Brannan, Esq.
Sundstrom & Mindlin, LLP
2548 Blairstone Pines Drive
Tallahassee, FL 32301

RE Parcel #: A portion of 000974-0200

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the _____ day of _____ 2019, by and between **301 CAPITAL PARTNERS, LLC,** a Florida limited liability company whose mailing address is P.O. Box 238, Lake Butler, Florida 32054 ("Grantor"), and **FIRST COAST REGIONAL UTILITIES, INC.,** a Florida corporation, whose mailing address is P.O. Box 238, Lake Butler, Florida 32054 ("Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land located in Duval County, Florida, to wit (the "Property"):

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the Property was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other. This conveyance of the Property is made subject to only to those matters listed on Exhibit B attached hereto and made a part hereof, provided, that such mention shall not serve to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has executed this Deed the day and year first above written.

GRANTOR:

Signed, sealed and delivered in our
Presence as witnesses:

301 CAPITAL PARTNERS, LLC,
a Florida limited liability company

_____
Print:_____

By: _____
Avery C. Roberts, its Manager

_____
Print:_____

_____
Print:_____

By: _____
Michael E. Braren, its Manager

_____
Print:_____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Avery C. Roberts and Michael E. Braren, as Managers of 301 Capital Partners, LLC, a Florida limited liability company, on behalf of the limited liability company. Such persons are either [ ] personally known to me or [ ] has produced _____ as identification.

(NOTARY SEAL)

_____
(Notary Signature)

_____
(Notary Name Printed)
NOTARY PUBLIC
Commission No: _____

EXHIBIT A

Legal Description of the Property

A portion of Sections 4 and 9, Township 3 South, Range 23 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 18162, page 1115, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of said Section 4, thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 1957.29 feet; thence South 00°12'26" West, departing said Northerly line, 4747.97 feet to the Point of Beginning.

From said Point of Beginning, thence South 83°40'00" East, 2.49 feet; thence South 22°41'09" East, 234.60 feet; thence South 23°45'04" East, 170.01 feet; thence South 23°47'44" West, 150.53 feet; thence South 04°46'12" West, 96.26 feet; thence South 58°45'04" West, 30.86 feet; thence North 61°21'37" West, 275.42 feet; thence South 83°32'50" West, 334.30 feet; thence South 08°43'14" East, 330.99 feet; thence South 42°33'23" East, 412.84 feet; thence South 14°02'35" West, 104.00 feet; thence South 61°59'09" West, 433.66 feet; thence South 08°15'13" West, 418.67 feet; thence North 60°33'37" West, 354.51 feet to the point of curvature of a curve concave Northeasterly having a radius of 1085.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 08°18'31", an arc length of 157.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 56°24'22" West, 157.20 feet; thence North 52°15'06" West, 839.91 feet to the point of curvature of a curve concave Northeasterly having a radius of 435.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 29°49'52", an arc length of 226.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 37°20'11" West, 223.93 feet; thence North 22°25'15" West, 108.71 feet to the point of curvature of a curve concave Easterly having a radius of 35.00 feet; thence Northerly along the arc of said curve, through a central angle of 86°18'00", an arc length of 52.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 20°43'45" East, 47.87 feet; thence North 63°52'45" East, 177.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 340.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 36°35'16", an arc length of 217.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°35'07" East, 213.45 feet; thence North 27°17'29" East, 345.75 feet; thence South 74°35'22" East, 740.59 feet; thence North 86°10'32" East, 436.76 feet; thence North 29°36'14" East, 367.16 feet; thence North 49°41'07" East, 143.58 feet to the Point of Beginning.

Containing 39.79 acres, more or less.

EXHIBIT B

Permitted Encumbrances

EXHIBIT "G"

DEVELOPER FINANCIAL SUPPORT LETTER

301 Capital Partners, LLC
P.O. Box 238
Lake Butler, Florida 32054
(386) 496-3509
Fax: (386) 496-4309

May 16, 2019

Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Financial Support for First Coast Regional Utilities, Inc.

To Whom It May Concern,

301 Capital Partners, LLC ("301 Capital Partners") owns approximately 8,741 acres in Duval and Nassau Counties, which is now being readied for development. 301 Capital Partners is also the sole shareholder of First Coast Regional Utilities, Inc. ("Utility"), which currently has an Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida. 301 Capital Partners acknowledge that during the early years of the development, and the construction and operation of the Utility, the Utility's revenues may not be sufficient to cover its operating and other expenses. Accordingly, 301 Capital Partners commits to providing additional financial support to the Utility during this period. As evidence of our financial capability we have attached a copy of our recent balance sheet. Additionally, please note that we are now scheduling interviews with bond underwriters and financial advisors to assist us with the Utility's long term financing.

Should you have any questions or comments concerning the above, please do not hesitate to contact me.

Sincerely,

Michael E. Braren
Manager

301 Capital Partners LLC
Fair Market Value Balance Sheet
May 18, 2019

	FMV
ASSETS	
Current Assets	
Total Checking/Savings	108,419.41
Total Current Assets	108,419.41
Other Assets	
Total 13000 · Land	122,623,556.05
13400 · Rights to Baker County Land	13,184,100.00
13500 · Timber	1,702,177.81
Total Other Assets	137,509,833.86
TOTAL ASSETS	137,618,253.27
LIABILITIES & EQUITY	
Liabilities	
Total Long Term Liabilities	8,721,684.60
Total Liabilities	8,721,684.60
Equity	
Total Equity	128,896,568.67
TOTAL LIABILITIES & EQUITY	137,618,253.27

11:27 AM
05/31/19
Accrual Basis

301 CAPITAL PARTNERS, LLC
Profit & Loss
January through December 2019

	Jan - Dec 19	Jan - Dec 18
Ordinary Income/Expense		
Income		
40500 · LAND SALES		
40511 · FDOT LAND SALES PRICE	0.00	187,000.00
40513 · FDOT LAND BASIS	0.00	-123,034.99
Total 40500 · LAND SALES	0.00	63,965.01
40600 · SOD LEASE INCOME	87,500.00	150,000.00
42500 · HUNT LEASE PROCEEDS	0.00	47,011.34
43000 · TIMBER SALES		
43001 · 219 ACRE-BEASLEY	232,143.46	0.00
43003 · 330 ACRE-BEASLEY	50,000.00	0.00
43004 · 109 ACRE-CALLAHAN	25,000.00	0.00
Total 43000 · TIMBER SALES	307,143.46	0.00
44000 · AGAMERICA INTEREST INCOME	0.00	11,097.47
Total Income	394,643.46	272,073.82
Cost of Goods Sold		
50900 · TIMBER COST		
50901 · COMMISSION 219 ACRE BEASLEY	11,607.13	0.00
50903 · COMMISSION 330 ACRE BEASLEY	2,500.00	0.00
50904 · COMMISSION 109 ACRE CALLAHAN	1,250.00	0.00
Total 50900 · TIMBER COST	15,357.13	0.00
Total COGS	15,357.13	0.00
Gross Profit	379,286.33	272,073.82
Expense		
52000 · ADVERTISING and PROMOTION	400.00	0.00
52700 · BANK SERVICE CHARGES	8.00	24.00
53000 · DUES and DONATIONS	0.00	1,928.00
53800 · LEGAL AND PROFESSIONAL FEES	7,740.00	0.00
53801 · MANAGEMENT FEES	150,000.00	0.00
54000 · MEALS and ENTERTAINMENT	130.26	0.00
54200 · OFFICE EXPENSES	618.00	0.00
55400 · TAXES OTHER	277.50	143.75
55800 · TRAVEL AND LODGING	0.00	385.94
Total Expense	159,173.76	2,481.69
Net Ordinary Income	220,112.57	269,592.13
Net Income	**220,112.57**	**269,592.13**

EXHIBIT "H"

FINANCIAL REPORT OF MILIAN, SWAIN & ASSOCIATES

First Coast Regional Utilities, Inc.

Application for Original Certificate

Accounting Information

Docket No.

June 2019

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Docket No.

Index

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Schedule 1 Summary
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Projected Rate Base at 100% and 80% of Designed Capacity

Line No	Description	Year 5 100%	Year 4 80%	Referenced Schedule No.
1	**Water Rate Base**			
2				
3	Utility Plant in Service	$ 16,170,000	$ 16,170,000	1 A
4	Accumulated Depreciation	(2,302,200)	(1,790,600)	1 A Support
5	Contributions in Aid of Construction	(11,387,875)	(9,110,300)	1 A Support
6	Accumulated Amortization of CIAC	662,086	423,735	1 A Support
7	Working Capital Allowance	79,368	67,306	
8	Water Rate Base	$ 3,221,379	$ 5,760,141	
9				
10				
11				
12	**Wastewater Rate Base**			
13				
14	Utility Plant in Service	$ 35,283,750	$ 35,283,750	1 B
15	Accumulated Depreciation	(6,093,785)	(4,739,611)	1 B Support
16	Contributions in Aid of Construction	(17,716,738)	(14,173,390)	1 B Support
17	Accumulated Amortization of CIAC	1,030,043	659,227	1 B Support
18	Working Capital Allowance	237,427	201,345	
19	Wastewater Rate Base	$ 12,740,697	$ 17,231,322	

Schedule 1A
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Pro Forma Water Utility Plant
Projected December Year 4

Line No.	NARUC Acct.	Description		Water	Accumulated Depreciation
1	301	Organization		$ 80,000	$ 7,000
2	302	Franchises			
3	303	Land and Land Rights		50,000	
4	304	Structures and Improvements		906,250	99,120
5	305	Collecting and Impounding Reservoirs			
6	306	Lake, River and Other Intakes			
7	307	Wells and Springs		2,500,000	291,667
8	309	Supply Mains			
9	310	Power Generation Equipment			
10	311	Pumping Equipment		750,000	131,250
11	320	Water Treatment Equipment		2,500,000	397,727
12	330	Distribution Reservoirs and Standpipes			
13	331	Transmission and Distribution Mains		6,837,500	556,541
14	333	Services		1,617,500	141,531
15	334	Meters and Meter Installation			
16	335	Hydrants		743,750	57,847
17	339	Other Plant and Miscellaneous Equipment			
18	340	Office Furniture and Equipment			
19	341	Transportation Equipment		185,000	107,917
20	343	Tools, Shop and Garage Equipment			
21	345	Power Operated Equipment			
22	346	Communication Equipment			
23	348	Other Tangible Plant			
24				$ 16,170,000	$ 1,790,600
25					
26		Treatment Capacity (gpd)	1,000,000	3,704 ERCs	
27		Line Capacity		2,913 ERCs	
28		ERC =		270 GPD	

Schedule 1B
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Pro Forma Wastewater Utility Plant
Projected December Year 4

Line No.	NARUC Acct.	Description		Wastewater	Accumulated Depreciation
1	351	Organization		$ 80,000	$ 7,000
2	352	Franchises			
3	353	Land and Land Rights		100,000	
4	354	Structures and Improvements		7,656,250	837,402
5	355	Power Generation Equipment		5,000,000	875,000
6	360	Collecting Wastewater - Force		1,150,000	134,167
7	361	Collecting Wastewater - Gravity		9,025,000	701,944
8	361	Manholes		1,900,000	221,667
9	362	Special Collecting Structures			
10	363	Services to Customers			
11	364	Flow Measuring Devices			
12	365	Flor Measuring Installations			
13	370	Receiving Wells			
14	371	Pumping Equipment		3,500,000	680,556
15	374	Reuse Distribution Reservoirs		2,000,000	175,000
16	375	Reuse T & D		-	-
17	380	Treatment and Disposal Equipment		2,437,500	473,958
18	381	Plant Sewers			
19	382	Outfall Wastewater Lines			
20	389	Other Plant and Miscellaneous Equipment			
21	390	Office Furniture and Equipment			
22	391	Transportation Equipment		185,000	107,917
23	393	Tools, Shop and Garage Equipment			
24	395	Power Operated Equipment			
25	397	Miscellaneous		2,250,000	525,000
26				$ 35,283,750	$ 4,739,611
27					
28		Treatment Capacity (gpd)	1,000,000	4,630 ERCs	
29		Line Capacity		2,913 ERCs	
30		ERC =		216 GPD	

First Coast Regional Utilities, Inc.
Water Plant, Depreciation, CIAC and Amortization

Schedule 2A
Page 1 of 3
Docket No.

Type	Year 1	Year 2	Year 3	Year 4	Year 5		TOTAL
Cumm. Homes							0
331 T & D	$6,837,500						$6,837,500
333 Services	$1,617,500						$1,617,500
335 Hydrants	$743,750						$743,750
TOTAL	$9,198,750	$0	$0	$0	$0		$9,198,750

CIAC Table		
Fee	$ 3,910.00	Schedule 4
Total T&D cost	9,198,750	Schedule 1B
Total Factored ERCs	2,913	Capacity

Year	Year 1	Year 2	Year 3	Year 4	Year 5		TOTAL
Factored ERCs	583	583	583	583	583		2,913
Annual CIAC	$2,277,575	$2,277,575	$2,277,575	$2,277,575	$2,277,575		$11,387,875

Engineering, permitting and construction admin included

First Coast Regional Utilities, Inc.
Water Plant, Depreciation, CIAC and Amortization

Schedule 2A
Page 2 of 3
Docket No.

	Depreciation	Annual addition for year					Accumulated Depreciation				
Type	Life	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
ERC											
331 T & D	43	$ 159,012	$ -	$ -	$ -	$ -	$ 79,506	$ 238,517	$ 397,529	$ 556,541	$ 715,552
333 Services	40	$ 40,438	$ -	$ -	$ -	$ -	$ 20,219	$ 60,656	$ 101,094	$ 141,531	$ 181,969
335 Hydrants	45	$ 16,528	$ -	$ -	$ -	$ -	$ 8,264	$ 24,792	$ 41,319	$ 57,847	$ 74,375

TOTAL	$755,919	$971,896

CIAC Table											
Year	Amortization	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	43	$ 52,967	$ 52,967	$ 52,967	$ 52,967	$ 52,967	$ 26,483	$ 105,934	$ 238,351	$423,735	$662,086

Engineering, permitting and construction admin included

First Coast Regional Utilities, Inc.
Water Plant, Depreciation, CIAC and Amortization

Schedule 2A
Page 3 of 3
Docket No.

	Depreciation Expense				
Type	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
ERC					
331 T & D	$ 79,506	$ 159,012	$ 159,012	$ 159,012	$ 159,012
333 Services	$ 20,219	$ 40,438	$ 40,438	$ 40,438	$ 40,438
335 Hydrants	$ 8,264	$ 16,528	$ 16,528	$ 16,528	$ 16,528

TOTAL	**$215,977**	**$215,977**

CIAC Table					
Year	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Annual CIAC	$ 26,483	$ 79,450	$ 132,417	**$185,384**	**$238,351**

Engineering, permitting and construction admin included

First Coast Regional Utilities, Inc.
Wastewater Plant, Depreciation, CIAC and Amortization

Schedule 2B
Page 1 of 3
Docket No.:

Type	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Cumm. Homes						
Sewer Laterals	$2,375,000					$2,375,000
Collec. Sys	$8,550,000					$8,550,000
Force Main	$1,150,000					$1,150,000
Master LS	$2,000,000					$2,000,000
TOTAL	$14,075,000	$0	$0	$0	$0	$14,075,000

CIAC Table		
Fee	$ 6,083.00	
Total cost Year 5	14,075,000	Schedule 1B
Total Factored ERCs	2,913	Capacity

Year	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Factored ERCs	583	583	583	583	583	2,913
Annual CIAC	$3,543,348	$3,543,348	$3,543,348	$3,543,348	$3,543,348	$17,716,738

First Coast Regional Utilities, Inc.
Wastewater Plant, Depreciation, CIAC and Amortization

Schedule 2B
Page 2 of 3
Docket No.:

	Depreciation	Annual addition for year					Accumulated Depreciation				
Type	Life	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
Cumm. Homes											
Sewer Laterals	38	$ 62,500	$ -	$ -	$ -	$ -	$ 31,250	$ 93,750	$ 156,250	$ 218,750	$ 281,250
Collec. Sys	32	$ 267,188	$ -	$ -	$ -	$ -	$ 133,594	$ 400,781	$ 667,969	$ 935,156	$ 1,202,344
Force Main	30	$ 38,333	$ -	$ -	$ -	$ -	$ 19,167	$ 57,500	$ 95,833	$ 134,167	$ 172,500
Master LS	18	$ 111,111	$ -	$ -	$ -	$ -	$ 55,556	$ 166,667	$ 277,778	$ 388,889	$ 500,000
TOTAL										**$1,676,962**	**$2,156,094**

CIAC Table											
Year	Amortization	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	43	$ 82,403	$ 82,403	$ 82,403	$ 82,403	$ 82,403	$ 41,202	$ 164,807	$ 370,815	**$659,227**	**$1,030,043**

First Coast Regional Utilities, Inc. **Schedule 2B**
Wastewater Plant, Depreciation, CIAC and Amortization **Page 3 of 3**
Docket No.:

	Depreciation Expense				
Type	Year 1	Year 2	Year 3	Year 4	Year 5
Cumm. Homes					
Sewer Laterals	$ 31,250	$ 62,500	$ 62,500	$ 62,500	$ 62,500
Collec. Sys	$ 133,594	$ 267,188	$ 267,188	$ 267,188	$ 267,188
Force Main	$ 19,167	$ 38,333	$ 38,333	$ 38,333	$ 38,333
Master LS	$ 55,556	$ 111,111	$ 111,111	$ 111,111	$ 111,111
TOTAL				$479,132	$479,132

CIAC Table					
Year	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	$ 41,202	$ 123,605	$ 206,009	$288,412	$370,815

Schedule 3 A
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Water System
Pro Forma Expenses for Water Utility based on projections at 80% Design Capacity
Year 4

Line No.	NARUC Acct. No.	Description	Water
1	601	Salaries and Wages - Employees	$ 124,250
2	603	Salaries and Wages - Other	-
3	604	Employees Pensions and Benefits	12,400
4	610	Purchased Water	-
5	615	Purchased Power	28,000
6	616	Fuel for Power Production	-
7	618	Chemicals	24,500
8	620	Materials and Supplies	12,350
9	631	Contractual Services - Engineering	6,250
10	632	Contractual Services - Accounting	10,000
11	633	Contractual Services - Legal	3,000
12	634	Contractual Services - Mgmt. Fees	-
13	635	Contractual Services - Testing	12,750
14	636	Contractual Services - Other	5,000
15	640	Rents	
16	650	Transportation Expense	4,500
17	656	Insurance - Vehicle	2,500
18	657	Insurance - General Liability	10,000
19	658	Insurance - Workers Comp	3,100
20	659	Insurance - Other	5,000
21	660	Advertising Expense	1,000
22	665	Regulatory Commission Expense	-
23	670	Bad Debt Expense	-
24	675	Miscellaneous Expense	30,000
25	403	Depreciation - Net of CIAC Amortization	324,216
26	407	Amortization Expense - Org Cost	2,000
27	408	Taxes Other Than Income (1)	329,641
28		Total Expenses	950,457
29			
30		Average Cost per customer per month	$ 21.76
31			
32	(1) Taxes other than Income		
33		Property Taxes (net tangible plant X 2018 millage 18.023)	$ 259,161
34			
35		Regulatory Assessment Fees	70,480
36		Total	329,641

Schedule 3 B
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Wastewater System
Pro Forma Expenses for Wastewater Utility based on projections at 80% Design Capacity
Year 4

Line No.	NARUC Acct. No.	Description	Wastewater
1	701	Salaries and Wages - Employees	$ 252,750
2	703	Salaries and Wages - Other	-
3	704	Employees Pensions and Benefits	25,280
4	710	Purchased Wastewater Treatment	-
5	711	Sludge Removal Expense	11,000
6	715	Purchased Power	81,000
7	716	Fuel for Power Production	-
8	718	Chemicals	45,000
9	720	Materials and Supplies	78,500
10	731	Contract Services - Engineering	10,000
11	732	Contract Services - Accounting	10,000
12	733	Contract Services - Legal	3,000
13	734	Contract Services - Mgmt. Fees	-
14	735	Contract Services - Testing	12,750
15	736	Contract Services - Other	5,000
16	741	Rental of Building/Real Property	-
17	742	Rental of Equipment	
18	750	Transportation Expense	4,500
19	756	Insurance - Vehicle	2,500
20	757	Insurance - General Liability	12,000
21	758	Insurance - Workers Comp	6,300
22	759	Insurance - Other	5,000
23	760	Advertising Expense	-
24	766	Regulatory Commission Expense	-
25	767	Regulatory Commission Expense - Other	-
26	770	Bad Debt Expense	-
27	775	Miscellaneous Expense	35,000
28	403	Depreciation - Net of CIAC Amortization	1,063,762
29	407	Amortization Expense - Org Cost	2,000
30	408	Taxes Other Than Income (1)	741,709
31		Total Expenses	$ 2,407,051
32			
33		Average cost per customer per month	$ 55.10
34			
35	(1) Taxes other than Income		
36		Property Taxes (net tangible plant X 2018 millage 18.023)	$ 550,500
37			
38		Regulatory Assessment Fees	191,209
39		Total	$ 741,709

Schedule 4
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Projected Capital Structure When Utility Reaches 80% Capacity

Line No.	(1) Class of Capital	(2) Reconciled to Rate Base (Schedule 1) Year 4 - 80%	(3) Ratio	(4) Cost Rate	(5) Weighted Cost
1	Long Term Debt	$ -			
2	Short Term Debt	-			
3	Preferred Stock	-			
4	Common Equity	22,519,463	97.95%	8.12%	7.95%
5	Customer Deposits	472,000	2.05%	2.00%	0.04%
6	Tax Credits - Zero Cost				
7	Tax Credits - Weighted Cost				
8	Accumulated Deferred Income Tax				
9	Other (Explain)				
10					
11	Total	$ 22,991,463	100.00%		7.99%
12					
13	Note: The cost of equity is based on the leverage formula in effect pursuant to Order No. PSC-2018-0327-PAA-WS				
14					
15					

16			General	
17	Outstanding Customer Deposit Balance	Residential	Service	
18	New Customers connected years 3 and 4	1,000	120	
19	Average monthly bill	$ 204.38	$ 305.65	
20	Deposit requested	$ 400.00	$ 600.00	
21				
22	Deposit balance Year 4 from new customers	$ 400,000	$ 72,000	$ 472,000

Schedule 5
Page 1 of 3
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Proof of Revenue
Projected December Year 4

Line No		Rates for Revenue Requirement	Total ERCs	Total Gallons	Revenue Required Annual Revenue
1	**Revenue Proof For Water**				
2	**Requested Rates - Residential - Monthly**				
3	Base Facility Charge	$ **41.05**	24,000		$ 985,200.00
4	Gallonage Charge				
5	First 3,000 gls	$ **1.55**		72,000	$ 111,600.00
6	Over 3,000 gls - 10,000 gls	$ **2.33**		99,871	$ 232,699.90
7	Over 10,000 gls	$ **4.66**		0	$ -
8	**Total Residential Revenues**				$ **1,329,499.90**
9	**Average Residential Bill**				$ **55.40**
10					
11	**Requested Rates - General Service**				
12	5/8" x 3/4"	$ **41.05**	2,160		$ 88,668.00
13	3/4"	**61.58**	0		-
14	1"	**102.63**	720		73,893.60
15	1-1/2" Turbine	**205.25**	0		-
16	2" Turbine	**328.40**	0		-
17	3" Turbine	**718.38**	0		-
18	Charge per 1,000 gallons	$ **2.01**		32,522	$ 65,368.22
19	**Total General Service Revenues**				$ **227,929.82**
20	**Average General Service Bill**				$ **79.14**
21					
22	Revenues from Miscellaneous Charges (50% to water)	$ **15.00**	560		$ **8,400.00**
23					
24	**Total Water Revenue at 80% Design Capacity**				$ **1,565,829.71**
25					
26					
27	**Revenue Proof For Wastewater**				
28	**Requested Rates - Residential - Monthly**				
29	Base Facility Charge	$ **112.17**	24,000		$ 2,692,080.00
30	Gallonage Charge, 10,000 gallons cap	$ **6.67**		132,451	$ 883,449.50
31	**Total Residential Revenues**				$ **3,575,529.50**
32	**Average Residential Bill**				$ **148.98**
33					
34	**Requested Rates - General Service**				
35	5/8" x 3/4"	$ **112.17**	2,160		$ 242,287.20
36	3/4"	**168.26**	0		-
37	1"	**280.43**	720		201,909.60
38	1-1/2" Turbine	**560.85**	0		-
39	2" Turbine	**897.36**	0		-
40	3" Turbine	**1,962.98**	0		-
41	Charge per 1,000 gallons	$ **8.00**		26,017	$ 208,137.60
42	**Total General Service Revenues**				$ **652,334.40**
43	**Average General Service Bill**				$ **226.51**
44					
45	**Requested Rates - Reclaimed Water**				
46	Charge per 1,000 gallons	$ **0.50**		25,229	$ 12,614.40
47					
48	Revenues from Miscellaneous Charges (50% to sewer)	$ **15.00**	560		$ **8,400.00**
49					
50	**Total Wastewater Revenue at 80% Design Capacity**				$ **4,248,878.30**

Schedule 5
Page 2 of 3
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Water System
Calculation of Rates for Water Utility based on projections at 80% Design Capacity
Projected Year 4

Line No.	NARUC Acct. No.	Description	Total Revenue Requirement	Allocation Percentage Base Facility Charge	Allocation Percentage Gallonage Charge	Allocation Amount Base Facility Charge	Allocation Amount Gallonage Charge
1	601	Salaries and Wages - Employees	$ 124,250	75%	25%	93,188	31,063
2	603	Salaries and Wages - Other					
3	604	Employees Pensions and Benefits	12,400	75%	25%	9,300	3,100
4	610	Purchased Water			100%	-	-
5	615	Purchased Power	28,000	75%	25%	21,000	7,000
6	616	Fuel for Power Production					
7	618	Chemicals	24,500		100%	-	24,500
8	620	Materials and Supplies	12,350	75%	25%	9,263	3,088
9	631	Contractual Services - Engineering	6,250	75%	25%	4,688	1,563
10	632	Contractual Services - Accounting	10,000	75%	25%	7,500	2,500
11	633	Contractual Services - Legal	3,000	75%	25%	2,250	750
12	634	Contractual Services - Mgmt. Fees		75%	25%	-	-
13	635	Contractual Services - Testing	12,750	75%	25%	9,563	3,188
14	636	Contractual Services - Other	5,000	75%	25%	3,750	1,250
15	640	Rents					
16	650	Transportation Expense	4,500	75%	25%	3,375	1,125
17	656	Insurance - Vehicle	2,500	75%	25%	1,875	625
18	657	Insurance - General Liability	10,000	75%	25%	7,500	2,500
19	658	Insurance - Workers Comp	3,100	75%	25%	2,325	775
20	659	Insurance - Other	5,000	75%	25%	3,750	1,250
21	660	Advertising Expense	1,000	75%	25%	750	250
22	665	Regulatory Commission Expense					
23	670	Bad Debt Expense					
24	675	Miscellaneous Expense	30,000	75%	25%	22,500	7,500
25		**Total Operations & Maintenance Expenses**	$ 294,600			$ 202,575	$ 92,025
26							
27	403	**Depreciation - Net of CIAC Amortization**	324,216	75%	25%	243,162	81,054
28							
29	407	**Amortization Expense - Org Cost**	2,000	75%	25%	1,500	500
30							
31	408	**Taxes Other Than Income**	329,641	75%	25%	247,231	82,410
32							
33		**Income Taxes**	155,480	75%	25%	116,610	38,870
34							
35		**Net Operating Income**	460,279	75%	25%	345,209	115,070
36							
37		**Less: Revenues from Miscellaneous Charges**	(8,400)	100%		(8,400)	-
38							
39		**Total Revenue Requirement from Rates**	$ 1,557,816			$ 1,147,887	$ 409,929
40							
41		Factored Bills (Monthly factored bills X 12)				27,960	
42		Annual Billable Gallons					204,393
43							
44		**Base Facility Charge**				**$ 41.05**	
45							
46		**Gallonage Charge (per 1,000)**					
47		Residential under 3000 gls	72,000				**$ 1.55**
48		Residential over 3000 gls - 10,000 gls	99,871				**$ 2.33**
49		Residential under 10,000 gls	0				**$ 4.66**
50		**General Service**	32,522				**$ 2.01**
51							
52		**Monthly factored bills**		**80%**		**100%**	
53				Bills	Factored	Bills	Factored
54		5/8" (Res)	1	2,000	2,000	2,500	2,500
55		5/8" (Comm)	1	180	180	225	225
56		3/4"	1.5	0	0	0	0
57		1"	2.5	60	150	75	188
58		1-1/2" Turbine	5	0	0	0	0
59		2" Turbine	8	0	0	0	0
60		3" Turbine	17.5	0	0	0	0
61							
62				2,240	2,330	2,800	2,913
63							
64		**Annual billable gallons**					
65		Residential Gallons (270 gpd)		197,100		246,375	
66		Under 3,000 gls	72,000				
67		Over 3,000 gls	125,100				
68		Reclaimed Water (20% wastewater residential)	(25,229)				
69		General Service Gallons	32,522	32,522		40,652	
70			204,393	229,622		287,027	

Schedule5
Page 3 of 3
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Wastewater System
Calculation of Rates for Wastewater Utility based on projections at 80% Design Capacity
Projected Year 4

Line No.	NARUC Acct. No.	Description	Total Revenue Requirement	Allocation Percentage Base Facility Charge	Allocation Percentage Gallonage Charge	Allocation Amount Base Facility Charge	Allocation Amount Gallonage Charge
1		**Operations & Maintenance Expenses**					
2	701	Salaries and Wages - Employees	252,750	75%	25%	189,563	63,188
3	703	Salaries and Wages - Other					
4	704	Employees Pensions and Benefits	25,280	75%	25%	18,960	6,320
5	710	Purchased Wastewater Treatment			100%	-	-
6	711	Sludge Removal Expense	11,000		100%	-	11,000
7	715	Purchased Power	81,000	75%	25%	60,750	20,250
8	716	Fuel for Power Production					
9	718	Chemicals	45,000		100%	-	45,000
10	720	Materials and Supplies	78,500	75%	25%	58,875	19,625
11	731	Contractual Services - Engineering	10,000	75%	25%	7,500	2,500
12	732	Contractual Services - Accounting	10,000	75%	25%	7,500	2,500
13	733	Contractual Services - Legal	3,000	75%	25%	2,250	750
14	734	Contractual Services - Mgmt. Fees		75%	25%	-	-
15	735	Contractual Services - Testing	12,750	75%	25%	9,563	3,188
16	736	Contractual Services - Other	5,000	75%	25%	3,750	1,250
17	740	Rents				-	-
18	750	Transportation Expense	4,500	75%	25%	3,375	1,125
19	756	Insurance - Vehicle	2,500	75%	25%	1,875	625
20	757	Insurance - General Liability	12,000	75%	25%	9,000	3,000
21	758	Insurance - Workers Comp	6,300	75%	25%	4,725	1,575
22	759	Insurance - Other	5,000	75%	25%	3,750	1,250
23	766	Regulatory Commission Expense				-	-
24		Amortization of Rate Case Expense					
25	767	Regulatory Commission Expense- Other					
26	770	Bad Debt Expense					
27	775	Miscellaneous Expense	35,000	75%	25%	26,250	8,750
28		**Total Operations & Maintenance Expenses**	$ 599,580			$ 407,685	$ 191,895
29							
30	403	**Depreciation - Net of CIAC Amortization**	1,063,762	75%	25%	797,822	265,941
31							
32	407	**Amortization Expense - Org Cost**	2,000	75%	25%	1,500	500
33							
34	408	**Taxes Other Than Income**	741,709	75%	25%	556,281	185,427
35							
36		**Income Taxes**	465,115	75%	25%	348,836	116,279
37							
38		**Net Operating Income**	1,376,913	75%	25%	1,032,685	344,228
39							
40		**Less: Revenues from Miscellaneous Charges**	(8,400)	100%		(8,400)	-
41							
42		**Total Revenue Requirement from Rates**	$ 4,240,679			$ 3,136,409	$ 1,104,270
43							
44		Factored Bills (Monthly factored bills X 12)				27,960	
45		Annual Billable Gallons					158,468
46							
47		**Base Facility Charge**				**$ 112.17**	
48							
49		**Gallonage Charge (per 1,000) - Residential**					**$ 6.67**
50		**Gallonage Charge (per 1,000) - General Service**					**$ 8.00**
51		**Gallonage Charge (per 1,000) - Reclaimed Water**					**$ 0.50**
52							
53		**Monthly factored bills**		**80%**		**100%**	
54				Bills	Factored	Bills	Factored
55		5/8" (Res)	1	2,000	2,000	2,500	2,500
56		5/8" (Comm)	1	180	180	225	225
57		3/4"	1.5	0	0	0	0
58		1"	2.5	60	150	75	188
59		1-1/2" Turbine	5	0	0	0	0
60		2" Turbine	8	0	0	0	0
61		3" Turbine	17.5	0	0	0	0
62							
63				2,240	2,330	2,800	2,913
64							
65		Annual billable gallons	Less Reclaimed	Adjusted		Annual	
66		Residential Gallons - Less Reclaimed Water	132,451	105,961		157,680	
67		General Service Gallons	26,017	24,977		26,017	
68			158,468	130,937		183,697	

Schedule 6A
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Service Availability Charge Analysis for Water
Projected December Year 5

Line No.	Description		Water	Plant Capacity	Main Capacity
1	Gross Book Value	$	16,170,000		
2	Land	$	50,000		
3	Depreciable Plant	$	16,120,000		
4	Accumulated Depreciation to Date	$	-		
5	Accumulated Depreciation at Design Capacity	$	2,302,200		
6	Net Plant at Design Capacity (includes land)	$	14,277,597		
7	Transmission & Distribution / Collection Lines	$	9,198,750		
8	Minimum Level of C.I.A.C.		56.89%		
9	C.I.A.C. to Date	$	-		
10	Accumulated Amortization of C.I.A.C. to Date	$	-		
11	Accumulated Amortization of C.I.A.C. at Design Capacity	$	-		
12	Future Customers (ERC) to be Connected		2,913		
13	Composite Depreciation Rate		2.35%		
14	Number of Years to Design Capacity		5		
15	Existing Service Availability Charge Per ERC	$	-		
16	Level of C.I.A.C. at Design Capacity		0.00%		
17	Requested Service Availability Charge Per ERC	$	3,910.00		
18	Level of C.I.A.C. at Design Capacity		75.00%		
19	Minimum Service Availability Charge Per ERC	$	2,966.00		
20	Level of C.I.A.C. at Design Capacity		56.89%		
21	Maximum Service Availability Charge Per ERC	$	3,910.00		
22	Level of C.I.A.C. at Design Capacity		75.00%		
23	Requested Service Availability Charge Per ERC	$	3,910.00	$ 752.00	$ 3,158.00
24	Requested Service Availability Charge Gallon Per Day	$	14.48	$ 2.79	$ 11.70

Schedule 6B
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Service Availability Charge Analysis for Wastewater
Projected December Year 5

Line No.	Description		Wastewater		
1	Gross Book Value	$	35,283,750		
2	Land	$	100,000		
3	Depreciable Plant	$	35,183,750		
4	Accumulated Depreciation to Date	$	-		
5	Accumulated Depreciation at Design Capacity	$	6,093,785		
6	Net Plant at Design Capacity (includes land)	$	29,295,239		
7	Transmission & Distribution / Collection Lines	$	14,075,000		
8	Minimum Level of C.I.A.C.		39.89%		
9	C.I.A.C. to Date	$	-		
10	Accumulated Amortization of C.I.A.C. to Date	$	-		
11	Accumulated Amortization of C.I.A.C. at Design Capacity	$	-		
12	Future Customers (ERC) to be Connected		2,913		
13	Composite Depreciation Rate		3.40%		
14	Number of Years to Design Capacity		5		
15	Existing Service Availability Charge Per ERC	$	-		
16	Level of C.I.A.C. at Design Capacity		0.00%		
17	Requested Service Availability Charge Per ERC	$	6,083.00		
18	Level of C.I.A.C. at Design Capacity		55.24%		
19	Minimum Service Availability Charge Per ERC	$	4,392.00		
20	Level of C.I.A.C. at Design Capacity		39.89%		
21	Maximum Service Availability Charge Per ERC	$	8,258.00	**Plant**	**Main**
22	Level of C.I.A.C. at Design Capacity		75.00%	**Capacity**	**Capacity**
23	Requested Service Availability Charge Per ERC	$	6,083.00	$ 1,250.00	$ 4,833.00
24	Requested Service Availability Charge Gallon Per Day	$	28.16	$ 5.79	$ 22.38

Schedule 7A
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Cost Justification for Service and Meter Installation Fees

Line No.	Description	5/8 x 3/4" and 3/4"	Other Sizes
1	Cost of Meter and Fittings, including [1]	$ 285	Actual Cost
2			
3	Service Installation - Water [2]	$ 610	Actual Cost
4			
5	Lateral Installation - Sewer	Actual Cost	Actual Cost
6			
7	(1) Materials - $225		
8	Labor - $25 x 2 = $50		
9	Transportation - $10		
10			
11	(2) Materials - $275		
12	Labor - $25 x 4 = $100		
13	Equipment - $235		

Schedule 7B
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Cost Justification for Miscellaneous Service Charges

Line No.	Description	Charge During Regular Business Hours	Charge After Regular Business Hours
1	Initial Connection (1)	$30.00	N/A
2			
3	Normal Reconnection (1)	$30.00	N/A
4			
5	Violation Reconnection	Actual Cost	Actual Cost
6			
7	Premise Visit Charge (1)	$30.00	N/A
8			
9	Late Payment Fee (2)	$7.50	N/A
10			
11	Bad check Charge	Pursuant to 68.065 (2), Florida Statutes	
12			
13	Notes:		
14	(1) Cost Justification		
15	Labor ($20 * 1.33) = $26.60		
16	Vehicle (6 miles x $.58 per mile) = $3.48		
17	Total = $30.08, rounded to $30.00	$30.00	
18			
19	(2) Cost Justification		
20	Clerical Labor ($20 * .25) = $5.00		
21	Supervisor Labor ($25 * .08) = $2.00		
22	Printing Supplies ($.10)		
23	Postage ($.50)		
24	Total = $7.60, round to $7.50	$7.50	
25			
26	Total new connections, Year 4	560	
27			
28	Miscellaneous Revenues (50% to Water and 50% to Sewer)	$ 16,800.00	
29			
30			General
31	Outstanding Customer Deposit Balance	Residential	Service
32	New Customers connected years 3 and 4	1,000	120
33	Average monthly bill	$ 204.38	$ 305.65
34	Deposit requested	$ 400.00	$ 600.00

Additional Support
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Projected Net Operating Income
Projected Year 4

Line No.		Projected Costs	Additional Revenues and RAFs	Required Revenues
1	**Water**			
2	Operating Revenue		$ 1,566,216	$ 1,566,216
3				
4	Operating Expenses			
5	Operation & Maintenance Expenses	$ 294,600		$ 294,600
6	Depreciation net of CIAC Amortization	324,216		324,216
7	Amortization	2,000		2,000
8	Taxes Other Than Income	259,161	70,480	329,641
9	Income Taxes		155,480	155,480
10	Total Operating Expenses	$ 879,977	$ 225,960	$ 1,105,937
11				
12	Net Operating Income (Loss)	$ (879,977)	$ 1,340,256	$ 460,279
13				
14	Rate Base	$ 5,760,141		$ 5,760,141
15				
16	Rate of Return			7.99%
17				
18				
19	**Wastewater**			
20	Operating Revenue		$ 4,249,079	$ 4,249,079
21				
22	Operating Expenses			
23	Operation & Maintenance Expenses	$ 599,580		$ 599,580
24	Depreciation net of CIAC Amortization	1,063,762		1,063,762
25	Amortization	2,000		2,000
26	Taxes Other Than Income	550,500	191,209	741,709
27	Income Taxes		465,115	465,115
28	Total Operating Expenses	$ 2,215,843	$ 191,209	$ 2,872,166
29				
30	Net Operating Income (Loss)	$ (2,215,843)	$ 4,057,871	$ 1,376,913
31				
32	Rate Base	$ 17,231,322		$ 17,231,322
33				
34	Rate of Return			7.99%

EXHIBIT "I"

DRAFT TARIFFS

WATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.
NAME OF COMPANY

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

ORIGINAL SHEET NO. 1.0

WATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.
NAME OF COMPANY

Post Office Box 238

Lake Butler, Florida 32054
(ADDRESS OF COMPANY)

(386) 496-3509
(Business & Emergency Telephone Number)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 2.0

WATER TARIFF

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ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.0

TERRITORY AUTHORITY

CERTIFICATE NUMBER –

COUNTY – Duval and Nassau

COMMISSION ORDER(S) APPROVING TERRITORY SERVED –

Order Number	Date Issued	Docket Number	Filing Type

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.1

DESCRIPTION OF TERRITORY SERVED

SOUTHERN PARCEL
PARCEL 1:

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°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°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°16'20" East, 408.93 feet; thence South 84°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°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°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public 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°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 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 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92 feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a

(Continued to Sheet No. 3.2)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.2

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.
Also LESS and EXCEPT the following described parcel:
A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

(Continued to Sheet No. 3.3)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.3
WATER TARIFF

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Villages Exception Parcel

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

Southern Parcel:

PARCEL 2:
A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:
For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51'06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32'07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records; thence South 89°57'47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18'53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°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°49'00", an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19'19" West, 763.70 feet; Course 3, thence North 89°45'30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54'03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands

(Continued to Sheet No. 3.4)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.4
WATER TARIFF

(Continued from Sheet No. 3.3)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54'03" East, 2871.18 feet; Course 2, thence South 89°06'05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52'49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39'08" East, departing said Easterly line, 1384.38 feet; Course 5, thence South 73°53'58" East, 605.57 feet; Course 6, thence South 69°39'03" East, 1679.56 feet; Course 7, thence South 58°48'40" East, 1910.90 feet; Course 8, thence South 48°45'22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43'42" East, 2116.15 feet; Course 10, thence South 41°14'44" West, 57.49 feet; Course 11, thence South 48°43'26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58'00" West, 1463.09 feet; Course 2, thence South 71°02'00" East, 22.00 feet; Course 3, thence South 18°58'03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56'02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19'39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51'06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00'26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59'34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00'26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59'34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00'26" West, along the Easterly prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59'34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00'26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59'36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54'10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05'50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54'10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05'50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54'10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05'50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54'10" East, along the Easterly line of said Lot 6 and its Northerly prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05'50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54'10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00'26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet

(Continued to Sheet No. 3.5)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.5

(Continued from Sheet No. 3.4)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05'50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54'10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05'50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54'10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05'50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54'10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05'50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19'41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.
The above described Parcel 2 containing 1070.29 acres, more or less.

ICI-Baldwin Parcel:

Parcel 1
A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:
For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01'21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.
From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43'11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°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°58'56" East, 445.21 feet; Course 3, thence North 66°14'41" East, 2919.19 feet; Course 4, thence South 23°45'19" East, 67.00 feet; Course 5, thence North 66°14'41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03'23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14'41" East, departing

(Continued to Sheet No. 3.6)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.6
WATER TARIFF

(Continued from Sheet No. 3.5)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said Westerly line, 473.55 feet; Course 8, thence South 23°45'19" East, 24.28 feet; Course 9, thence North 66°14'41" East, 820.21 feet; Course 10, thence North 23°45'19" West, 24.28 feet; Course 11, thence North 66°14'41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25'11", an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27'16" East, 302.75 feet; thence South 00°37'00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02'34" West, 50.57 feet; Course 3, thence South 83°25'36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45'25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17'37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence South 83°25'36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:
A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.
For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.
From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three

(Continued to Sheet No. 3.2)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 3.7
WATER TARIFF

(Continued from Sheet No. 3.6)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46'35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09'35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51'30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00'44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56'32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45'37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°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°28'54" West, 2638.73 feet; Course 3, thence South 79°12'10" West, 7109.67 feet to the Point of Beginning.

Less and except any sovereign lands of the State of Florida associated with Deep Creek.
Containing 682.12 acres, more or less.

South I-10 Residual Parcel:

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows:
For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North 79°12'10" East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South 46°06'56" West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South 89°08'52" East, along a line 50 feet Northerly of and

(Continued to Sheet No. 3.8)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.8

(Continued from Sheet No. 3.7)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North 89°59'13" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South 89°47'34" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North 89°36'51" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South 29°17'25" East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South 89°36'51" West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North 89°47'34" West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South 89°59'13" West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North 89°08'52" West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.

Containing 137.67 acres, more or less.

301 Capital - Baker County Tract

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South 00°29'20" West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 89°30'49" West, departing said dividing line, 199.98 feet; Course 2, thence South 00°29'09" West, 5231.52 feet; Course 3, thence South 89°29'14" East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South 00°28'56" West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South 00°27'02" West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of 29°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°56'16" West, 1440.10 feet; thence North 48°06'59" West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle 46°14'33", an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°59'42" West, 1460.65 feet; Course 2, thence North 01°52'26" West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 13°58'54", an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°51'53" West, 709.53 feet; Course 4, thence North 15°51'21" West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along

(Continued to Sheet No. 3.9)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.9

(Continued from Sheet No. 3.8)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said boundary line the following 8 courses: Course 1, thence North 89°42'23" East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North 87°44'21" East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 13; Course 3, thence North 00°03'28" East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North 87°55'43" East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North 00°11'54" East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 13; Course 6, thence North 88°17'39" East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North 00°20'56" East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North 88°30'44" East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

CHEMOURS PARCEL – BAKER COUNTY, FLORIDA

Parcel A

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said

(Continued to Sheet No. 3.10)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 3.10

(Continued from Sheet No. 3.9)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

Parcel B

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 4.0

COMMUNITIES SERVED LISTING

County Name	Development Name	Rate Schedule(s) Available	Sheet No.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 5.0

TECHNICAL TERMS AND ABBREVIATIONS

1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.

2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide water service in a specific territory.

3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.

4.0 "COMMUNITIES SERVED" - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.

5.0 "COMPANY" - The shortened name for the full name of the utility which is FIRST COAST REGIONAL UTILITIES, INC.

6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.

7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.

8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.

9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.

10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.

11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.

13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.

14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 6.0

INDEX OF RULES AND REGULATIONS

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ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 7.0

RULES AND REGULATIONS

1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders water service.

The Company shall provide water service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

2.0 TARIFF DISPUTE – Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.

3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled "Your Water and Wastewater Service," prepared by the Florida Public Service Commission.

4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service. The Company reserves the right to discontinue or withhold water service to such apparatus or device.

8.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 8.0)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 8.0

(Continued from Sheet No. 7.0)

9.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous water service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

10.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the Customer only for the purposes specified in the application for water service. Water service shall be rendered to the Customer for the Customer's own use and the Customer shall not sell or otherwise dispose of such water service supplied by the Company.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

11.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

12.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code.

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

(Continued on Sheet No. 9.0)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 9.0

(Continued from Sheet No. 8.0)

13.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's water service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Not withstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

14.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

15.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of water service.

16.0 CUSTOMER BILLING - Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly – as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

17.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where water service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

(Continued on Sheet No. 10.0)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 10.0

(Continued from Sheet No. 9.0)

18.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company.

19.0 UNAUTHORIZED CONNECTIONS - WATER - Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

20.0 METERS - All water meters shall be furnished by and remain the property of the Company and shall be accessible and subject to its control, in accordance with Rule 25-30.230, Florida Administrative Code.

21.0 ALL WATER THROUGH METER - That portion of the Customer's installation for water service shall be so arranged to ensure that all water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.

22.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be refunded or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.

23.0 ADJUSTMENT OF BILLS FOR METER ERROR - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.

24.0 METER ACCURACY REQUIREMENTS - All meters used by the Company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.

25.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
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FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 11.0

INDEX OF RATES AND CHARGES SCHEDULES

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FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 12.0

GENERAL SERVICE

RATE SCHEDULE (GS)

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD – Monthly

RATE –

Meter Sizes	Base Facility Charge
5/8" x 3/4"	$ 41.05
3/4"	$ 61.58
1"	$ 102.63
1 1/2"	$ 205.25
2"	$ 328.40
3"	$ 718.38
Charge per 1,000 gallons	$ 2.01

MINIMUM CHARGE – Base Facility Charge

TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

WS-16-0108

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 13.0

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

AVAILABILITY – Available throughout the area served by the Company.

APPLICABILITY – For water service for all purposes in private residences and individually metered apartment units.

LIMITATIONS – Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD – Monthly

RATE –

Meter Sizes	Base Facility Charge
5/8" x 3/4"	$ 41.05

Charge per 1,000 gallons	
0 – 3,000 gallons	$ 1.55
3,001 – 10,000 gallons	$ 2.33
Over 10,000 gallons	$ 4.66

MINIMUM CHARGE – Base Facility Charge

TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

WS-16-0108

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 14.0

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	Residential Service	General Service
3/4"	$ 400	$600
All over 5/8" x 3/4"	$_____	$_____

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a).

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 15.0

METER TEST DEPOSIT

METER BENCH TEST REQUEST - If any Customer requests a bench test of his or her water meter, in accordance with Rule 25-30.266, Florida Administrative Code, the Company may require a deposit to defray the cost of testing; such deposit shall not exceed the schedule of fees found in Rule 25-30.266, Florida Administrative Code.

METER SIZE	FEE
5/8" x 3/4"	$20.00
1" and 1 1/2"	$25.00
2" and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - The Company may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A Customer may request a no-charge field test of the accuracy of a meter in accordance with Rule 25-30.266, Florida Administrative Code.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC. ORIGINAL SHEET NO. 16.0
WATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE – This charge would be levied when a customer's billing account is not paid timely and is therefore delinquent.

NSF CHARGE - This charge may be levied pursuant to Chapter 68, Florida Statutes, when a customer pays by check and that check is dishonored by the customers banking institution.

Schedule of Miscellaneous Service Charges

	Normal Hours	After Hours
Initial Connection Charge	$30.00	N/A
Normal Reconnection Charge	$30.00	N/A
Violation Reconnection Charge	Actual Cost	Actual Cost (1)
Premises Visit Charge (in lieu of disconnection)	$30.00	N/A
Late Payment Charge	$7.50	
NSF Check Charge	Pursuant to Section 68.065, F.S.	

(1) Actual cost is equal to the total cost incurred for services.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 17.0

INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

Description	Sheet No.
Schedule of Charges	19.0
Service Availability Policy	18.0

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 18.0

SERVICE AVAILABILITY POLICY

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 19.0

SERVICE AVAILABILITY CHARGES

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 20.0

INDEX OF STANDARD FORMS

Description	Sheet No.
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COPY OF CUSTOMER'S BILL	22.0

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 21.0

APPLICATION FOR WASTEWATER SERVICE

FIRST COAST REGIONAL UTILITIES, INC.

CUSTOMER REQUEST FOR NEW SERVICE

Acct No. _____ Date_____

Customer's
Name_____

Owner's
Name_____

Mailing
Address_____

Mailing
Address_____

Location, Street & No._____ Lot No._____ Block No._____

Service Requested by_____ _____ Date_____ Meter Size_____

Customer Charges

Water

Connection Fee $_____

Deposit $_____

Total $_____

I agree to take water and or sewer service from FIRST COAST REGIONAL UTILITIES, INC. in accordance with the appropriate rate schedule and in accordance with Company Rules and Regulations, or any superseding rate schedule and or Rule and Regulations and Ordinances.

Signed_____
(Customer)

Order
Taken By_____

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 22.0

COPY OF CUSTOMER'S BILL

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

WASTEWATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.
NAME OF COMPANY

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

WS-15-0140

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

ORIGINAL SHEET NO. 1.0

WASTEWATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.
NAME OF COMPANY

Post Office Box 238

Lake Butler, Florida 32054
(ADDRESS OF COMPANY)

(386) 496-3509
(Business & Emergency Telephone Number)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

WS-15-0140

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.

ORIGINAL SHEET NO. 2.0

WASTEWATER TARIFF

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ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.0

TERRITORY AUTHORITY

CERTIFICATE NUMBER –

COUNTY – Pasco

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

Order Number	Date Issued	Docket Number	Filing Type

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.1

DESCRIPTION OF TERRITORY SERVED

SOUTHERN PARCEL
PARCEL 1:

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°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°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°16'20" East, 408.93 feet; thence South 84°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°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°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public 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°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 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 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92 feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a

(Continued to Sheet No. 3.2)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.2

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

(Continued to Sheet No. 3.3)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.3

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Villages Exception Parcel

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

Southern Parcel:

PARCEL 2:
A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51'06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32'07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records; thence South 89°57'47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18'53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°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°49'00", an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19'19" West, 763.70 feet; Course 3, thence North 89°45'30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54'03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands

(Continued to Sheet No. 3.4)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.4

(Continued from Sheet No. 3.3)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54'03" East, 2871.18 feet; Course 2, thence South 89°06'05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52'49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39'08" East, departing said Easterly line, 1384.38 feet; Course 5, thence South 73°53'58" East, 605.57 feet; Course 6, thence South 69°39'03" East, 1679.56 feet; Course 7, thence South 58°48'40" East, 1910.90 feet; Course 8, thence South 48°45'22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43'42" East, 2116.15 feet; Course 10, thence South 41°14'44" West, 57.49 feet; Course 11, thence South 48°43'26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58'00" West, 1463.09 feet; Course 2, thence South 71°02'00" East, 22.00 feet; Course 3, thence South 18°58'03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56'02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19'39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51'06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00'26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59'34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00'26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59'34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00'26" West, along the Easterly prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59'34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00'26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59'36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54'10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05'50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54'10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05'50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54'10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05'50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54'10" East, along the Easterly line of said Lot 6 and its Northerly prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05'50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54'10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00'26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet

(Continued to Sheet No. 3.5)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.5

(Continued from Sheet No. 3.4)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05'50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54'10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05'50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54'10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05'50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54'10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05'50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19'41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.

The above described Parcel 2 containing 1070.29 acres, more or less.

ICI-Baldwin Parcel:

Parcel 1

A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01'21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.
From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43'11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°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°58'56" East, 445.21 feet; Course 3, thence North 66°14'41" East, 2919.19 feet; Course 4, thence South 23°45'19" East, 67.00 feet; Course 5, thence North 66°14'41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03'23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14'41" East, departing

(Continued to Sheet No. 3.6)

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.8

(Continued from Sheet No. 3.7)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North 89°59'13" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South 89°47'34" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North 89°36'51" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South 29°17'25" East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South 89°36'51" West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North 89°47'34" West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South 89°59'13" West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North 89°08'52" West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.

Containing 137.67 acres, more or less.

301 Capital - Baker County Tract

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South 00°29'20" West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 89°30'49" West, departing said dividing line, 199.98 feet; Course 2, thence South 00°29'09" West, 5231.52 feet; Course 3, thence South 89°29'14" East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South 00°28'56" West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South 00°27'02" West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of 29°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°56'16" West, 1440.10 feet; thence North 48°06'59" West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle 46°14'33", an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°59'42" West, 1460.65 feet; Course 2, thence North 01°52'26" West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 13°58'54", an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°51'53" West, 709.53 feet; Course 4, thence North 15°51'21" West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along

(Continued to Sheet No. 3.9)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.7

(Continued from Sheet No. 3.6)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46'35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09'35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51'30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00'44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56'32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45'37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°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°28'54" West, 2638.73 feet; Course 3, thence South 79°12'10" West, 7109.67 feet to the Point of Beginning.

Less and except any sovereign lands of the State of Florida associated with Deep Creek.
Containing 682.12 acres, more or less.

South I-10 Residual Parcel:

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows: For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North 79°12'10" East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South 46°06'56" West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South 89°08'52" East, along a line 50 feet Northerly of and

(Continued to Sheet No. 3.8)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.6

(Continued from Sheet No. 3.5)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said Westerly line, 473.55 feet; Course 8, thence South 23°45'19" East, 24.28 feet; Course 9, thence North 66°14'41" East, 820.21 feet; Course 10, thence North 23°45'19" West, 24.28 feet; Course 11, thence North 66°14'41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25'11", an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27'16" East, 302.75 feet; thence South 00°37'00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02'34" West, 50.57 feet; Course 3, thence South 83°25'36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45'25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17'37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence South 83°25'36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.

For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.
From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three

(Continued to Sheet No. 3.2)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.9

(Continued from Sheet No. 3.8)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said boundary line the following 8 courses: Course 1, thence North 89°42'23" East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North 87°44'21" East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 13; Course 3, thence North 00°03'28" East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North 87°55'43" East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North 00°11'54" East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 13; Course 6, thence North 88°17'39" East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North 00°20'56" East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North 88°30'44" East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

CHEMOURS PARCEL – BAKER COUNTY, FLORIDA

Parcel A

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said

(Continued to Sheet No. 3.10)

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 3.10

(Continued from Sheet No. 3.9)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

Parcel B

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 4.0

COMMUNITIES SERVED LISTING

County Name	Development Name	Rate Schedule Available	Sheet No.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINALSHEET NO. 5.0

TECHNICAL TERMS AND ABBREVIATIONS

1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for wastewater consumption.

2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide wastewater service in a specific territory.

3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.

4.0 "COMMUNITIES SERVED" - The group of Customers who receive wastewater service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.

5.0 "COMPANY" - The shortened name for the full name of the utility which is FIRST COAST REGIONAL UTILITIES, INC.

6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive wastewater service from the Company and who is liable for the payment of that wastewater service.

7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for disposing of wastewater located on the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.

8.0 "MAIN" - A pipe, conduit, or other facility used to convey wastewater service to individual service lines or through other mains.

9.0 ARATE@ - Amount which the Company may charge for wastewater service which is applied to the Customer=s actual consumption.

10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.

11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, AService@ shall be construed to include, in addition to all wastewater service required by the Customer, the readiness and ability on the part of the Company to furnish wastewater service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.

13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.

14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 6.0

INDEX OF RULES AND REGULATIONS

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ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 7.0

RULES AND REGULATIONS

1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders wastewater service.

The Company shall provide wastewater service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

2.0 TARIFF DISPUTE – Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.

3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled AYour Water and Wastewater Service,@ prepared by the Florida Public Service Commission.

4.0 APPLICATIONS BY AGENTS - Applications for wastewater service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service. The Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

(Continued on Sheet No. 8.0)

(Continued from Sheet No. 7.0)

8.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous wastewater service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous wastewater service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

9.0 LIMITATION OF USE - Wastewater service purchased from the Company shall be used by the Customer only for the purposes specified in the application for wastewater service. Wastewater service shall be rendered to the Customer for the Customer's own use and the Customer be connected directly into the Company's main wastewater lines.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish wastewater service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's wastewater service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for wastewater service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's wastewater service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render wastewater service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Not withstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering wastewater service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

(Continued on Sheet No. 9.0)

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 9.0

(Continued from Sheet No. 8.0)

12.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

13.0 PROTECTION OF COMPANY'S PROPERTY – The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code. In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

14.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.

15.0 CUSTOMER BILLING - Bills for wastewater service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

16.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any wastewater service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any water service bill rendered by the Company.

17.0 DELINQUENT BILLS – When it has been determined that a Customer is delinquent in paying any bill, wastewater service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 10.0)

(Continued from Sheet No. 9.0)

18.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where wastewater service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

19.0 UNAUTHORIZED CONNECTIONS - WASTEWATER - Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

20.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, if wastewater service is measured by water consumption and a meter error is determined, the amount may be credited or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.

21.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

22.0 EVIDENCE OF CONSUMPTION – The initiation or continuation or resumption of water service to the Customer's premises shall constitute the initiation or continuation or resumption of wastewater service to the Customer's premises regardless of occupancy.

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 11.0

INDEX OF RATES AND CHARGES SCHEDULES

	Sheet Number
Customer Deposits	14.0
General Service, GS	12.0
Miscellaneous Service Charges	15.0
Residential Service, RS	13.0

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 12.0

GENERAL SERVICE

RATE SCHEDULE (GS)

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Meter Sizes	Base Facility Charge
5/8" x 3/4"	$ 112.17
3/4"	$ 168.26
1"	$ 280.43
1 1/2"	$ 560.85
2"	$ 897.36
3"	$ 1,962.98

Charge per 1,000 gallons	$ 0.50

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

WS-16-0108

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 13.0

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Meter Size	Base Facility Charge
All Meter Sizes	$ 112.17
Charge per 1,000 gallons 6,000 gallon cap	$ 6.67

MINIMUM CHARGE - Base Facility

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 14.0

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering wastewater service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	Residential Service	General Service
3/4"	$400	$ 600
All over 5/8" x 3/4"	$_____	$_____

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a).

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE –

TYPE OF FILING - Original Certificate

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 15.0

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE – This charge would be levied when a customer's billing account is not paid timely and is therefore delinquent.

NSF CHARGE - This charge may be levied pursuant to Chapter 68, Florida Statutes, when a customer pays by check and that check is dishonored by the customers banking institution.

METER RE-READ CHARGE – This charge may be levied when there is a re-reading of the meter for a discrepancy in the billing.

Schedule of Miscellaneous Service Charges

	Normal Hours	After Hours
Initial Connection Charge	$ 30.00	N/A
Normal Reconnection Charge	$ 30.00	N/A
Violation Reconnection Charge	Actual Cost	Actual Cost (1)
Premises Visit Charge (in lieu of disconnection)	$30.00	N/A
Late Payment Charge	$7.50	
NSF Check Charge	Pursuant to Section 68.065, F.S.	

(1) Actual Cost is equal to the total cost incurred for services.

EFFECTIVE DATE –

TYPE OF FILING - Original Certificate

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 16.0

INDEX OF SERVICE AVAILABILITY POLICY

Description	Sheet No.
Schedule of Charges	18.0
Service Availability Policy	17.0

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 19.0

SERVICE AVAILABILITY POLICY

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 18.0

SERVICE AVAILABILITY CHARGES

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 19.0

INDEX OF STANDARD FORMS

Description	Sheet No.
APPLICATION FOR WASTEWATER SERVICE	20.0
COPY OF CUSTOMER'S BILL	21.0

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 20.0

APPLICATION FOR WASTWATER SERVICE

Name_____ Telephone Number_____

Billing Address_____
City State Zip

Service Address_____
City State Zip

Date service should begin_____

Service requested: Water_____ Wastewater_____ Both ____

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service; the Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

2. The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff. In addition, the Customer has received from the Company a copy of the brochure "Your Water and Wastewater Service" produced by the Florida Public Service Commission.

4. Bills for wastewater service will be rendered – Monthly, Bimonthly, or Quarterly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.

5. When a Customer wished to terminate service on any premises where wastewater service is supplied by the Company, the Company may require (oral, written) notice within ___ days prior to the date the Customer desires to terminate service.

_____
Signature

_____
Date

FIRST COAST REGIONAL UTILITIES, INC.
WASTEWATER TARIFF

ORIGINAL SHEET NO. 21.0

COPY OF CUSTOMER'S BILL

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

EXHIBIT "J"

LEGAL DESCRIPTION OF PROPOSED SERVICE TERRITORY

EXHIBIT "J"

FIRST COAST REGIONAL UTILITIES, INC.
PROPOSED PSC CERTIFICATED AREA
LEGAL DESCRIPTIONS

SOUTHERN PARCEL
PARCEL 1:

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°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°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°16'20" East, 408.93 feet; thence South 84°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°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°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public 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°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official

Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 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 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92 feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

Villages Exception Parcel

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

Southern Parcel:

PARCEL 2:

A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51'06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32'07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records;

thence South 89°57'47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18'53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°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°49'00", an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19'19" West, 763.70 feet; Course 3, thence North 89°45'30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54'03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54'03" East, 2871.18 feet; Course 2, thence South 89°06'05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52'49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39'08" East, departing said Easterly line, 1384.38 feet; Course 5, thence South 73°53'58" East, 605.57 feet; Course 6, thence South 69°39'03" East, 1679.56 feet; Course 7, thence South 58°48'40" East, 1910.90 feet; Course 8, thence South 48°45'22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43'42" East, 2116.15 feet; Course 10, thence South 41°14'44" West, 57.49 feet; Course 11, thence South 48°43'26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58'00" West, 1463.09 feet; Course 2, thence South 71°02'00" East, 22.00 feet; Course 3, thence South 18°58'03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56'02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19'39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51'06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00'26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59'34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00'26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59'34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00'26" West, along the Easterly

prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59'34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00'26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59'36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54'10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05'50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54'10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05'50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54'10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05'50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54'10" East, along the Easterly line of said Lot 6 and its Northerly prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05'50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54'10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00'26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05'50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54'10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05'50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54'10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05'50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54'10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05'50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19'41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.

The above described Parcel 2 containing 1070.29 acres, more or less.

ICI-Baldwin Parcel:

Parcel 1

A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01'21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43'11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°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°58'56" East, 445.21 feet; Course 3, thence North 66°14'41" East, 2919.19 feet; Course 4, thence South 23°45'19" East, 67.00 feet; Course 5, thence North 66°14'41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03'23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14'41" East, departing said Westerly line, 473.55 feet; Course 8, thence South 23°45'19" East, 24.28 feet; Course 9, thence North 66°14'41" East, 820.21 feet; Course 10, thence North 23°45'19" West, 24.28 feet; Course 11, thence North 66°14'41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25'11", an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27'16" East, 302.75 feet; thence South 00°37'00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South

83°25'36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02'34" West, 50.57 feet; Course 3, thence South 83°25'36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45'25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17'37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence South 83°25'36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.

For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said

Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46'35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09'35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51'30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00'44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56'32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45'37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°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°28'54" West, 2638.73 feet; Course 3, thence South 79°12'10" West, 7109.67 feet to the Point of Beginning.

Less and except any sovereign lands of the State of Florida associated with Deep Creek.

Containing 682.12 acres, more or less.

South I-10 Residual Parcel:

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its

intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North 79°12'10" East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South 46°06'56" West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South 89°08'52" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North 89°59'13" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South 89°47'34" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North 89°36'51" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South 29°17'25" East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South 89°36'51" West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North 89°47'34" West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South 89°59'13" West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North 89°08'52" West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.

Containing 137.67 acres, more or less.

301 Capital - Baker County Tract

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South 00°29'20" West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 89°30'49" West, departing said dividing line, 199.98 feet; Course 2, thence South 00°29'09" West, 5231.52 feet; Course 3, thence South 89°29'14" East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South 00°28'56" West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South 00°27'02" West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of

way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of 29°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°56'16" West, 1440.10 feet; thence North 48°06'59" West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle 46°14'33", an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°59'42" West, 1460.65 feet; Course 2, thence North 01°52'26" West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 13°58'54", an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°51'53" West, 709.53 feet; Course 4, thence North 15°51'21" West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along said boundary line the following 8 courses: Course 1, thence North 89°42'23" East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North 87°44'21" East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 13; Course 3, thence North 00°03'28" East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North 87°55'43" East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North 00°11'54" East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 13; Course 6, thence North 88°17'39" East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North 00°20'56" East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North 88°30'44" East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

CHEMOURS PARCEL – BAKER COUNTY, FLORIDA

Parcel A

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

Parcel B

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

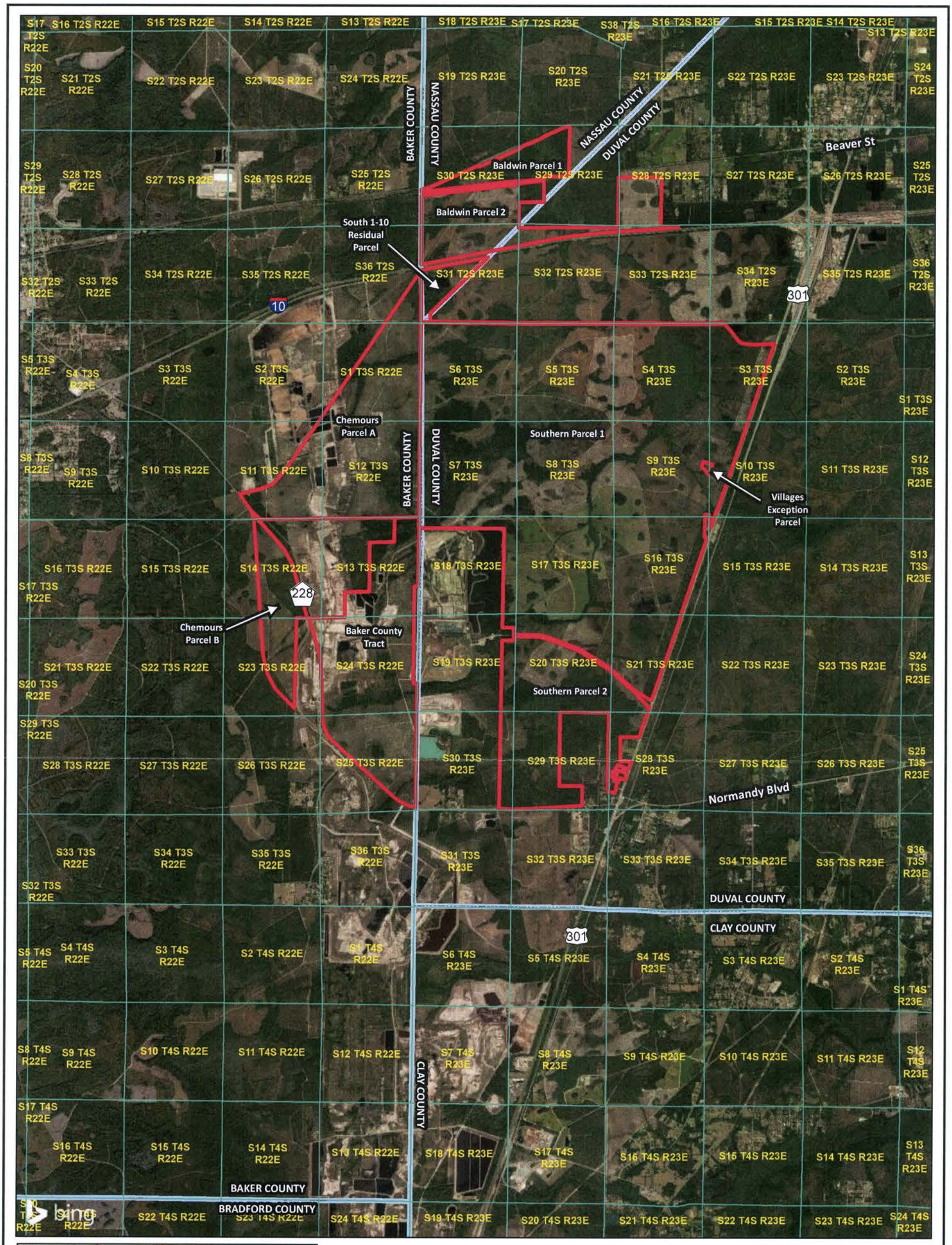
Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument

set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

EXHIBIT "K"

MAP OF PROPOSED SERVICE TERRITORY





301 Capital Partners

Vicinity

Source: ETM, Duval County, Nassau County, Clay County, Baker County, Bradford County

SUBJECT PROPERTY

N
W
E
S

0 2,500 5,000 10,000 15,000

Feet

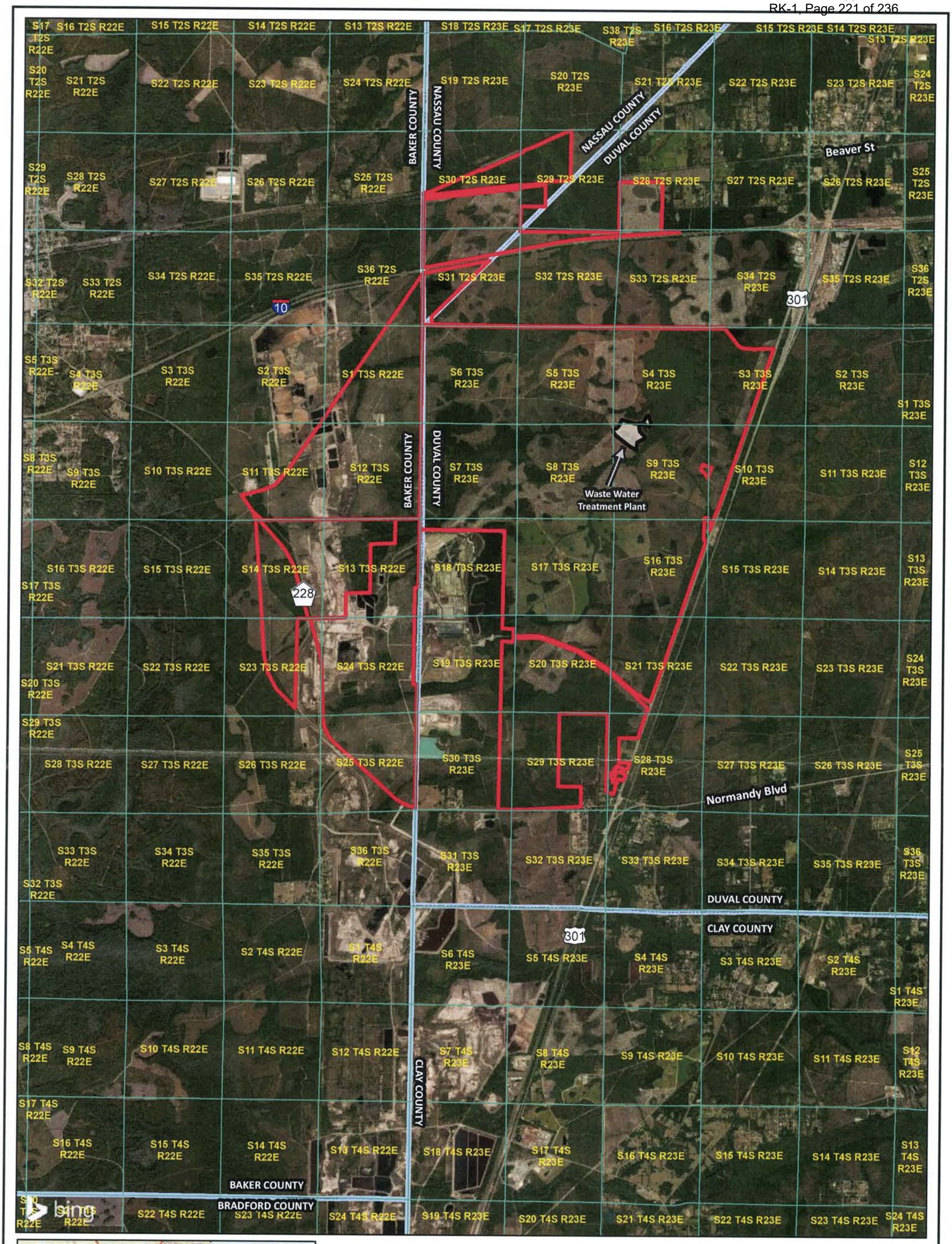
ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road Jacksonville, FL 32258
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COMPOSITE EXHIBIT "L"

MAP SHOWING LOCATIONS OF PROPOSED INITIAL LINES AND FACILITIES





301 Capital Partners

WWTP

Source: ETM, Duval County, Nassau County, Clay County, Baker County, Bradford County

SUBJECT PROPERTY

WASTE WATER TREATMENT PLANT

N
W
E
S

0 2,500 5,000 10,000 15,000

Feet

ETM
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England-Thims & Miller, Inc.
14775 Old St. Augustine Road Jacksonville, FL 32258
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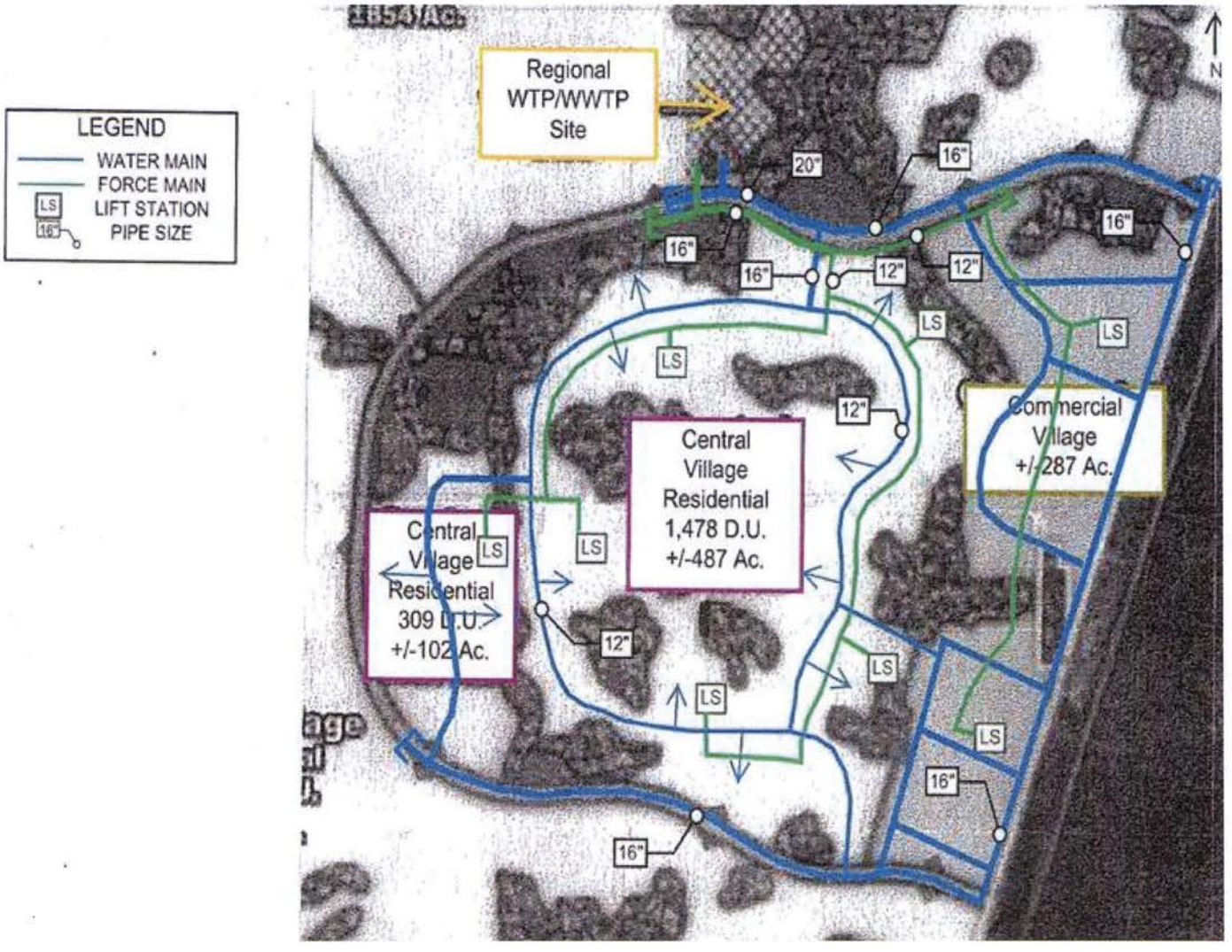

LEGEND
WATER MAIN
FORCE MAIN
LS
LIFT STATION
16"
PIPE SIZE
Regional
WTP/WWTP
Site
N
20"
16"
12"
LS
Central
Village
Residential
1,478 D.U.
+/-487 Ac.
Commercial
Village
+/-287 Ac.
Central
Village
Residential
309 D.U.
+/-102 Ac.

EXHIBIT "M"

DRAFT NOTICE OF APPLICATION

NOTICE OF APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION AND INTITIAL RATES AND CHARGES FOR WATER AND WASTEWATER SERVICE

Notice is hereby given on this _____ day of _____ 2019, pursuant to Rule 25-30.030, Florida Administrative Code, of the application of First Coast Regional Utilities, LLC (*Applicant*), for Original Certificate of Authorization and initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida.

Pursuant to Rule 25-39.030, F.A.C., the Applicant seeks certificated water and wastewater service area to include the following land:

SOUTHERN PARCEL
PARCEL 1:

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08' 52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59' 13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47' 34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36' 51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17' 25" East, departing said Northerly line, 141.09 feet; thence South 50°34' 45" East, 114.79 feet; thence South 38°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°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°16' 20" East, 408.93 feet; thence South 84°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°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°03' 42" East, 226.84 feet; thence North 82°32' 56" East, 145.54 feet; thence North 89°27' 34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public 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°55' 48" West, 1785.80 feet; Course 2, thence South 18°55' 47" West, 5851.81 feet; Course 3, thence South 18°56' 27" West, 1781.26 feet; Course 4, thence North 71°02' 55" West, 32.00 feet; Course 5, thence South 18°57' 05" West, 1024.91 feet to a point lying on the Easterly line of those lands

described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30' 52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30' 18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10' 37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30' 18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10' 37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30' 52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30' 18" East, along the Southerly line of last said lands, 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 7 courses: Course 1, thence South 18°57' 05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18' 37" East, 32.09 feet; Course 3, thence South 18°48' 12" West, 91.40 feet; Course 4, thence South 19°02' 58" West, 1903.63 feet; Course 5, thence South 18°58' 32" West, 854.92 feet; Course 6, thence North 71°01' 28" West, 22.00 feet; Course 7, thence South 18°58' 00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10' 22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00' 00" , an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16' 35" West, 123.20 feet; Course 3, thence North 59°58' 23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14' 16" , an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14' 09" West, 112.90 feet; Course 5, thence North 48°52' 11" West, 218.74 feet; Course 6, thence South 41°15' 07" West, 84.53 feet; Course 7, thence North 48°44' 00" West, 1988.52 feet; Course 8, thence North 49°28' 14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48' 48" West, 1913.14 feet; Course 10, thence North 69°39' 43" West, 1692.07 feet; Course 11, thence North 73°52' 35" West, 624.14 feet; Course 12, thence South 89°39' 08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54' 05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05' 22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52' 24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54' 53" East, 4625.67 feet; Course 17, thence North 89°40' 53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East,

Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28' 49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29' 36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29' 36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10' 37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49' 23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03' 48" West, 30.00 feet; Course 2, thence North 30°20' 48" West, 217.01 feet; Course 3, thence North 50°13' 48" West, 337.82 feet; thence North 18°44' 24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15' 36" East, 507.09 feet; thence South 18°44' 24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

<u>Villages Exception Parcel</u>

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North 01°10' 37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49' 23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public

Records, the following 3 courses: Course 1, thence North 49°03' 48" West, 30.00 feet; Course 2, thence North 30°20' 48" West, 217.01 feet; Course 3, thence North 50°13' 48" West, 337.82 feet; thence North 18°44' 24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15' 36" East, 507.09 feet; thence South 18°44' 24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

Southern Parcel:

PARCEL 2:

A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51' 06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32' 07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records; thence South 89°57' 47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18' 53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°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°49' 00" , an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19' 19" West, 763.70 feet; Course 3, thence North 89°45' 30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54' 03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54' 03" East, 2871.18 feet; Course 2, thence South 89°06' 05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52' 49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39' 08" East, departing said Easterly line, 1384.38 feet; Course 5,

thence South 73°53' 58" East, 605.57 feet; Course 6, thence South 69°39' 03" East, 1679.56 feet; Course 7, thence South 58°48' 40" East, 1910.90 feet; Course 8, thence South 48°45' 22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43' 42" East, 2116.15 feet; Course 10, thence South 41°14' 44" West, 57.49 feet; Course 11, thence South 48°43' 26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58' 00" West, 1463.09 feet; Course 2, thence South 71°02' 00" East, 22.00 feet; Course 3, thence South 18°58' 03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56' 02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19' 39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51' 06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58' 03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00' 26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59' 34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00' 26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59' 34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00' 26" West, along the Easterly prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59' 34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00' 26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59' 36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54' 10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05' 50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54' 10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05' 50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54' 10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05' 50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54' 10" East, along the Easterly line of said Lot 6 and its Northerly

prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05' 50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54' 10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00' 26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58' 03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05' 50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54' 10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05' 50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54' 10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05' 50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54' 10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05' 50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19' 41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.

The above described Parcel 2 containing 1070.29 acres, more or less.

ICI-Baldwin Parcel:

Parcel 1

A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01' 21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01' 21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.
From said Point of Beginning, thence continue North 00°01' 21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S.

Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43' 11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°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°58' 56" East, 445.21 feet; Course 3, thence North 66°14' 41" East, 2919.19 feet; Course 4, thence South 23°45' 19" East, 67.00 feet; Course 5, thence North 66°14' 41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03' 23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14' 41" East, departing said Westerly line, 473.55 feet; Course 8, thence South 23°45' 19" East, 24.28 feet; Course 9, thence North 66°14' 41" East, 820.21 feet; Course 10, thence North 23°45' 19" West, 24.28 feet; Course 11, thence North 66°14' 41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25' 11" , an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27' 16" East, 302.75 feet; thence South 00°37' 00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South 83°25' 36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02' 34" West, 50.57 feet; Course 3, thence South 83°25' 36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45' 25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17' 37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25' 36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03' 23" East, 50.45 feet; Course 3, thence South 83°25' 36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described

and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.

For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01' 21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.
From said Point of Beginning, thence continue North 00°01' 21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01' 21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25' 36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03' 23" East, 50.45 feet; Course 3, thence North 83°25' 36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three courses: Course 1, thence South 00°17' 37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48' 34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03' 23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46' 35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09' 35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51' 30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00' 44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56' 32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45' 37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°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°28' 54" West, 2638.73 feet; Course 3, thence South 79°12' 10" West, 7109.67 feet to the Point of Beginning.
Less and except any sovereign lands of the State of Florida associated with Deep Creek.
Containing 682.12 acres, more or less.

South I-10 Residual Parcel:

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows:
For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01' 21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North 79°12' 10" East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South 46°06' 56" West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South 89°08' 52" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North 89°59' 13" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South 89°47' 34" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North 89°36' 51" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South 29°17' 25" East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South 89°36' 51" West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North 89°47' 34" West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South 89°59' 13" West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North 89°08' 52" West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.
Containing 137.67 acres, more or less.

301 Capital - Baker County Tract

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South 00°29' 20" West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 89°30' 49" West, departing said dividing line, 199.98 feet; Course 2, thence South 00°29' 09" West, 5231.52 feet; Course 3, thence South 89°29' 14" East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South 00°28' 56" West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South 00°27' 02" West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of 29°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°56' 16" West, 1440.10 feet; thence North 48°06' 59" West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle 46°14' 33" , an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°59' 42" West, 1460.65 feet; Course 2, thence North 01°52' 26" West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 13°58' 54" , an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°51' 53" West, 709.53 feet; Course 4, thence North 15°51' 21" West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along
said boundary line the following 8 courses: Course 1, thence North 89°42' 23" East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North 87°44' 21" East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 13; Course 3, thence North 00°03' 28" East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North 87°55' 43" East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North 00°11' 54" East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast

one-quarter of said Section 13; Course 6, thence North 88°17' 39" East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North 00°20' 56" East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North 88°30' 44" East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

CHEMOURS PARCEL - BAKER COUNTY, FLORIDA
Parcel A

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

Parcel B

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

Any objections to the Application must be made in writing and filed with the Director, Division of Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to Robert C. Brannan, Esquire, Sundstrom & Mindlin, LLP, 2548 Blairstone Pines Drive, Tallahassee, Florida 32301, within thirty (30) days from the date of this notice. The objection must state the grounds for the objection with particularity.

FIRST COAST REGIONAL UTILITIES, LLC
P.O. Box 238
Lake Butler, Florida 32054
Phone: (386) 496-3509

First Coast Regional Utility/Notice 053119

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 6
PARTY: BAB-1
DESCRIPTION: Curriculum Vitae

Bevin A. Beaudet, P.E., LLC

President/Owner
1543 Maple Street ◆ Bethlehem ◆ PA 18107
(561-373-4442) ◆ babeaudet@gmail.com

Education

M.S., Environmental Engineering, University of Florida, 1974
B.S., Chemical Engineering, University of Massachusetts, 1969
Executive Certificate in Public Management, Florida Atlantic University 1988

Professional Registrations

Professional Engineer: Florida #23484, since 1976

Distinguishing Qualifications

- Donald R. Boyd Award for service to the drinking water community, Association of Metropolitan Water Agencies, 1998 and 2014
- President of the American Water Works Association, an international technical and scientific organization with 65,000 members, 1997-98
- Honorary membership for distinguished service to the American Water Works Association, 1996
- Fuller Award for engineering skill and diplomatic talent in water supply field, Florida Section of the American Water Works Association, 1995
- National Environmental Achievement Public Service Award, National Association of Clean Water Agencies, 2014.

Experience Summary

Mr. Beaudet offers more than 49 years of broad-based, progressively responsible technical and management experience in both the private and public sector. Earlier career experience involved applied research, and the planning and implementation of water and wastewater infrastructure projects. Recent experience includes utility management practice, treatment process design and program management of numerous public construction projects with aggregate value of over $1.5 billion. Mr. Beaudet recently retired as Director of Palm Beach County, Florida's Water Utilities Department (PBCWUD), Florida's third largest water and wastewater utility. Under his direction, PBCWUD has developed into one of the most efficient and forward thinking utilities in the nation; recently receiving the Association of Metropolitan Water Agencies Platinum Award for Sustained Competiveness Achievement. He currently provides utility engineering and management consulting services as Sole Proprietor of Bevin A. Beaudet, P.E., LLC.

Experience

2014- Present **Sole Proprietor, Bevin A. Beaudet, P.E., LLC**

Mr. Beaudet has shared his experience in water quality and utility engineering and management for several public and private clients. He served as Interim Director of Public Works for the Village of Palm Springs while they were undergoing an administrative investigation by the Palm Beach County Inspector General. He served as a Senior Consultant to the City of West Palm Beach for their East Central Regional Water Reclamation Facility. He has performed condition assessment and served as Engineer-of-Record for Royal Utility Company, a private water/wastewater utility in Coral Springs, FL. Mr. Beaudet assisted the City of Riviera Beach Utility District in their negotiations and compliance with consent orders from the Florida Department of Environmental Protection and the Palm Beach County Health Department. In this assignment he developed several immediate conveyance and treatment improvements to improve public health and safety. Mr. Beaudet performed a detailed wastewater treatment plant condition assessment for Rolling Oaks Utilities in Beverly Hills, Florida which included conceptual design and cost estimate for a new advanced wastewater treatment plant. He performed a Master Plan for First Coast Utilities, which included conceptual design and cost estimate for new water and wastewater facilities, which included reuse of reclaimed water as well as the basic underground infrastructure for new development. He has served as an expert witness for the Municipal Infrastructure Team of the law firm Pannone, Lopes, Devereaux & O'Gara on projects in the water/wastewater infrastructure space. Mr. Beaudet also performs technical and strategic marketing for LMK Technologies, LLC, a leader in CIPP trenchless technology.

2004-2014 **Director, Palm Beach County, Florida Water Utilities Department.**

Mr. Beaudet Served as Director of the third largest water/wastewater utility in Florida. The utility, which serves over 500,000 population, is one of the most progressive in the nation, achieving several national awards. PBCWUD has an AAA bond rating and operates many modern, green and state-of-the art facilities. During Mr. Beaudet's tenure, a number of municipal utilities were integrated into the County system, the utility survived the most severe and sustained drought in modern South Florida history as well as three damaging hurricanes. Mr. Beaudet initiated a Comprehensive Master Plan, a 5-year Strategic Plan and a long-term Integrated Water Resources Plan. The Drought Management Plan adopted by PBCWUD included the implementation of strict conservation measures, public education, and special financial considerations including a drought rate surcharge and weighty inverted block rates. During Mr. Beaudet's tenure, he directed the issuance of two major bond issues, as well as the acquisition/consolidation of several municipal utilities into the County utility. Each of these required successfully dealing with significant technical, political and socio-economic issues. Continuous improvement and organizational development programs, including succession planning, marked his tenure as well, and upon his retirement in September 2014 the organization is well poised to continue its reputation for excellence.

2003-2004 Scripps Program Manager for Palm Beach County, Florida.

Mr. Beaudet served as the Program Manager for Palm Beach County's efforts to plan and build an east coast campus for The Scripps Research Institute and an adjacent 2,000 acre bioscience research and development park. The site is planned to accommodate eight million square feet of laboratory and research space.

1999-2003 Regional Business Group Manager for CH2M Hill.

Mr. Beaudet was responsible for the water and wastewater activities for CH2M Hill's Southwestern Region, a nine-state region with 21 offices and over a thousand employees. Mr. Beaudet was also a member of the firm's utility management consulting group, and worked closely with a number of large western utilities including Los Angeles Water and Power, Albuquerque, El Paso, and East Bay Municipal Utility District to assist them with infrastructure, security planning and organizational development programs.

1991-1996 Deputy County Administrator for Palm Beach County.

Mr. Beaudet was responsible for internal direction and coordination of all County departments, troubleshooting issues of importance to the County Administrator and the Board of County than 1000 employees in 4 major departments: Facilities Planning and Construction; Water Utilities; Planning, Building and Zoning; and Environmental Resources Management. He oversaw the entire County building program except for roads. In Mr. Beaudet's tenure as Deputy Administrator, he was directly responsible for over $700 million in public construction, including water/wastewater utilities, criminal justice facilities, parks and library construction. He was also responsible for coordinating all environmental, water resources, and utility-related issues.

1988-1991 Director of Palm Beach County Water Utilities Department (PBCWUD).

Mr. Beaudet was responsible for the water and wastewater facilities with more than 400 employees serving 350,000 people in the rapidly growing unincorporated area of the County. In this position, he directed master planning and served as program manager for successful construction of a $285 million, 6-year capital expansion and improvements program that included construction of a regional wastewater treatment plant (WWTP) with water reclamation, ozone improvements to existing water treatment plants (WTPs), and a new membrane softening WTP. Mr. Beaudet also instituted an automated maintenance management system at PBCWUD, and developed and implemented a system-wide SCADA system which tied together operational control of each of the utility's water and wastewater plants. He instituted automated project tracking and management systems; conducted financial planning, bond financings, and rate and connection fee reviews and revisions; and negotiated bulk users agreements and consulting engineering contracts.

1986-1988 Assistant Director, Palm Beach County Water Utilities Department.

As Assistant Director Mr. Beaudet's primary responsibility was to finalize and plan for the implementation of the utility's first comprehensive Master Plan, which he authored as a consultant in 1985. He was responsible for the Engineering and the Operations and

Maintenance divisions. A major accomplishment was the training and regionalization of a work force to meet the needs of a modern utility.

1984-1986 Office Manager and Principal Engineer for James M. Montgomery Consulting Engineers.

Mr. Beaudet established a successful office for the firm in a new geographical area. He also served as project manager for Water and Wastewater Master Plan for Palm Beach County utility system, which included an evaluation of the vulnerability of the County's groundwater supply, and the traditional analysis of the water distribution, wastewater collection systems and facility expansion alternatives. This Master Plan was the first comprehensive plan for Palm Beach County Water Utilities Department and served as the framework for the reorganization, regionalization and modernization of it facilities.

1976-1984 Vice President for Water and Wastewater Treatment Engineering, at an environmental science and engineering firm ESE, Inc.

Mr. Beaudet conducted numerous studies and implementation projects for upgrading and expanding water treatment and wastewater treatment plants throughout Florida and the Southeastern U.S., as well as several federally-funded applied research projects. These research projects and studies included: an EPA research project on radium removal from potable water supplies; an EPA research project on minimizing total Trihalomethanes (TTHM) production in a water-softening plant in Daytona Beach, Florida; and a study on cooling water intake design requirements for Gulf Power Corporation. He also participated in WTP upgrading studies in North Port, Port Malabar, Port St. Lucie, Florida, and Chesapeake, Virginia. Mr. Beaudet was also responsible for developing the firm's emerging hazardous waste engineering market.

1969-1974 Commissioned Officer in the US Army Corps of Engineers (ACOE).

Mr. Beaudet served as the Battalion Adjutant for 237th Engineer Battalion (C), and commanded Company C/237th, a combat engineer company of 130 men and 27 pieces of construction equipment. As Facilities Manager, Mr. Beaudet conducted a $1.5 million facilities renovation at Wharton Barracks, Heilbronn, Germany, including new and upgraded security equipment.

Membership in Professional Organizations

American Water Works Association (Past President, Honorary Member and Life Member)
Florida Engineering Society and National Association of Professional Engineers
American Society of Civil Engineers (Life Member)
Water Environment Federation
North American Society of Trenchless Technology
ASTM F-17 Trenchless Technology Committee

Professional and Educational Honors

Phi Eta Sigma, National Honor Society for Freshman Students, Univ. of Massachusetts, 1966

Honor Graduate, US Army Engineer Officer Advanced Course, Fort Belvoir, VA 1974

Tau Beta Pi, National Honor Society for Engineering, University of Florida, 1975

Professional and Educational Honors (cont.)

FL Engineering Society, Palm Beach County Chapter, Government Engineer of the Year, 1994

Florida Section AWWA Fuller Awardee, 1995

American Society for Public Admin. , Treasure Coast Chapter, Person of the Year, 1995

Palm Beach County Administrator's Golden Palm Award, 1996

AWWA Honorary Membership, 1996

Award for Professional Responsibility and Outstanding Exemplary Practices, Society of Public Administration, Treasure Coast Chapter, 1996

President, National AWWA, 1997-98

Donald R. Boyd Award for leadership and service to the drinking water community, Association of Metropolitan Water Agencies, 1998 and 2014

South Florida Water Management District Water Resources Advisory Committee, 2007-2011

Florida Public Service Commission Nominating Council, 2010-2012

Chair, AWWA Water Reuse Committee Florida 2030, 2008

Palm Beach Chapter, FL Engineering Society's Distinguished Career Achievement Award, 2014

NACWA National Environmental Achievement Public Service Award, National Association of Clean Water Agencies, 2014.

Partial List of Publications

Beaudet, B.A., Tobey, B., Harder, S.E., Life Cycle Cost Analysis for Decision Making in Collection System Rehabilitation, North American Society for Trenchless Technology (NASTT), 2019

Beaudet, Bevin A.; Kampbell, Norman E. "Ed"; Muenchmeyer, Gerhard; Back, Tim; Best Value Engineered Design for a Sealed CIPP Collection System, North American Society of Trenchless Society (NASTT), 2018

Beaudet, Bevin A.; Inspection and QA/QC for Trenchless Projects, Panel Discussion at the Underground Contractor's Association Conference, New Orleans, LA, 2018

Beaudet, Bevin A.; Why Standards Matter - The Importance of Adhering to ASTM 2561, Presented to the Southeast Society of Trenchless Technology, New Orleans, LA, 2017

Beaudet, Bevin A.; The Nexus Between Water and Energy, EWRE Spring Graduate Seminar, University of Massachusetts, Amherst, 2011

Beaudet, Bevin A.; Engineering to Out Poverty, EWRE Spring Graduate Seminar, University of Massachusetts, Amherst, 2010

Beaudet, Bevin A.; Current Economic Conditions Affecting Infrastructure Spending, Presented at the 101st Annual Meeting of the Water and Wastewater Equipment Manufacturers Association (WWEMA), Palm Beach Gardens, FL, November 2009

Beaudet, Bevin A.; Disraneli, Benjamin; Making a Case for Young Professionals, the Early Years, Journal of the American Waterworks Association, Vol 94, 2002

Beaudet, Bevin A.; Viewpoint: A Perspective on the Global Water Marketplace, Journal of the American Waterworks Association, Vol 95, 2000

Beaudet, Bevin A.; Privatization and the Future, Journal of the American Waterworks Association, Vol 92, 2000

Bailey, Robert; Beaudet, Bevin A.; Rothstein, Eric; Spencer, John; Balanced Evaluation of Public/Private Partnerships, AWWA Research Foundation Project 455, 1999

Marlowe, H.A., Jr.; Beaudet, Bevin A.; Creating a High-Performance Utility: the Link Between Culture and Organizational Health, Journal of the American Waterworks Association, Vol 84, 1992

Marlowe, H.A., Jr.; Beaudet, Bevin A.; Workforce Literacy in the Water Utility Industry, Journal of the American Waterworks Association, Vol 84, 1992

Marlowe, H.A., Jr.; Beaudet, Bevin A.; Developing a Career Path for Utilities Maintenance Personnel, a Case Study. Presented at the Annual Conference of the National Environmental Training Association. Charleston, South Carolina. 1989.

Marlowe, H.A., Jr.; Beaudet Bevin A.; Actual and Ideal Cultures in a Water Utility. Presented at the Joint Technical Conferences, FSAWWA/FPCA/FWPCOA. Sarasota, Florida, 1989.

Singley, J.E.; Beaudet, Bevin A.; Treatment Processes for Removal of Inorganic Contaminants--A Chapter for Water Treatment Plant Design. Second Edition published by AWWA, ASCE, and CSSE. 1989.

Beaudet, Bevin A., et al.; Use of Advanced Oxidation Processes for Control of Color in Groundwater. Proceedings of the 1989 International Ozone Association Conference. Berlin, Germany. 1988.

Beaudet, Bevin A.; Guidance for Wellfield Protection and Sole Source Aquifer Programs: Hydraulic Criteria, EPA Publication 813/1987.2, 1987

Singley, J.E. and Beaudet, Bevin A.; Corrosion Prevention and Control in Water Treatment and Supply Systems, Noyes Publications, Park Ridge, New Jersey, 1985

Singley, J.E.; Beaudet, Bevin A.; Corrosion Manual for Internal Corrosion of Water Distribution Systems. U.S. Environmental Protection Agency, 570/9-84-001. April 1984.

Singley, J.E.; Beaudet, Bevin A.; Radionuclide Removal for Small Public Water Systems. U.S. Environmental Protection Agency, 570/0-83-010. June 1983.

Bilello, L.J.; Beaudet, Bevin A.; Evaluation of Activated Carbon by the Dynamic Minicolumn Absorption Technique. Treatment of Water by Granular Activated Carbon, American Chemical Society Advances in Chemistry Series, No. 202. Edited by McGuire and Suffet. 1982.

Singley, J.E.; Beaudet, Bevin A.; et al. Wastewater Reclamation at Jeddah and Mecca, Saudi Arabia. Proceedings of 9th Annual Conference of National Water Supply Improvement Association. Washington, DC. 1981.

Beaudet, Bevin A., et al.; Evaluation of a Rapid Method of Determining Carbon Usage Rates. Proceedings of the 35th Annual Industrial Waste Conference, Purdue University, Lafayette, Indiana. 1980.

Beaudet, Bevin A., et al.; Removal of Specific Organic Contaminants from Industrial Wastewater by Granular Activated Carbon Absorption: Proceedings of the 8th Annual Water and Wastewater Equipment Manufacturers Association (WWEMA) Conference. Houston, Texas. 1980.

Singley, J.E., Ervin, A.L. and Beaudet, Bevin A.; Use of Powdered Activated Carbon for Removal of Specific Organic Compounds. Proceedings American Water Works Association Seminar. Denver, CO. 1979.

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FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 7
PARTY: BAB-2
DESCRIPTION: Feasibility Assessment

FEASIBILITY ASSESSMENT OF FIRST COAST REGIONAL UTILITIES, INC. DUVAL COUNTY, FLORIDA



APRIL 2019

Prepared By

Bevin A. Beaudet, P.E., LLC

In Conjunction with

Globaltech Design Builders





Prepared For

301 Capital Partners, LLC

FEASIBILITY ASSESSMENT OF

FIRST COAST REGIONAL UTILITIES, INC.

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Electronically Signed and Sealed June 3, 2019 by:
Bevin A. Beaudet, P.E., Florida #23484

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Section 1 – Executive Summary

The land which is the subject of this report, the Villages, is a +/- 5,000-acre parcel located Southwest of Jacksonville in Duval County Florida (Property). 301 Capital Partners, LLC is the current landowner, and successor to ICI Villages, LLC, which was granted zoning approval for a Planned Unit Development, Satellite Community, under Duval County Ordinance 2010-874-E, as amended. This parcel is part of the approximately 10,000 acres of contiguous property located in Duval, Nassau and Baker Counties, which 301 Capital Partners either owns or has exclusive repurchase rights to, intended to be developed in the future, and which portions have also have been granted appropriate zoning for development. An additional +/- 1,800-acre property, owned by The Chemours Company FC, LLC, located in Baker County and contiguous to the 301 Capital Partners land holdings, is also planned for future development. These properties are adjacent to major transportation corridors and close to major job centers. In conformance with the zoning conditions, 301 Capital Partners is planning on developing Phase 1 of the Villages which will consist of 2500 Residential connections and 300 low intensity commercial connections. This development will require water/wastewater/reclaimed water utility service

This Feasibility Assessment identifies two possible alternatives to provide this utility service: JEA Interconnection, and construction of On-Site Utilities. This Feasibility Assessment was conducted to provide an engineering basis for comparing the alternatives and selecting the most feasible alternative. Data used for the assessment included on-the ground inspection of the proposed development and the +/- 50-acre proposed utility site, review of previous studies including soil, environmental and engineering reports, review of JEA's proposed interconnection plans and costs as well as JEA construction standards for on-site water/wastewater/reclaimed water utilities.

Based on the absorption schedule provided by 301 Capital Partners, the flow demands for water and wastewater service to Phase 1 were estimated based on standard engineering practice. Preliminary (budget level) design and cost estimates were performed for On-Site Utilities for Phase 1 of the Villages, keeping in mind expansion needs to meet future development phases. Both alternatives were compared based on total cost and other important factors such as time required for implementation, impact to the public and environmental impact during construction and long-term operation.

The results of the evaluation determine that the On-Site Utilities alternative is much more economically feasible, over $11 million less than the JEA Interconnection Alternative, and can be constructed in approximately two years, versus a five year estimated time for JEA Interconnection. The On-Site Utilities alternative, is constructed only on the development property, thus causing less disruption to major transportation corridors during construction. The JEA Interconnection alternative also requires significant long-term energy costs for pumping with a correspondingly higher carbon footprint.

Given the significant difference in cost and practicality of the two alternatives, the On-Site Utilities alternative is the best choice to provide utility service to the Villages.

Section 2 – Purpose and Scope

The purpose of this report is to present an engineering evaluation to:

- Determine the water, wastewater and reclaimed water requirements to support the proposed the Villages development Southwest of Jacksonville, in Duval County, Florida.

- Identify the alternatives available to provide the utility requirements for the development. The only two practical alternatives capable of meeting the water, wastewater and reclaimed water demands of the proposed approved the Villages development are the JEA Interconnection and construction of On-Site Utilities.

- Perform a preliminary design, layout and preliminary cost estimate of the On-Site Utilities alternative.

- Compare each alternative based on cost, environmental impact and timing.

- Recommend the most practical, feasible and cost effective alternative.

In order to conduct this evaluation the undersigned engineer reviewed the following information provided by the client:

- Duval County Zoning Ordinance 2010-874-E, amended and enacted on 2.11.11.

- Arial photographs and site maps

- Phase 1 Environmental Site Assessment, Ellis & Associates, Inc., December 2005

- Soil Condition Report, North American Reserve, LLC for ICI Villages, LLC April 2010.

- Water and Wastewater System Assessment Technical Memorandum, Jones Edwards & Associates for ICI Villages, LLC, March 2007.

- April 9, 2019 Meeting Notes, containing the JEA Interconnection proposal, along with JEA's proposed cost, which is appended to this Report as Appendix-A. The engineer also visited the site to personally inspect the area proposed for development, site conditions, and suitability of land preliminary assigned for construction of on-site utilities. Following data collection, review and site visit, the engineer conducted a preliminary design and cost estimate for the On-Site Utilities alternative.

The results of this evaluation and the comparison of alternatives are discussed in the following sections of the report.

Section 3 – Description of Property

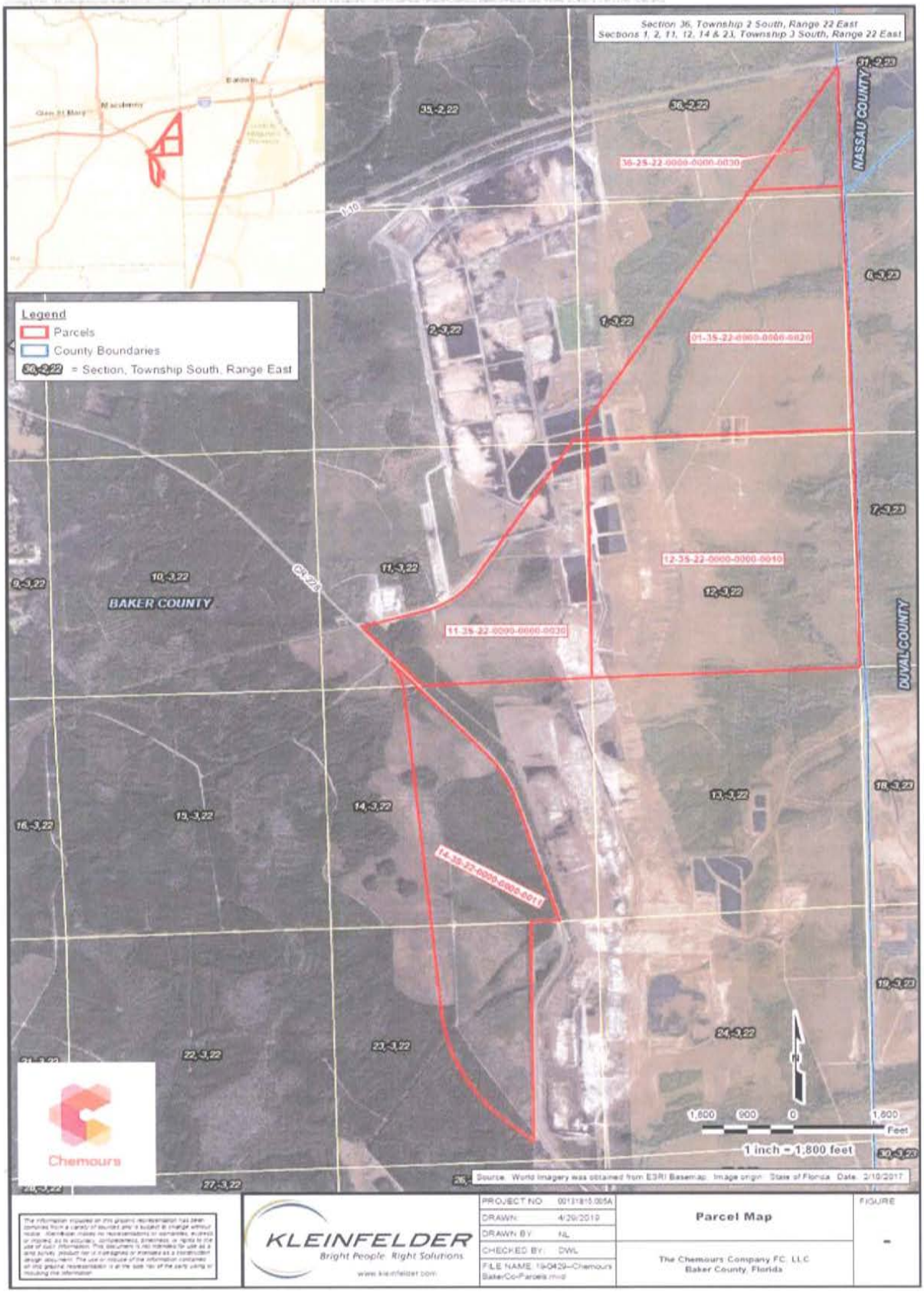
301 Capital Partners property holdings are located in Northeast Florida at the intersection of U.S. Interstate 10 and U.S. Highway 301. The land consists of 8741-acres located in Duval and Nassau Counties. 301 Capital Partners also has repurchase rights to a 1320-acre parcel owned by the Chemours Company in Baker County. Figure-1 is an aerial photograph showing the location and boundaries of the properties which are included in the 301 Capital Partners land holdings. A 1,849-acre outparcel in Duval County, located just south of I-10 and North of the Duval County lands was recently sold in late 2017 to JEA for future use as a solar farm.

An additional large land holding of +/-1800-acres in Baker County, owned by the Chemours Company, is contiguous to the 301 Capital Partners land. The Chemours land, shown in Figure-2, will also be developed in the future. This parcel contains a Titanium mine, which is nearing the end of its mining life and is estimated to be only four or five years from now. The Chemours land, following restoration of the mining area, is a prime parcel for lakefront development like the Streamsong development in Polk County Florida which was developed on restored phosphate mine land.

Figure-1
301 Capital Partners Land Holding



Figure-2
Chemours Land Holdings



The Property, known as the Villages, is the subject of this report. It is a +/-5,000-acre parcel located entirely in Duval County, for which Duval County zoning has been approved for residential and commercial development. The Property is currently used for silviculture, pasture and sod cultivation. The Property's location adjacent to I-10 and U.S. 301 provides excellent access to major job centers in the region as well as access to the entire Southeastern U.S.

301 Capital Partners has been granted zoning approval for a Planned Unit Development, Satellite Community, under Duval County Ordinance 2010-874-E, as amended and executed on 2/18/11. Figure-3 shows the Conceptual Master Plan.

The PUD approval is for a Rural Villages concept, containing a mix of residential, low intensity commercial, office, civic and recreational uses. Development is to be constructed in mixed use pods, with an adjacent Commercial Village. The Development is authorized to proceed in phases. Under the zoning ordinance, the Villages is allowed to develop any portion of the Property at any time. 301 Capital Partners has indicated that the first phase of the Villages to be built, through 2030, will include only that portion of Figure-3 designated as the Central Villages with very limited portions of the Commercial Village. The exact mix of residential/commercial sizes and types is not known at this time, however, 2800 Equivalent Residential Connections (ERC) are planned for Phase 1.

Figure-3
Conceptual Master Plan



Section 4 – Projected Water, Wastewater and Reclaimed Water Demand

The demands and thus the treatment plant design flows for Phase 1 of the Villages were identified using standard engineering calculations in conformance with JEA standards published in:

- Water, Sewer and Reuse Design Guideline for New Developments
- Standards Manual for Water Treatment Plants
- Recommended Standards for Sewage Works, Latest Edition, Ten State Standards
- Water Environment Federation MOP

4.1 PROJECTED WATER DEMAND

301 Capital Partners has decided upon an absorption rate of 2500 Equivalent Residential Connections (ERC's) through 2030 within Central Villages, and 300 ERC's within the Commercial Village (2800 ERC's total). The size and type of each dwelling unit in Phase 1 is not yet determined, preventing a flow estimate using per bedroom data as recommended by JEA. At a commonly accepted, and conservative, engineering value of 270 gallons per day (GPD) Average Daily Flow (ADF) per ERC, the water demand is 756,000 GPD ADF. The Villages water treatment plant will be designed using a 1.0 MGD ADF design basis, as this is the minimum size on-site plant recommended by JEA for new development. This design standard will allow for approximately 900 additional ERC's available for future phases.

4.2 PROJECTED WASTEWATER/RECLAIMED WATER DEMAND

Absent historical flow data, commonly accepted engineering practice is to use 80 percent of the ADF Water Demand to calculate ADF Wastewater Demand. This calculation renders the Villages Phase I Wastewater Demand at 604,800 GPD ADF. Again, JEA standards for an on-site wastewater treatment plant recommend a minimum design value of 1.0 MGD ADF. The available amount of treated wastewater for irrigation (reclaimed water) will be that amount processed by the new wastewater treatment plant once the plant is in operation. The plant is designed to reclaim or store 100% of tertiary treated wastewater effluent.

Section 5 – Alternatives for Provision of Utility Service

There are only two realistic alternatives for the provision of water/wastewater/reclaimed water service to the Villages:

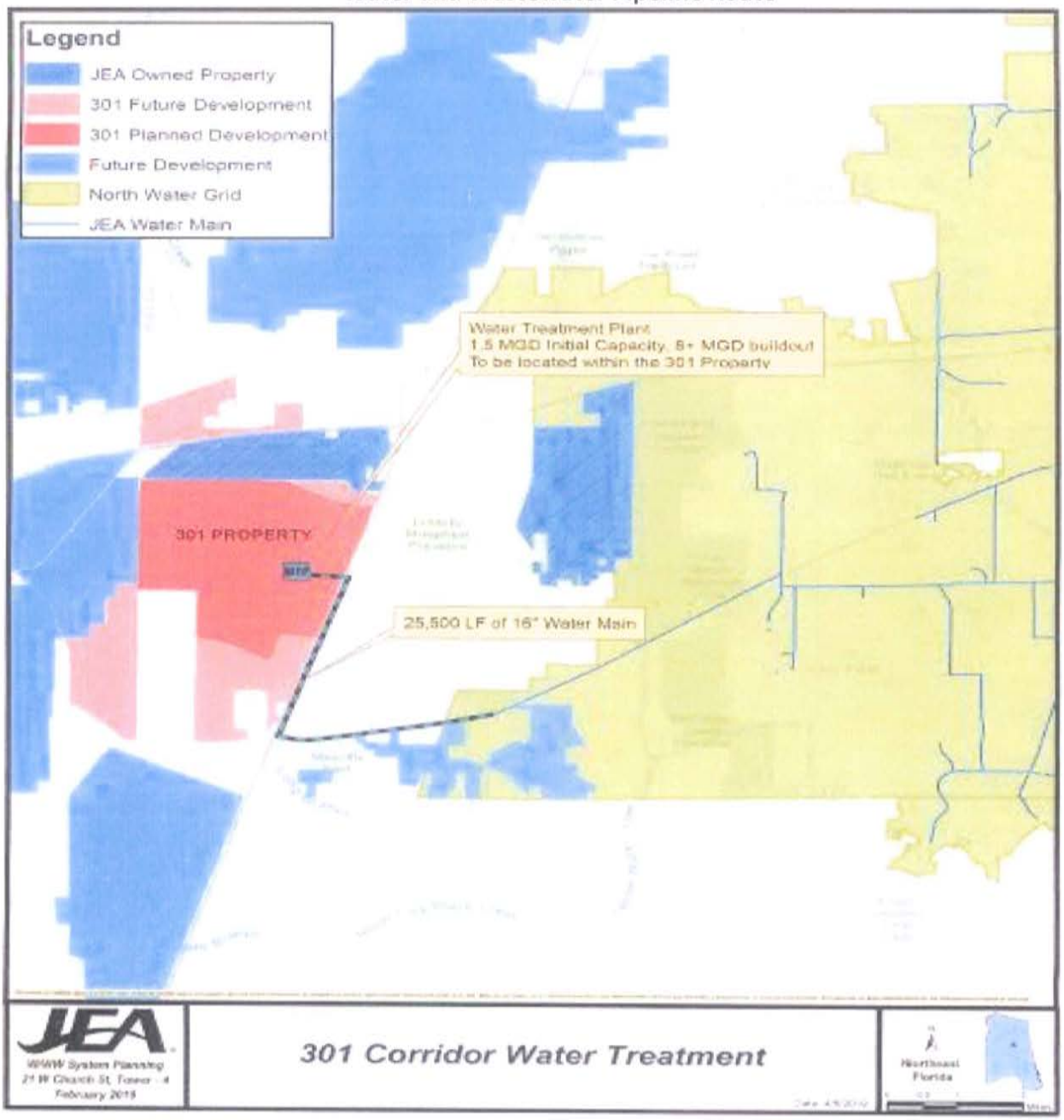
- Interconnection to the existing JEA utility system (JEA Interconnection), and
- Construction of new, on-site water/wastewater/reclaimed treatment facilities (On-Site Utilities)

5.1 JEA Interconnection

301 Capital Partners has met several times with JEA staff to discuss the development plans and schedule for the Villages. The most recent meeting was held on April 9, 2019. During this meeting (JEA's meeting notes are attached as Appendix-A), JEA proposed the following basis for the JEA Interconnection alternative:

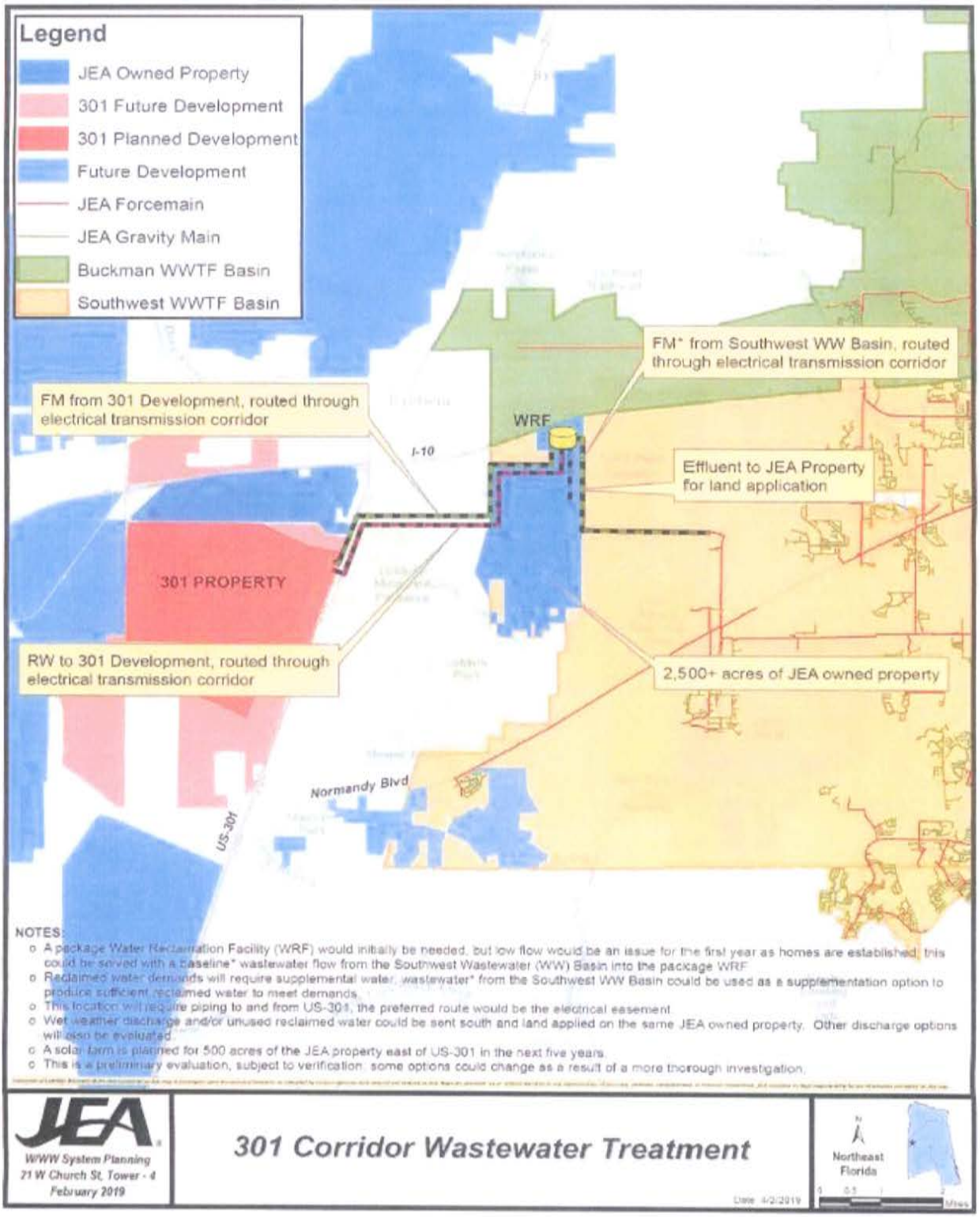
- Water Service – a 1.5 MGD ADF water treatment plant to be constructed on Villages property with a future connection to the JEA system for redundancy. An alternative would be a connection to the existing JEA lines requiring approximately 25,500 feet of 16" water main (including crossings of US 301 and two tracks of the CSX Railway). JEA's recommended water service is shown in Figure-4.

Figure-4
Water and Wastewater Pipeline Route



- Wastewater/Reclaimed Water Service – JEA to construct an off-site regional water reclamation facility approximately 4 miles from the Villages Phase 1, interconnected to the Villages by appropriately sized wastewater and reclaimed water mains (again including crossings of US 301 and the CSX Railway tracks). JEA's proposed wastewater/reclaimed water system is shown in Figure-5.

Figure-5
Water and Wastewater Treatment Plant Site

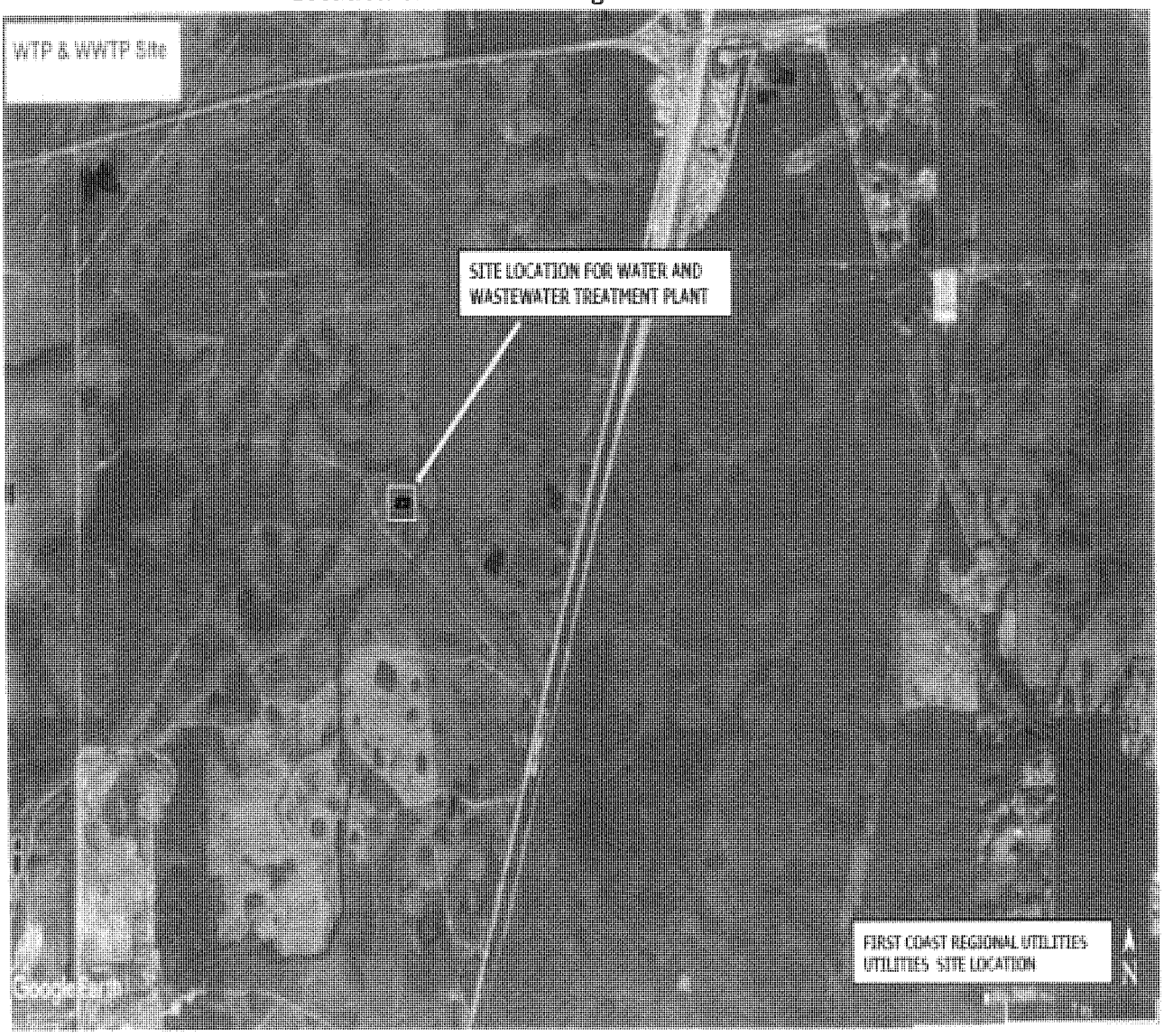


- Cost of the JEA Interconnection alternative to 301 Capital Partners as presented by JEA staff are $39,000,000. This amounts to a connection charge of $13,000 per unit compared to the $3,300 connection fee shown in JEA's Water and Sewer Rate Document.
- Timing of completion of the JEA Interconnection alternative, as presented by JEA staff, is 5-years from initiation of design and permitting.

5.2 Construction of On-Site Utilities

The on-site water and wastewater treatment facilities are to be located on a +/-50-acre site just North of the Central Villages, as shown on Figure-6. This is a particularly well suited site with good drainage and soil conditions. The initial phase of the new utility will require 10-acres, including setbacks from isolated wetlands. The details and preliminary cost estimate for the on-site facilities are described in Subsections 5.2 a-c.

Figure-6
Location of First Coast Regional Utilities Site



5.2 a. Water Treatment Plant and Raw Water Wells

A conceptual water treatment plant (WTP) and raw water supply wells were developed based on the estimated flows, the expected raw water quality and the anticipated water treatment requirements. The design flow for the WTP will be 1 MGD ADF, to meet JEA standards, expandable to 2 MGD in the future. The treatment process and materials of construction are designed in conformance with JEA standards.

The treatment process will consist of water storage and chlorination. Raw water will be supplied by two (2) raw-water supply-wells drilled and developed to approximately 1,000 feet below land surface. The target well capacity is 1,400 GPM. A 16-inch raw water trunk main sized for the future design flow of 2 MGD will discharge into a 1million gallon (MG) prestressed concrete storage tank equipped with a mixing device to promote disinfection and sulfide oxidation.

High service pumping will be provided to meet maximum day flow (MDF) conditions at firm capacity (one pump out of service) and ultimately Peak Hour Flows (PHF). Three (3) Pumps will initially be sized for 1 MGD each with a system pressure of 70-75 psi at best efficiency.

Disinfection will be accomplished with the application of commercial-grade liquid sodium hypochlorite pumped neat for injection ahead of the ground storage tank and ahead of the high service pumps.

The high service pumps, chemical feed facilities, electrical switchgear and controls, and storage will be housed in a dedicated WTP structure approximately 20' x 60'. The WTP facilities will be co-located on the site with the wastewater treatment plant facilities.

5.2 b. Wastewater Treatment Plant

A conceptual wastewater treatment plant (WWTP) design was developed based on the estimated flows, typical wastewater strengths, planned effluent and sludge disposal methods, and FDEP standards, in particular Florida Statutes (F.S.) 62-600 (Domestic Wastewater Facilities) and 62-610 (Reuse of Reclaimed Water and Land Application). A preliminary process flow diagram of the proposed wastewater facilities is shown in Figure-7. The WWTP conceptual design was based on a current average daily flow (ADF) of 1 MGD. The design included provisions to accommodate a future ADF of 2 MGD. The influent pump station and the headworks facilities were designed to accommodate the peak hour flow, while the facilities downstream of the headworks were designed to hydraulically accommodate the peak day flow.

Figure-7
Wastewater Treatment Process Flow Diagram

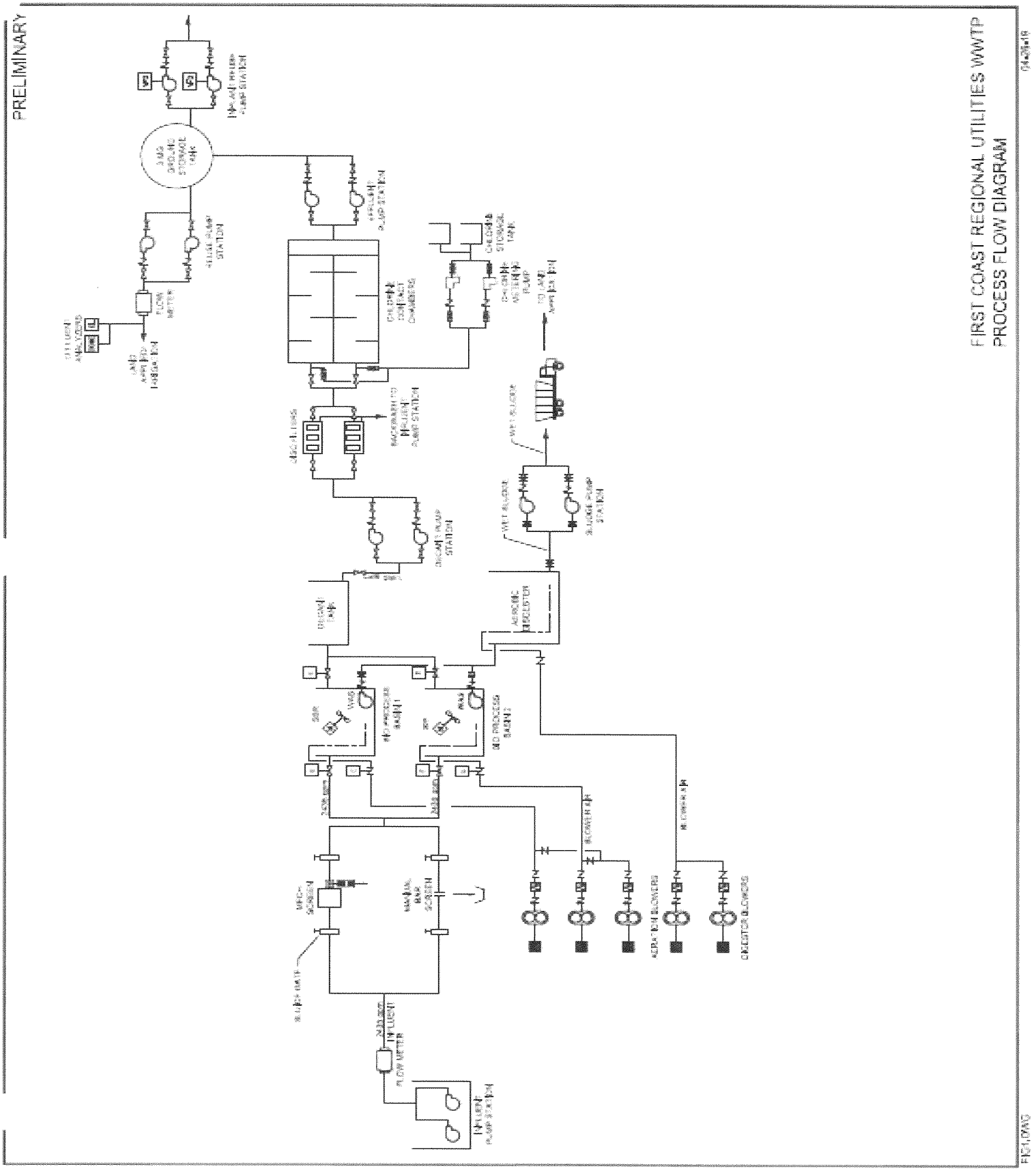


Table-1 shows the various design parameters for the WWTP. Also shown in Table -1 are the tertiary nutrient standards of 3.0 ppm Total Nitrogen (TN) and 1.0 ppm Total Phosphorous (TP) to which the final effluent is designed. These nutrient standards are in compliance with other wastewater treatment plants permitted by the Northeast Region of Florida Department of Environmental Protection (FDEP) in Duval County. Biosolids from the plant will be aerobically digested to FDEP Class B standards and land spread by permit on vacant, agricultural property. Treated effluent disposal will be by irrigation using reclaimed water on developed common areas and on the timber and sod farms adjacent to the Villages, until sufficient green space is developed within the Villages.

Raw wastewater is pumped through a flow meter and up to an elevated headworks. The headworks would be sized to meet future flows. Removable blocks would be placed in the headworks channels to maintain acceptable velocities at the lower current flow rates. A mechanical bar screen, sized for current flows would be installed in the headworks. The screen would need to be replaced with a larger one in the future, when flows increase. A backup manual bar screen would also be installed in the headworks. In the future, the manual bar screen would be replaced with a mechanical bar screen. After screening, the wastewater would then be directed to the biological treatment process.

The biological treatment system is based on sequencing batch reactor (SBR) technology. The SBR design was based on typical wastewater strengths and the 3-month maximum ADF. The assumed influent and effluent wastewater parameters are shown in Table - 3. Because the treated effluent will be disposed via irrigation of nearby fields and public areas, effluent reuse standards of 5/5/3/1 were used as the treatment goals. Advanced treatment for additional reduction of nitrogen or phosphorus was not included, nor needed. Two SBRs would be used for the current flows. Potentially, up to two additional SBRs may be required to meet the future flows, although the initial two SBRs may be up-ratable to meet the future flows by adding a granular media to the process. Future testing would be required to determine if this a feasible option.

Table -1
First Coast Regional Utilities
WWTP Design Parameters

Parameter	Influent	Effluent
CBOD (ppm)	200	5
Total Suspended Solids (ppm)	240	5
Total Kjeldahl Nitrogen (ppm)	40	1.5
Total Nitrogen (ppm)	80	3
Total Phosphorus (ppm)	8	1
pH	6-8	---
Wastewater Temperature (°F)	59-77	---

After biological treatment, the effluent is filtered through cloth media filters. The filter housings will be sized to meet additional future flows, but they will only be fitted with enough filter discs to accommodate the current flows. When the plant is fully expanded, up to two additional sets of disk filters will be required. After filtration, the effluent is disinfected with chlorine (sodium hypochlorite) and pumped to a 3-million-gallon ground storage tank. This storage volume meets the FDEP minimum 3-day storage requirement (F.S. 62-610.414) for current flows. In the future, additional storage tanks, storage ponds or other alternative

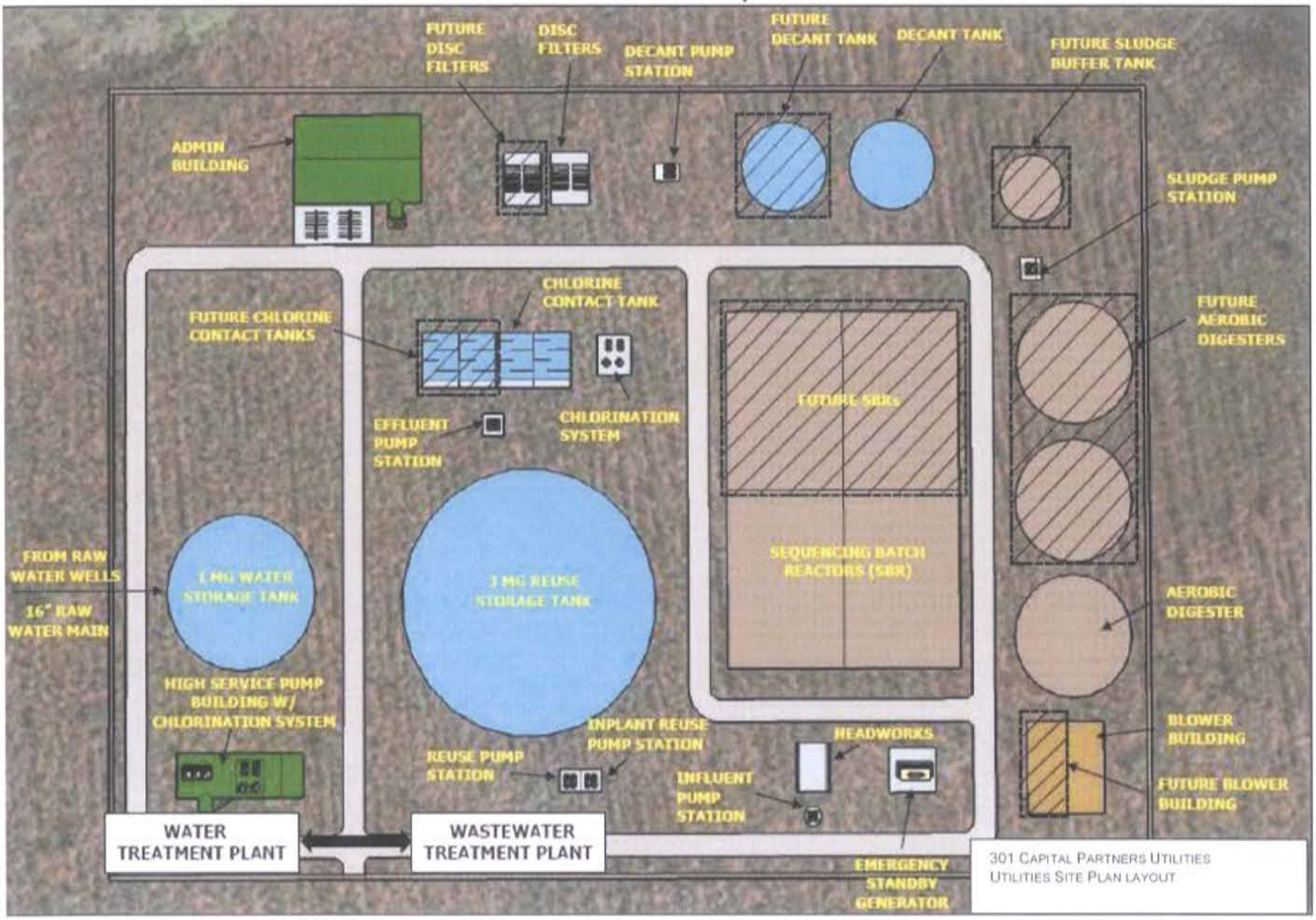
disposal methods will be required. The treated effluent will be pumped from the storage tank to reuse services at the WWTP plant site or irrigation of nearby public access areas.

Under FDEP regulations, F.S. 62-610.462, when treated effluent is used in unrestricted public access areas, the WWTP shall meet Class I reliability standards. The reliability standards require multiple process units with the ability to accommodate 75% of the design flow for that unit process. In addition, multiple pumps are required for each service, with the ability to handle to design flow with the largest pump out of service. The reliability standards also specify minimum staffing requirements.

Sludge will be aerobically digested and trucked off-site for land application. Since sludge disposal is not part of the effluent treatment process, only one digester is proposed for the current flows. Up to two additional digesters and a sludge buffer tank would be required in the future. While not required for current flows, it is likely that sludge dewatering facilities would be cost effective in the future, and should be evaluated at that time.

Figure-8 shows a proposed layout of the WWTP on the subject site. The site layout includes a utility administration building, a backup electric generator and the potable water treatment plant (WTP) facilities. The layout does not include any setbacks that may be required.

Figure-8
Utilities Site Plan Layout



5.2 c. - WTP and WWTP Preliminary Cost Estimate

Based upon the preliminary design presented in this report, a budget level cost estimate was developed for the water and wastewater treatment facilities based upon current flows. Future facilities required to meet the future flows were not included in the cost estimate. This cost estimate is a preliminary, planning level estimate based on generalized projections for equipment need, experience with similar project and manufacturer prices for recommended equipment. Estimates prepared in this manner are normally within + 50 percent to -30 percent.

Final construction costs will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule and project delivery methods.

The WWTP estimate assumed reinforced-concrete structures for the influent pump station, elevated headworks, SBR basins and the chlorine contact chambers. Glass-fused steels tanks were assumed for the decant tank and the aerobic digester. Blowers were placed inside concrete-masonry-unit buildings. The chlorine system was placed on an exterior slab with a steel canopy. The 3-million gallon treated effluent storage tank was assumed to be pre-stressed concrete construction. The mechanical bar screen was assumed to be 316 stainless steel, while the disc filters were 304 stainless steel. Piping was ductile iron above grade and C-900 below grade.

The WTP estimate assumed a 1 MG pre-stressed concrete tank with the high service pumps placed in a concrete-masonry-unit (CMU) building. The WTP chlorine facilities were also placed in the high service pump building.

The overall site includes a generator sufficient to power the WTP and WWTP facilities, an asphalt two-lane driveway throughout the plants, a fence around the entire site, and an CMU administrative building with a joint control room, maintenance facilities and separate WTP and WWTP laboratories.

Based on FEMA flood maps, it appears that the WTP and WWTP facilities can be placed on a site that is above the current flood elevation, so no site raising was included. Slab-on-grade construction (no piles or soil amending) was assumed. No dewatering would be required for pipe installation and no well-pointing would be required for installation of structures. No significant tree removal or landscaping is needed.

Table -2
First Coast Regional Utilities
WTP & WWTP Budget Level Cost Estimate

Facility/Item	Cost
Wastewater Treatment Plant	
Headworks and Influent Pump Station	$1,000,000
SBR/Tanks/Blowers & Building/Mixers/Pumps	$2,400,000
Decant Tank/Pumps	$400,000
Disc Filters	$700,000
Chlorination System/Contact Chambers	$450,000
Reuse Ground Storage Tank	$1,600,000
Reuse Pump Stations (2)	$200,000
Aerobic Digester Tank/Pumps	$800,000
Site Work	$700,000
Administration Building	$850,000
Electrical/Generator/Instrumentation & Controls	$4,000,000
Piping and Valves	$2,200,000
General Conditions	$1,800,000
Total WWTP	**$17,100,000**
Water Treatment Plant	
Raw Water Wells	$2,000,000
Ground Storage Tank and Mixer	$1,400,000
Chemical Storage and Feed	$200,000
High Service Pumps/Building	$600,000
Piping and Valves	$300,000
Electrical/Instrumentation & Controls	$400,000
Total WTP	**$4,900,000**
Total WTP and WWTP	**$22,000,000**
Engineering/Engineering SDC/Permitting	**$3,300,000**
Contingency (10%)	**$2,200,000**
Grand Total	**$27,500,000**

5.2 d Preliminary Schedule for Design, Permitting and Construction

A preliminary schedule for design, permitting and construction of the On-Site Utilities alternative is shown in Table-3. This schedule is based on a design/build delivery method, which saves both time and money compared to the more traditional design/bid/build delivery method. In the design/build delivery model, design, permitting and construction can run on parallel paths. Construction can begin, for instance, on portions of the project (such as site development) prior to final design of treatment facilities. The permits required to build the facility, which are to be applied for, are also shown in Table-3, along with anticipated review and approval times. The total estimated time for completion of the On-Site Utilities alternative is 28 months from decision to proceed.

Table-3
Preliminary Schedule for Design, Permitting and Construction

	Start Month ↓	End Month ↓
Notice to Proceed 30% Design/Surveying	1	3
SJRWMD Consumptive Use Permit	1	9
SJRWMD Environmental Resource Permit	1	6
Notice to Proceed Design/Build	3	24-27
FDEP Construction Permit	6	9
FDEP Land Application Permit	12	15

Section 6 – Preliminary Cost Estimates

a) Internal Infrastructure Lines and Lift Stations

JEA's line extension policy requires that a developer build the internal infrastructure on the Property, and then deed it to JEA as a contribution in aid of construction. Internal infrastructure includes neighborhood water and sewer pipes including water and wastewater services, manholes, lift stations, valves, fire hydrants, as well as backbone water and sewer pipes that connect the community to the water transmission mains. Internal infrastructure is the same cost to the developer regardless of which service provision alternative is selected. Thus this cost is not included in the Cost Comparison of Alternatives, Section 7. Figure-9 shows a sketch of the Central Village, with internal water and sewer pipes, lift stations and other required appurtenances shown, along with trunk line sizes. Table–4 gives a budget level cost estimate for the internal infrastructure. Total estimated cost for Phase 1 is $18,572,000. This cost includes the facilities necessary to serve the entire Commercial Village. The cost will be incrementally lower if only a portion of the Commercial Village is built in Phase 1. All costs are compliant with JEA Water and Wastewater Standards Manual. The cost of internal infrastructure per dwelling unit of approximately $6000 is consistent with other local developments of similar size.

Figure-9
Central Villages Internal Infrastructure Layout

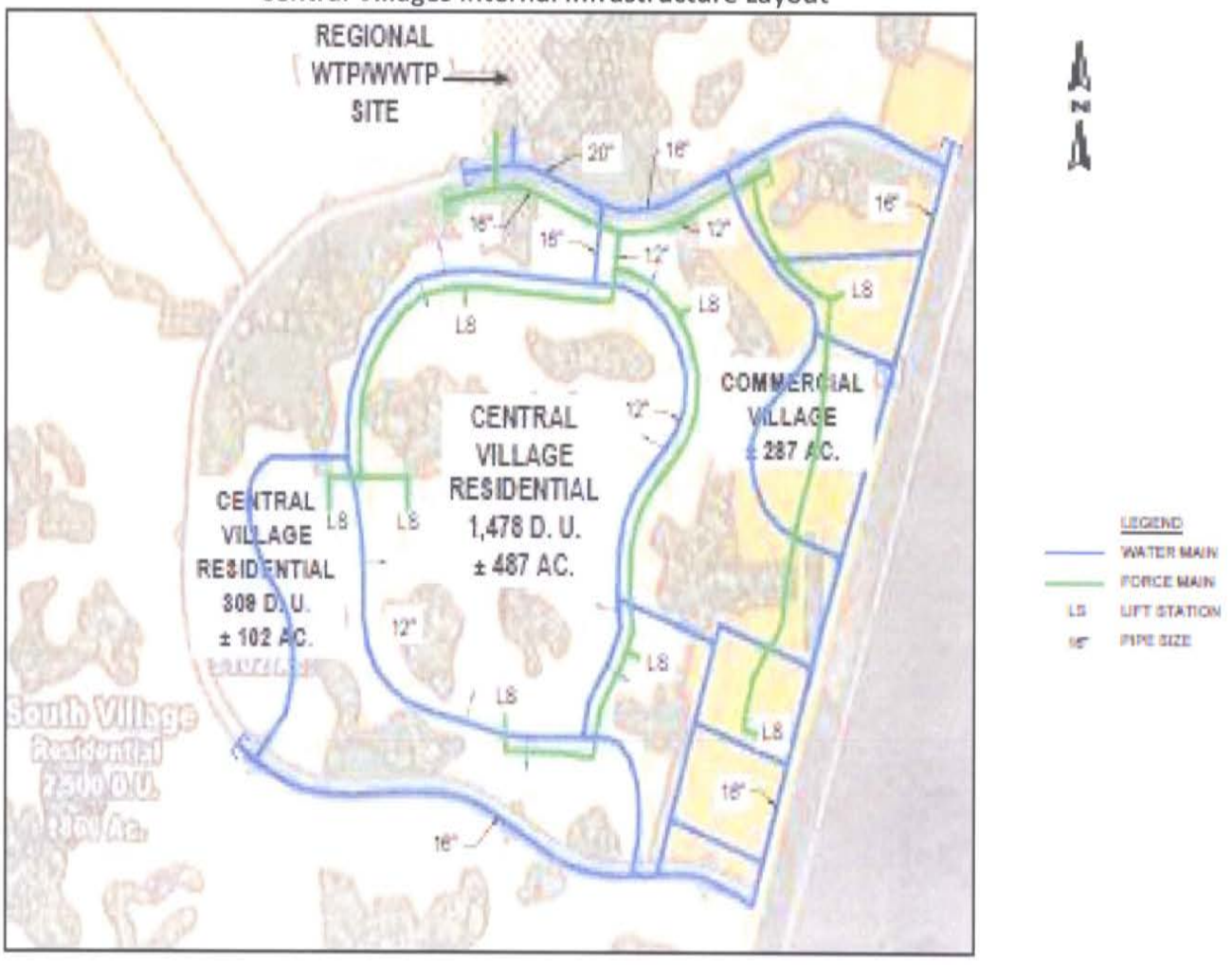


Table-3
Preliminary Estimate for Internal Infrastructure Central Villages Residential and Commercial Village (full 287 Acres)

ITEM	QUANTITY AND UNIT COSTS	TOTAL COST
Sewer Lift Stations	8 at $200,000 EA	$1,600,000
Gravity Sewer Mains	76,000 LF at $70/LF	$5,320,000
Sewer Manholes	190 at $8,000 EA	$1,520,000
Sewer Laterals	1,900 at $1,000 EA	$1,900,000
Sewer Force Main	<16" - 20,000 LF at $40/LF	$800,000
Sewer Force Main	16" – 2000 LF at $60/LF	$120,000
Water Main	<16" - 102,000 LF at $40/LF	$4,080,000
Water Main	16" - 17,000 LF at $70	$1,190,000
Water Main	20" - 2,000 LF at $100	$200,000
Fire Hydrants	170 at $3,500 EA	$595,000
Water Services	1040 at $850 EA	$884,000
Valves	<16" - 200 at $1,500 EA	$300,000
Valves	16" - 25 at $4,000 EA	$100,000
Valves	20" - 2 at $5,000 EA	$10,000
	Total Internal Infrastructure Cost:	**$18,619,000**

Notes:
1. Engineering and Contingencies at 25% would add $4,654,750 to the total cost shown in the table.

b) Operation and Maintenance Costs

Preliminary cost estimates for Operation and Maintenance (O&M) are shown in Figures 5 through 8. O&M Costs are estimated separately for water supply, treatment and distribution; and for wastewater collection, treatment, reclaimed water irrigation and sludge disposal. Costs are presented for 80% and 100% build-out of the Villages Phase 1, based on the absorption schedule of 500 residential ERC's and 60 commercial ERC's per year with a 5-year build-out (total of 2800 ERC's).

Staffing is compliant with FAC 62-699-310. Given the co-location of the water and wastewater systems, is reasonably assumed that costs such as tools, some spare parts, vehicles and labor can be shared between the systems. Labor sharing is applicable to mechanics, electricians and line technicians, but excludes operators. Power costs are based on installed horsepower of equipment in preliminary design. Chemical costs are based on comparably sized systems with similar treatment processes.

Table-5

Estimated Water Treatment Distribution Expenses
Water Utility Expense Accounts
80% Buildout

ACCT. NO.	ACCOUNT NAME		ESTIMATED ANNUAL EXPENSE
601	Salaries and Wages - Employees	$	124,250.00
603	Salaries and Wages - Officers Directors and Majority Stockholders		
604	Employee Pensions and Benefits	$	12,400.00
610	Purchased Water		
615	Purchased Power	$	28,000.00
616	Fuel for Power Production		
618	Chemicals	$	24,500.00
620	Materials and Supplies	$	12,350.00
631	Contractual Services - Engineering	$	6,250.00
632	Contractual Services - Accounting	$	10,000.00
633	Contractual Services - Legal	$	3,000.00
634	Contractual Services - Mgmt. Fees		
635	Contractual Services - Testing	$	12,750.00
636	Contractual Services - Other	$	5,000.00
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Exspense	$	4,500.00
656	Insurance - Vehicle	$	2,500.00
657	Insurance - General Liability	$	10,000.00
658	Insurance - Workers Comp	$	3,100.00
659	Insurance - Other	$	5,000.00
660	Advertising Expense	$	1,000.00
666	Regulatory Commission Expense Amortization of Rate Case Expense		
667	Regulatory Commission Expense-Other		
670	Bad Dept Expense		
675	Miscellaneous Expense	$	30,000.00
	Total Water Utility Expenses	$	294,600.00

Table-6

Estimated Water Treatment Distribution Expenses

Water Utility Expense Accounts

100% Buildout

ACCT. NO.	ACCOUNT NAME		ESTIMATED ANNUAL EXPENSE
601	Salaries and Wages - Employees	$	124,250.00
603	Salaries and Wages - Officers Directors and Majority Stockholders		
604	Employee Pensions and Benefits	$	12,400.00
610	Purchased Water		
615	Purchased Power	$	35,000.00
616	Fuel for Power Production		
618	Chemicals	$	30,600.00
620	Materials and Supplies	$	15,000.00
631	Contractual Services - Engineering	$	8,000.00
632	Contractual Services - Accounting	$	10,000.00
633	Contractual Services - Legal	$	3,000.00
634	Contractual Services - Mgmt. Fees		
635	Contractual Services - Testing	$	12,750.00
636	Contractual Services - Other	$	5,000.00
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Exspense	$	4,500.00
656	Insurance - Vehicle	$	2,500.00
657	Insurance - General Liability	$	10,000.00
658	Insurance - Workers Comp	$	3,100.00
659	Insurance - Other	$	5,000.00
660	Advertising Expense	$	1,000.00
666	Regulatory Commission Expense Amortization of Rate Case Expense		
667	Regulatory Commission Expense-Other		
670	Bad Dept Expense		
675	Miscellaneous Expense	$	40,000.00
	Total Water Utility Expenses	$	322,100.00

Table-7

Estimated Wastewater Treatment, Disposal and Collection Expenses

Wastewater Utility Expense Accounts

80% Buildout

ACCT. NO.	ACCOUNT NAME	ESTIMATED ANNUAL EXPENSE
701	Salaries and Wages - Employees	$ 252,750.00
703	Salaries and Wages - Officers Directors and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Sewage Treatment	$ 25,280.00
711	Sludge Removal Expense	$ 11,000.00
715	Purchased Power	$ 81,000.00
716	Fuel for Power Production	
718	Chemicals	$ 45,000.00
720	Materials and Supplies	$ 78,500.00
731	Contractual Services - Engineering	$ 10,000.00
732	Contractual Services - Accounting	$ 10,000.00
733	Contractual Services - Legal	$ 3,000.00
734	Contractual Services - Mgmt. Fees	
735	Contractual Services - Testing	$ 12,750.00
736	Contractual Services - Other	$ 5,000.00
741	Rental of Building/Real Property	
742	Rental of Equipment	
750	Transportation Exspense	$ 4,500.00
756	Insurance - Vehicle	$ 2,500.00
757	Insurance - General Liability	$ 12,000.00
758	Insurance - Workers Comp	$ 6,300.00
759	Insurance - Other	$ 5,000.00
760	Advertising Expense	
766	Regulatory Commission Expense Amortization of Rate Case Expense	
767	Regulatory Commission Expense-Other	
770	Bad Dept Expense	
775	Miscellaneous Expense	$ 35,000.00
	Total Wastewater Utility Expenses	$ 599,580.00

Table-8

Estimated Wastewater Treatment, Disposal and Collection Expenses

Wastewater Utility Expense Accounts

100% Buildout

ACCT. NO.	ACCOUNT NAME		ESTIMATED ANNUAL EXPENSE
701	Salaries and Wages - Employees	$	252,750.00
703	Salaries and Wages - Officers Directors and Majority Stockholders		
704	Employee Pensions and Benefits	$	25,280.00
710	Purchased Sewage Treatment		
711	Sludge Removal Expense	$	13,750.00
715	Purchased Power	$	93,150.00
716	Fuel for Power Production		
718	Chemicals	$	56,250.00
720	Materials and Supplies	$	80,000.00
731	Contractual Services - Engineering	$	10,000.00
732	Contractual Services - Accounting	$	10,000.00
733	Contractual Services - Legal	$	3,000.00
734	Contractual Services - Mgmt. Fees		
735	Contractual Services - Testing	$	12,750.00
736	Contractual Services - Other	$	5,000.00
741	Rental of Building/Real Property		
742	Rental of Equipment		
750	Transportation Exspense	$	4,500.00
756	Insurance - Vehicle	$	2,500.00
757	Insurance - General Liability	$	12,000.00
758	Insurance - Workers Comp	$	6,300.00
759	Insurance - Other	$	5,000.00
760	Advertising Expense		
766	Regulatory Commission Expense Amortization of Rate Case Expense		
767	Regulatory Commission Expense-Other		
770	Bad Dept Expense		
775	Miscellaneous Expense	$	40,000.00
	Total Wastewater Utility Expenses	$	632,230.00

SECTION 7 – Comparison of Alternatives

Table-9 is a matrix comparing the two alternatives for provision of utility service to Villages. The On-Site Utilities alternative is $11,500,000 less than the JEA Connection Alternative. The On-Site Alternative will provide utility service for the development in approximately two years from initiation of design and permitting. As all construction for the On-Site Utilities alternative will be conducted on private land within Villages, it will involve significantly less disruption of major roadways and rail lines during construction. Finally, the On-Site Alternative, by avoiding unnecessary pumping of water and wastewater long distances, will cause less environmental impact, minimizing electrical costs and the carbon footprint of the project, not only during construction, but during the entire life of the project. From a timing perspective, the JEA Interconnection alternative would not be available to the Villages for at least 5 years, while the On-Site Utilities alternative can be designed, permitted and constructed within 2 1/3 years. Figure-9 compares the implementation schedules for each alternative.

Table -9
Comparison of Alternatives

Alternative	Capital Costs	Timing	Disruption During Construction	Environmental Impact
JEA Interconnection	$39,000,000	5-years	Extensive	High
On-Site Utility Facilities	$27,500,000	2 1/3-years	Minimal	Low

SECTION 8 – Conclusions

The following conclusions, well supported through this feasibility evaluation are:

- The Villages, with its approved zoning ordinance and located in a rapidly developing area, will require full water and wastewater service in order to be developed. Additionally, Duval County rules and the policies of the St. John's Water Management District will require that wastewater effluent be reclaimed and returned to the regional water system through on-site irrigation.
- The only two practical alternatives, as described in detail above, are:
  - JEA Interconnection, and
  - On-Site Utilities
- Given the formidable obstacle of crossing major roadway and rail corridors in order to connect to the Villages, JEA Interconnection alternative is significantly more expensive, disruptive, and environmentally impactful than the On-Site Utilities alternative. Additionally, there are significant permitting and construction challenges in crossing US 301 and CSX Railway tracks twice in order to connect the JEA WWTP to the Villages and the WTP located on the Villages Property to existing JEA lines.
- Given the significant difference in cost and practicality of the two alternatives, the On-Site Utilities alternative is clearly the most feasible choice to provide utility service to the Villages.

Appendix A
April 9, 2019
JEA Meeting Notes

Meeting Notes: 301 Property

Date: April 9, 2019

Meeting Attendees:

JEA		301 Property
Steve McInall	Gabor Acs	Avery Roberts
Raynetta Marshall	John Coarsey	James Hissam
Juli Crawford	Russ Durham	Robert Kennelly
Susan West	Robert Fowler	Zach Miller
Michael Dvoroznak		Doug Miller
George Porter		

Proposed development will consist of 15-20,000 ERCs in 3 counties (Duval, Nassau and Baker) and is being planned as a Regional Activity Center.

Energy Service

Connection to the JEA electric system will require the following:

- A 150' transmission corridor adjacent to US 301 and west of the existing FPL corridor to create a 230kV loop between existing substations;
- Future substation (~8 upland acres), ideally located at the center of the future demand/development and adjacent to the transmission corridor.

First phases of proposed development can be served from the existing system. The substation needed ~2030 based off proposed schedule.

Doug Miller (301 Property) requested that JEA consider alternate sites for the substation location; Deep Creek property (adjacent JEA solar site) and adjacent property owned by 301 group.

JEA will investigate feasibility of southern location; Deep Creek is not ideal due to onsite wetlands and site utilization for solar.

Doug Miller (301 Property) requested that JEA consider alternate route for transmission corridor.

JEA will investigate alternate routes for transmission corridor.

Water Service

JEA recommends an on-site Water Treatment Plant to be designed, permitted and constructed by 301 Property. A future connection to the existing JEA system will be needed for redundancy.

Alternatively, a connection to the existing system will require approximately 25,500 LF of 16" water main and will be limited to approximately 3,000 units before needing a storage and re-pump facility.

Wastewater Service

The proposed site within the 301 Property boundary (30 acres, roughly 13-15 acres within 100-yr floodplain) is not sufficiently sized for the facility.

JEA recommends an off-site Water Reclamation Facility to be built on the northern section of JEA owned property (Peterson Tract). A regional facility would allow for flow to be diverted from adjacent wastewater basins to provide needed flow to seed the new facility.

301 Property suggested a temporary package plant to be built on-site and phased into master pumping station when WRF is complete

> **JEA to investigate feasibility of temporary package plant on 301 Property. Primary issues will be reject disposal site and available flow to properly seed the plant.**

Reclaimed Water

Augmentation proposal from 301 Property to be from storm/ground water with proposed pond system:

- By groundwater harvesting at PS to increase available flow to treatment facility
- By point source at treatment facility with additional filtration and chlorination

The regional facility would allow for flow to be diverted from adjacent wastewater basins to provide needed reclaimed water for proposed development(s).

Schedule

301 Property is holding 2,500 units on a Letter of Intent contingent on Utility Services. Planning on vertical construction in 2021 (30 months total; 6 months of discussions, 12 months design and 12 months construction).

JEA schedule for WRF completion is roughly 5 years; siting, permitting, design and construction.

Financing

Prorated infrastructure costs will be used to calculate capacity fees in lieu of the traditional calculation per unit. Preliminary estimates of the capacity fees for the 301 Property is $39M for the first 3,000 units ($13,000/unit) Traditional capacity fees are ~$3,300/unit for water/sewer service.

JEA has recently completed a Rate Study, but the results are still in a DRAFT state with no action plan in place to move forward with recommendations. Capacity fees will likely be increased, but no decision has been made as to what they will be or when they will be implemented

Next Meeting

The next meeting was discussed to occur in 2-3 weeks, but no specific date was discussed. J. Hissam to provide available dates/times

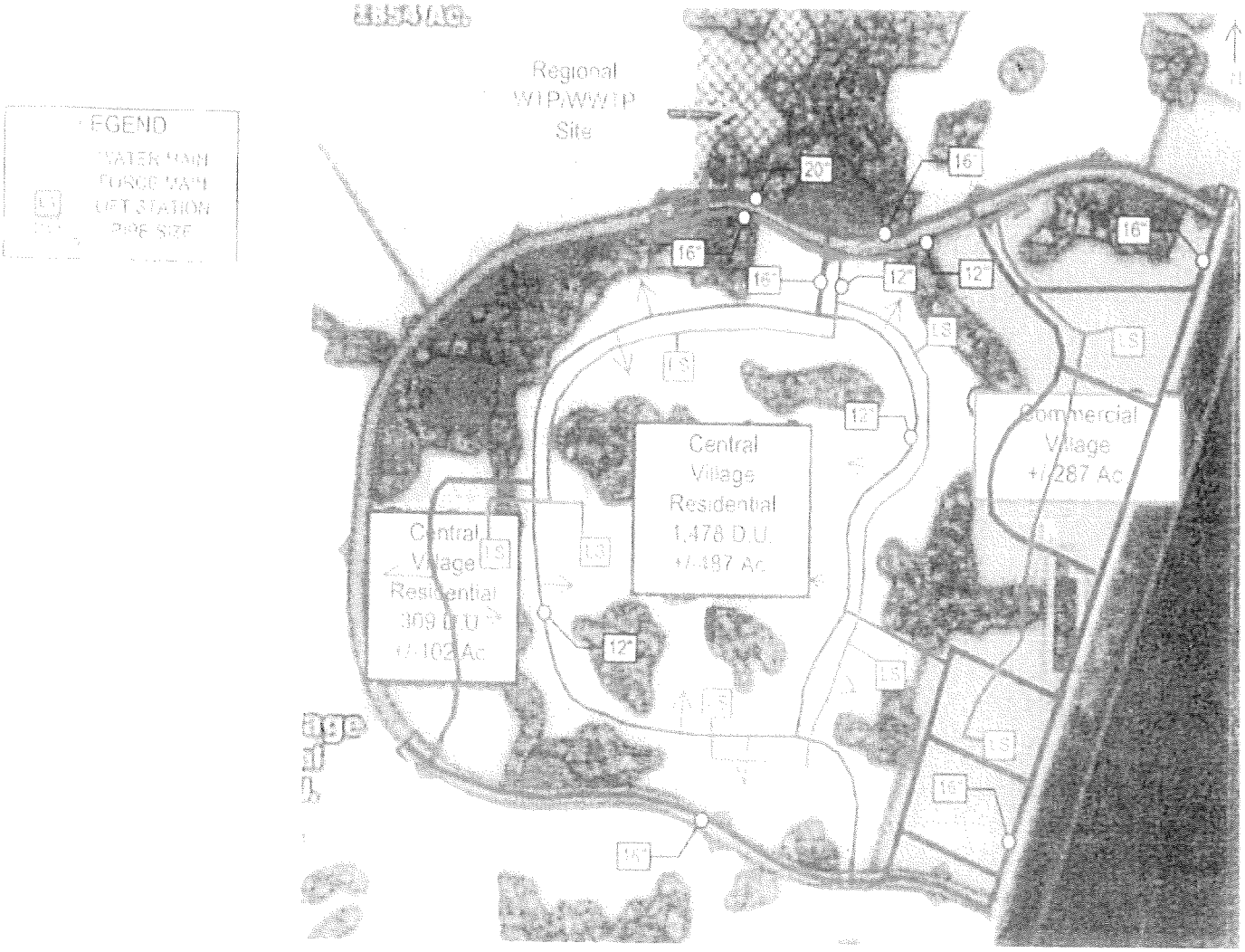
FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 8
PARTY: BAB-3
DESCRIPTION: Maps of the Proposed Initial Lines and Facilities

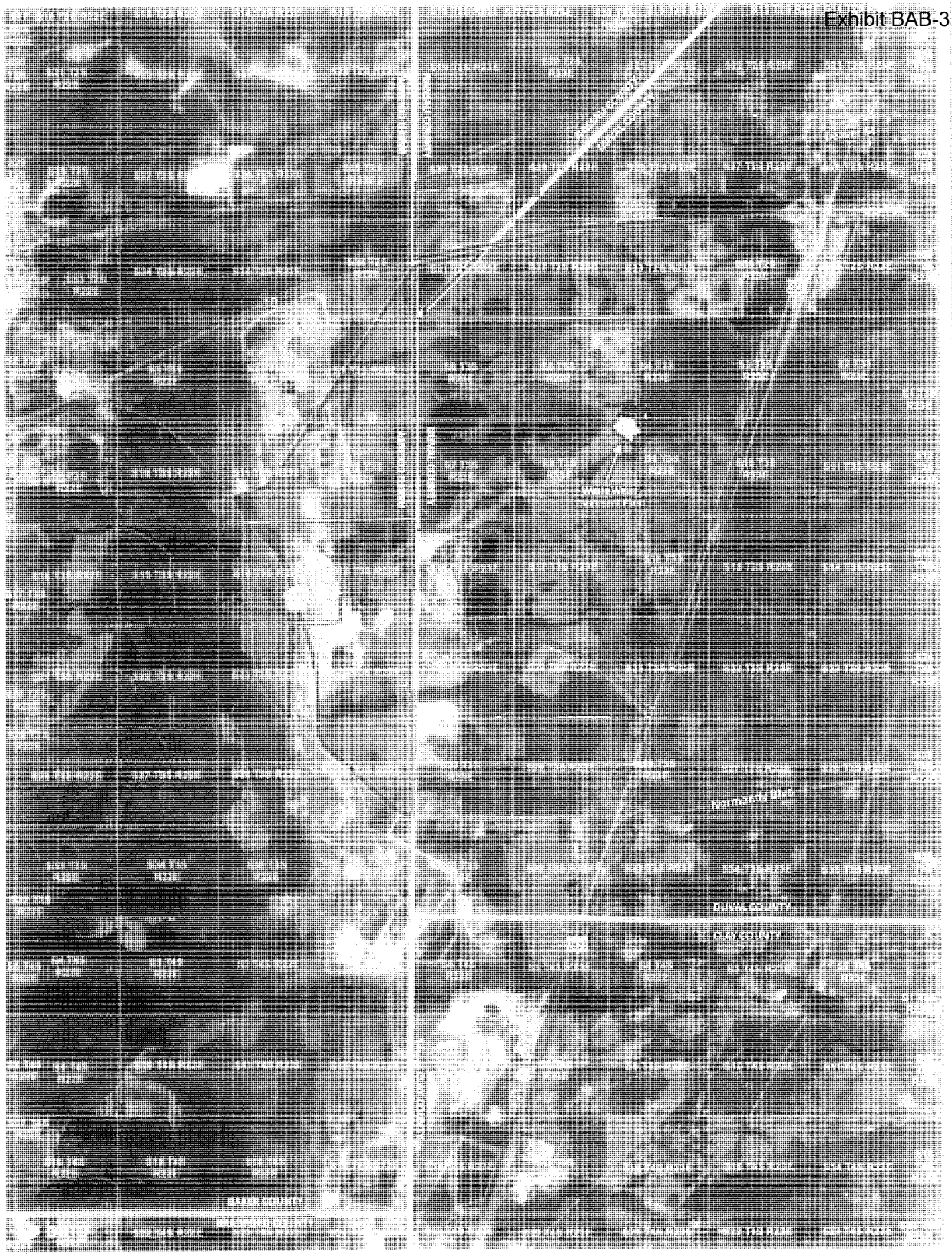
EXHIBIT BAB-3

Maps

COMPOSITE EXHIBIT "L"

MAP SHOWING LOCATIONS OF PROPOSED INITIAL LINES AND FACILITIES


LEGEND
WATER MAIN
FORCE MAIN
LIFT STATION
PIPE SIZE
Regional
WTP/WWTP
Site
20"
16"
16"
16"
16"
12"
12"
LS
LS
LS
LS
LS
LS
LS
LS
12"
12"
16"
16"
Central
Village
Residential
1,478 D.U.
+/-497 Ac.
Central
Village
Residential
309 D.U.
+/-102 Ac.
Commercial
Village
+/-287 Ac.


CLAY COUNTY

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 9
PARTY: JEC-1
DESCRIPTION: Curriculum Vitae

JULIA CRAWFORD
Jacksonville, FL 32202
(904) 665-6151
crawje@jea.com

EXPERIENCE

JEA

Director, Financial Planning & Analysis — April 2018 - Current

Influence strategic and operational financial decisions related to the entire organization by providing analyses, reports, presentations and recommendations to be considered by the CFO, CEO, JEA Board and City Council. The impact of the financial analysis encompasses the several hundred-million dollar annual operating budget, significant annual capital budget and the comprehensive ten-year financial model and plan.

- Manage key relationships with FEMA, SJRWMD and PSC regarding rates.
- Comprehensive ten-year financial model and plan incorporating assumptions covering external influences, e.g., environmental regulations, Integrated Resource Plan, system master plans, capital budgets, financing plans, fuels forecasts, environmental rules, cost of service studies as well as many other inputs.
- Assure revenue sufficiency is achieved through fair and equitable rate structures and effectively communicated rate philosophy and structure to customers and the Public Service Commission.
- Use innovative pricing and rate structures to meet customer use and develop retention and new customer growth strategies.
- Ensure adequate resources and processes are in place to facilitate a seamless transition from the longer-range plans to the creation of effective and accurate operating and capital budgets.
- Manage development and preparation of complex financial analyses for internal and external stakeholders such as transfers to the COJ such as franchise fee, city contribution and public service tax, responses to public records and media requests, quarterly and ad hoc requests from the Council Auditor.
- Manage, in conjunction with Treasury Services, preparation of financial information for annual presentation to bond Rating Agencies.
- Manage, in conjunction with Treasury Services, preparation of financial information requiring official statements for future debt issuance
- Develop and manage JEA annual capital budget and 10-year capital budget plan.
- Develop annual budget and provide real time budget data for effective operation of processes.
- Provide support to individual cost center owners regarding financial planning, ad hoc financial analysis and budget management issues and policies and procedures.
- Build financial planning capacity within direct area of responsibility, as well as within JEA.
- Oversee cost of service model for development of revenue requirements and rates.
- Provide decision models to determine the cost effectiveness of make versus buy alternatives.
- Coordinate and facilitate corporate strategic financial planning for the executive leadership team.

JEA

Manager, Financial Planning and Rates: — May 2015 – April 2018

- Prepare JEA's ten-year comprehensive financial model and planning documents
- Create, implement and use financial models to assist in guiding major utility decisions such as generation additions, PPAs, and asset retirements
- Maintain cost of service model, including associated cost allocations

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- Research, and implement all utility rate activities
- Manage relationships with external customers and stakeholders, including the Public Service Commission, as they relate to rates and financial planning matters
- Conduct financial analysis and statistical studies
- Develop standards for financial analysis
- Prepare document and presentation for the JEA Board, media inquiries and external stakeholders
- Provide financial projections for the development of the annual five-year financial plan and rating agency presentation
- Produce the Electric, Water and Sewer, and District Energy Rate Tariff document.

JEA

Financial Analysis Specialist, Planning and Rates: July 2013 – May 2015

Responsible for JEA's integrated ten-year financial forecast and projection models which are utilized to proper plan JEA's short-term and long-term financial performance in a most effective and efficient manner aligned with the Board approved Pricing Philosophy.

- Responsible for complex economic analysis and financial reporting
- Develop, maintain, and effectively utilize JEA's integrated ten-year financial projection models which serve as the foundation for the annual budget development, Rating Agency five-year financial plan, thirty-year generation financial models, and cost of service studies
- Perform ad hoc financial analyses across the organization for major JEA agreements such as, nuclear generation, water quality credit trading, outsource agreements, JEA transfer payments to the COJ
- Prepare financial forecast and projections of JEA's revenues and revenue requirements, and the impact of potential policy decisions or external factors on the forecasts and projections
- Reconcile as necessary, economics, municipal budget, rate making, GAAP and debt service based methodologies of financial reporting, and produces associated financial analyses, schedules and narratives
- Produce cost of service models to assure sufficient revenues to meet requirements
- Provide input and analysis to support the recommendation of appropriate fuel rate adjustments
- Ad hoc system revenue and expense analyses, reports and presentations
- Technical review and perform the scope of work, duties and responsibilities of the Financial Analyst, Rate Analysts as necessary, and communicate across all levels of the organization.

JEA

Financial Analyst, Financial Planning and Rates: Dec. 2010 – July 2013

- Assist in the maintenance of JEA policies and procedures related to rates such as the pricing philosophy, rate agreements, interruptible/curtailable program, reclaim & net metering, tariff and other rate documentation
- Assist with development of board agenda items; coordination of cost of service; and rate design/implementation
- Prepare analyses, documents and reports to be utilized in financial decisions related to the entire organization that are considered by the CFO, CEO, JEA Board and City Council
- Assists in preparing financial analyses for major strategic financial decisions related to recommendations

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JEA
Rate Analyst: June 2010 – Dec. 2010

- Assist in preparing cost of service studies for the Electric and Water/Wastewater systems
- Benchmark corporate performance statistics against those of other utilities
- Respond to customer inquiries with explanations of bill calculations and rate structures
- Assist with rate design/implementation
- Maintain tariff and other rate documentation

JEA
Risk Analyst, Enterprise Risk Management: July 2008 – June 2010

Support the business units in identifying, assessing and managing strategic, operational, financial, compliance and reputation risk across the enterprise.

- Facilitate completion of business unit risk/control self-assessments, self-testing, and documentation required for ERM and Sarbanes-Oxley best practices
- Work with the business units and to assure that ERM control gaps are properly and promptly mitigated with appropriate action plans
- Compile reports for senior management summarizing the status of control gaps and outstanding action plans
- Perform special projects designed to manage/reduce JEA risk levels

GAINESVILLE REGIONAL UTILITIES
Utility Analyst: August 2006 – July 2008

- Assist in preparing cost of service studies for GRU's Electric, Natural Gas, Water, and Wastewater systems
- Calculate monthly fuel adjustment charges for the Electric and Natural Gas systems
- Develop forecasts of number of customers, unit sales, and revenues for each system
- Benchmark corporate performance statistics against those of other utilities
- Prepare monthly wholesale customer bills
- Prepare monthly billing summaries
- Respond to industry association data requests and comply with state and federal government reporting requirements
- Respond to customer inquiries with explanations of bill calculations and rate structures
- Interact with other staff throughout GRU to provide technical consulting assistance with billing, rate, and financial analysis matters

EDUCATION

- University of Florida -- Bachelor of Science in Business Administration-Finance, April 2005

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 10
PARTY: JEC-2
DESCRIPTION: Table Comparing the Proposed Rates and Charges of the Applicant to those of JEA

Table Comparing the Proposed Rates and Charges of the Applicant to those of JEA

Assuming 6,000 gallons/month	**FCRU** *5/8 x 3/4*	**JEA** *5/8*	**JEA** *3/4*
Water Basic Monthly Charge	$41.05	$12.60	$18.90
Water Volume Charge	$11.64	$5.58	$5.58
Water Environmental Charge	$0.00	$2.22	$2.22
Water Bill Before Taxes	**$52.69**	**$20.40**	**$26.70**
Sewer Basic Monthly Charge	$112.17	$14.10	$21.15
Sewer Volume Charge	$40.02	$29.64	$29.64
Sewer Environmental Charge	$0.00	$2.22	$2.22
Sewer Bill Before Taxes	**$152.19**	**$45.96**	**$53.01**
(W/S) Monthly Bill Before Taxes	**$204.88**	**$66.36**	**$79.71**

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 11
PARTY: JEC-3
DESCRIPTION: JEA Water and Sewer Rate Document

WATER AND SEWER

RATE DOCUMENT

JEA

21 West Church St.
Jacksonville, FL 32202
(904) 665-6000

DESCRIPTION OF TERRITORY SERVED

JEA furnishes retail and wholesale potable and reclaimed water and sewer services to major portions of Duval County and some portions of St. Johns, Clay, and Nassau Counties.

Approved by the JEA Board

October 17, 2017

Ryan Wannemacher, Director
Financial Planning, Budgets and Rates

Effective November 1, 2017

Water and Sewer Rate Document

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Fees for Connection to and Maintenance of JEA Water and Sewer System

101 – Backflow Prevention Devices

Backflow prevention devices and device testing are required by JEA's Cross-Connection Control Policy. Residential Irrigation service customers participating in the JEA Residential Irrigation Backflow Testing Program (RIBTP) will receive a service charge for backflow preventer testing once every two (2) years.

Testing – A backflow preventer testing charge of the actual cost of labor and materials or a maximum of $50.00 will be applied to each residential irrigation service connection participating in JEA's RIBTP.

Maintenance – A backflow preventer maintenance charge will be applied to customers requesting backflow maintenance or installation service from JEA, as part of the RIBTP. The maintenance charge will equal JEA's cost to provide the requested service.

102 - Water Meter Tap Fees and Meter Set Fees for New Service Connections

(a) JEA shall have the right to connect or set meters of the sizes as JEA may determine after a consideration of the minimum and maximum quantities of water to be delivered to any and all connections served by JEA's water system and shall charge and collect in advance, at the time application is made or a plumbing permit, installation costs according to the following charge schedule:

Tap Size (inches)	Size of Service Size (inches)	Meter Size (inches)	Tap Fee	Meter Set Fee
1	3/4	5/8	No new 5/8" metered services available	
3/4*	3/4*	3/4	$610	$202.33
1	1	1	$610	$223.71
1-1/2	1-1/2	1-1/2	$700	$527.26 or cost, whichever is greater
2	2	2	$700	$588.96 or cost, whichever is greater

Tap fees for new service connections larger than two inches in diameter shall be based upon the average cost by service size of the installation to JEA but not less than $700.00. Meter set fee for new connections larger than one inch in diameter shall be based upon the average cost by meter size of the installation to JEA or $527.26, whichever is greater. Meters so installed shall be and remain the property of JEA and shall be maintained and kept in repair by

*Tap size can be 3/4″ or 1″ as determined by JEA

JEA without cost to the user. When evidence exists of tampering with or, of damage to meters or associated equipment by the customer, the customer is subject to prosecution, adjustment of bills, and reimbursement to JEA for expenses as defined in Management Directive 302. Temporary water service shall be metered and charges imposed by this part shall apply.

(b) The charge for increasing the size of an existing meter shall include the meter set fee and tap fee for the new meter, plus the incremental plant capacity fees and the incremental line extension fees as determined in Section 105 for the new larger meter minus the corresponding amounts depicted for the existing meter.

(c) Customers requesting to downsize their existing metered service must submit the request to JEA for approval. The customer must provide a basis for the downsize meter request to show that the meter was improperly oversized to begin with or that the facilities behind the meter have changed. The justification that supports the smaller service and/or meter size must come from a professional with the same certification level as was provided in the determination of the original service size.

(d) Downsizing only the meter size does not eliminate or diminish JEA's investment in the upstream supply/downstream collection capacity to support the service availability associated with the original service installation nor does it significantly diminish the service availability/capacity provided to the customer. The cost of downsizing the metered service can be significant due to administration costs, potential upstream/downstream piping or meter box breakage, installation and site conditions such as concrete and paving for all sizes of meters, removing and plugging or capping off existing tap or service line when required.

For downsizing an existing service with 1 ½' or greater meter size: The charge shall be at minimum the meter set fee and tap fee for the smaller meter as listed in section 102(a) for new metered service connections of the prevailing tariff. JEA will make a size reduction at the tap and reduce the service line size. The costs include removal of bypass valves, valve boxes or vaults for existing meter services 3" or greater. If JEA estimates the cost of a customer request to downsize a metered service with an existing 1 ½" or greater meter size is greater than the average cost of either the tap fee or meter set fee listed in section 102(a), JEA will charge the customer the estimated cost.

For downsizing an existing 1" meter to a ¾" meter: A uniform meter downsize charge of $500 will be assessed in lieu of a separate meter set fee and tap fee, where JEA may elect to install any of the following: a smaller tap service line reducer bushing or flow restriction orifice.

(e) JEA shall set forth rules to implement the provisions of this subsection. To the extent this subsection conflicts with the provisions of JEA Water and Sewer Rules and Regulations, this section shall control.

103 - Sewer Tap Charges

A charge for all connections to JEA's sewer system shall be paid in advance by the user in an amount according to the following schedule:

(a) For all sewer connections less than or equal to 6″ the tap fee will be $1,853.00.

(b) For all sewer connections greater than 6″ the tap fee will be actual cost.

(c) For all sewer connections where there is no unpaved parkway or where other than a standard four-inch or six-inch "Y" connection to the sewer is used -- an amount equal to (1) the average cost by installation size to JEA or (2) $1853.00, whichever is greater. In these cases, the user shall deposit with JEA, in advance, the estimated cost of the connections as determined by JEA.

104 - Special connections

In the event an application for water or sewer connection is received and the cost of installation, due to unusual circumstances, is determined by JEA to be substantially more than the charges set forth in this part, the installation charge shall be at actual cost to JEA or the standard cost, whichever is greater.

105 – Water and Sewer Capacity Charges

(a) Imposition of charges; surcharges. Except as otherwise provided, every property owner whose property initially connects with JEA's water and/or sewer system shall pay to JEA at the time the building permit application is approved or, if no building permit application is required, at the time the plumbing permit is approved by JEA, a water and/or sewer plant and line extension growth capacity charges. Effective October 1, 2005, subsequent to the payment of said water or sewer capacity charges, should there be a delay in the connection to JEA's water/sewer system(s) attributable to the property owner's lack of need for JEA water/sewer or for any other reason other than JEA's inability to deliver water/sewer to the appropriate location for connection, then the property owner shall be required to pay both any "post-payment" increase in said water/sewer capacity charges and any "post-payment" new charges attributable to said connection to JEA water/sewer if connection is not made within one year subsequent to said payments. The property owner may, at any time subsequent to payment of a water/sewer capacity charge(s), and JEA shall, subsequent to one (1) year from said payment, initiate action resulting in the refund of any water or sewer capacity charge in situations wherein there has been no connection to JEA's water/sewer system(s). These charges shall be calculated as follows:

Residential and Commercial Water and Sewer Plant and Line Extension Growth Capacity Charges.

(1) **Water (Potable, Irrigation and Reclaimed).** The minimum charge for a new water connection shall be $2,034.50, or a charge of $0.97 for each gallon of average daily water capacity as estimated and approved by JEA plus the line extension growth capacity charge, whichever is greater. For existing water connections, there will be a charge of $0.97 per gallon of additional average daily water capacity as estimated and approved by JEA plus the line extension growth capacity charge. The capacity fee for new retail reclaimed water service will be $0.97 per gallon of average daily flow as estimated and approved by JEA. The schedules below provide base capacity fees and line extension charges by meter size. Services greater than 2″ and those that have more fixture units than allowed by meter size will be charged based on the estimated average daily flow.

Plant Capacity fees for Residential Service

Meter Size	Potable	Potable & Reclaimed Irrigation
5/8″	N/A	N/A
3/4″	$ 339.50	$ 339.50
1″	$ 354.34	$ 653.55
1 ½″	$ 696.74	$ 2,221.59
2″	$ 854.51	$ 5,673.18

Plant Capacity Fees for Commercial Service

Meter Size	Potable	Potable & Reclaimed Irrigation
5/8″	N/A	N/A
3/4″	$ 414.12	$ 981.89
1″	$ 433.88	$ 1,850.28
1 ½″	$ 996.04	$ 4,571.76
2″	$ 1,916.55	$ 8,509.92

Line Extension Growth Capacity Charge (Effective January 1, 2006)

Meter Size	Residential	Commercial
5/8″	N/A	N/A
¾″	$ 1,695	$ 1,695
1″	$ 2,000	$ 2,500
1 ½″	$ 2,175	$ 2,500
2″	$ 2,350	$ 2,500
3″	N/A	$ 5,000
4″	N/A	$ 5,000
6″	N/A	$ 5,000
8″	N/A	$ 5,000
10″	N/A	$ 10,000
12″	N/A	$ 10,000
20″	N/A	$ 20,000

(2) **Sewer.** The minimum charge for a new sewer connection shall be $1,274.00, or a charge of $3.64 for each gallon of average daily sewer capacity, as estimated and approved by JEA, whichever is greater. For existing sewer connections, there will be a charge of $3.64 per gallon of additional average daily sewer capacity, as estimated and approved by JEA. For Residential customers in neighborhoods designated as Sanitary Nuisance Neighborhoods pursuant to City Ordinance 2000-119-E, the sewer capacity fee will be $283.50 if the customer applies for sewer hook-up within 90 days of notification of service availability.

Plant Capacity Fees for Sewer Service

Meter Size	Residential	Commercial
5/8″	N/A	N/A
3/4″	$ 1,274.00	$ 1,554.02
1″	$ 1,329.69	$ 1,618.98
1 ½″	$ 2,614.56	$ 3,737.71
2″	$ 3,206.63	$ 7,192.01

(3) **Transfer of Capacity**: JEA may consider transferring capacity (Annual Average Daily Flow – AADF). This section applies to capacity transfer requests from process facilities relocating, facilities on the same property, and qualifying customers within the boundaries of the Downtown Investment Authority.

(a) Process Facilities. The following terms and conditions will apply:

1. The transfer must be made by a commercial or industrial customer who is relocating process equipment or process facilities from one location in JEA's service area to another location within JEA's service area.
2. Only capacity (AADF) related to the process equipment or process facilities located within a geographically contiguous customer complex with an annual average daily process flow greater than 25,000 gallons per day can be considered for the transfer from the predecessor location to the successor location. The AADF will be calculated from the past 12 monthly billing cycle records. The capacity (AADF) related to domestic plumbing fixture units will not be considered for the transfer and will remain with the property location.
3. Transfer of capacity (AADF) will be contingent on the customer removing and/or demolishing the process facilities at the predecessor location. JEA will review and approve the demolition plan submitted by the customer's registered Florida Professional Engineer (P.E.). JEA may grant the customer up to 36 months to remove or demolish the process facilities after receiving the transfer request approval letter from JEA.
4. The amount of capacity (AADF) to be transferred to the successor process facilities must be based on AADF methodology submitted by the customer's P.E. versus the fixture unit method used for domestic plumbing.
5. The customer's P.E. shall certify and supply an itemized breakout and summary of domestic plumbing fixture units that will remain at the predecessor location after removal of the process equipment and process facilities. The P.E. shall certify and supply projected flows at the successor location.
6. The entity (owner or tenant) of a property requesting transfer of capacity (AADF) will be required to demonstrate they are the entity that paid for or has the right to the capacity requested for transfer.
7. If the customer was leasing the predecessor facility from a property owner, the transfer request by the lessee will be considered only if the customer provides JEA a signed release stating the property owner acknowledges and will not contest the transfer of capacity (AADF) related to process equipment and facilities from the property.
8. Any request for transfer of capacity (AADF) must be made prior to the operation of the new process equipment or process facilities that will be using the water or sewer services that might qualify for the capacity transfer.

9. If the transfer request is for an amount of capacity (AADF) less than the amount assessed at the predecessor location, the remaining capacity may be utilized for up to 60 months from the transfer request approval. If the transfer request is for an amount of capacity less than the amount initially assessed at the successor location, then the difference will need to be paid at prevailing rates to JEA in conjunction with acceptance of the JEA transfer request approval letter.
10. The transfer of capacity (AADF) will be a onetime event, whereas no subsequent transfer of previously transferred capacity (AADF) will be considered.
11. The incremental flow capacity and wastewater characteristics corresponding to the proposed transfer of capacity (AADF) does not cause JEA to modify or enhance a sewer treatment facility in order to be in compliance with Florida Department of Environmental Protection regulations.

(b) Same Property. The following terms and conditions will apply:

1. Transfer of capacity (AADF) applies to all property within JEA's service territory.
2. In the case where no record of capacity is available a fixture count of the existing facility will determine the amount of capacity available for transfer.
3. Transfer of capacity (AADF) will be allowed at no additional cost. Additional capacity required for the new facility must be paid to JEA at prevailing rates. If the transfer request is for an amount of capacity (AADF) less than the amount assessed to the existing facility, the remaining capacity may be utilized for up to 60 months from the transfer request approval.
4. The existing facility, upon which the new facility will be built, must be demolished.
5. There are no restrictions on the amount of the capacity or flow of the existing or new facility.

(c) Within the Downtown Investment Authority (DIA) Boundaries. The following terms and conditions will apply:

1. Boundaries for the DIA are defined in Jacksonville City Ordinance 2012-364 as may be revised in the future.
2. The transfer request must be made by a commercial or industrial customer who is relocating within the DIA boundary.

3. Qualifying customers must have an AADF at the predecessor facility greater than 1,000 gallons per day as determined by one of the methods in the following hierarchy:

    A. Proof of Paid Capacity

    B. Flows derived from fixture unit count as certified by a P. E.

    C. Flows derived from JEA billing records

4. The P.E. shall certify and supply projected flows at the successor location.
5. Transfer of capacity (AADF) from the predecessor facility will be allowed at no additional cost. Additional capacity required for the successor facility must be paid to JEA at prevailing rates. If the transfer request is for an amount of capacity (AADF) less than the amount assessed on the predecessor facility, the remaining capacity may be utilized for up to 60 months from the transfer request approval.
6. The entity (owner or tenant) of a property requesting transfer of capacity (AADF) will be required to demonstrate they are the entity that paid for or has the right to the capacity requested for transfer.
7. If the customer was leasing the predecessor facility from a property owner, the transfer request by the lessee will be considered only if the lessee provides JEA a release signed by the property owner stating the owner acknowledges and will not contest the transfer of capacity (AADF).
8. If the predecessor facility, from which the capacity was transferred, is not demolished, the owner must record a deed restriction with the Duval County Clerk of the Court. The deed restriction must state that the predecessor facility no longer contains the transferred capacity allotment, which obligates payment of capacity fees at prevailing rates for future use or construction.

(4) *Industrial or process waste.*

For industrial or process waste there shall be a charge of $ 3.64 for each gallon of daily production flow or the average of all production shift flows (whichever presents the greater requirement for volumetric capacity of the treatment unit), as estimated to the satisfaction of JEA where the character of the waste does not exceed 300 parts per million, by weight, of suspended solids, or chemical oxygen demand not exceeding 650 parts per million, by weight. In the case of a user desiring to discharge sewage into JEA's sewer system, when the purchased capacity will be used to phase out a treatment facility that is not capable of meeting state water quality standards (as determined by JEA from adequate documentation),

(5) *Sewer capacity surcharge*.

In addition to the basic quantity charge as fixed by paragraph (2), there is an additional surcharge when the character of the sewage, waters or wastes from a manufacturing or industrial plant, business or commercial location or building or premises proposing to connect to JEA's sewer system has a five-day chemical oxygen demand of greater than 650 parts per million, by weight, or contains more than 300 parts per million, by weight, of suspended solids, or both, as determined from the application of the owner, which shall fully disclose to the satisfaction of JEA the character of the waste to be accepted. This additional surcharge shall be computed as follows:

SCS = ((COD-650) x Qmgd x 8.34#/gallons x $188/pound) +
((SS-300) x Qmgd x 8.34#/gallons x $82/pounds)

Where:

SCS = sewer capacity surcharge,

Qmgd = daily production flow or the average of all production shift flows (whichever presents the greatest requirement for volumetric and/or organic capacity) in million gallons a day,

COD = chemical oxygen demand in parts per million

SS = suspended solids in parts per million

(b) Exception. No water or sewer capacity charges, other than any additional charges under subsection c), if applicable, shall be due at the time of connection with respect to property:

(1) as to which there has been paid to JEA a water and/or sewer capacity charge.

(2) previously served by an investor/community-owned public utility company which has been acquired by JEA.

(c)Additional charge(s). If:

(1) JEA shall determine that the estimated average daily flow(s) of a user made at the time of initial connection to JEA's water and/or sewer system was erroneous, or that the description of the character of the waste in the application was erroneous; or

(2) The use of the property served by JEA's water and/or sewer system changes because of the construction of new dwellings, commercial or industrial facilities, because of additions to existing dwellings, commercial or industrial facilities, because of change in use from single family to multi-family residential, or because of increased, expanded or changed operations:

(i) so as to increase the number of gallons of sewage discharge by more than 20% over the number of the unit values or gallons of discharge at the most recent of either the time of payment of the last sewer capacity charge or the date when customer's sewer service provider was acquired by JEA; or

(ii) so as to increase by more than 10% its COD or suspended solids loading, measured in pounds a day; or

(iii) so as to increase the number of gallons of water usage by more than 20% over the number of unit values or gallons of usage at the most recent of either the time of payment of the last water capacity charge or the date when customer's water service provider was acquired by JEA.

Then an additional charge resulting from the erroneous estimates or change in property use shall be due and payable at the time JEA shall determine that an erroneous estimate was made or at the time of the change in property use, regardless of whether a water and/or sewer capacity charge was ever imposed or paid at the time of initial connection to the system. The additional charge shall be calculated according to the same rates as described in 105 (a) (1) and shall be based on flow or on the excess COD or suspended solids loading as applicable, over that on which the previous sewer capacity charge was based.

(d) Use of funds – Capacity and main extension fees

Revenues derived from the Water/Sewer capacity fees and Water/Sewer main extension fees are to be placed in Water/Sewer capacity and main extension capital improvement funds. The funds are used for qualifying capital expenditures related to growth and expansion, to pay debt service and/or debt pay down on qualifying capital expenditures initially funded through bond issuance.

Qualifying expenditures for the Water/Sewer capacity fees include:

1) Treatment plants and capacity expansion
2) Treatment plant configuration
3) Wastewater master pump stations and force mains directly upstream of the wastewater plant

Qualifying expenditures for the Water/Sewer main extension fees for backbone transmission facilities include:

1) Water mains greater than or equal to 10” in diameter
2) Water re-pump stations
3) Remote storage facilities
4) Force mains greater than or equal to 10” in diameter
5) Interceptor (trunk) gravity lines

Rates for Water, Sewer and Reclaimed Service

201 - Residential Rates

Basic Monthly Charge

Meter Size	Water	Sewer	Irrigation	Reclaimed (1)
5/8″	$12.60	$14.10	$12.60	$12.60
3/4″	$18.90	$21.15	$18.90	$18.90
1″	$31.50	$35.25	$31.50	$31.50
1 ½″	$63.00	$70.50	$63.00	$63.00
2″	$100.80	$112.80	$100.80	$100.80
3″	$201.60	$225.60	$201.60	$201.60

(1) Non-bulk reclaimed customers will be charged an additional $6.00 regardless of meter size to cover costs due to regulatory requirements.

Volume Charges per Thousand Gallons (kgal)

Tier	Water	Sewer	Irrigation	Reclaimed
1 – 6 kgal	$0.93			
7 – 20 kgal	$2.60			
>20 kgal	$5.60			
1 – 6 kgal		$4.94		
7 – 20 kgal		$6.02		
1 – 14 kgal			$2.60	$2.60
>14 kgal			$5.60	$5.60

Environmental Charge per Thousand Gallons (kgal)

See Section 204 for environmental charge

202 - Commercial Rates

Basic Monthly Charge

Meter Size	Water	Sewer	Irrigation[1]	Reclaimed [1][2]
5/8″	$12.60	$21.15	$12.60	$12.60
3/4″	$18.90	$31.73	$18.90	$18.90
1″	$31.50	$52.88	$31.50	$31.50
1 ½″	$63.00	$105.75	$63.00	$63.00
2″	$100.80	$169.20	$100.80	$100.80
3″	$201.60	$338.40	$201.60	$201.60
4″	$315.00	$528.75	$315.00	$315.00
6″	$630.00	$1,057.50	$630.00	$630.00
8″	$1,008.00	$1,692.00	$1,008.00	$1,008.00
10″	$1,974.55	$2,432.25		
12″	$3,691.55	$4,547.25		
20″	$7,726.50	$9,517.50		

(1) Includes Multi-Family Irrigation and Multi-Family Reclaimed Service
(2) Non-bulk reclaimed customers will be charged an additional $6.00 regardless of meter size to cover costs due to regulatory requirements.

Volume Charges per Thousand Gallons (kgal)

Tier	Water	Sewer	Irrigation[1]	Reclaimed[1]
≤ 8″ All kgal	$1.49			
≥ 10 ″ All kgal	$1.24			
All kgal		$6.02		
1 – 14 kgal			$3.44	$3.44
>14 kgal			$3.96	$3.96
Limited Service Sewer[2]				
All kgal		$4.74		
Bulk Reclaimed				
All kgal				$0.14 [3]
All kgal				$0.28 [4]

(1) Includes Multi-Family Irrigation and Multi-Family Reclaimed Service
(2) No new Limited Service Sewer accounts shall be allowed.
(3) Bulk Reclaimed rate per kgal for bulk reclaimed irrigation customers that are relinquishing, suspending, or foregoing an application for a Consumptive Use Permit or ground water withdrawals from SJRWMD. Rates apply in accordance with JEA standard bulk reclaimed water service agreement until such time as JEA may no longer offer reclaimed water service under such agreement.
(4) Bulk Reclaimed rate per kgal for all other bulk reclaimed irrigation customers. Rates apply in accordance with JEA standard bulk reclaimed water service agreement until such time as JEA may no longer offer reclaimed water service under such agreement.

Environmental Charges per Thousand Gallons (kgal)

See Section 204 for environmental charge

203 – Multi-Family Rates

Basic Monthly Charge

Meter Size	Water	Sewer
5/8″	$18.41	$24.68
3/4″	$27.62	$37.01
1″	$46.03	$61.69
1 ½″	$92.05	$123.38
2″	$147.28	$197.40
3″	$294.56	$394.80
4″	$460.25	$616.88
6″	$920.50	$1,233.75
8″	$1,472.80	$1,974.00
10″	$2,117.15	$2,837.63
12″	$3,958.15	$5,305.13
20″	$8,284.50	$11,103.75

Note: For Multi-Family Irrigation and Multi-Family Reclaimed basic monthly charge, Section 202 Commercial Irrigation and Reclaimed rates will apply

Volume Charges per Thousand Gallons (kgal)

Tier	Water	Sewer
All kgal	$1.00	
All kgal		$6.02

Note: For Multi-Family Irrigation and Multi-Family Reclaimed volume charges, Section 202 Commercial Irrigation and Reclaimed rates will apply

Environmental Charges per Thousand Gallons (kgal)

See Section 204 for environmental charge

204 – Environmental Charges

The Environmental Charge applies to all rate classes. The charge will apply to all billed usage for each 1,000 gallons (kgal) according to the schedules below:

Residential

Tier	Water	Sewer	Irrigation	Reclaimed
All kgal	$0.37		$0.37	$0.37
1 – 20 kgal		$0.37		

Commercial

Tier	Water	Sewer	Irrigation(1)	Reclaimed(1)(2)
All kgal	$0.37	$0.37	$0.37	$0.37

Multi-Family

Tier	Water	Sewer
All kgal	$0.37	$0.37

(1) Includes Multi-Family Irrigation and Multi-Family Reclaimed service
(2) Not applicable to bulk reclaimed usage

Charges for Fire Protection Water Service

301 - Fire Protection Charges

(a) For a closed unmetered connection to JEA's water system for the purpose of providing service on a standby basis for fire protection, there shall be a charge according to the following schedule for each year or portion thereof of the services provided:

Size of Branch (inches)	Annual Charge
4 or less	$67.00
6	$133.00
8	$274.00
10 or greater	$488.00

A closed system shall be limited to the interior of buildings only with a physically separate fire protection system with no external firefighting connections and/or standpipes with access to potable water. The charge shall be billed on a monthly basis. Other water and sewer services to a fire protection customer may be terminated because of nonpayment of fire protection charges. No connection shall be made to the system for a use other than fire protection. The requesting party shall be responsible for all costs incurred in the construction of the connection to JEA's water main. There shall be no connection of the system with any JEA water source unless a backflow prevention device, approved pursuant to JEA Rules and Regulations for Water and Sewer Service is installed. No suction of a pump may be attached to a connection of JEA except for health or safety reasons and with the approval of JEA. Buildings that are to be served by a closed unmetered connection, the owner will, at their own expense install and maintain a water flow monitor as prescribed by JEA Rules and Regulations for Water and Sewer Service. Customer must certify any flow detected is water used in the extinguishment or control of fires within the building. In the event of noncompliance by the customer with a provision of this section, JEA shall cause the discontinuance of service until the customer makes application and payment for installation of the proper size meter and applicable rate for metered services.

(b) For an open unmetered connection, where a customer could access water through standpipes or other firefighting connections to JEA's water system, for the purpose of providing service on a standby basis for fire protection on which the customer has purchased and installed a water flow monitoring device as prescribed by JEA Rules and Regulations for Water and Sewer Service, there shall be a monthly charge according to the following schedule:

Size of Branch (inches)	**Monthly Charge**
4 or less	$21.00
6	$28.00
8	$42.00
10 or greater	$55.00

Other water and sewer service to a fire protection customer may be terminated because of non-payment of fire protection charges.

(c) The volume of water, used in fire protection or testing purposes, as estimated by JEA, shall be billed at prevailing rates as established in Section 202 as set forth in this document. The requesting party shall be responsible for all costs, including costs of meter removal and installation of a flow monitoring device as prescribed by JEA Rules and Regulations for Water and Sewer Service, incurred in the construction of the connection to JEA's water main. There shall be no connection of the system with any JEA water source, unless a backflow prevention device, approved pursuant to appropriate sections of JEA Rules and Regulations for Water and Sewer Service, is installed. No suction of a pump may be attached to a connection of JEA except for health or safety reasons and with the approval of JEA. In the event of non-compliance by the customer with a provision of this subsection, JEA shall cause the discontinuance of service until the customer makes application and payment for installation of the proper size meter and applicable rate for metered service.

(d) Water used for municipal purposes other than the extinguishment of fires and all water used by another political subdivision or political agencies, state and federal, shall be subject to the rate schedule Section 202 as set forth in this document.

Conditions For Sewer Service

401 - Conditions for Service

(1) Each applicant for a sewer connection between JEA's sewer system and a lot or parcel of land which is supplied water by a private system or well shall have a meter, approved by JEA, installed and maintained at the expense of the applicant and his successors in interest. The meter shall be located in the water line at a convenient location for reading and for measuring the water which enters the sewer system. In these cases the sewer service charge shall be based upon the reading of the meter made by JEA's meter readers. Each sewer only customer class with unmetered water or inoperative meter shall be charged at the average monthly water usage rate for the prior calendar year for that customer class as the consumption amount.

(2) On sewer credit accounts, the water meter shall be JEA-owned and installed by the owner, tenant, occupant or his agent under the direct supervision of JEA, and the owner, tenant or occupant shall pay those inspection, delivery, material and administrative costs as determined by JEA or which are required by, and shall be subject to, the terms and requirements of sections 102. This paragraph does not apply to owners, tenants or occupants of lots or parcels of land which are connected to JEA water and sewer system and also have a cross-connection to another water supply. The maximum credit that can be given for an existing sewer credit account is 75% of the total water billed for the account on which the credit is to be given. No new sewer credit accounts shall be allowed.

(3) Effective October 1, 1988, all owners, tenants, and occupants shall be required to provide for the installation and use of JEA-owned water meters in all water systems, regardless of whether the meter is or was installed for the purposes of establishing a charge or a credit.

402 - Sewer Surcharge.

In all cases where the character of the sewage, waters or waste from a manufacturing or industrial plant, business or commercial location, building or premises has a chemical oxygen demand (COD) of more than 650 parts per million by weight or contains more than 300 parts per million by weight of suspended solids (SS), or both, and the sewage, waters or waste are accepted into the sewage system for treatment, the discharger shall pay to JEA a rate, fee or charge, designated as a surcharge. Surcharge shall be in addition to any sewer service charge which might be based upon the customer's premises as set forth in this Water & Sewer Rate Document. JEA reserves the right to deny any discharger treatment capacity based on JEA's determination that additional organic loading above 650/ppm COD, 300/ppm suspended solids or additional hydraulic load, or any combination of the above, will hamper or reduce the effective operations of the treatment facility.

The surcharge shall consist of an amount calculated according to the following formula:

S = Vs x {$0.0008031 (COD - 650) + $0.0009810 (SS - 300)}

Where:

S = surcharge in dollars;
Vs = sewage volume in kgal;
$0.0008031 = unit charge factor for COD based on 9.629 cents per pound of COD;
COD = chemical oxygen demand strength index in parts per million by weight;
650 = allowable COD strength under normal volume charges in parts per million by weight;
$0.0009810 = unit charge factor for suspended solids based upon 11.763 cents per pound of suspended solids; and
SS = suspended solids strength index.

The amount of the surcharge for the use of JEA's sewer system shall be separately stated as a part of the total sewer service charge for the billing period and shall be payable, collectible and enforceable in the manner provided for sewer service charges. Unless otherwise required by JEA for compliance with local, state and federal law or regulations, each customer to which this surcharge applies shall submit, on a monthly basis, a laboratory analysis of such scope as to permit JEA to render an accurate billing of this charge as provided herein.

Each sewer customer to which this surcharge could apply that does not submit a laboratory analysis shall be charged a sewer surcharge based upon the average surcharge factors of other customers who have the same property use code as assigned by the Duval County Property Appraiser's Office or based upon factors assigned by JEA until reporting of actual surcharge factors are provided by the sewer customer.

403 - Scavenger and Leachate Waste Charges

(a) Scavenger wastes, as described in JEA Rules and Regulations for Water and Sewer Service, may be disposed of at a JEA sewage treatment plant after approval of JEA and with prior payment of a charge of $4.49 for each 100 gallons of waste based on the full capacity of each vehicle for each discharge. There shall be a minimum fee of $ 30.00 for each discharge.

(b) Leachate waste may be disposed of at a JEA sewage treatment plant after approval of JEA at a charge of $5.16 per 100 gallons of waste based on the full capacity of each vehicle for each discharge.

Service Charges

501 - Service Charges

1) The fee for inspecting the installation of a sewer flow meter shall be $50.00

2) To physically locate a sewer connection, the charge is $491.00

3) JEA will conduct fire hydrant flow tests when requested. The fee for this service will be $82.00

4) The fee for processing an industrial user discharge permit application shall be $250.00

5) The on-site inspection of non-significant industrial users to determine compliance with JEA Industrial Pretreatment Regulations shall be assessed at $100.00 per visit.

6) Customers who use water provided by the standby system for other than fire protection or testing purposes shall be charged:
   a. $200.00 per incident
   b. Plus 150% of the prevailing commercial water rate for each kgal of estimated usage

7) The charge for unauthorized connection to a hydrant shall be either
   a. $1,500.00 or
   b. $750.00 if the customer applies and obtains a hydrant meter

8) Upon request, JEA will test a customer's meter for accuracy. If the meter does not test within JEA acceptable accuracy range of + or - 2%, JEA will bear the full cost of the test. If the meter tests within JEA acceptable accuracy range, however, the customer will be required to share in the cost of the testing according to the following schedule:
   a. $40.00 for a field test of a meter up to 1 inch
   b. $85.00 for a field test of a meter between 1 ½ and 2 inches
   c. $125.00 for a field test of a meter greater than 2 inches

9) The fee for resetting a meter which has been removed due to customer theft or fraud shall be a minimum of $225.00 or actual cost for labor and materials.

10) The fee for reconnection of sewer services which have been discontinued for nonpayment of sewer service charges shall be a minimum of $400.00 or actual cost for labor and materials.

Service Charges (continued)

11) The fee to start a water, sewer, or a water/sewer service shall be $10.00

12) The fee to start an irrigation or reclaimed service shall be $10.00

13) The fee for reconnection following disconnection for delinquency shall be $14.00 per service

14) Field notification in lieu disconnection shall be $5.00

15) Meter inaccessible for reading or cut-off after notice shall be $25.00

16) Tampering with meter or service connection shall be $200.00

17) Damaged/Missing meter charge shall be the actual cost of the damaged or missing meter.

18) JEA will charge a customer $25.00 for each return trip whenever JEA must make a return trip to a customer's service address to perform maintenance and/or activate service because the work requested by the customer was not able to be completed at the first scheduled visit.

19) Service restored without JEA authorization shall be $25.00

20) Returned check charge shall be $20.00

21) The charge for a required court appearance and/or restitution claim by a JEA employee shall be a minimum of $50.00 up to $400.00 depending on actual costs.

22) The fee for the misrepresentation made to JEA for the purpose of obtaining or maintaining utility service(s) shall be $50.00.

23) The charge for the reactivation of a residential irrigation service, including reclaimed, within six months of a customer requested disconnect at the same service address by the same customer shall be $125.00

24) The charge for the reactivation of a commercial irrigation service, including reclaimed, within six months of a customer requested disconnect at the same service address by the same customer shall be $250.00

Billing Issues

601 - Customer Installed Meters

If a meter installed and maintained by an owner, occupant or tenant upon which the sewer service charges imposed by this document are based is found to be defective for any reason whatsoever, the owner, occupant or tenant shall immediately correct the defect and have the meter tested by JEA at his expense. In these cases, JEA reserves the right to render an average or estimated bill for the period that the meter was defective, based upon previous consumption on the meter.

602 – Pool Fill Credits

Any metered user to whom sewer charges are regularly rendered and through whose meter a swimming, family swimming, or public pool receives water from JEA water system and whose pool capacity has been documented to JEA by the pool contractor, builder or homeowner at the time the building permit for the pool was issued shall have the right to fill the pool for the first time without application of the sewer charge to the quantity of water used to fill the pool. Furthermore, a metered user, as defined herein above, who is required to drain his pool in order to facilitate needed repair shall have the right to refill the pool after the repair has been completed without application of the sewer charge to the quantity of water used to refill the pool, provided that the necessity to drain the pool for repair and the pool's capacity in gallons is certified to JEA by the pool contractor or other person doing the repair prior to draining the pool. The certification shall be under oath and must have attached to it the permit issued by the Chief, Building and Zoning Inspection Division for any repairs. The right to fill the pool for the first time or to refill the pool after necessary repair may be exercised by the making of a written request to and upon forms available from JEA. The written request shall include such documented proof as required and as satisfactory to JEA, of the pool's capacity in gallons. The written request shall also include an affidavit (on the form provided by JEA) signed by the user, and water meter readings both immediately before and after the filling or refilling of the pool with dates and times of readings noted. All written requests shall be furnished to JEA no later than 30 days after completion of the filling or refilling. Upon receipt of a proper written request, JEA shall cause an appropriate credit to be made to the user's account.

603 - Utility Agreements

JEA serves a limited number of customers wherein it provides water service and a second party utility company provides sewer service, and vise versa. On some occasions, customers receiving water and sewer service from two different utilities pay only the water bill and not the sewer service bill. Curtailment of sewer service alone is extremely expensive in that sewer lines to customers typically do not have cut-off valves, necessitating that the sewer line by dug out and plugged. To accomplish the same protocol that is undertaken for customers who receive both water and sewer service by JEA, JEA is authorized to execute an agreement (containing appropriate hold harmless provisions as approved by the office of the General Counsel) with second party utility companies (which reciprocate) providing for the termination of water service for customers who do not pay the fees for sewer service. Said

termination of water service shall afford notice and appeal rights conforming to those provided to customers receiving both water and sewer service from JEA.

604 - Special Services, Terms, Conditions and Rates

JEA and the customer may agree for JEA to provide special services, including related water, sewer and energy services, and for terms of service up to ten (10) years in length. Services could include the repayment to JEA over time of the capital costs incurred to connect new customers to the water and/or sewer system. Prices for special services, terms or conditions shall be based on cost. JEA's provision of special services, terms, and conditions requires execution of a contract between JEA and the customer, in which all special services, terms, and conditions shall be specified. Contract approval authorizations shall be as established in applicable JEA Management Directives, Policies or Procedures.

605 – Applicable Taxes and Fees

City of Jacksonville

Service	Applicable Fees	Applicable Taxes
Water	3% Franchise Fee	10% Public Service Tax
Sewer	3% Franchise Fee	
Irrigation	3% Franchise Fee	10% Public Service Tax
COD/TSS	3% Franchise Fee	
Reclaimed	None	10% Public Service Tax
Capacity Fee	None	
Tap & Meter Fees	None	
Line Extension Fees	None	

Nassau, St. Johns, Clay Counties

Service	Applicable Fees	Applicable Taxes
Water	None	None
Sewer	None	None
Irrigation	None	None
COD/TSS	None	None
Reclaimed	None	None
Capacity Fee	None	None
Tap & Meter Fees	None	None
Line Extension Fees	None	None

CONDITIONS FOR RECLAIMED SERVICE

701 - Availability and Requirements for Service

This service will only be provided where service is available, with a physically separate reclaimed water irrigation system. Bulk service will be available to large commercial and industrial users where JEA reclaimed water system is closely available. Retail service for residential and commercial service will be available in Developments of Regional Impact (DRIs), in areas served by JEA, where service is available, with a physically separate reclaimed water irrigation system. No connection to JEA's potable water system by valve or any other means will be allowed. Certification that no interconnection exists must be provided to JEA before any service connections are made. All areas where reclaimed water is being used must be clearly marked as non-potable water. Any customer whose reclaimed water system is in violation of any regulation or procedure shall be subject to immediate discontinuance of reclaimed water service. Such discontinuance shall not relieve any person of liability for any payments due to JEA.

702 - Reclaimed Water Capacity Charges

(a) Capacity fees for retail reclaimed water service will be charged at the same rates as stated in Section 105 of this document.

(b) No capacity fees will be charged for bulk reclaimed water sales.

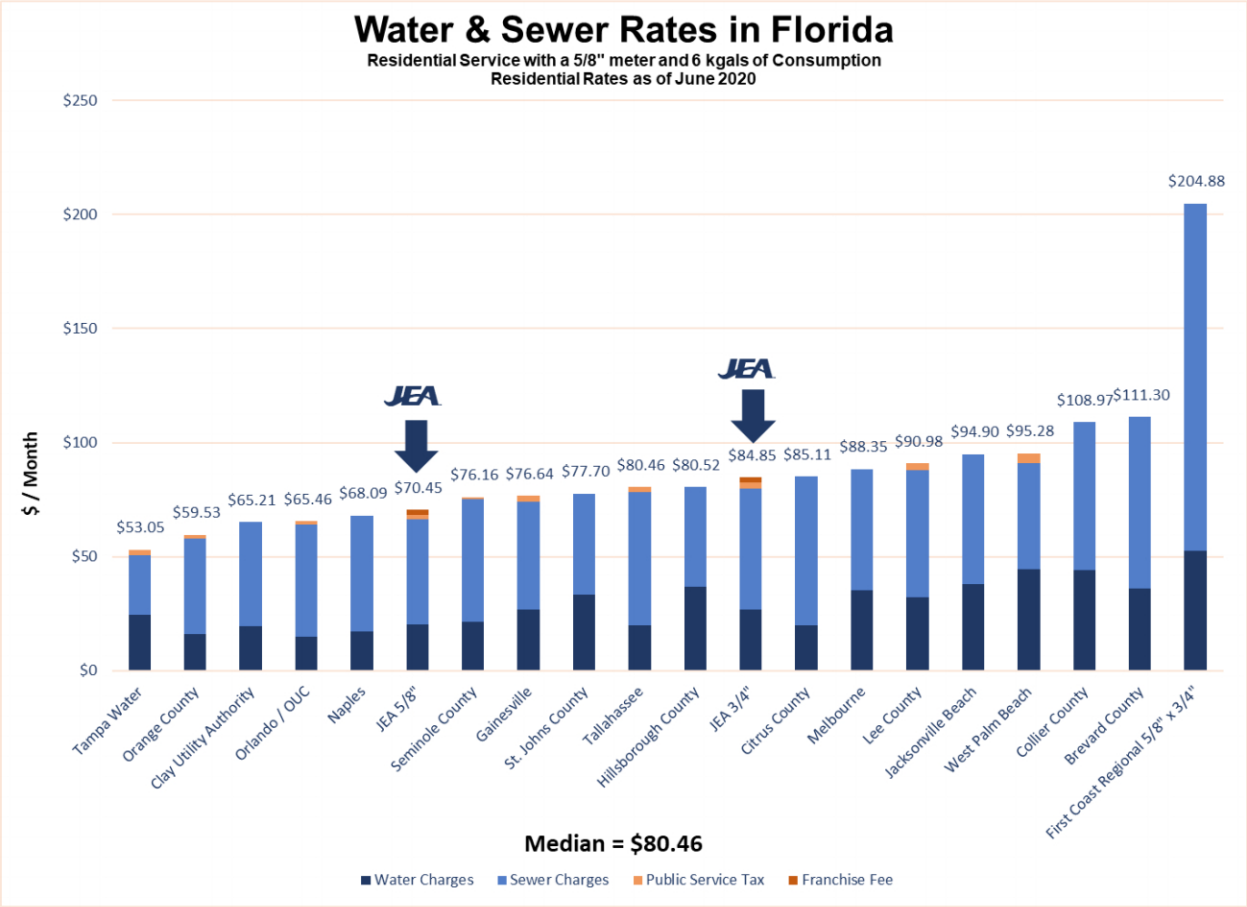
703 - Connection Fee, etc.

Connection, reconnection, tap, and construction fees and rates shall be in accordance with applicable sections of the Water and Sewer Rate Document.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 12
PARTY: JEC-4
DESCRIPTION: JEA and Other Municipal Water and Sewer Rates in Florida Compared to the Applicant's Proposed Rates

JEA and Other Municipal Water and Sewer Rates in Florida

Compared to the Applicant's Proposed Rates



ROBERT ZAMMATARO, P.E.
Jacksonville, FL 32202
(904) 665-8785

EXPERIENCE

JEA

Director W/WW Planning and Development: Jul. 2019 - Current

- Develops long range requirements of the markets served by JEA including new development and real estate acquisitions as needed to meet new capacity requirements.
- Establishes planning criteria, forecasts of product demand (peak and average) and develop grid capacity expansion plans which meet planning criteria for reliability, quantity, quality of supply, and cost effectiveness
- Develops plans for the future water supply needs of base customers and new markets, including coordination with Operations' of the long term planning of JEA's existing grid assets for rehabilitation and refurbishment.
- Lead the Development processes which include Plan Review and professional, technical and business communication with Developers and there Engineering consulting firms.
- Administer and update Policies and Procedures to include Water, Sewer and Reclaimed Water Design Guidelines, and Developer related policies to include Cost Participation and Cost Recovery.
- Prepare Agenda Items and presentations to the JEA Board of Directors on topics such as Developer Policies and Agreements including Cost Participation and Cost Recovery, Integrated Water Resource Planning (IWRP), Reclaim Initiatives, and Long-Term Capital / System Planning and other initiatives.
- Oversees the publications and communications of annual master plan for water plant, wastewater plant, water distribution, wastewater collection, and reclaimed water; along with a periodic Integrated Water Resource Plan (IWRP)
- Perform in the role as the central JEA representative with stakeholders such as NEFBA, and project partners such as FDOT, COJ, and JTA.
- Leads technical communication concerning the inter-local agreements with St Johns County and Nassau County to include coordinating and transmitting annual financial and other reporting requirements and other territorial agreements or utility acquisitions.
- Manages territorial agreements, and leads JEA in discussions and coordinates analyses concerning any potential utility acquisitions.
- Perform in the role as a JEA representative with stakeholders such as St. Johns River Water Management District (SJRWMD)
- Plans, develops and administers the Capital budgets for system planning and development functions including cost participation projects, to include participation in JEA's five and ten year financial projections.
- Develop and administer the Capital and O&M budgets for assigned processes in a timely and accurate manner to include acquiring appropriations for initial Project Requests and Change Orders, assure monthly cash flow forecasts are completed in a timely and accurate manner, and Trends for budget and / or cash flows are transmitted in a transparent and timely fashion.

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Bureau Chief of District Projects and Construction: Feb. 2017 – Jul. 2019

Provides general oversight and direction for the Bureau of District Projects and Construction which includes four departments:

ROBERT ZAMMATARO, P.E.
Jacksonville, FL 32202
(904) 665-8785

- Project Management – Responsible for managing all District led capital improvement projects which included projects such as: Taylor Creek Water Supply Reservoir($40M), Black Creek Water Resource Development($41M) and Fellsmere Water Management Area($55M). The Department's budget averages $30M annually.
- Construction Inspection services – Provides contractor supervision and construction services for projects constructed by the District.
- Surveying – Provides in-house surveying services to support District activities, such as: Topographical surveys for engineering design, boundary surveys for real-estate purchase and legal descriptions for easements.
- Engineering – Provides design services for capital projects and operation and maintenance activities.

JEA

Manager W/WW System Planning: Nov. 2013 – Feb. 2017

Oversee & Manage the Planning Team, responsibilities include:

Planning:

Led a Planning Team of eight 8 people which were responsible for laying out the JEA Capital Improvement Plan (CIP). The JEA CIP averaged $150 Million/year over five years. Typical projects range from $200k to $15 Mil.

Additional responsibilities include:

- Develop Project Definitions which define the scope of significant capital projects
- Coordinate with other internal departments – Real Estate, Budget, Finance, Operations, Maintenance, Project Engineering, General Counsel, Project Outreach
- Present information to the Executive Leadership Team through written reports and presentations.
- Master Plan for Water, Wastewater and Reclaimed water systems.
- Establish methodology for population projections and water use forecast.
- Responsible for maintaining Capacity Analysis Reports for all treatment plants.
- Water supply goals in relation with the CUP.
- Establishing a 5year Capital Budget based on future growth and capacity of the existing system.

GIS and Mapping:

- Establishing a database for all grid projects (Piping and Roads) which allows all the capital and Operational project to be mapped by year and function. This map has become the foundation for the current interagency map.
- Mapping of all letters of availability and link to the permitting database which has leveraged the GIS system to allow access to the development data by location.

Hydraulic Modeling:

- Responsible for overseeing hydraulic water and wastewater system models.
- Developing a basis for loading existing flows into the model which are well defined and repeatable.
- Standardizing the modeling process to help facilitate request from other departments.
- Ensuring the water model is capable of meeting ISO requirements for COJ.

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ST. JOHNS COUNTY UTILITY DEPARTMENT
Chief Engineer of Development/Planning: Dec. 2006 – Nov. 2013

Oversee & Manage the Utility Development Process:

- Coordinate and review all planning documents, such as PUDs, DRIs, Comp Plan Amendment, and Development Orders.
- Authored the current SJCUD Development Reimbursement Ordinance.
- Resolve Developer/ Contractor conflicts within the guidelines of the rules and regulations.
- Develop and refine the work flow process for the development group.
- Designed GIS/Development Database to assist in tracking all new development.
- Prepare Developer Reimbursement Agreements.
- Developed inspection procedures and protocols for construction inspectors.
- Establish staff's goals and objectives.
- Develop, Prepare and Maintain the County Utility Standards Manual.

Develop & Execute the Utility Planning Program:

- Establish methodology for population projections.
- Developed design basis for hydraulic modeling of the water and reuse system.
- Current project manager on the Integrated Water Resource Plan. Assisting Jones Edmund and CDM Smith to develop the Constraints and Drivers for the Stella model.
- Completed Ponte Vedra Service Area Master Plan.
- Completed 2040 Population and build out projections for the County Utility Service Area.
- Responsible for maintaining Capacity Analysis Reports for all Water Treatment plants.
- Responsible for maintaining hydraulic water and wastewater system models.

MITTAUER & ASSOCIATES
Project Manager: May 2003 – Dec. 2006

Responsibilities included:

- Managing Water & Wastewater improvement projects for public municipalities.
- Project Work included; Customer Services, Designing, Drafting, Permitting and Construction Management.

Projects included:

- Town of Callahan - Water Plant improvements, Wastewater Plant improvements, Lift Station rehabilitation, Consumptive use permitting, and preliminary design for an Advanced Wastewater Treatment Facility.
- City of Flagler Beach - Sewer Main and Lift Station Rehabilitation.
- Town of Branford - Water Plant Improvements.
- City of Moorehaven - Water Main Replacement.
- City of Groveland - Citywide Hydraulic Modeling, WWTF preliminary design report for a 1.0 MGD public access reuse facility.
- Town of Ponce Deleon - New water supply well along with disinfection equipment.
- Town of Yankeetown - WTP improvements including SRF Facilities Plan for new Membrane filtration system, forced air degassifier, ground storage tank and new supply well.

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CITY OF GREEN COVE SPRINGS
Director of Utilities: June 2000 – May 2003

Responsibilities included:

- Managing Water & Wastewater distribution systems and treatment facilities.
- Establishing capital improvement plan and annual operating budget.
- Project management for new capital projects.

Projects included:

- Harbor Road Reclaimed Water Treatment Facility Improvements
- Reynolds Water Treatment Expansion
- Water Main Rehabilitation Project
  Project included replacing over 17 miles of old water mains within the City of Green Cove Springs.
- Consumptive Use Permitting
  Completed the 20-year consumptive use permit application with the Saint Johns Water Management District.
- System Mapping
  Initiated computerized mapping of the City and utilities.

CLAY COUNTY UTILITY AUTHORITY
Utility Engineer: Feb. 1999 – June 2000

- New Service Connections.
- Review of new subdivision design submittals.
- Assisting in plant and distribution design.
- Project management for projects 100K or less.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Domestic Waste Engineer: Sept. 1997 – Feb. 99

- Reviewing permit applications and preliminary design reports for domestic wastewater treatment facilities and collection systems.
- Writing permits for domestic wastewater facilities.
- Inspecting treatment facilities for compliance with Florida Administrative Codes.
- Coordinating database management for Water Facilities in the Northeast district.

EDUCATION

- University of Florida -- Bachelor of Science degree in Environmental Engineering, May 1997
- Brevard Community College -- Associate in the Arts, May 1994
- Vermont Technical College -- Associate of Applied Science in Architectural Engineering & Building Technology, May 1992

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 14
PARTY: RJZ-2
DESCRIPTION: Private Utility Systems Acquired by JEA

Water/Wastewater Systems Acquired by JEA

Seller	Announcement Date	# of Water Connections (1)	# of Sewer Connections (1)	Transaction Value ($MM)
Gate Maritime Properties, Inc.	6/13/2000	unknown	unknown	$1.0
Regency Utilities Inc. (partial acquisition)	4/10/2001	unknown	unknown	$7.7
United Water Florida, LLC	12/28/2001	37,000	37,000	$219.0
Florida Water Services Corporation	10/15/2003	5,800	5,300	$25.0
Nocatee Utility Corporation	12/6/2004	17,500	17,500	$2.3
St. Joe Utilities Company	12/22/2004	8,600	8,600	$2.3
		68,900	**68,400**	**$257.2**

JEA Awards and Accolades (Five year History)

2020

- Florida Water Environment Association David W. York Water Reuse Project of the Year Award (2020) for the JEA's Water Purification Research and Development Project.
- Florida Water Environment Association OneWater Professional of the Year to Ryan Popko (2020).

2019

- First Coast Manufacturers Association (FCMA) Environmental Excellence Award (2019) for JEA Water Purification Project (Jacksonville, FL).
- American Academy of Environmental Engineers & Scientists (AAEES) Excellence in Environmental Engineering & Science – Honor Award/Research (2019) for JEA Water Purification Technology Evaluation and R&D Testing (Jacksonville, FL).
- Earle B. Phelps Award the Florida Water Environment Association (FWEA) gives the Earle B. Phelps Award annually to recognize wastewater treatment facilities which have maintained the highest removal of major pollution-causing constituents prior to discharging treated effluent to receiving waters.
    - Secondary > 10 MGD: Buckman – Honorable Mention
    - Secondary > 10 MGD: Southwest – Runner-up
    - Advanced Secondary 5-15 MGD: Cedar Bay – Runner-up
    - Advanced Secondary > 15 MGD: Arlington East – Honorable Mention
- American Water Works Association Florida Section Region II Volunteer of the Year to Ryan Popko (2019).
- FWRC Florida Operations Challenge: 1st Place Collections Event; 1st Place – Safety Event; 2nd Place – Pump Maintenance Event – Represented Florida in WEFTEC World Operations Challenge – 4th Place Collections Event
- FSAWWA Ductile Iron Pipe Tapping Champions- Bobby Haspel, Tim Maxwell, Caleb Barker, Sam Maxwell
- FSAWWA Hydrant Hysteria Champions- Sammy Howard & John Alderman

2018

- FWEA Safety Award - This award recognizes the outstanding effort of the management and operational staff which resulted in an outstanding safety record.
  2018 Awards: Buckman WRF won 2nd place
- Earle B. Phelps Award (2018):
    - Secondary Wastewater Treatment, > 5 MGD: Buckman WRF – First Place
    - Advanced Secondary Wastewater Treatment, 5 – 10 MGD: District II WRF – First Place
    - Advanced Secondary Wastewater Treatment, > 10 MGD: Southwest District WRF – Honorable Mention
- FWEA Excellence in Benchmarking -JEA also received the Excellence in Benchmarking Award by the FWEA/Florida Benchmarking Consortium (FBC) for 2018. The Benchmarking Excellence

Award recognizes those utilities who are "High Performers" in the FBC annual survey in the Water/Wastewater Service Area. JEA was one of five utilities to receive this award.

- FWRC Florida Operations Challenge:1st Place Collections Event; 1st Place – Safety Event; 2nd Place – Pump Maintenance Event – Represented Florida in WEFTEC World Operations Challenge
- FSAWWA Hydrant Hysteria Champions- Sammy Howard and Walter Kennedy
- FSAWWA Ductile Iron Pipe Tapping Champions- Bobby Haspel, Brandon Barr, Wade Hoilman, Walter Kennedy

2017

- Florida Water Environment Association Environmental Stewardship Award for Odor Control (2017) for JEA Odor Control Program
- FWRC Florida Operations Challenge:1st Place Pump Maintenance; 2nd Place – Collections Event – Represented Florida in WEFTEC World Operations Challenge
- FSAWWA Ductile Iron Pipe Tapping Champions- Sammy Howard, Bobby Haspel, Brandon Barr, Mike Mace

2016

- FWEA/FBC "Benchmarking Excellence Award" for outstanding performance with the Florida Benchmarking Consortium benchmarking data for the previous reporting cycle.
- FWRC Florida Operations Challenge: 2nd Place Collections Event
- FSAWWA Ductile Iron Pipe Tapping Champions- Sammy Howard, Bobby Haspel, Brandon Barr, Mike Mace.
- FWRC Florida Operations Challenge:2nd Place Collections Event

2015

- David York Award -The JEA South Grid Reuse System has been awarded the 2015 David W. York Reuse Award, the State's highest, most prestigious, reuse award. The South Grid Reuse System consisting of four plants -Arlington East, Mandarin, Blacks Ford, and Julington Creek Water Reclamation Facilities (WRF) and an extensive common reclaimed water distribution system connected in a 26 mile North/South corridor extending from approximately the Dames Pt. Bridge to the Nocatee/210 Corridor.

  JEA has invested nearly $100 million in this infrastructure since the early 2000's, which provides reclaimed water in JEA's highest growth areas.

  With the improvement in the economy and the home building segment, we are adding over 1,000 homes per year to this system – efficiently serving areas of growth with reclaimed water as an alternative resource and helping to preserve Floridan Aquifer water for essential uses. Water & Waste Digest Top Water & Wastewater Projects Award Winner (2017) for JEA Blacks Ford WWTP Package Plant.
- Earl B. Phelps Award - JEA also received awards at the Florida Water Resources Conference for two of its wastewater plants, District II and Southwest WRF.
- FWRC Florida Operations Challenge: 2nd Place Collections Event

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 16
PARTY: RJZ-4
DESCRIPTION: City of Jacksonville-JEA Franchise Agreement

OFFICE OF GENERAL COUNSEL
CITY OF JACKSONVILLE

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GENERAL COUNSEL

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TRACEY I. ARPEN, JR.
THOMAS M. BEVERLY
DEBRA A. BRAGA
WILLIAM B. BURKETT
KAREN M. CHASTAIN
DERREL Q. CHATMON
SHANNON K. ELLER
LOREE L. FRENCH
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LAWSIKIA J. HODGES
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CHERRY A. SHAW
MARGARET M. SIDMAN
WENDY L. STEINER
EDWARD C. TANNEN
JASON R. TEAL
JOEL B. TOOMEY
MICHAEL B. WEDNER

To: Jim Dickenson, Managing Director/CEO
JEA Tower-16

From: Debra A. Braga, Assistant General Counsel

Re: Transmittal of Interlocal Agreement Regarding Franchise Fee

Date: February 6, 2008

Enclosed find the *recorded* Interlocal Agreement Regarding Franchise Fee filed with the Clerk of the Court, Duval County, Florida, for completion of your files.

Do not hesitate to contact me should you have any questions and/or comments.

DAB:mll
Enclosure
cc: Sharon Chappelle (w/enc.)

Prepared by and return to:
Debra Braga, Assistant General Counsel
117 West Duval Street, Suite 480
Jacksonville, FL 32202

Doc # 2008028825, OR BK 14371 Page 98,
Number Pages: 4
Filed & Recorded 02/05/2008 at 11:08 AM,
JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY

INTERLOCAL AGREEMENT REGARDING FRANCHISE FEE

This Interlocal Agreement Regarding Franchise Fee, hereinafter "Franchise Fee Agreement" is entered into this 1st day of February, 2008, by and between the City of Jacksonville, a municipal corporation and political subdivision of the State of Florida, (hereinafter City), and JEA, a body corporate and politic, (hereinafter JEA).

WHEREAS, JEA provides electric, water and sewer utility services within the jurisdiction of the City; and

WHEREAS, JEA operates pursuant to City Charter section 21, which provides for the governance of JEA, and oversight of JEA by the City Council; and

WHEREAS, on or about November of 2007, the City and JEA agreed to the payment of a Franchise Fee, as set forth in City Charter Section 21.07, and adopted by the City Council as ordinance 2007-838; and

WHEREAS, the parties intend that this Franchise Fee Agreement provide for the administration of the Franchise Fee, as contained in the Charter.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Amount of the Franchise Fee. As established in the City Charter Section 21.07, the Franchise Fee shall be initially established at three percent (3%) of the revenues of the electric system and the water and sewer system. This amount may be increased up to a maximum of six percent (6%) by ordinance of the City Council as provided for in City Charter Section 21.07(l).

2. Territory for Payment of Franchise Fee. The Franchise Fee shall be limited to revenues derived within Duval County not including Urban Service Districts 2-5.

3. Calculation of Franchise Fee. The Franchise Fee shall be calculated each month by multiplying three percent (3%) by the sum of JEA's base rate electric revenues, fuel rate revenues, water rate revenues and sewer rate revenues for that month excluding unbilled revenues and uncollectible accounts. The franchise fee shall be calculated on revenues derived from the sale of gross kilowatt-hours and number of cubic feet of potable water and cubic feet of sewer service as set forth in Section 21.07(c) of the City Charter.

    a. Franchise Fee Cap. The Franchise Fee shall be limited to a per customer maximum of two million four hundred thousand dollars ($2,400,000) per fiscal year of electric rate revenues as specifically set forth in City Charter Section 21.07(l).

    b. Adjustment for Franchise Fee Cap. Until such time as determined by JEA that JEA's billing system is capable of implementing the Franchise Fee customer cap as determined by the City Council, the City and JEA agree on the following procedure to implement the Franchise Fee customer cap. At least annually, JEA shall identify the customers affected and issue a report to the City summarizing the amount of the Franchise Fee billed. On an annual basis, the City will issue a check payable to each eligible customer in an amount equivalent to reduce the Franchise Fee amount collected to the Franchise Fee cap. JEA shall be authorized to pass-through to the customers the amount of the franchise fees set forth herein and such associated charges including but not limited to public service tax, gross receipts tax, and sales tax resulting from the stated three percent (3%) franchise fee on rate revenues notwithstanding the $2,400,000 limit. The City will issue checks payable to each customer for the specific franchise fee amount collected over the cap.

4. Exclusions from Franchise Fee. No Franchise Fee shall be paid on Franchise Fees, state utility taxes, fuel related interchange sales, sales for resale, City of Jacksonville accounts, JEA accounts, investment income or other revenues not specifically set forth in paragraph 3 herein.

5. Collection, remittance and timeliness of the Franchise Fee. The Franchise Fee shall be effective for revenues derived after March 31, 2008. The Franchise Fee will be applied to all services rendered for which revenues are posted after March 31, 2008. The Franchise Fee will not be pro-rated, regardless of when services were used by the customers. The Franchise Fee shall be payable monthly, with the first payment due on June 1, 2008, and shall continue until the requirements of the Franchise Fee are modified, either by amendment to section 21 of the City Charter, or by amendment to this Agreement. The Franchise Fee shall be paid on the first business day of each month. JEA shall collect the Franchise Fee from its customers, and the Franchise Fee shall be considered a pass through from the customers, in accordance with the proportionate share of rate revenues. The Mayor is authorized to grant an extension of time for 30 additional days for the

payment of the Franchise Fee for good cause shown by JEA. JEA shall submit a written request for an extension of time for payment at least five (5) days prior to the normal due date which sets forth the circumstances which require the extension in time for payment.

6. Consideration for the Franchise Fee. The consideration for the Franchise Fee is the exclusive right for JEA to serve electric, water and sewer customers, for use by JEA of the public rights of way, both existing and new, for its electric, water and sewer system, and for any other utility systems, as that term is defined in City Charter Section 21.02(a).
7. Amendments to the Interlocal Agreement Regarding Franchise Fee. The Parties agree that this Agreement may be amended by ordinance of the City Council, following the usual procedure for passage of ordinances, subject to the requirements set forth in Ordinance 2007-838, and without compliance with the provisions regarding amendments to the JEA charter, as are set forth in City Charter Section 21.11. The Parties also agree that non-material changes to this Agreement may be made based on the mutual consent of the Parties, subject to the approval of the City Council Auditor's office, and with notice to the City Council. "Non-material" changes shall be those changes which are solely of an administrative nature, and do not involve any change in the amount of the Franchise Fee.

8. Modifications to the JEA Contribution. As further consideration for the Franchise Fee, the parties have agreed to a modification to the JEA Contribution, which is currently contained in City Charter Section 21.07. Those modifications require approval by the City Council, and are contained in Ordinance 2007-1132, filed October 23, 2007. The agreed upon modifications to City Charter Section 21.07(c) and (d) involve a reduction in the minimum required increase in the contribution, the deletion of the alternative method of calculation of the contribution based upon a percentage rate, a modification of the base year assessment total, and the agreement that the City Council may reconsider the assessment calculations in 2016.

9. Definitions. Terms used in this agreement shall be as defined in City Charter Section 21.

[Remainder of page intentionally left blank. Signature page follows immediately.]

IN WITNESS WHEREOF, the parties have caused this Franchise Fee Agreement to be duly executed as of the date first written above.

Attest:

By: _____

Attest:

By: _____

CITY OF JACKSONVILLE

By: _____
John Peyton
Mayor

Kerri Stewart
Deputy Chief Administrative Officer
For: Mayor John Peyton
Under Authority of:
Executive Order No. 07-12

JEA

By: _____
James A. Dickenson
Managing Director/CEO

I hereby certify that the expenditure contemplated by the foregoing instrument has been duly authorized, and provision has been made for the payment of the monies provided therein to be paid.

_____
Signature
Print Name: _____
Title: _____
For JEA

Form Approved:

_____
Office of General Counsel

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 17
PARTY: RJZ-5
DESCRIPTION: Nassau County-JEA Franchise Agreement

NASSAU COUNTY/JEA WATER AND WASTEWATER INTERLOCAL AGREEMENT

This Water and Wastewater Interlocal Agreement (the "Agreement") is made and entered into this 17th day of December, 2001, by and between Nassau County, a political subdivision of the State of Florida (hereinafter referred to as the "County") and JEA, an electric, water and wastewater utilities authority established under the laws of the State of Florida.

WHEREAS, JEA is authorized to provide electric, water and wastewater (which includes reuse) services pursuant to authority granted by the State of Florida and Duval County;

WHEREAS, United Water Florida ("United Water") currently owns and operates a water and wastewater utility system (the "Utility System") part of which is located within Nassau County and the Utility System has operated pursuant to Water Franchise Certificate No. 263-W and Sewer Franchise Certificate No. 179-S (the "Certificates") issued by the Florida Public Service Commission (the "PSC");

WHEREAS, the Certificates authorize United Water to provide water and wastewater (including reuse) services within designated service areas around the State;

WHEREAS, the PSC certificated service areas for United Water include territory in Nassau County (the "Service Territory");

WHEREAS, the PSC certificated service areas of United Water will be grandfathered to the purchaser of United Water pursuant to Florida Statutes;

WHEREAS, Nassau County recently passed a resolution to assume regulatory jurisdiction over investor owned utilities operating in Nassau County;

WHEREAS, JEA is prepared to enter into a purchase and sale agreement with United Water for the acquisition of United Water's entire Utility System in Florida including the portions located in Nassau County and the right to provide service throughout the Service Territory;

WHEREAS, the County and JEA (collectively referred to as the "parties") have determined to enter into this Interlocal Agreement in an effort to assure that water and wastewater (including reuse) services within Nassau County are provided in an orderly fashion;

WHEREAS, the County and JEA believe that this Agreement will promote cooperation and coordination between the parties in providing utility services within the Service Territory and elsewhere in Nassau County;

WHEREAS, JEA and the County both acknowledge the desirability and the need to provide water and wastewater services in a manner which is both economical and consistent with the water conservation and management policies of the State of Florida, the St. Johns River Water Management District and Nassau County;

WHEREAS, the parties seek through this Interlocal Agreement to establish the terms and conditions by which JEA will have exclusive authority to provide water and wastewater (including reuse) services within the Service Territory and elsewhere in Nassau County;

WHEREAS, the parties seek through this Agreement to establish the conditions and procedures by which JEA can extend water and wastewater (including reuse) services in Nassau County outside the Service Territory;

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the parties agree as follows:

SECTION 1. RECITALS. The above recitals are true and correct, and form a material part of this Agreement.

SECTION 2. COUNTY'S CONSENT TO JEA SERVICES.

2.1 JEA Service Territory. Subject to the terms and conditions of this Agreement, the parties agree that JEA will provide retail and wholesale water and wastewater services[1] within the Service Territory during the term of this Agreement. The parties further agree that, subject to the terms and conditions of this Agreement, JEA may provide retail and wholesale water and wastewater services to any area in Nassau County west of the Intracoastal Waterway excluding the incorporated municipalities of Callahan and Hilliard. This area west of the Intercoastal is hereinafter referred to as the "Additional Territory". JEA will not serve or offer to serve customers located within Nassau County outside of the Service Territory or the Additional Territory unless the County and JEA agree in writing for JEA to do so. The written agreement of the County shall be obtained prior to JEA providing or offering to provide services to customers in Nassau County outside of the Service Territory and the Additional Territory. JEA agrees that it will not seek to provide or extend water or wastewater services in Nassau County outside of the Service Territory and Additional Territory without the County's prior written approval except

[1]Unless specifically noted or inappropriate in context, the term wastewater services as used in this Agreement shall include the provision of reuse of reclaimed water.

as provided by Section 2.3. Nassau County will not authorize or certificate any other utility to provide water or wastewater services in the Service Territory or Additional Territory without JEA's prior written approval. Nothing contained in this Agreement shall be construed to prevent JEA from providing water or wastewater services within Duval County or any other county in the State of Florida, nor shall anything contained herein be construed to prevent the County from providing or authorizing others to provide services outside of the Service Territory and Additional Territory in Nassau County, Florida.

2.2 Limitations on JEA Service Territory. The County and JEA agree that the rights of JEA to provide water and wastewater services in Nassau County are limited by this Agreement to the Service Territory and the Additional Territory. If JEA wishes to extend services in Nassau County outside of these areas, any such extension must be accomplished with the specific authorization of the County and as more specifically set forth in Section 3 below.

2.3 Contract Operations. Notwithstanding anything to the contrary stated in Sections 2.1 and 2.2 or elsewhere in this Agreement, JEA can provide contract operations service to any utility in or outside the County.

SECTION 3. EXTENSION OF SERVICE AREA. JEA may only extend water and wastewater services to areas in Nassau County that are not within the Service Territory or Additional Territory after application to and approval by the Board of County Commissioners of Nassau County (the "Board"). The application and decision by the Board to permit or deny such extension shall be based upon applicable county ordinances.

SECTION 4. UTILITY SYSTEM RATES; OPERATING STANDARDS; REPORTS.

The following standards and conditions shall apply to JEA's ownership and ongoing operation of the Utility System and any extensions thereto including facilities used by JEA to provide service to the Additional Territory.

4.1 No Discrimination in Rates and Level of Service. The rates and fees charged by JEA for retail water and wastewater services shall be the same in the Service Territory and Additional Territory as charged by JEA for retail water and wastewater services within the City of Jacksonville. A current schedule of those rates is attached hereto as Exhibit "A." No JEA imposed surcharge, tax or rate differential shall apply to customers in the Service Territory or other areas served by JEA within Nassau County without the consent of the County. If, during the term of the Agreement, JEA proposes any new rate schedule or amended rate schedule applicable to its retail water, wastewater or reuse service, JEA shall forward to the County a copy of such rate schedule or amended rate schedule prior to the effective date thereof. Furthermore, JEA agrees to provide the County written notice in accordance with Section 10 of this Agreement as soon as a proposed increase in rates is recommended to its governing Board. Any increase or decrease in rates shall be consistent with state law and terms and conditions of this Agreement.

The County will not attempt to impose or assert authority over the rates and fees charged by JEA to customers in the Service Territory or Additional Territory. If the County imposes franchise fees or taxes under Section 4.3, customers in the County will be charged such fees or taxes in addition to the JEA rates. The quality and level of services provided by JEA shall be equal for customers within Nassau County as that offered by JEA

to customers in the City of Jacksonville. JEA shall not discriminate between the quality and level of services offered to customers within Nassau County as compared to services by JEA in any other county. JEA agrees to provide services to the existing customers of United Water and to future customers in the Service Territory and Additional Territory according to JEA's uniform service availability policies.

4.2 Standards. JEA agrees to operate and maintain the Utility System in accordance with standards equal to or greater than those for the City of Jacksonville. If additional facilities are installed by JEA in the County, such facilities shall be constructed in accordance with standards equal to or greater than the standards applicable to JEA's system in Duval County.

4.3 Franchise Fees and Taxes. The County will not charge JEA any connection fees, tap-in fees, or other fees or charges for services by JEA to the Service Territory and Additional Territory. JEA has the right to collect on its behalf its uniform rates, fees and charges from its customers in the County. JEA further agrees to collect from its wholesale and retail water and wastewater customers within the County all applicable county fees and utility taxes pertaining to water and/or wastewater services.

4.4 Asset Reporting. JEA shall segregate all asset information for the Utility System and any future extensions in Nassau County permitted under this Agreement. This requirement does not apply to meters, meter boxes, taps and other non-segregatable items which shall be allocated on a per ERC basis. Such information shall be provided to the County on an annual basis and shall include, without limitation, the value of all such assets, any contributions in aid of construction applicable thereto, and other capital asset

information reasonably requested by the County to allow verification of compliance with the terms of this Agreement. The asset reporting requirements of this Section 4.4 are only applicable to transmission and treatment facilities owned by JEA outside of the Service Territory if those facilities provide service exclusively to the Service Territory or to the Additional Territory. JEA shall provide its annual financial statements, budget, current 5-year capital improvement plan and renewal and replacement program to the County within 15 days of approval by the JEA Board or, if Board approval is not required, approval by JEA management.

4.5 Balancing of Water Supply and Reuse. To the extent reasonably possible, JEA will conduct its operations in Nassau County in a manner which is intended to help minimize potable water use and maximize water reclamation and reuse. JEA will cooperate with the County in implementing programs to achieve these goals.

4.6 Abandonment of Portions of the Utility System. JEA will not retire or abandon any portion of the Utility System, including any water treatment plant, storage tank, pumping stations, or wastewater treatment plant unless reasonably necessary to provide reliable, safe and sufficient service and/or to comply with requirements imposed by law, including statutes, rules or orders of regulatory or judicial authorities.

4.7 Customer Service. JEA shall coordinate with the County with respect to customer services offered within the Service Territory. JEA shall provide a toll free telephone number for use by JEA customers within the Service Territory and the Additional Territory.

4.8 Approval of Developer Agreements. Proposed developer agreements for the provision of water or wastewater services within the Service Territory or Additional Territory shall be presented by JEA to the County for review and comment. Prior approval by the Board of County Commissioners of developer agreements within the Service Territory and Additional Territory shall not be required as long as the terms of such agreements are consistent with Master Plans submitted in accordance with Section 10 of this Agreement. If the County has any objections based on conflict with this Agreement, the County Comprehensive Plan or County ordinances, the County shall promptly notify JEA and the parties will address the objections. Any proposed developer agreements that are not consistent with such Master Plans will not be finalized without prior approval by the Board of County Commissioners.

4.9 Coordination. JEA agrees that it shall provide water and wastewater services only to those areas within the Service Territory and Additional Territory approved for construction by the appropriate County planning and development agencies. JEA further agrees that it shall comply with all rules and regulations enacted by the County governing water and wastewater service requests, but it reserves the right to challenge any rules or regulations it deems to be unlawful. JEA's construction activities within the County's rights-of-way will be coordinated with the County.

SECTION 5. PURCHASE OF THE UTILITY SYSTEM BY COUNTY. The County shall have the right to purchase the JEA water and wastewater facilities in Nassau County under the conditions set forth below.

5.1 Exclusive Right to Purchase. The County shall have exclusive right to purchase the JEA facilities in Nassau County under any of the circumstances listed below (the "Exclusive Purchase Events"). Upon the occurrence of any Exclusive Purchase Event, JEA shall promptly provide the County with written notice of the Exclusive Purchase Event and the details thereof. Within 90 days of receipt of such notice, the County shall provide a written response which either (a) exercises the right of the County to enter into negotiations for the purchase of the JEA facilities in Nassau County, or (b) rejects the right and discharges JEA from any further obligation to offer the facilities to the County for purchase. If no response is received within 90 days, then the County will be deemed to have rejected the right to purchase. Exclusive Purchase Events are any of the following:

5.1.1 Any change in the majority ownership interest of JEA.

5.1.2 The expiration of the initial and each successive term of this Agreement; provided, however, that if the parties mutually agree to extend the term of the Agreement for a successive 5-year period, the County's first right of refusal to purchase the facilities based on the expiration of this Agreement shall be deemed to have been waived by the County until the end of that five year extension.

5.1.3 A transfer or assignment of this Agreement by JEA without the prior written agreement of the County.

5.2 County First Right of Refusal.

JEA has the right to sell its facilities in Nassau County. Prior to any sale by JEA of the facilities in Nassau County, the County shall have a first right of refusal at the purchase

price specified in Section 5.5 or the purchase price which JEA intends to sell to a third party, whichever is lower. The County shall have 90 days from receipt of written notice from JEA of an intent to sell the facilities in Nassau County to enter into purchase discussions in accordance with this Section. Failure by the County to respond in writing within the 90-day period shall be deemed a decision not to enter into negotiations. The County's first right of refusal under this Section does not apply to financing or tax management strategies that JEA may decide to utilize. The County agrees to cooperate with JEA by not exercising this Right of First Refusal provided that such financing or strategy does not conflict with the substantive purpose of this Section 5.2 and so long as JEA maintains control over the system.

5.3 Disposition of Funds Upon Purchase by the County. In the event that the County purchases the JEA facilities in Nassau County pursuant to the terms of this Section 5, any unused, prepaid impact fees collected from the customers located within the Service Territory or the Additional Territory shall be transferred to the County.

5.4 Reservation of Capacity. In the event that the County purchases or otherwise takes over ownership and operation of the JEA facilities in Nassau County pursuant to the terms of this Section 5, the County and its successors in interest to the facilities shall be entitled to water and wastewater capacity from JEA equal to the capacity used by JEA to serve the customers at the time of transfer. Such capacity (including treatment and transmission) shall be provided by JEA at no charge. Service shall be provided in accordance with JEA's then existing tariffed rates (as may be amended from time to time) for wholesale or bulk customers. Additional capacity may be purchased by

the County or its successors if such additional capacity is deemed available by JEA. JEA shall have no obligation to construct new facilities in order to make additional capacity available to the County. If capacity is available from JEA, the County shall be entitled to purchase additional capacity at no more than JEA's then existing capacity charges for new customers in the City of Jacksonville.

5.5 Purchase Price. In the event the County is entitled to purchase the JEA facilities in Nassau County in accordance with any provision of this Section 5, JEA agrees to sell the facilities, including all additions, replacements and modifications thereto, to the County based upon the following formula applied at the time of the sale:

The Purchase Price shall be equal to One Hundred Ten percent (110%) of the Net Investment by JEA.

Where:

(a) "Investment" means that capital amount paid by JEA to purchase, improve and/or expand water and wastewater assets within the Service Territory or Additional Territory, as may be expanded, in Nassau County, excluding contributions by developers in cash, services or facilities (contributions-in-aid-of-construction (CIAC) made after the purchase of the Utility System by JEA.

(b) "Depreciation" shall be calculated at a rate of two and a half percent (2.5%) per year of the Investment for the term of the Agreement, as adjusted by the salvage or resale of decommissioned assets or land at the amount received by JEA.

(c) "Net Investment" equals Investment by JEA less Depreciation.

(d) The preceding purchase price formula and the other provisions of this Section 5 are applicable to any extensions of the Service Territory or Additional Territory whether or not such extensions are contiguous to the original Service Territory acquired by JEA from United Water.

5.6 County Resale Condition. If within five (5) years of purchasing utility assets from JEA under Section 5.5, the County contracts to resell the assets and such resale produces net proceeds, then the County shall pay to JEA within 30 days of receipt of the net proceeds a sum equal to fifty percent (50%) of the difference between the resale purchase price less one hundred and fifteen percent (115%) of the sum of the purchase price paid by the County to JEA plus capital investments made by the County. The procedure used to calculate net investment in Section 5.5 shall be used to derive net proceeds for this Section 5.6.

SECTION 6. EX-OFFICIO BOARD REPRESENTATIVE. Nassau County shall have one ex officio non-voting representative to JEA's Board of Directors who shall be selected by the Nassau County Board of County Commissioners and who shall have full rights of participation in discussions concerning all matters which may affect directly or indirectly the provision of water and sewer services within Nassau County under the terms of this Interlocal Agreement.

SECTION 7. TRANSFER OF WATER AND WASTEWATER. The parties agree that there shall be no transfer of potable water from Nassau County without the County's approval. The County and JEA agree that there shall be no flow of raw wastewater (excluding reclaimed water) to Nassau from Duval County without Nassau County's

approval. Commercial or industrial developments within the County shall have a priority claim to the reclaimed water generated by wastewater treatment facilities in Nassau County. This priority does not extend to residential retail reuse and nothing in this Interlocal Agreement should be construed to require residential reuse.

SECTION 8. LUMP SUM PAYMENT. As consideration for the County's entry into this Agreement and its consent to all of the terms and conditions of this Agreement, including but not limited to granting JEA rights to operate and provide services in the Additional Territory, JEA agrees to make a one-time lump sum payment to the County in the amount of One Million Five Hundred Thousand Dollars ($1.5 Million) within ten (10) days of the effective date of this Agreement. The payment of this Section is in full and complete settlement of any claims or rights that the County may have to provide retail or wholesale water and wastewater services to any portion of the Service Territory or Additional Territory. The parties acknowledge and agree that upon payment of the lump sum set forth in this Section, the County shall have no further claims or rights to serve in the Service Territory or Additional Territory while this Agreement remains in effect and, further, that all of United Water's obligations to the County under that certain Water and Wastewater Service Agreement No. 99302 dated March 15, 1999 between United Water and Nassau County shall be deemed fully satisfied, discharged and extinguished.

SECTION 9. CONTRIBUTION TO THE COUNTY BY JEA. Within ten (10) days of the effective date of this Agreement, JEA agrees to pay to Nassau County a lump sum amount based on the net present value (using five percent discount rate) of five percent (5%) of all projected gross revenues from the sale of water and wastewater (excluding

reclaimed water) which JEA expects to realize during the ten year period beginning the month following the effective date of this Agreement in providing services to the Service Territory and Additional Territory in Nassau County. This lump sum amount has been calculated to be Seven Hundred Twenty Thousand Dollars ($720,000) as reflected on Exhibit "B". JEA will apply this procedure for two additional ten-year periods to coincide with the term of the Agreement. At the end of each successive ten (10) year period, JEA will calculate a "true-up" based upon the actual revenues realized. If JEA pays a contribution to the City of Jacksonville on the sale of reclaimed water in the future, JEA will include the sale of reclaimed water from within the County in the true-up and subsequent contribution to Nassau County. If the revenues exceed the projected amount, JEA will pay the county within 60 days the amount that would have been due under this section based on the actual revenues. If the revenues were lower than the projected amount, the County shall have no obligation to repay any amount received by JEA. These payments shall be used by the County for governmental purposes.

SECTION 10. **PLANNING**. JEA shall provide the County a 5-year Water, Wastewater and Reuse Facilities Master Plans for the Service Territory and the Additional Territory within six (6) months of the effective date of this Interlocal Agreement. Master Plans shall provide for water and wastewater lines to be constructed simultaneously in all new developments. JEA will provide water and wastewater master planning services to assist the County in growth management and development matters in the Service Territory and the Additional Territory upon receipt from the County of reasonably necessary information from the County indicating the proposed location of future arterial and collector

roads, the zonings as to properties to be developed; and the areas and projected population growth areas.

SECTION 11. **INFRASTRUCTURE**. JEA will provide regional water, wastewater facilities associated with the construction or reconstruction of principal and minor arterial roads and major collector roads within Nassau County in accordance with the conditions set forth in this paragraph. Arterial and collector roads shall be as defined in the Nassau County Florida Local Government Comprehensive Planning Program, Existing and Future Land Use Map Series as of November 30, 2001. Those definitions are attached hereto as Exhibit C. JEA's obligation to fund regional water and wastewater facilities will be limited to those areas along the principal and minor arterial and major collector roads where development densities are either medium or high as designated on the County's Future Land Use Maps as amended from time to time, and that are expected to develop within a three year time frame as defined in the County's Five Year Master Plan prepared under Section 10 of this Agreement. Unless JEA obtains written approval under Section 3 of this Agreement to provide service to areas east of the Intercoastal Waterway, JEA shall not have any obligation to install facilities east of the Intracoastal Waterway.

JEA will consider, but shall not have an obligation to construct regional water and wastewater facilities along minor collector roads. In accordance with existing JEA practice in JEA's current service area, JEA shall not have any obligation to install at JEA expense any local water or wastewater facilities including minor transmission mains, gravity collection lines, or water distribution mains.

SECTION 12. BOND COVENANTS. If it is discovered that any provision of this Agreement is inconsistent with bond covenants, the parties agree that they will work to resolve any inconsistencies or terminate this agreement. Each party agrees to disclose this Agreement in any future bond issue if material to the issue.

SECTION 13. TERM OF AGREEMENT. This Agreement shall remain in effect for a period of thirty (30) years from the effective date set forth in Section 23 of this Agreement. The Agreement may be renewed for up to two (2) successive five-year periods by mutual agreement of the parties. If either party wishes not to renew this Agreement, such party shall provide at least twelve (12) months written notice to the other party prior to the expiration of the initial or subsequent terms as applicable.

SECTION 14. DISCLAIMER OF THIRD PARTY BENEFICIARIES: This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reasons of, to or for the benefit of any third party not a party hereto.

SECTION 15. ASSIGNMENTS. Neither party shall have the right to assign or transfer this Agreement, in whole or in part, without the prior written agreement of the other party.

SECTION 16. SPECIFIC PERFORMANCE. The parties shall have the right to specific performance of this Agreement and to such other remedies as may be available in law or equity.

SECTION 17. NOTICE; PROPER FORM. Any notices or demands hereunder to the parties shall be given by certified mail, return receipt requested, at the respective

addresses shown below, or such other addresses the parties shall specify by written notice to the other delivered in accordance herewith, postage prepaid:

The County: Nassau County Clerk of Court
P.O. Box 456
Fernandina Beach, FL 32034

JEA: Chief Executive Officer
21 W Church St
Jacksonville, FL 322202-3139

SECTION 18. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida.

SECTION 19. ATTORNEYS FEES. In the event of litigation between the parties concerning this Agreement, the prevailing party shall be entitled to the recovery of reasonable attorney's fees and taxable costs arising before or at trial and on appeal.

SECTION 20. SEVERABILITY. In case any covenant, condition, term or provision contained in this Agreement shall be held to be invalid, illegal, or unenforceable in any respect, in whole or in part, by judgment, order or decree or any court or other judicial tribunal of competent jurisdiction, the validity of the remaining covenants, conditions, terms and provisions contained in this Agreement, and the validity of the remaining part of any term or provision held to be partially invalid, illegal or unenforceable, shall in no way be affected, prejudiced, or disturbed thereby.

SECTION 21. MODIFICATIONS IN WRITING. No waiver or modification of this Agreement or of any covenant, condition or limitation herein contained shall be valid unless in writing and duly executed by the party to be charged therewith.

SECTION 22. NO WAIVER. Any failure of either party to comply with any obligation, covenant, agreement or condition herein may be expressly waived in writing by the other, but such waiver or failure to insist upon strict compliance with such obligation, covenant, agreement or condition shall not operate as a waiver of, or estoppel with respect to, any subsequent or other failure. The recitals and exhibits to this Agreement shall be considered a part of this Agreement, and are incorporated herein by this reference.

SECTION 23. CONDITION PRECEDENT. This Agreement shall be null and void if JEA does not close on the purchase of the United Water System by July 31, 2002.

SECTION 24. INTERPRETATION. In construing this Agreement, it is hereby declared by the County and JEA to be their mutual purpose and intent to prevent needless and wasteful expenditures and harm to water conservation and management efforts which might result from unrestrained competition.

SECTION 25. EFFECTIVE DATE. This Agreement shall be effective upon closing of JEA's purchase of United Water.

SECTION 26. ENTIRE AGREEMENT. This instrument constitutes the entire agreement between the parties and supersedes all previous discussion, understandings and agreements. Amendments to and waivers of the provisions herein shall be made by the parties in writing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the

dates and year set forth below.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

MARIANNE MARSHALL
Its: Chairman

ATTEST:

J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney

MICHAEL S. MULLIN

JEA

By _____
Walter P. Bussells, Managing Director
and Chief Executive Officer

Attest _____
Staff Support Assistant

Form Approved:

Office of General Counsel

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 18
PARTY: SRW-1
DESCRIPTION: Curriculum Vitae

SUSAN R. WEST, P.E.

904-665-7980 westsr@jea.com

SUMMARY STATEMENT

Over 20 years in the Land Development Community focusing on engineering design and project management. Experienced team manager providing leadership, guidance, and supervision.

JEA SPECIFIC EXPERIENCE

Water/Wastewater Planning and Development Group with primary position responsibilities of water and sewer grid planning. Primary tasks include:

- Coordination with various JEA departments including Joint Projects, Operation & Maintenance, Construction, Development and Real Estate;
- Evaluate existing infrastructure needs, prioritize project needs, and establish the 5 year Capital Plan for Grid Projects;
- Prepare Project Funding Requests and Project Descriptions for Capital Improvement Projects;
- Coordinate connection points and development special conditions with private developers and engineers including developer agreements and cost participation agreements.

EDUCATION

University of Florida, Gainesville, Florida

Master of Engineering in Environmental Engineering, 1996
Bachelor of Science in Environmental Engineering, 1994

PROFESSIONAL AREAS OF EXPERTISE

Water and Sewer Design: Design of potable water mains to meet service requirements. Gravity sewer design and creation of profile drawings. Utility conflict review and accommodation. Sewer pump station design, pump selection and force main design. Fire flow calculations for water main hydrants for looped and dead-end systems. Dry hydrant design and water supply calculations. Design of septic tank and drainfield systems.

Stormwater Design: Preliminary site inspection and background document review to establish existing drainage patterns. Preparation of post-development site grading plans for master planning the project layout. Determine drainage basin parameters for use in hydrologic modeling applications. Sizing and design of stormwater management facilities to meet the established treatment efficiencies. Typical treatment facilities include wet detention pond, dry retention pond, treatment swales, dry detention, stormwater underdrain and vegetated natural buffers. Final site grading of improved areas, determine finished floor elevations for buildings, and roadway grading.

Project Management: Preparation of due diligence and site feasibility analyses. Support throughout rezoning and concurrency management. Coordination of other project consultants such as legal, survey, environmental, geotechnical and traffic engineering. Maintain interaction between client and regulatory agencies. Set project timeline and track progress. Prepare construction cost estimates at preliminary and final design stages. Perform QA/QC review of design plans and calculations. Value engineer designs for optimum design and cost efficiency. Negotiate with permitting agencies on the behalf of the client. Experienced with City of Jacksonville, Clay County, Nassau County, St. Johns County, SJRWMD, DEP, EQD, Army COE, and FEMA.

Construction Services: Preparation of project packages and bidding forms for construction. Inspection of horizontal improvements such as stormwater management facilities, drainage structures, potable water distribution systems, sanitary sewer gravity collection systems, sewer lift stations and force mains. Preparation and submittal of final certification documents for local, state and federal permitting agencies.

Susan R. West, P.E. (cont.)

Environmental Remediation: Project work on a number of government groundwater remediation and monitoring projects with the US Air Force and the US Navy. Responsible for compiling all necessary data and documents for contract deliverables. Report preparation and submittals including Work Plans and Sampling and Analysis Plans. Actively involved with coordination and scheduling of sampling events.

Land Development: Application of design skills for residential and non-residential development themes. Projects include single family subdivisions, townhomes, condominium, apartment complexes, commercial centers, mini-warehouse, and industrial use complexes.

Business Management: Human resource and administrative duties included conducting interviews and evaluating applicants, administering annual performance reviews, determining salary raises and bonuses. Delegation of work assignments and responsibilities for other team members. Proposal preparation for new projects. Mentor junior staff on design principles and professional growth.

PROFESSIONAL EXPERIENCE

2014 – Present **Consulting Engineer,** JEA, Jacksonville, FL
Member of Water Wastewater Planning group serving as the grid planner.

2013 – 2014 **President**, West & Company, LLC, Jacksonville Beach, FL
Self startup company for land development design engineering and construction management.

2012 – 2013 **Engineer 1**, Reynolds, Smith & Hills, Inc., Jacksonville, FL
Provide design engineering for drainage, water and sewer infrastructure for Transportation Group projects. Prepare cost estimates.

2010 – 2011 **Senior Project Manager**, Hill, Boring & Associates, Inc., Jacksonville, Florida
Lead engineer position to direct all staff on all in-house projects. Responsible for entire office quality control and assurance. Prepare all design calculations, reports and project submittals.

2008 – 2010 **President**, West & Company, LLC, Jacksonville Beach, FL
Self startup company for land development design engineering and construction management.

1997 – 2008 **Senior Project Manager**, Hill, Boring, Dunn & Associates, Inc., Jacksonville, FL
Progressive engineering positions to lead engineer position. Directed 6 member design team in daily assignments in pursuit of multiple project objectives including preliminary due diligence, rezoning, concurrency, site plan approval, horizontal infrastructure design, permitting, construction and final certification.

1996 - 1997 **Staff Engineer**, J. A. Jones Environmental Services, Inc., Jacksonville, Florida
Short-term assignment primarily to organize and prepare large scale basewide water monitoring report consisting of 17 volumes for Tinker Air Force Base. Received verbal commendation from Air Force commander for exemplary report preparation and adherence to project directives.

1988 - 1992 **Office Representative**, State Farm Insurance Agency, Orange Park, Florida
Licensed insurance agent for auto, homeowners, life, health and variable annuity insurance policies.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 19
PARTY: SRW-2
DESCRIPTION: City of Jacksonville Ordinance 2010-874 ("PUD Ordinance")

ORDINANCE 2010-874

Legal Description

Rural Village

A portion of Sections 31 and 32, Township 2 South, Range 23 East, together with all of Sections 7, 8, 9 and 17, and portions of Sections 3, 4, 5, 6, 10, 15, 16, 18, 19, 20 and 21, Township 3 South, Range 23 East, all lying in Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46 and Official Records Book 13540, page 344 of the current public records of said county, being more particularly described as follows.

For a Point of Reference, commence at the Northwest corner of said Section 6, thence South 00°29'36" West, along the Westerly line of said Section 6, a distance of 88.85 feet to the Point of Beginning.

From said Point of Beginning, thence South 89°30'31" East, departing said Westerly line of Section 6, a distance of 481.03 feet; thence North 85°51'03" East, 515.22 feet; thence North 31°57'47" East, 454.05 feet; thence South 81°59'01" East, 881.05 feet; thence South 26°02'28" East, 1194.55 feet; thence North 67°29'41" East, 1581.33 feet; thence North 17°23'14" East, 856.58 feet; thence North 47°24'42" East, 797.91 feet; thence North 06°41'46" West, 1390.97 feet; thence North 04°11'49" West, 383.29 feet; thence North 58°05'32" East, 649.87 feet; thence North 10°07'47" West, 1181.01 feet to a point lying on the Southerly right of way line of Interstate Highway 10 (State Road 8), a variable width right of way as presently established; thence North 79°12'10" East, along said Southerly right of way line, 1989.80 feet to the point of curvature of a curve concave Southerly, having a radius of 22768.31 feet; thence Easterly, continuing along said Southerly right of way line, and along the arc of said curve, through a central angle of 01°29'07", an arc length of 590.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 79°56'44" East, 590.25 feet; thence South 01°58'39" East, departing said Southerly right of way line, 1132.10 feet; thence South 44°44'35" East, 839.61 feet; thence South 03°19'45" East, 778.69 feet; thence South 46°40'00" West, 1330.39 feet; thence South 19°38'06" East, 1238.05 feet; thence South 87°52'14" East, 751.27 feet; thence South 85°42'17" East, 1067.02 feet; thence South 85°09'34" East, 183.99 feet; thence South 50°11'13" East, 1030.34 feet; thence North 42°01'54" East, 22.65 feet; thence South 67°00'48" East, 1758.97 feet; thence South 35°13'02" East, 806.99 feet; thence North 45°19'04" East, 1144.21 feet; thence North 45°07'13" East, 1086.13 feet; thence South 39°37'31" East, 2053.41 feet; thence South 39°41'01" East, 132.52 feet; thence South 30°08'29" East, 165.96 feet; thence North 78°50'18" East, 1052.28 feet; thence South 73°29'44" East, 651.84 feet; thence South 72°34'54" East, 247.45 feet; thence South 38°39'40" East, 59.29 feet; thence South 67°12'08" East, 112.20 feet; thence South 75°36'36" East, 141.75 feet; thence South 80°10'48" East, 753.14 feet to a point lying on the Westerly right of way line of U.S. Highway 301, a variable width right of way as currently established; thence Southwesterly and Northwesterly, along said Westerly right of way line

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ORDINANCE 2010-874

Legal Description

Rural Village (cont.)

the following four courses: Course 1, thence South 18°55'47" West, 5679.90 feet; Course 2, thence South 18°56'27" West, 1781.26 feet; Course 3, thence North 71°02'55" West, 32.00 feet; Course 4, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524 of said current public records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318 of said current public records; thence Northerly, Westerly and Southerly along the boundary of said lands, the following three courses: Course 1, thence North 01°10'37" East, departing said Northerly line, 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Northwest corner of said Section 15, said corner also being the Southwest corner of said lands; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, departing said Westerly line and along the Southerly line of said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway 301; thence South 18°57'05" West, along said Westerly right of way line, 3385.74 feet; thence North 87°53'50" West, departing said Westerly right of way line, 2395.53 fee t; thence South 39°59'58" West, 670.23 feet; thence South 16°08'27" East, 743.23 feet; thence North 86°27'44" West, 528.65 feet; thence South 22°12'49" West, 575.53 feet; thence South 35°22'41" East, 425.02 feet; thence South 18°08'51" West, 506.15 feet; thence South 43°22'47" East, 737.79 feet; thence South 16°13'30" West, 209.51 feet; thence South 15°20'31" West, 351.94 feet; thence North 74°55'56" West, 1297.70 feet; thence South 24°32'55" West, 248.20 feet; thence North 58°48'37" West, 1692.45 feet; thence North 02°17'30" East, 95.11 feet; thence North 65°01'37" West, 523.33 feet; thence North 69°51'31" West, 1844.55 feet; thence North 74°19'52" West, 1818.60 feet; thence North 89°09'40" West, 370.33 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 7245, page 1751 of said public records; thence along said Northerly line the follow three courses: Course 1, thence North 00°52'24" East, 132.30 feet to a point lying on the Southerly line of said Section 18; Course 2, thence North 00°54'53" East, departing said Southerly line, 4625.67 feet; Course 3, thence North 89°40'53" West, 4665.83 feet to a point lying on the Westerly line of said Section 18; thence North 00°29'20" East, departing said Northerly line and along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, and along the Westerly line of said Section 6, a distance of 9808.18 feet to the Point of Beginning.

Containing 5520.42 acres, more or less.

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2010-874

EXHIBIT "D"
PUD Written Description

ICI Rural Villages
Revised December 8, 2006
Revised February 1, 2011

Current Land Use Designation: AGR
Current Zoning District: PUD-SC and AGR
Requested Zoning District: PUD-SC

1.0 Summary

ICI Homes proposes to modify the ICI Villages PUD-SC adopted by Ordinance 2006-1203-E. ICI Homes seeks to rezone approximately 5,520 acres from Agricultural (AGR) to PUD-SC under the Rural Village criteria for Agricultural land uses. ICI Villages (the Property) consists of land located in western Duval County, approximately 1.7 miles south of I-10 and west of US 301, with approximately 12,000 feet of direct frontage on US 301. The modified Master Plan emphasizes environmental protection and enhancement through design in an area containing regionally significant resources, such as connected wetlands and Deep Creek with its associated tributaries and watersheds. Not more than 75% of the Property may be developed with residential units, commercial businesses and offices, and similar community development. The remaining portion of the Property will be composed of parklands, recreation areas, golf courses, conservation areas of uplands and wetlands, trails, and the Primary Project Parkway. The Property is more particularly described by the legal description (Attachment I) and is shown on the attached vicinity map designated as Attachment II. PUD-SC district is being requested to permit development of the Property for a mixture of land uses serving both the future residences as well as providing essential services for the surrounding area all under the criteria and requirements for a Rural Village

The property is currently an Agricultural (AGR-1 & AGR-2) land use and is currently undeveloped and under silvicultural management. The surrounding land uses also consist of undeveloped silvicultural lands, except for a small residential parcel fronting on US 310. A Florida Power and Light (FPL) overhead power line easement transverses the Property parallel to US 301. Subject to FPL approval portions or all of the FPL easement may be relocated. The Property consists primarily of pine plantations and scattered wetlands. Deep Creek and associated wetlands run generally south to north direction through The Property and is the only notable wetland system on the Property. The land is generally flat with no significant grade differences. An overall environmental assessment was prepared on the Property by Dennis Breedlove and Associates and is provided as an appendix to this application.

The Rural Village is a proposed master planned community with extensive amenities and services for its residents, including athletic complex, neighborhood parks, village green; school; neighborhood shopping center; professional offices; extensive pathway system; open space corridor and wetland preservation lands; environmental interpretive and education program and civic uses. Additionally, the community will provide for a mixture of residential housing types and may include one or more golf courses. All the proposed uses are compatible with the adjacent pine plantation lands and conservation lands, thus protecting the character of the rural landscape. This vision is in keeping with the guiding themes of the Southwest Vision Plan.

2.0 Project Access

ICI Villages will have direct access to US 301, a major north/south arterial. US 301 is currently a divided four-lane roadway providing direct access to I-10, approximately 1.7 miles north of the Property.

As shown in the PUD Master Plan, one Primary Project Parkway is proposed with three additional ingress/egress points. These access points to The Property will occur at the existing median openings on US 301. Other right-in and right-out access points may be proposed subject to FDOT approvals.

The primary project entry provides access and egress to the main vehicular thoroughfare for the project. Provisions for up to a two-hundred (200) foot right of way will be made to accommodate this roadway dependant upon the current and future projected traffic intensities.

3.0 Project Description

3.1 The Master Plan

The Master Plan was based on both the criteria required for a Rural Village and a combination of conventional and traditional master planning principals. To create a mobility-friendly community, the project design links good urban design with an appropriate intensity and density of development that is interconnected through a network of pedestrian amenities and roadway network. The plan seeks to reduce the travel distance necessary for day-to-day activities. The plan consists of villages, all generally surrounding a village center. Each village will have multiple residential neighborhoods connected to one or more neighborhood centers that will support the villages. These neighborhood centers consist of village greens, neighborhood parks, community recreational facilities such as swim and fitness centers and athletic facilities and/or other civic uses. The villages will be linked to the village center by roadways and a pedestrian system consisting of sidewalks and multi-purpose paths. A central boulevard from US 301 will access the four Villages as well as the Village Center. This roadway will be a divided boulevard with multi-purpose pathways on at least one side with an extensive street tree and landscape treatment. The multi-purpose path will be a minimum of 10 feet in width. A gate house may be permitted on this boulevard beyond the commercial and other public facilities which may serve the project.

3.2 The Village Center and Neighborhood Centers

The Village Center is centrally located to serve the residents of ICI Villages, while providing essential services to the area. The Village Center shall incorporate a mix of uses, which may include commercial retail, restaurants, office space (both small and large scale) and higher density residential. An extensive pathway system will connect the various villages to each other and to the neighborhood centers and the village center. The village center, with its recreational, civic and commercial uses, as well as various housing options, will ultimately be a community focal point and provide an identity for the project as well as a community gathering destination for its residents. The site design of the Village Center will generally be in a more traditional form. Specifically, the village center and each neighborhood center may include the following uses:

- Community swim and fitness center
- Tennis center
- Athletic complex and facilities
- Neighborhood commercial
- Village Green
- Professional office
- Institutional uses, such as schools, churches, etc.
- Civic facilities
- A variety of residential product types
- Neighborhood parks
- Structured parking which may be incorporated into the first or second floor of multi-family buildings
- Community support facilities

The actual location of the Village Center may vary slightly from the location depicted on the site plan, but will comply with the following criteria:

1. The Village Center will be centrally located within the Rural Village.
2. The Village Center will be located adjacent to a major roadway within the Rural Village.
3. The Village Center location will be consistent with the Rural Village criteria contained within the 2030 Comprehensive Plan.

3.3 Villages

The villages consist mainly of residential and associated support uses. Contained within each village shall be a Neighborhood Center described in 3.2 above. Permitted uses include single family, duplex and townhouse residential units; condominium, apartment, rowhomes, community support, amenities, churches, town halls, community support facilities, golf course(s) and associated support uses, recreational and community structures including active and passive parks; amenity and recreational centers including pools, tennis courts, clubhouses and health fitness facilities; golf courses and maintenance facilities; and similar uses. Rear loaded residential units with alleys are permitted.

3.4 Open Space

In addition to the parks and recreational areas, an extensive system of wetlands will be preserved within the community. These wetlands will be preserved in corridors created in such a manner to provide a permanent greenway connection throughout the property. Some of the wetlands will be part of an overall environmental interpretive system and associated environmental educational facility.

Greenways/pathway systems shall not count toward the required recreation acreage. Parks and recreation areas combined area will meet or exceed recreation requirements defined by the Comprehensive Plan and the City of Jacksonville Ordinance Code, as effective at the time of the adoption of this PUD. At a minimum, 125.4 acres of active recreation areas will be provided.

The active recreation areas within this PUD shall include no fewer than eighteen (18) athletic fields and fifteen (15) athletic courts. Recreation areas and facilities serving individual neighborhoods shall be completed and operational not later than 40% of that neighborhood's residential units being constructed. Community-wide recreation facilities shall be provided in proportion to the number of residential dwelling units built. In determining the type of fields and courts to include within this PUD, the Applicant shall

consult with the Parks, Recreation, and Entertainment Department to determine what types of fields and courts are available or programmed as public facilities to serve residents within the PUD.

3.5 Land Use Summary

The physical and functional characteristics of the PUD shall promote and promulgate reduced vehicle trips and discourage use of single-occupancy vehicles. Specifically,

- A compact and interconnected mix of uses including office, commercial, and residential adjacent or in close proximity to one another, encouraging internal capture of trips.
- Utilization of several design standards prescribed in the Jacksonville Design Guidelines and Best Practices Handbook.
- A range of residential densities and dwelling types avoiding the appearance of any single housing style or monotonous vernacular of the community.
- Having new businesses locate within an area of higher population concentration than the surrounding area resulting in fewer or shorter daily vehicle trips.
- The density and intensity of the PUD will be arranged in a manner which supports a variety of transportation options, including walking and biking.
- Safe and efficient interactions between and among pedestrians, bicyclists, transit riders, and automobile passengers.
- Provision of a functioning sidewalk and bicycle facilities linking them with transit stops and the recreation and open/space areas.

The City is currently in the process of adopting a Mobility Plan as part of the 2030 Comprehensive Plan and an implementing ordinance. Within that Mobility Plan will be a listing of factors (including potential vehicle trip adjustments to a mobility fee) which may be used to measure or assess the extent to which development implements mobility concepts such as those identified above. To promote mobility, within six (6) months after the City's adoption of the Mobility Plan, the Applicant, working with the Planning and Development Department staff, will seek an administrative modification to this PUD which shall provide and incorporate into the this PUD a metric or measurable guidelines by which the Planning and Development Department may determine the consistency of each development site plan within the PUD with the mobility concepts contained in the Mobility Plan and those identified above.

The PUD shall not be developed with only a single land use. The Developer shall be allowed to develop any portion of the PUD at any time (several construction phases). The table on the following page contains the anticipated development program. In the event market conditions do not support the construction of non-residential uses, the Developer may enter the next phase so long as the infrastructure for the non-residential development has been constructed enabling the non-residential site ready to develop when market conditions warrant.

REVISED

Revised February 1, 2011

Land Use	Phase 1	Phase 2 (cumulative)	Phase 3 (cumulative)
Single Family Residential (DU)	2,500	8,250	11,250
Multi-family Residential (DU)	1,400	2,200	3,750
Commercial (GSF)	125,000	475,000	750,000
Office (GSF)	50,000	140,500	300,000

ICI Villages will contain four (4) distinct residential neighborhoods: East Village, South Village, Central Village, and North Village. The maximum residential density of each neighborhood is 7 units per gross acre for single-family and 15 units per gross acre for multi-family. Between 50% and 90% of each neighborhood's land area may be residential.

There will be a mixture of varying lot types for single family detached products. Multi-family attached products will vary with ranges facilitating condominiums, row houses, townhomes and/or apartments. There will be at least three different residential lot types with no single lot type comprising more than 50% of the project total.

Each neighborhood will contain a Neighborhood Center comprised of not more than ten (10) acres in size. Neighborhood Centers should be centrally located within each Village. Neighborhood Center uses may include civic and institutional uses, places of worship, convenience goods, personal services, veterinarians, filling stations and other low intensity retail and office – professional commercial uses developed in freestanding or shopping center configurations.

The maximum non-residential floor area ratio (FAR) is 80% within the Village Center and 50% within each Neighborhood Center. The maximum non-residential intensity within individual parcels is 7,500 Retail square feet per net acre and 12,000 Office square feet per net acre.

3.6 Recreation

A minimum 10-acre athletic complex and park within the Village Center will be constructed by the Developer and owned and maintained by the CDD, Developer or Homeowners Association for use by the residents. A minimum 1-acre Village Green or Town Square shall also be constructed by the Developer in the Village Center. One or more golf courses may be located within ICI Villages. An internal trail system will link the Rural Village to neighboring open space and recreational uses permissible in the AGR future land use category (e.g., dude ranches, golf courses, camping grounds, etc.).

3.7 Pedestrian Environments

Personal interaction shall be encouraged within ICI Villages through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety.

A. The use of architectural design elements, such as canopies, awnings, umbrellas, site furniture, pedestrian scale lighting, water and fountain features, decorative paving, colored paving, building placement and façade articulation are all elements that are

encouraged to help build the pedestrian environment and create a "sense of place" for each individual project and, in many cases, are a specific node within a project.

B. The use of plaza spaces to interconnect various pedestrian routes is strongly encouraged. Pedestrian spaces should be designed as multi-functional use spaces that encourage social gathering and interaction. Consideration should be made to incorporate adequate pedestrian seating, landscape and shade cover as well as special visual focal elements within the spaces.

C. All site furnishings shall be constructed of durable permanent material, excluding plastic. Wood site furniture shall be discouraged due to maintenance requirements; however, this is discretionary based on individual project theme and maintenance program.

D. Site furnishings shall not be used for advertising in any form, wither by direct or indirect mounting of signs or dramatically bright paint patterns or colors.

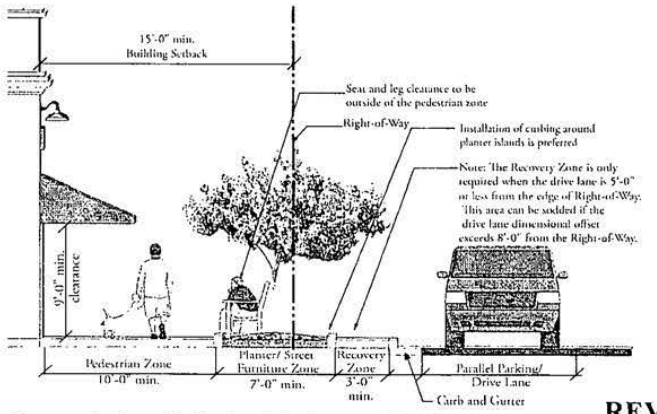
E. The defined pedestrian route shall be kept free of all permanent signage, site furnishing or other physical obstructions. All site furnishing shall be placed within a four-foot (4') wide landscape planter zone.

F. All pedestrian crosswalks and traffic calming devices shall be clearly defined by unique paving materials.

G. Pavement within pedestrian routes shall be designed to accentuate the pedestrian experience through use of materials, colors, textures and patterning. Due to the highly reflective nature of concrete, plain white concrete shall be discouraged in areas of high pedestrian traffic and areas that are not protected, either by tree canopy or architectural cover, from solar reflection. Alternative materials such as pavers, colored concrete or stamped concrete are encouraged.

H. The following chart establishes the required dimensional relationships required for the Village Center streetscapes.

Roadway	Min. Building Setback	Pedestrian Zone	Recovery Zone	Planter and Street Furniture Zone	
				With on-street parking	No on-street parking
0-35 mph	15'	10'	3'	7'	10'
36-45 mph	20'	12'	3'	10'	13'



Source: Jacksonville Design Guidelines and Best Practices

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4.0 Land Use and Zoning

4.1 Commercial Parcels

A. *Permitted Uses (Village Center only):*

1. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
2. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
3. Business and professional offices.
4. Medical, dental and chiropractic offices or clinics.
5. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department
6. Hotels and motels
7. Service Station with car wash
8. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.
9. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
10. Art galleries, museums, community centers, and dance, art or music studios
11. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.
13. Institutional uses such as churches, schools, etc.

B. *Permitted Uses (Neighborhood Centers only):*

1. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
2. Business and professional offices.
3. Medical, dental and chiropractic offices or clinics.
4. Hotels and motels
5. Service Station with car wash
6. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.

7. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
8. Art galleries, museums, community centers, and dance, art or music studios
9. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
10. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.
11. Institutional uses such as churches, schools, etc.

C. *Minimum lot requirement* (width and area). None.

D. *Maximum lot coverage by all buildings*. None.

E, *Minimum yard requirements*. For the purpose of these requirements, "lot" refers to the parcel within which the commercial use is located and "yard" refers to distance from the parcel boundary.

1. Front – For U.S. Highway 301 Twenty (20) feet; for others - none.
2. Side - none.
3. Rear - ten (10) feet.
4. Except for TND-style development within the Village Center, where a commercial parcel abuts a single-family or multi-family residential parcel, side and rear yards shall be twenty (20) feet with a buffer meeting Section 656.1216 of the Zoning Code.

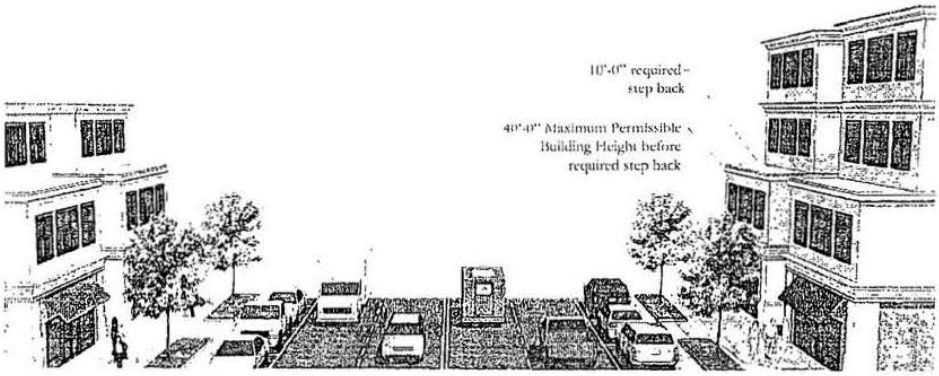
F. *Maximum height of structure.*
Sixty (60) feet, however height may be unlimited where the building is set back on all sides of the project boundaries no less than one horizontal foot for each six (6) vertical feet in excess of the height limitations identified above.

Building massing shall provide façade "step backs" for all building facades that exceed forty feet (40') in height, whereby a minimum ten-foot (10') building façade "step back" shall be provided for all floors above a two-story level (see illustration below). This provision may be waived for freestanding commercial office buildings as long as the building facades provide a significant amount of exterior material column, and wall fenestration so as to provide physical and visual breaks in the building facades.

The building masses of "Big Box" retailers within the Village Center shall be oriented in such a way to create a more clustered organization rather than single free-standing boxes surrounded by parking. The placement of buildings shall provide for a logical organization of both vertical and pedestrian circulation patterns and prevent the need, to the largest extent possible, for a user to have to "re-park" due to excessive internal pedestrian walking distances.

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Source: Jacksonville Design Guidelines and Best Practices Handbook

Interior commercial building lengths shall not exceed three hundred linear feet (300') without a physical break or pedestrian accessway from parking behind. It is strongly encouraged to integrate plaza spaces and/or incorporate public green spaces where building breaks occur.

F. *Lighting requirements.*
Lighting shall be designed and installed so as to be directed downward and reflect back to the subject property prevent glare and/or excessive light onto surrounding property. Pole fixtures shall be flush mounted, with full cut-offs. Light fixtures mounted on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. The applicant shall submit a lighting plan for the entire site, including fixture types and foot-candle illumination for review and approval by the Planning and Development Department.

4.2 Condominiums/Apartments

A. *Permitted Uses and structures.*

1. Condominiums and Apartments.
2. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
3. Structured parking when part of a residential structure and meeting the standards established in Section 5.5(E) below.
4. Live-Work uses meeting the performance standards and development criteria in Section 5.9 below.
5. Parks, playgrounds, playfields and recreational/community structures.
6. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Condominium use. Development standards for Condominiums and Apartments are detailed in Table 1.* For the purpose of these requirements, "lot" refers to the parent property within which the proposed condominium buildings are located and "yard" refers to distance from the parent property boundary. These requirements permit at

least three types of condominiums/apartments configurations: structured parking under the units; front street access with common parking; rear alley access.

C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in Table 1 below.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.

2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

4.3 Townhouses/Row Houses

A. *Permitted Uses and structures.*

1. Townhouses and Row Houses (fee simple or condominium ownership).

2. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.

3. Structured parking.

4. Live-Work uses meeting the performance standards and development criteria in Section 5.9 below.

5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.6 below.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhouse use. Development standards for residential uses are detailed in Table 1.* These requirements permit at least three types of townhouse configurations: front street access with garages; front street access with common parking; rear alley access.

C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in Table 1 below.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.

2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

D. *Common Landscape Maintenance.* The proper maintenance of all common areas, lawns, and landscaping by means of a common lawn and landscaping company shall be funded by an owners' association with mandatory association dues.

E. *Parking requirements* - Two spaces (2) spaces per unit, which may be met within garages, driveways or common parking areas.

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F. *Townhouse provisions.* The development criteria for Townhouse uses within this PUD supersedes those requirements set forth in Section 656.414 of the Zoning Code.

4.4 Single Family and Duplexes

A. *Permitted Uses and structures.*

1. Single family detached dwellings.
2. Attached duplexes.
3. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
4. Parks, playgrounds, playfields and recreational/community structures.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in Table 1 on the following page.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.
2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

4.5 Community Support and Amenities

A. Permitted Uses and structures.

1. Amenities and related facilities to be owned and operated by the developer or homeowners' association, which may include tennis courts, pools, cabanas/clubhouses, soccer or ball fields, health/exercise/fitness spa or facility, theater or screening room, and similar uses and facilities.
2. Parks, playgrounds, playfields and recreational and community structures.
3. Community Support uses may be integrated vertically or horizontally with multifamily residential uses.
4. Parks, playgrounds, playfields and recreational and community structures.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Amenity and Community Support Use.*

1. *Minimum lot width.* None.

2. *Minimum lot area.* None.
3. *Maximum lot coverage by all buildings.* None
4. *Maximum height of structure.* Forty-five (45) feet.

4.6 Conservation/Open Space

A. *Permitted uses and structures.*

1. Stormwater, surface water management and flood control improvement, as permitted by the applicable regulatory agencies.
2. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies. As minor encroachments deemed necessary in final design and engineering, other uses are permitted, governed by the development criteria above and as permitted by the applicable regulatory agencies.
3. Golf courses.
4. Passive recreation, including pedestrian walkways, walking trails, benches, picnic tables, informational displays, and viewing areas.
   a. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. *Minimum lot requirement (width and area).* None.

C. *Maximum lot coverage by all buildings.* None.

D. *Minimum yard requirements.* None

E. *Maximum height of structure.* None

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Table 1 Residential Development Standards

Type	Permitted Location	Min. Lot Width (ft)	Min. Lot Area (sf)	Front / Side / Rear Setbacks (ft)		Max. Lot Coverage		Max. Bldg. Ht. (ft)*	Max. Acc. Bldg. Ht. (ft)	Req'd Pkg. per unit (spaces)
				Front Facing Garages	Rear Garages	NC & VC	Villages			
SF-A	NC & VC only	35	3,500	n/a	10 / 5 / 5 from bldg face to alley ROW or easement	70%	NA	40	27	2
SF-B	All areas	50	5,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	65%	45%	40	27	2
SF-C	All areas	60	6,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	60%	45%	40	27	2
SF-D	All areas	70	7,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	50%	45%	40	27	2
SF-E	Villages Only	80	8,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	40%	40%	40	27	2
Duplex	All areas	32	2,900	20 / 8 / 10	20 / 10 / 10	65%	70%	45	27	2
Row House	NC & VC only	16	900	n/a	0 / 0 / 0	NA	NA	45	27	2
Town-house	All areas	16	1,200	20 from garage face to sidewalk or to back of curb where there is no sidewalk / 10 / 10	10 / 10 except for corner lots (5) / 5 from bldg face to alley ROW or easement	70%	70%	45	27	2
Condo or Apt.	All areas	n/a	n/a	**NC & VC** *Where adjacent to ROW & not abutting SF lots:* 20 / 0 / 0 *Where abutting SF & height does not exceed 35':* 20 / 20 / 20	**Residential Villages** *Where not abutting SF lots:* 20 / 10 / 10 *Where abutting SF lots:* 20 / 20 / 20	75%	75%	Max. 6 residential floors over 2 levels of parking, w/1' of additional setback provided for each 3' of building height over 35'	27	2

*NC – Neighborhood Centers; VC – Village Center *Building height means the vertical distance from the finished floor to the peak of the roof, provided however that height may be measured from up to three feet above the required finished floor elevation or up to three feet above the existing grade. Spires, belfries, cupolas, and chimneys that are not intended for human occupancy shall not count towards height measurement. Other rooftop appurtenance and mechanical equipment not intended for human occupancy may be placed above the roofline provided it is not visible from an adjacent ROW.*

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4.7 Signage

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the community.

A summary table of the proposed sign regulations is shown in Table 2.

A. Community Identification Monument Signs at Major Entrances.
Community identification monument signs will be permitted at the major entrances to the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to US Highway 301. These signs will identify the PUD community.

B. Commercial Uses: Identity Monument Signs.
Identity monument signs are permitted for each Commercial use not otherwise identified by a monument sign as provided above. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides. These signs will be oriented to the street on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.

C. Commercial Uses: Elevated Signs.
No pylon signs are permissible. A maximum of two (2) identity elevated signs will be permitted for Commercial uses fronting U.S. Highway 301. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to U.S. Highway 301 identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared sign.

As part of verification of substantial compliance with this PUD, prior to commencement of Commercial use which proposes an elevated sign, the applicant shall submit to the Planning and Development Department for its review and approval a plan showing the location, height, size, and design of the sign and the locations of any existing elevated signs within two hundred (200) feet of the parcel.

D. Residential Uses: Identity Monument Signs.
Residential use Identity Monument signs are permitted for each residential development (Apartments, Condominium, Townhome, Single Family, and Traditional Neighborhood Single Family). Each development will be permitted one (1) externally illuminated identity sign with two sides (or two single faced signs). These signs will be oriented to the street on which the development has frontage.

E. Commercial, Office, and Institutional Uses: Other Signs.
Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way.

In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an

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awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Real estate and construction signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

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Table 2 Signage Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	Min Dist Btwn Signs (ft)
Community Identification Monument Signs	Major Entrance(s)	1 Per Entrance	150	35	200
Commercial Identity Monument Signs		1 Per Parcel	50	20	100
Commercial Elevated Signs	On US Highway 301	2 max	200	35	200
Residential Identity Monument Signs	Condominium, Townhome, and Single Family Uses	1 per Parcel	32	8	
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide	1 Per Occupancy	20		
Directional Signs	Project Wide		4		
Information Kiosks	Project Wide		20	12	

5.0 Additional PUD Conditions

5.1 Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership as the principal use. Whether attached or detached to a building structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

5.1.1 Accessory uses shall not be located in required front or side yards except as follows:

A. Detached accessory structures such as covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line. If bonus rooms are located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.

B. Air conditioning compressors or other equipment designed to serve the main structure or accessory uses may be located in a required yard and may be located not less than three (3) feet to the property line.

C. Swimming pools and associated screened enclosures may be located in a required rear or side yard but may not be located less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, screened enclosures, pools and\or recreational decks do not constitute "buildings" in calculating maximum lot coverage.

5.1.2 Accessory uses and structures in a residential parcel shall include private garages and private boathouses or shelters, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. Within the Village Center and Neighborhood Centers, accessory structures shall not exceed thirty-five (35) feet in height. Within all other areas of the Rural Village, accessory structures may not exceed fifteen (15) feet in height.

5.1.3 Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

5.2 Construction offices/model units/real estate sales

On-site, temporary construction offices/model homes/sales offices will be permitted in any commercial parcel or residential "unit" or "phase" until that parcel or "unit" or "phase" is built out. Real estate sales activities are permitted throughout the development. Associated parking for sales activities is permitted adjacent to model homes. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of detached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of up to twenty percent (20%) of the residential units and for the construction of the recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s) for the residential lots. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of attached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of all residential buildings and recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s) for the residential lots.

5.3 Landscaping

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:

A. For Commercial, Office, and Institutional uses, landscaping standards shall be applied taking into consideration the entire use or development at issue. For individual lots within a larger development which may own their sites in fee simple, required landscaping may be provided "off-site" within the development and may be shared with other uses, so long as the development at issue in its entirety provides sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within each development without regard to property ownership boundaries, which may exist among individual uses.

B. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

C. All right-of-way buffers shall be designed to provide a distinct visual appearance for the PUD. Large canopy trees shall be set back a minimum of twenty feet (20') from all overhead utility wires.

D. All primary access drives entering the Village Center from a public right-of-way shall provide a minimum of ten feet (10') of landscape buffer between the drive and the adjacent parking or buildings. All landscape buffer widths are exclusive of any car overhangs.

E. All parking aisles shall be terminated by a terminal landscape island. All terminal islands shall be a minimum of fifteen feet (15') in width, as measured from the back of curb. If a radial terminal island is proposed, the fifteen-foot (15') dimension shall be measured form the midpoint of the adjacent parking space. No car overhangs shall be permitted over terminal islands.

F. Interior parking islands shall be provided every twenty (20) spaces. All interior parking islands shall be a minimum width of ten feet (10'). Each interior and terminal planter island shall be planted with a minimum of one (1) canopy shade tree (per parking row) measuring twelve feet high with a six foot (6') spread as selected from the City's approved plant list.

G. The maximum height of any shrub material in all terminal planter islands shall not exceed thirty-six inches (36") at maturity.

5.4 Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification to the PUD, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

5.5 Parking

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) with the following additional and superseding provisions:

A. Parking shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute--ULI):

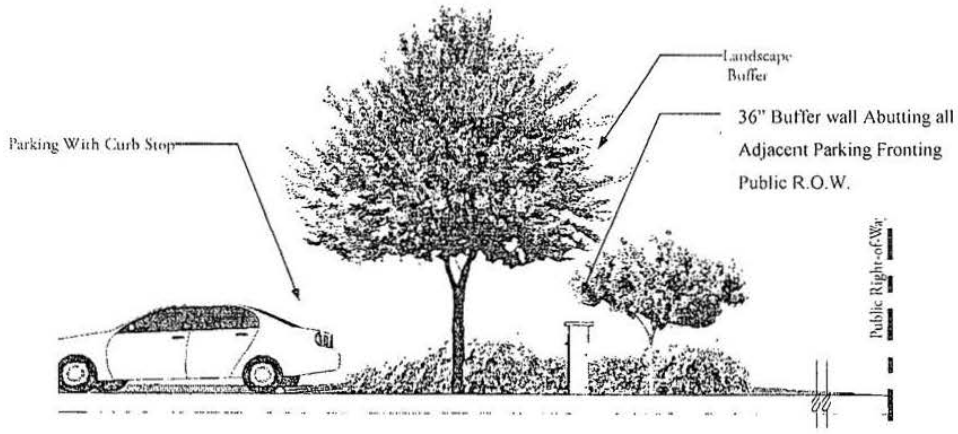
1. Commercial: 4.0 spaces per 1,000 s.f. GLA
2. Office: 3.0 spaces per 1,000 s.f. GLA

3.	Hotel:	1.0 space per room
4.	School:	1 space per 3 student stations
5.	Live/Work:	2 spaces per dwelling unit 2 spaces per 1,000 s.f. GLA

B. All parking spaces abutting terminal or interior parking islands shall be ten feet (10') in width to allow for door swing and pedestrian step out without encroaching in the landscape island.

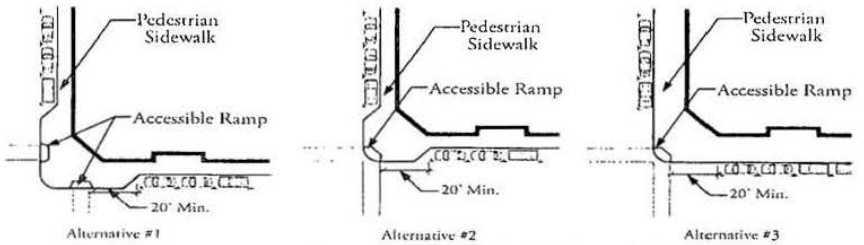
C. Along the primary entry roads in the Village Center, all mass surface parking lots shall be located behind buildings. Pedestrian access between or through buildings shall be provided and designed in such a way as to reinforce the pedestrian sense of arrival to the primary streetscape.

D. Where surface parking lots must abut the public rights-of-way, a minimum thirty-six inch (36"), one hundred percent (100%) visually opaque landscape and/or buffer wall combination shall be provided. If a landscape buffer is to be used, the buffer material shall be thirty-six inch (36") in height at the time of installation (see illustration below).



E. Where residential parking or driveway tracts abut an internal drive or road, or where it may abut a public right-of-way, a thirty-six inch (36") visually opaque screen wall and landscape buffer shall be provided.

F. On-street parallel parking shall be permitted along internal drives and roadways but must be set back a minimum of twenty linear feet (20') from any pedestrian crosswalk.



Source: Jacksonville Design Guidelines and Best Practices Handbook

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G. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times, such as residential and non-residential uses within a development with integrated uses.

H. Lighting on the top floor of any parking deck may not extend above the parapet wall.

I. Structured parking is permissible only as part of another use; free-standing parking structures are not permitted within this Rural Village.

J. Parking requirements associated with Village Center and Neighborhood Center uses may be satisfied through any combination of on-street parking and off-street parking configurations.

K. Large parking areas shall be divided into "sub-lots" containing no more than three hundred and sixty (360) spaces per lot. Sub-lots shall be defined and separated by landscaped pedestrian accessways that measure no less than twenty-two feet (22') in width, as measured from the back of curb. No parking overhang shall be permitted within this area. The use of wheel stops in parking spaces that abut pedestrian accessways are required to prevent encroachment.

L. Large expansive parking fields containing more than 2,000 parking spaces shall provide secondary access routes, independent of internal circulation drives, that allow for through-access without being encumbered by parking movement conflicts. These internal secondary drives shall provide a minimum fifteen-foot (15') separator landscape median, as measured from the back of the curb. No parking overhang shall be permitted within this area. The use of wheel stops is required to prevent encroachment.

M. All parking lots shall have a minimum of two (2) vehicular ingress and egress points.

N. To limit unnecessary parking, a maximum of ten percent (10%) of the total required parking shall be permitted to be constructed in a surface parking lot or as on-street parking. If additional parking can be accommodated in the form of structured parking, this percentage may be exceeded. At no point in time shall public green space, pedestrian gathering areas or pedestrian zones be reduced or impacted to create additional surface parking.

5.6 Community Development District

Nothing in this PUD shall be construed as prohibiting or limiting the ability of an owner within the PUD to establish a Community Development District (CDD) for the ownership, development, operation and maintenance of common facilities and infrastructure.

5.7 Silviculture Uses

Silviculture operations are a permitted use in the PUD and may continue at this site until build-out.

5.8 Donation of Sites for School and for Fire/Rescue Purposes

5.8.1 The Applicant shall make available for donation to the Duval County School Board a site within the area bounded by U.S. Highway 301 to the east, Beaver Street to the North, and the Duval County line to the west and south for a public high school and/or middle school, including sports and recreational facilities which are to be used by the school(s) and which may be made available to the public pursuant to any joint use agreement between the School Board and the City.

A. Prior to the commencement of construction of residential structures (excluding model homes) within this PUD, the Applicant shall provide written notice to the School Board and the Planning and Development Department of the availability of the site for donation. The applicant will coordinate with the School Board, the Planning and Development Department, and the Parks, Recreation, and Entertainment Department regarding the location and configuration of the site within the area described above. The site shall be located on a road which is existing or proposed (and committed for funding by parties other than the School Board) and is classified as a collector or higher. The site shall be a minimum of seventy-five (75) buildable contiguous acres.

B. If, within five (5) years after such written notice is provided, the School Board notifies the Applicant in writing that the School Board wishes to accept the donation, the site shall be conveyed to the School Board. The deed of conveyance shall contain covenants and restrictions insuring that the site will be used for school purposes for the protection of the surrounding property. At the time of conveyance, the Applicant also will provide to the School Board and the Planning and Development Department an appraisal, prepared by a licensed MRI appraiser, stating the value of the site at the time of conveyance. The Applicant thereafter shall be entitled to credit for such value against any future exactions such as school concurrency proportionate share mitigation, impact fees, or Development of Regional Impact mitigation (in the event the PUD becomes part of a Development of Regional Impact).

C. If no such notice is provided within the five-year period, then the availability of the site for donation will be withdrawn, this condition will be deemed fulfilled, and, if the site is within this PUD, the site may be used for any uses permitted on any parcel adjoining the site within the PUD subject to the provisions governing such use in the PUD.

D. The School Board shall be responsible for all costs relating to the permitting and development of the site for school uses.

5.8.2 The Applicant shall make available for donation to the City a site within the area bounded by U.S. Highway 301 to the east, Beaver Street to the North, and the Duval County line to the west and south for fire and rescue purposes.

A. Prior to the commencement of construction of residential structures (excluding model homes) within this PUD, the Applicant shall provide written notice to the Fire and Rescue Department and the Planning and

Development Department of the availability of the site for donation. The applicant will coordinate with the Fire and Rescue Department regarding the location of the site within the area described above. The site shall be a minimum of three (3) buildable contiguous acres.

B. If, within five (5) years after such written notice is provided, the Fire and Rescue Department notifies the Applicant in writing that the City wishes to accept the donation, the site shall be conveyed to the City. The deed of conveyance shall contain covenants and restrictions insuring that the site will be used for fire and rescue purposes for the protection of the surrounding property. The Applicant thereafter shall be entitled to credit for such value against any future exactions, including Development of Regional Impact mitigation (in the event the PUD becomes part of a Development of Regional Impact).

C. If no such notice is provided within the five-year period, then the availability of the site for donation will be withdrawn, this condition will be deemed fulfilled, and, if the site is within this PUD, the site may be used for any uses permitted on any parcel adjoining the site within the PUD subject to the provisions governing such use in the PUD.

D. The City shall be responsible for all costs relating to the permitting and development of the site for fire and rescue purposes.

5.9 Live-Work / Home Occupation Requirements

5.9.1 The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.

5.9.2 There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.

5.9.3 There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes odors or electrical interference detectable to normal senses off the lot.

5.9.4 In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.

5.9.5 Home occupations in Condominiums in the Village Center parcel shall not be subject to the conditions set forth in 5.9.2 and 5.9.3 above when located in a building which is designated for Live-Work uses. Such buildings shall be so designated as part of verification of substantial compliance with this PUD. The location of such buildings and the signage and parking for such Live-Work uses shall be subject to the review and approval of the Planning and Development Department

5.9.6 Home occupations are not subject to the setback requirements established in Section 4.1.D.4 of this document.

5.10 Additional Design Criteria for Neighborhood and Village Centers

5.10.1 Combined off-street parking lots (shared parking) are not required to provide buffers where shared parking areas interface property lines.

5.10.2 Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:

A. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.

B. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.

C. Stormwater management facilities shall be constructed in a manner that enhances its visual appeal.

5.11 Buffering and Screening

5.11.1 Where residential uses abut U.S. 301, a buffer thirty (30) feet in width will be located along the right-of-way. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.

5.11.2 Outside of the Village Center and Neighborhood Centers, where residential uses abut non-residential uses within the PUD, a buffer twenty (20) feet in width will be located along the right-of-way. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.

5.11.3 All service areas and loading docks shall be prohibited from locations adjacent to any public or private external roadway, unless they are enclosed on all sides by the required screening materials.

5.11.4 All screening materials shall be a minimum of six feet (6') in height for all refuse/dumpster enclosure areas and a minimum of eight feet (8') in height for all service loading areas. This height may be increased at the request of the City to sufficiently screen any activity.

5.11.5 All service areas shall have a one hundred percent (100%) visually opaque gate equal in height to the masonry screen structure. Chain link fence or barbed wire fence shall not be used in any screen enclosure or gate structure.

5.11.6 Adjacent to the southwestern boundary of the Property is a solid waste disposal facility known as the Trail Ridge Landfill. Where the PUD boundary abuts the adjoining property on which the Trail Ridge Landfill is located, a 200-foot setback shall be provided, consisting of (i) a 50-foot undisturbed buffer immediately abutting the Trail Ridge Landfill property and (ii) and an additional 150-foot setback within which residential structures shall be prohibited and within which non-residential and recreational uses and structures, including stormwater facilities, utilities, and roads, are permitted.

5.11.7 Within sixty (60) days after the adoption of this PUD, the Applicant shall record in the public records of Duval County, Florida, covenants and restrictions burdening the Property governed by this PUD which (i) provide notice and disclosure to successors and assigns of the Applicant and Owner that the Property is located adjacent to the Trail Ridge Landfill and related operations, including related soil and stormwater facilities, and (ii) prohibit the Applicant and Owner and its successors and assigns from interfering with, filing any objections to, opposing, delaying, or obstructing activities at the Trail Ridge Landfill, including applications for permits submitted by the City or any of its agencies, contractors, or agents, so long as such activities have been or are being properly permitted and performed in accordance with all applicable laws and regulations. The covenants and restrictions shall provide that the City, Applicant, and Landfill Operator and/or Permittee shall have the right to enforce the covenants and restrictions. The Applicant shall deliver a copy of the recorded covenants and restrictions to the Planning and Development Department.

5.11.8 Site plans for any Village or Phase which abuts the 200-foot setback from the landfill site shall be reviewed by the Planning and Development Department for compatibility with the landfill.

5.12 Silviculture Uses May Continue

Silviculture operations are a permitted use in this PUD and may continue at this site until build-out.

5.13 Stormwater Retention Design and Placement

The following design guidelines are focused on improving the visual quality of stormwater design systems as they relate to overall site design.

A. Wet stormwater ponds shall be designed as integral visual site amenities. Sufficient pond slopes and maintenance easements shall be provided to prevent the fencing of the proposed ponds. Where absolutely necessary, due to safety concerns, the City may waive this requirement.

B. Stormwater ponds shall be designed to have the appearance of natural water bodies to the largest extent possible. Ponds shall be designed to have curvilinear perimeters and shall not be designed to be square or rectilinear in shape or appearance.

C. Wet stormwater ponds shall be designed to hold water at a controlled elevation that maintains a consistent aesthetic appearance. Ponds shall not be designed to have radical fluctuations in maintained water level.

D. The design of the stromwater pond system should, to the largest extent possible, attempt to create fewer but larger wet stormwater ponds and minimize the development of small "pocket" ponds.

E. All outparcel stormwater systems shall be designed to be collected and treated as part of the master stormwater system for the overall PUD instead of being stored on-site in small "pocket" ponds or swales.

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F. Stormwater trench ponds, or swales, are not permitted to be located along the perimeter of any property that abuts a public right-of-way.

G. Due to the visually aesthetic limitations of dry stormwater ponds, all dry stormwater ponds shall be located away from any PUD entrance or major pedestrian activity area. In the event that these ponds are within public view, the ponds shall be designed to present an aesthetic physical visual amenity appearance utilizing trees, shrubs, wetland plants and/or other materials. Sufficient pond sizing and volume, both on the pond bank and pond bottom shall accommodate landscape materials.

H. All stormwater out-flow structures shall be located and designed to minimize public view. The inclusion of littoral plantings and wetland trees placed around the structure is strongly encouraged to assist in mitigating the visual appearance of these structures.

I. All screen areas shall be designed to completely drain and be interconnected to the strom drainage system, unless otherwise prohibited. All dumpster, compactor areas and service yard areas shall be provided with permanent water source hose bib connections to allow fro regular cleaning of the service areas.

Revised February 1, 2011

6.0 Summary of Zoning Compliance and Minimum PUD Requirements

6.1 Rural Village Checklist

Requirement	ICI Villages
Location Restrictions: No closer than 1 mile to other Rural Villages	Nearest Rural Village is over 2 ¼ miles away
Direct Access to Arterial	Access to US 301
Include Public Infrastructure (potable water and sewer)	The Applicant shall provide, at its expense, on-site treatment capacity to serve the needs of this Rural Village PUD for potable water, wastewater, and reuse water at levels and to standards acceptable to JEA, to be dedicated to JEA for operation and maintenance or for contract operation.
Size and Density: Size (min 500 ac)	5,520 ac
Minimum 2 Residential Neighborhoods	Minimum 4
Village Center Required	Village Center provided
Gross Density	7.0 du/ac (single family); 15.0 du/ac (multi-family)
Land Use Mix:	
Minimum three land uses	– Residential – Commercial Retail – Office – Public (school, fire stations, etc.)
50-90% of land area for residential uses	Will comply, currently estimated at 60%
Requirement for Town Square	Provided in Village Center
Vehicles/Pedestrian/Bicycle Access	Will be provided throughout the community
Rural Village to PUD-SC	PUD-SC zoning requested
Maximum size of Neighborhood Centers: 10 ac	Will comply
Village Center Range from 20-150 ac	Will comply

6.2 Checklist of Minimum PUD Requirements

In addition to the above Rural Village compliance criteria, the ICI Villages PUD-SC will comply with the following minimum standards.

Land Use and Design Elements

- Minimum 75 acre school site shall be made available to the Duval County School Board for use as an elementary, middle, or high school, or any combination thereof.
- A minimum 10 acre athletic complex and park within the Village Center shall be constructed and maintained by the Developer, CDD and/or Homeowners Association for use by the residents.
- A maximum 3 acre site shall be made available for use by the City of Jacksonville for future public safety site(s) within the Village Center
- A minimum one acre village green or town square shall be constructed within the Village Center by the Developer.

  The Developer retains the right to offer funding to the City of Jacksonville or the Duval County School Board for additional architectural upgrades towards the elementary school or fire station, subject to governmental approvals.
- All residential units and structures shall be within ½ mile to a neighborhood park, clubhouse, green or commons or other passive or active recreational facility.
- A Street tree program shall be implemented for the entire community, including the installation of street trees on both sides of all streets, except in the situations where streets abut wetlands or natural areas or other aesthetic considerations warrant a deviation to this requirement.

Environmental

- A Greenway system shall be established for the Deep Creek and associated wetlands as depicted on the PUD Master Plan.
- Boardwalks and other pedestrian crossings are permitted. Environmental interpretive educational elements including signage and kiosks shall be provided within the community identifying and describing the Deep Creek ecosystem.

Circulation

- The access roadway serving the Property shall consist of a divided boulevard with a landscape median and turn lanes and signalization at US 301 as may be required by the City of Jacksonville and FDOT. This boulevard shall have, at a minimum, a multi-purpose pathway on one side and a minimum 6 ft. sidewalk on the other side. Bike lanes shall be constructed as part of the roadway section.
- All subdivisions shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.
- The multi-pathway system shall be linked throughout the community providing an interconnected system for pedestrians and cyclists. (10' wide minimum)

ICI Villages

PUD-SC Master Plan

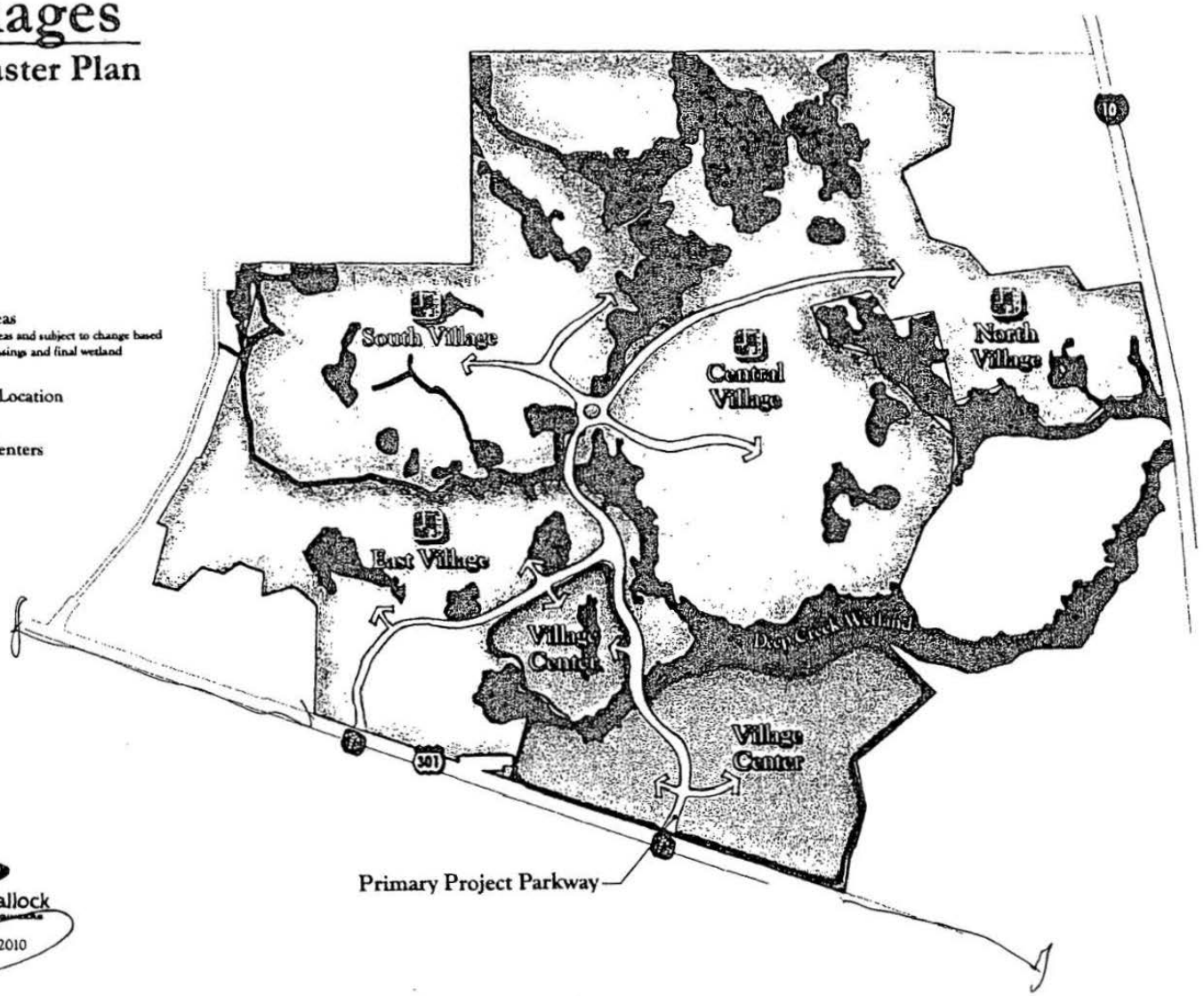
XHIBIT E

ICI HOMES

Conservation Areas
(Shown as generalized areas and subject to change based on final design, road crossings and final wetland survey/permitting)

Proposed Access Location

Neighborhood Centers



REVISED EXHIBIT 2
PAGE 28 OF 28

Prosser Hallock
PLANNERS & ENGINEERS
October 25, 2010

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 20
PARTY: SRW-3
DESCRIPTION: Report of the Planning and Development Department for Application for Rezoning 2010 to Planned Unit ...

2010-0874
AAG

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING 2010-874 TO PLANNED UNIT DEVELOPMENT

JANUARY 27, 2011

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **2010-0874** to Planned Unit Development.

Location:	West side of US 301, south of I-10 Between Interstate 10 and Gilridge Road
Real Estate Number:	000974-0000
Current Zoning District:	Planned Unit Development (PUD 2006-1203-E)
Proposed Zoning District:	Planned Unit Development - Satellite Community (PUD-SC)
Current Land Use Category:	Agricultural-I, Agricultural-II
Proposed Land Use Category:	N/A
Planning District:	Southwest, District 4
City Council District:	The Honorable Ray Holt, District 11
Applicant/Agent:	Anthony S. Robbins, AICP Prosser Hallock, Inc. 13901 Sutton Park Drive South, Suite 200
Owner:	ICI Villages, LLC 2379 Beville Road Daytona Beach, Florida 32119
Staff Recommendation:	**APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2010-0874 seeks to rezone approximately 5,520 acres of land from AGR and PUD to PUD-SC. The rezoning to PUD-SC is being sought so that the property can be developed as rural village master planned community. The original PUD contemplated a 2,250 acre rural village master planned community approved in 2006. The purpose of this rezoning is to add acreage to the overall development plan. The development will contain single-and multi-family dwellings as well as offices, retail commercial and parks. A maximum of 15,000 dwelling units, 750,000 square feet of commercial and 300,000 square feet of offices is proposed. There will be at least three residential types with no single lot type comprising more than 50% of the project total.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Agriculture-i (AGR-i) and Agriculture-ii (AGR-ii) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The AGR functional land use category permits housing developments in a gross density range of up to seven (7) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of less than 3 dwelling units to the acre and will have full urban services available to the site. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district as follows:

(1) Consistency with the 2030 Comprehensive Plan

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Agricultural (AGR).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

FLUE 1.1.6 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE 1.1.8 Require that all new non-residential projects be developed in nodal areas, in appropriate commercial infill locations, or as part of mixed or multi-use developments such as Planned Unit Developments (PUDs), cluster developments, Traditional Neighborhood Design (TND) developments, and Locally Designated Historic Preservation Districts, as described in this element.

FLUE 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design.

FLUE 1.1.11 Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects and conforming with the following criteria:

1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
3. The proposed development is compatible with surrounding existing land uses and zoning.

FLUE 1.2.1 The City shall ensure that the location and timing of new development will be coordinated with the ability to provide public facilities through the implementation of growth management measures such as development phasing, programming and appropriate oversizing of public facilities, and zoning and subdivision regulations.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency Management System

Pursuant to the provisions of Chapter 655 *Concurrency Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single-family, multi-family and commercial development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, *Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element*, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) *Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The treatment of pedestrian ways: The residential villages and commercials village centers will be linked by pedestrian pathways. A 10 foot wide multi-purpose path is proposed connecting different areas.

The use of topography, physical environment and other natural features: The written description and site plan indicate that significant wetlands will be preserved on the site and incorporated into a passive recreation area with trails.

The use and variety of building setback lines, separations, and buffering: The written description uses separate development standards for the Village Center (VC), Neighborhood Center (NC) and the Residential Villages (RV). This division allows for a "traditional neighborhood design" of higher densities in the VC and NC while allowing for lower density in the RVs.

The variety and design of dwelling types: The written description provides for five single-family lots sizes ranging from 35 feet in width to 80 feet in width. Duplex, Row House, Town House, and Condo/Apt development standards are provided. Town Houses and Condo/Apts will be permitted in all development areas (Commercial, VC and NC).

The particular land uses proposed and the conditions and limitations thereon: The written description contains additional limitations on lighting and other items that may impact surrounding uses. These limitations allow for intensive commercial uses such as a filling station to be compatible with medium density residential without adversely impacting the residential.

Compatible relationship between land uses in a mixed use project: The written description includes uses that will serve the community without acting as a draw for residents outside the community.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is currently undeveloped and is under silviculture management. Surrounding the property is pine plantation and scattered wetlands. To the southwest is PBF zoned land owned by the City of Jacksonville.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	AGR	AGR	Undeveloped
South	PBF	PBF-1	County owned/Government
East	AGR	AGR	Undeveloped
West	PBF	PBF-1	County owned/Government

(6) Intensity of Development

The proposed development is consistent with the AGR functional land use category and is a mixed use development to include single-family and multi-family which is not to exceed 5,520 dwelling units. The PUD is appropriate at this location because it will offer office and commercial and institutional uses to support the proposed residential development.

The availability and location of utility services and public facilities and services:
The owner will donate up to 75 acres to the Duval County School Board for use as a high school and will donate a 3 acre parcel to the City of Jacksonville for a public use.

The owner is coordinating with JEA to provide water, sewer and electric to the area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Traffic Engineer will require a traffic study for all proposed access points on US 301.

(7) Usable open spaces plazas, recreation areas.

The written description discusses at length the proposed recreation facilities and open space.

(8) Impact on wetlands

Surveying of a 1995 Geographical Information Systems shape file did identify wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

The wildlife survey performed by Breedlove, Dennis & Associates, Inc., dated July 7, 2006 indicated the project limited habitat for listed species due to the altered site conditions and intensive use for short rotation pine plantation.

(10) Off-street parking including loading and unloading areas.

The written description provides parking ratios that are similar to Part 6 of the Zoning Code. These ratios have been used in other developments without any adverse impact.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. In addition a 10 foot wide multi-purpose trail will be constructed along one side of the major road.

SUPPLEMENTAL INFORMATION

Applicant submitted photos that the signs were posted

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2010-0874** be **APPROVED with the following conditions:**

1. **The development shall be subject to the original legal description dated October 15, 2010.**

2. **The development shall be subject to the revised written description dated January 21, 2010.**

3. **The development shall be subject to the original site plan dated October 25, 2010.**

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 21
PARTY: SRW-4
DESCRIPTION: City of Jacksonville Comprehensive Plan Infrastructure Element

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

November 2010

The Honorable Lenny Curry
Mayor

William B. Killingsworth
Director of Planning & Development

JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

CITY OF JACKSONVILLE

The Honorable Lenny Curry, Mayor

CITY COUNCIL MEMBERS 2015-2019

The Honorable Anna Lopez Brosche	*At-Large, Group 1*
The Honorable John R. Crescimbeni	*At-Large, Group 2*
The Honorable Tommy Hazouri	*At-Large, Group 3*
The Honorable Greg Anderson	*At-Large, Group 4*
The Honorable Samuel Newby	*At-Large, Group 5*
The Honorable Joyce Morgan	*District 1*
The Honorable Al Ferraro	*District 2*
The Honorable Aaron L. Bowman	*District 3*
The Honorable Scott Wilson	*District 4*
The Honorable Lori N. Boyer	*District 5*
The Honorable Matt Schellenberg	*District 6*
The Honorable Reggie Gaffney	*District 7*
The Honorable Katrina Brown	*District 8*
The Honorable Garrett L. Dennis	*District 9*
The Honorable Reginald L. Brown	*District 10*
The Honorable Danny Becton	*District 11*
The Honorable Doyle Carter	*District 12*
The Honorable Bill Gulliford	*District 13*
The Honorable Jim Love	*District 14*

INTRODUCTION

Pursuant to the requirements of Chapter 163, Part II, Florida Statutes (F.S.) and Chapter 9J-5, Florida Administrative Code (FAC), the City of Jacksonville adopted the 2010 Comprehensive Plan, which included an Infrastructure Element, on September 1990. Section 163.3191, F.S. requires that the plan be updated periodically. Prior to the update of the plan, the local governments are required to prepare an Evaluation and Appraisal Report (EAR) on the adopted plan. The City of Jacksonville's first EAR was submitted to the Florida Department of Community Affairs (DCA) for review on September 1, 1997 and determined to be sufficient on October 31, 1997. The City of Jacksonville's second EAR was submitted to the DCA on October 1, 2008.

The first EAR for the 2010 Comprehensive Plan comprises the 1990-1995 period and the second EAR comprises the 2000-2007 period. The second EAR identifies major issues of concern to Jacksonville residents, reviews implementation of the plan since the last EAR, assesses achievements, successes and shortcomings of the Plan, identifies necessary changes and provides updated population projections.

The update of the Infrastructure Element, presented in the following pages, reflects changes recommended in the second EAR. New policies have been added as recommended in the EAR and mandated by updates to the Florida Statutes and Florida Administrative Code, including extending the planning time frame to 2030 and renaming the plan the 2030 Comprehensive Plan. Issue statements have been removed in an effort to streamline the element and to remove text not belonging in the Goals, Objectives and Policies Section of this document. Various editorial, organizational and other appropriate agency or reference name changes have been made as well.

In addition to the aforementioned revisions, the Background Report of this document has also been updated to support the amended Goals, Objectives and Policies.

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2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

A

GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVES AND POLICIES

GOAL 1

Manage the fresh groundwater resources in the City to assure an adequate quantity and quality of water for potable, commercial, industrial, utility and agricultural uses. Such City management shall be in compliance with all State, regional and federal rules, regulations, laws and mandates as applicable.

Objective 1.1 The City shall quantify at least once every five years the existing uses and project the future uses of fresh groundwater resources.

Policies 1.1.1
The City's Environmental Quality Division (EQD) shall request from the St. Johns River Water Management District (SJRWMD) existing permitted users of water with approved future increases in fresh groundwater allocations for the duration of existing consumptive use permits, and the identification of the area location and producing zone of the hydrogeologic regime from which the withdrawals are made.

1.1.2
Reserved

1.1.3
JEA shall utilize the projected land uses, population, and other industry forecasts as applied to accepted unit water consumption rates to identify by area the projected demand within the City and to quantify potential future water requirements.

1.1.4
The Environmental Quality Division (EQD), and JEA shall annually review processes to coordinate City regulations regarding water use to ensure consistency with all applicable laws and regulations including Chapter 366 of the City of Jacksonville Municipal Code.

1.1.5
JEA shall maintain, as a component of the City's water master plan, a Total Water Management Plan and an Annual Water Resource Master Plan, which ensures adequate available City wide resources and that water withdrawals comply with City standards.

1.1.6
The Air and Water Quality Division (EQD) shall coordinate with JEA in order to compare projected water demand with best current groundwater resource assessments to determine if adequate capacity is available and shall update this analysis every five (5) years.

Objective 1.2 The City will rely on the St. Johns River Water Management District's (SJRWMD) most current water supply management and GIS coverages for hydrologic and geologic data.

Policies 1.2.1
The City shall utilize SJRWMD water supply management and GIS coverages for hydrologic and geologic data for groundwater resource management and planning purposes.

1.2.2
The EQD and the JEA shall follow the SJRWMD and the Total Water Management Plan delineation of site specific areas in the groundwater basin deemed prone to contamination or overdraft resulting from current or projected development, and establish the best management practices for implementation to mitigate or avoid resource degradation within two years of the SJRWMD determination.

1.2.3
The City shall continue to coordinate with the SJRWMD and utilize the best available resources and information including the latest update of the Floridian Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl.

1.2.4
Within one year of receipt, the EQD shall adopt the criteria and inventory developed by the SJRWMD and the Water Resources Management Plan establishing minimum seasonal surface and groundwater levels within the City.

1.2.5
In accordance with the District Water Supply Plan and related policies under CCME Goal 6, EQD and JEA should implement water resources projects to protect resources and meet future needs.

1.2.6
JEA shall continue to study existing sources of wastewater discharge suitable for reuse, sources of potable water, conservation, and other integrated water management strategies to meet future demand, conserve water, and remove nitrogen loading to the Lower St. Johns River.

1.2.7
JEA shall continue to determine potential quantities of water available for consumptive use by the City to assure that adequate resources are developed. The City shall utilize water conservation and water reuse practices to supplement and increase the effective life of its groundwater resources.

1.2.8
Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

1.2.9
The City, in coordination with JEA, shall support the development of reuse water and other alternative supplies. Pursuant to requirements imposed by JEA's water supply consumptive use permits, the City shall require the use of reclaimed water where economically feasible pursuant to the City of Jacksonville's Chapter 752. In addition, the City shall require the following reuse practices, where economically feasible:

A. Installation of reuse supply lines;
B. Connection of new development or substantial redevelopment to a reuse system to supply uses that do not require potable water, unless the use of a lower quality source is otherwise authorized by SJRWMD;
C. Installation of dual water distribution lines that will initially use the existing water source or stormwater until the reclaimed water source is available;
D. Installation of meters for individual connections to the reclaimed water system; or
E. Reuse water to be used for irrigation and other non-potable needs in public areas owned by the City.

1.2.10
Reserved

1.2.11
The Environmental Quality Division (EQD) shall utilize the SJRWMD Water Supply Assessment, SJ2006 F.S. to establish a guideline water use budget for the City in light of existing and future needs in comparison with resource condition assessments.

1.2.12
Upon identification by the SJRWMD, the City shall give high priority status to prime aquifer recharge areas identified by SJRWMD as of importance, by giving extra matrix ranking points to sites located in such areas in comparison with other sites being considered in local land acquisition programs and request the SJRWMD to do this or mandate this for areas outside the City.

Objective 1.3 Maintain a City well head protection and regulation program.

Policies 1.3.1
The City has adopted and implemented a wellhead protection program in accordance with Subsection 1428(a) of the Safe Drinking Water Act and in conjunction with the FDEP, SJRWMD, USGS and related agencies.

1.3.2
Reserved

1.3.3
JEA shall comply with applicable federal regulations for wellhead protection as amended or revised by Public Law 93-523 and assist the City by further developing guidelines for the delineation of wellhead protection areas.

1.3.4
The EQD shall develop and maintain a groundwater resource management program which is designed to protect the Floridian Aquifer such that the fresh water quality is not degraded beyond acceptable raw water characteristics for associated treatment facilities required to meet Chapter 366 City of Jacksonville Municipal Code, Chapter 17-550, F.A.C. as amended, Chapter 62, F.A.C. as amended, and/or the Federal Safe Drinking Water Act requirements.

1.3.5
The EQD shall continue the City well permitting program which requires permits for drilling and operation; and for capping, filling and plugging of abandoned well; and which requires valves on all free flowing wells which are required to be closed when not in use pursuant to Chapter 366 City of Jacksonville Municipal Code and EPB Rule-8.

1.3.6
The EQD and the JEA shall jointly protect the areas within the existing public supply wellhead protection areas pursuant to Chapter 366 City of Jacksonville Municipal Code and EPB Rule-8 by implementing:

a) a program to inventory contaminated sites;

b) best management practices for contamination control; and best management practices to remove or limit existing pollution sources in the areas delineated.

1.3.7
The City of Jacksonville, JEA, EQD and the JEA shall continue to work with the SJRWMD, Northeast Florida Regional Council (RC), and JPDD (including PUD and DRI processes) to ensure that water for nonpotable uses be obtained from the lowest quality water source, in proximity to the demand, consistent with the intended use in compliance with the State Water Policy, Chapter 17-40, F.A.C. and Chapter 62, F.A.C.

1.3.8
The City shall incorporate freshwater demand reduction practices as appropriate within the City Building Code. New freshwater conservation methods or technologies shall be distributed to City water users through the water conservation education program of JEA.

1.3.9
JEA shall, continue to maintain, develop pricing, rates and/or charges to equitably recover costs and not provide volume discounts for customer class utilization in excess of the water need.

1.3.10A
The City shall ensure that its Ordinance Code implements the landscape irrigation provisions in SJRWMD Rule 40C-2.042(2), F.A.C. and does, in any other manner, regulate the consumptive use of water.

1.3.10B
The City shall cooperate with SJRWMD, in accordance with the SJRWMD Water Shortage Plan, during declared water shortage emergencies by conserving water resources and by assisting with enforcement of water shortage emergency declaration, orders, and plans.

1.3.11
The EQD shall develop a Groundwater Recharge Area Protection Program to achieve protection of the City's groundwater aquifer recharge areas as identified by the SJRWMD.

1.3.12
The EQD shall establish legal descriptions and mapping for SJRWMD delineated prime aquifer recharge areas within two (2) years of SJRWMD determination of such areas in the City.

1.3.13
The City shall continue to monitor the SJRWMD identified areas of critical concern considering regional groundwater flow for areas containing:

a) aquifer recharge;
b) aquifer contamination; and
c) aquifer saltwater encroachment.

1.3.14
The Planning and Development Department in conjunction with the EQD and the JEA, and the Public Works Department, shall develop land use, drainage, development criteria and other revisions to the Land Development Regulations in compliance with Section 163.3202(1), F.S., to protect the prime aquifer recharge areas and to a lesser extent the areas of critical concern which buffer the prime aquifer recharge areas within one (1) year of such designation.

1.3.15
The EQD shall develop and implement an aquifer recharge plan for principal aquifers which protects and/or enhances the contributory water quality and maintains or increases the volume of freshwater available for recharge.

1.3.16
Within 2 years after the determination by the SJRWMD of Floridian Aquifer Prime Recharge Areas the EQD shall submit revisions to City's Ordinance Code which protect and conserve the recharge areas of the Floridian Aquifer deemed to be sensitive within the City's jurisdiction as the City's primary source of potable water.

1.3.17
The City will prohibit, in areas determined to be prime Floridian Aquifer Recharge Lands, industrial activities, septic tank use in subdivisions, and commercial activities utilizing or producing hazardous materials as identified by the Florida Department of

Environmental Protection and pursuant to Chapters 470 & 366 (Septic Ordinance/Fertilizer Ordinance) City of Jacksonville Municipal Code.

1.3.18
The EQD shall develop and implement regulations for irrigational practices, fertilization practices, and pesticide/biocide application practices within sensitive prime aquifer recharge areas and areas of critical concern to minimize leaching of contaminants into the fresh groundwater regime pursuant to Chapter 366 City of Jacksonville Municipal Code.

1.3.19
Reserved

1.3.20
The City shall request the SJRWMD to investigate the feasibility and/or desirability of such practices as recharge enhancement through water detention, retention ponds, flow diversion, swale systems, effluent reuse and other techniques.

1.3.21
The EQD shall implement a system of incentives and deterrents for the development of potential prime recharge areas, buffer areas, well head protection areas and non-protected areas.

1.3.22
The EQD shall request the SJRWMD to study the potential of the development of salinity barriers with storm water and/or reclaimed water to effect a repressurization of the aquifers and increase the thickness of the freshwater lens.

GOAL 2

Manage and conserve potable water resources in the City through conservation and water reuse programs.

Objective 2.1 JEA shall, implement the water reuse ordinance (Chapter 752 733, City of Jacksonville Ordinance Code) in compliance with the City's consumptive use permit requirements issued by the SJRWMD.

Policies 2.1.1
The reuse ordinance includes the following:

1. Designated reuse zones as identified by the SJRWMD.

2. A requirement that all new development within reuse zones shall include a reclaimed water irrigation system constructed to applicable standards. The reuse ordinance defines the types and sizes of development which are appropriate to be served by a reclaimed water irrigation system.
3. A definition of the users required to accept and utilize reclaimed water when made available by the City.
4. The registration and permitting of wells of all sizes located within the SJRWMD identified reuse zones.
5. The requirement of return flow wells for heat pump discharges.

2.1.2
The City shall request that SJRWMD require all non-potable consumptive use permits holders in the City to accept and utilize reuse water when made available by the City.

Objective 2.2 JEA shall continue and expand the City's water conservation and demand reduction program in order to reduce per capita consumption of potable water by up to 10% by 2013.

Policies 2.2.1
JEA shall continue to utilize potable water conservation strategies and techniques in the operation of the City's water facilities.

2.2.2
The City shall require demand reduction fixtures and low water use building techniques.

2.2.3
The approval of new water system connections shall be conditioned upon compliance with City Code to assure the use of water conservation practices and techniques.

2.2.4
The City's landscape and tree protection regulations require low water use features and vegetation and water conserving irrigation practices.

2.2.5
The City shall enact a water conservation ordinance.

2.2.6
JEA in cooperation with other departments shall implement a water conservation public education program.

2.2.7
The City shall enforce Chapter 752 City of Jacksonville Municipal Code relating to the reuse of reclaimed water program.

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT
NATURAL GROUNDWATER

AQUIFER RECHARGE
SUB-ELEMENT

B

DEFINITIONS

DEFINITIONS

Artesian Well - a well that penetrates a confined aquifer in which the water level in that veil rises above the top of that aquifer.

Conservation - actions which result in a reduction of water demand or protection or preservation of the quality or quantity of the water supply source, classified as either user conservation or resource conservation.

Demand Conservation - water conservation activities such as; pricing structures, public education, water reuse systems, water saving fixtures, or other regulation.

Development - a material change in the use of character of the land including, but not limited to, the placement of any structure or site improvements on the land.

Domestic Consumption - water used in direct human contact for drinking, cooking, bathing, and cleaning purposes inside a residential or commercial establishment.

EPB - City of Jacksonville Environmental Protection Board.

EPA - United States Environmental Protection Agency.

EQD - Environmental Quality Division

FAC - Florida Administrative Code.

FDEP - Florida Department of Environmental Protection.

FGS - Florida Geological Survey

Floridan Aquifer - those earth materials first penetrated at varying depths greater than two hundred fifty feet (76.3m) below the ground surface in the City and that compose one or more of the following stratigraphic formations: limestone of the Ocala Group, Avon Park Limestone, Lake City Limestone or Oldsmar Limestone. The approximate depth to which wells first penetrate the Floridan Aquifers is shown in the 1978 Water Resources Investigation report, 77-144, prepared by the United States Geological Survey, or as revised.

Free Flowing Wells - those wells which are uncapped or leaking and which are releasing groundwater under pressure from an aquifer to flow freely to grade level.

F.S. - Florida Statutes.

FSDWA - Florida Safe Drinking Water Act

Groundwater - water beneath the surface of the ground, whether or not flowing through known definite channels.

Groundwater Resource Management - all actions which are necessary to accomplish the objectives of the City's Ordinance Code associated with protection of Jacksonville's groundwater resources.

GWBRAI - Ground Water Basin Resource Availability Inventory project directed by the St. Johns River Water Management District.

High Recharge Areas - Areas with recharge rates of 12 or more inches per year.

Irrigation - the method by which water is artificially applied to land surfaces, for the purpose of supplementing natural rainfall.

JEA – Water, Sewer, and Electric Utility serving community in and around Duval County; previously known as the Jacksonville Electric Authority.

Monitoring Well - an artificial excavation having a permanent casing which is only used for locating and sampling groundwater quality and/or quantity.

Natural Drainage Features – the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural Drainage Flow – the pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

Non-Potable water - water which is not approved as meeting health standards applicable to potable water or which is generally undesirable for domestic use.

Piezometer Well - an artificial excavation not having a permanent casing which is only used on a temporary basis, maximum three months, to locate groundwater levels or identify areas of groundwater contamination.

Potable Water - water used for drinking, culinary purposes, personal hygiene or other domestic purposes which is approved as meeting the standards contained in F.A.C. Rules 100-4, 17-550, or 17-555, F.A.C.

Potable Water Wellfield – The site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by yard-round residents or regularly serves at least 25 year-round residents.

Prime Recharge Area - An area so designated by the appropriate water management district governing board. Recommended prime ground water recharge areas to the Floridian aquifer are areas that contribute the greatest volume of water per unit area to the Floridian aquifer in a ground water basin. Prime recharge areas are those areas mapped as high recharge areas. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water.

Public Water Supply System - any water system meeting the requirements of either F.A.C. Rules 17-550, 17-555, or 17-560, F.A.C., for "community or non-community" or F.A.C. Rule 100-4, for "other public" categories. Such systems serve more than four private residences, or commercial facilities serving the public at least sixty (60) days per year.

Reasonable Beneficial Use - the use of water in accordance with Chapter 373, F.S. and standards promulgated by the SJRWMD.

Recharge Area - location where the replenishment of groundwater in an aquifer occurs, primarily as a result of rainfall infiltration and secondarily by the movement of water from adjacent aquifers or surface water bodies. Such areas have been classified as having generally no recharge, low to moderate recharge, or high recharge, or prime recharge (also see Prime Recharge).

RESD - Regulatory and Environmental Services Department.

Resource Conservation - actions necessary to protect the City's water supply sources such as well head protection, identification of and protection from groundwater contamination or degradation by such as salt water intrusion, developing alternative water supply sources and encouraging their use.

Shall - the word "shall" is used to indicate a mandatory action.

Should - the word "should" is used to indicate an action that is strongly advised.

SJRWMD - St. Johns River Water Management District.

Supply Conservation - water conservation activities such as water metering, leak detection and repair, utility water audits, pressure reduction and wellfield management.

Tent Well - wells used for monitoring, sampling, location or improving groundwater quality and resolving groundwater pollution problems (also see Monitor Well).

User Conservation - functions generally recognized as the responsibility of the water user or water supplier. These functions are classified as either supply conservation or demand conservation.

USGS - United States Geological Survey.

Waste - the flow of water as defined in Section 373.203(4), F.S., and as further defined by the Board in a manner consistent with Section 373.203(4), F.S.

Water Source Heat Pump - includes single or reverse cycle mechanical devices for heating or cooling which require the use of water as a medium for heat transfer.

Well - any artificial excavation on submerged or unsubmerged land, excepting wells covered by Chapter 377, F.S., pertaining to oil and gas well, having a diameter of not more than 120 inches (304.3 cm) the intended use of which is for the location, acquisition, development or artificial recharge of water.

Well Head Protection Area - An area consisting of a 750-foot radial setback distance around a Public Potable Water well or Wellfield where the most stringent measures are provided to protect the ground water source for a potable water well and includes the surface and subsurface area surrounding the well.

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

DRAINAGE SUB-ELEMENT

A

GOALS, OBJECTIVES AND POLICIES

JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL 1

The Public Works Department shall provide a stormwater management system which will increase the efficiency of the existing systems, create regional facilities where appropriate and improve water quality by reducing non-point sources of pollution.

Objective 1.1 The City shall develop a Geographic Information System (GIS) with the capability to include data regarding the existing drainage system, land use, soil types, and topographic information.

Policies 1.1.1
The City shall maintain an inventory of all drainage systems in conjunction with the National Pollutant Discharge Elimination System (NPDES).

1.1.2
The Public Works Department shall prepare base maps showing the existing infrastructure and natural drainage system in conjunction with the National Pollutant Discharge Elimination System (NPDES).

1.1.3
Upon implementation of the GIS, the Public Works Department shall require the submittal of "as-built" data in a format compatible with the GIS to facilitate the up-date of the system.

Objective 1.2 The City has completed a Master Stormwater Management Plan (MSMP). The information in the plan will be utilized in the development of operational criteria for the drainage system. Through this process, the Public Works Department will analyze its existing stormwater management system and correct existing deficiencies by coordinating the increase in the capacity of the system, thereby encouraging infill development in the Urban Area. With completion of each phase of the MSMP, the City shall amend the 2030 Comprehensive Plan to include changes recommended in design standards and revise the Capital Improvements Element as necessary.

Policies 1.2.1
The City shall revise the 2030 Comprehensive Plan to implement the results of the MSMP.

1.2.2
Based on the recommendations in the MSMP, the City shall reassess projects for stormwater improvements in the Capital Improvements Element and annually revise the Five Year Capital Improvement Program accordingly.

1.2.3
The Subdivision Standards and Policy Advisory Committee shall revise the Land Development Procedures Manual to incorporate special basin criteria, recommended as part of the MSMP.

1.2.4
The City shall establish and continue to utilize the three Levels of Service (LOS) standards for drainage facilities. These Levels of Service (LOS) standards define the depth of flooding allowed within and adjacent to the street rights of way. The design storm, which shall be used, will be a 5-year design storm.

LOS A - for new systems: Hydraulic gradeline at or below inlet grate.

LOS B - for retrofitted new systems: Flooding of streets and some yard area.

LOS C - for existing systems: Flooding up to the structures.

Where:

Service Level A is the most advanced level of stormwater protection available and comprises the complete removal of stormwater from street surfaces during the design rainfall event. All stormwater is captured by the collection system and overland flow and street storage conditions are eliminated. Significant ponding does not occur and confined areas are drained without surcharge. This level of service obviates the health and safety concerns associated with minor flooding, eliminates transportation hazards and prevents vehicular flooding. The hydraulic grade line is generally at or below the inlet throat.

Service Level B is the next level of protection and comprises the prevention of significant levels of yard flooding but includes some flooding of street and yard areas. The sources of Level B flooding are overland flow of off-site stormwaters, surcharging of the stormwater collection system, or the ponding of confined waters. The impacts on residents in Level B service areas are primarily nuisance flooding problems related to temporary impassability of streets. The flooding of major roadways is limited to the outer lane areas but which does not prevent travel. There may be flooding of a limited duration along minor streets and flooding of yards is generally limited to 50% of the grassed area between street and structure. There is no flooding of structures. The hydraulic grade line is at or slightly above the inlet throat.

Service Level C is the minimum level of stormwater protection provided and comprises the prevention of flooding in structures or appurtenant components of residential, commercial or institutional structures. Sources of flooding in Level C situations are via overland flow, surcharging of the stormwater collection system, or

ponding of confined waters. Flooding of major roadways precludes the use of outer traffic lanes while travel in inner lanes is possible but difficult. Flooding of minor streets precludes travel and flooding of front yards up to the front face of the structure, but no structure flooding is indicated based on a five year storm frequency. The hydraulic grade line is significantly above the inlet throat.

1.2.5
The Public Works Department shall ensure that developments will not affect the existing drainage facilities by requiring pre/post development discharge restrictions or providing an analysis on the existing drainage facility to prove no adverse impacts.

Objective 1.3 Stormwater runoff from new development shall be treated in accordance with all applicable federal, State, regional and local standards. Stormwater from existing systems, which are retrofitted, shall be treated to the best available technology.

Policies 1.3.1
The City shall require stormwater treatment on all new developments. Treatment volume shall be based on Chapter 17.40.420, *Florida Administrative Code (F.A.C)* or current St. Johns River Water Management District (SJRWMD) rules. The City reserves its right to participate in all SJRWMD permitting, administrative and judicial appellate procedures; however, a SJRWMD issued permit, which is administratively and judicially final, will be accepted as demonstrating compliance with SJRWMD rules.

1.3.2
In existing areas stormwater retrofitting, is proposed in the MSMP, and in which traditional treatment methods are impractical, other "best management practices" shall continue to be utilized.

1.3.3
The City shall utilize construction standards for stormwater treatment facilities contained in the Land Development Procedures Manual.

1.3.4
The City shall continue to require annual reports from the maintenance entities of all stormwater treatment facilities to ensure their proper operation.

Objective 1.4 The City shall maximize the efficiency of operations of its stormwater facilities through scheduled and proper maintenance.

Policies 1.4.1
The City shall maintain a method for financing the operation and management of stormwater facilities. The funding shall be used to reduce existing flooding, improve water quality, and preserve or restore the values of the natural systems.

1.4.2
The funding established pursuant to Policy 1.4.1 shall be used in part to ensure continued proper operation, maintenance, and functioning of stormwater facilities.

Objective 1.5 The City shall continue to protect existing streams, rivers, and floodways through its development review process to ensure that no harm is done to the natural drainage system.

Policies 1.5.1
The Public Works Department shall continue to review each proposed new development and determine if it may do harm to the natural drainage system.

1.5.2
The Public Works Department shall continue to deny permits to any new development that fills a flood plain without compensation for the fill by excavating an equal volume or improvement to the drainage system or a combination of both.

Objective 1.6 The City shall coordinate extension of its drainage facilities through new developments as part of its current permitting process.

Policies 1.6.1
The Public Works Department shall require that proposed development drainage facilities are adequate in capacity to serve the proposed development along with any contributing off-site drainage.

1.6.2
The Public Works Department shall continue to require that the drainage systems downstream of a proposed development have the capacity or hydraulic gradient to accept the proposed development's discharge, or that the proposed development improves the downstream drainage system.

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

DRAINAGE SUB-ELEMENT

B

DEFINITIONS

JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT

DEFINITIONS

Attenuation - To limit stormwater flow to reduce downstream impacts. (See also Detention).

Best Management Practices (BMPs) - Means whereby pollutant loading to downstream elements are reduced. BMPs can be either structural (see Stormwater Treatment Facility) or non-structural practices. Non-structural practices include but are not limited to inlet cleaning, street sweeping, and detention pond maintenance.

Capacity Analysis - A determination of a stormwater management facility's ability to provide a given level of service.

Capital Improvement Plan or Program - A projected schedule of capital projects based on estimated costs and expected funding levels.

Conveyance - Transport of stormwater via pipe and/or open channel system(s).

Coastal High Hazard Areas – The Coastal High Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as established by the most current Northeast Florida Hurricane Evacuation Study. It is shown on Map C-18. A property shall be deemed to be within the CHHA as depicted on Map C-18 unless site specific, reliable data and analysis demonstrates otherwise.

Design Capacity - The amount of flow a storm sewer system is designed to manage, usually expressed in cubic feet per second for flow and cubic feet or acre feet for storage.

Detailed Basin Plan or Study - An in-depth investigation into the drainage needs of a particular drainage basin. Usually limited to large basins where the expected improvements will entail large expenditures and phasing.

Detention or To Detain - To temporarily store stormwater in such a way as to limit its flow, either to limit downstream impacts or provide treatment for water quality.

Detention Basin - A stormwater facility designed to capture and limit stormwater flow (by releasing it at a reduced rate) in order to reduce downstream impacts or to treat stormwater to improve its quality.

Ditch - An open stormwater conveyance facility with side slopes steeper than three units horizontally to one unit vertically.

Drainage Basin - Any land area from which the runoff collects at a common point or receiving water.

Exfiltration Trench - A subsurface facility designed to convey stormwater into the underlying soil, providing treatment through filtration and volume reduction.

Flood- Prone Area - Areas which flood which may not be identified on the FEMA FIRM maps.

Impervious - Land surfaces which do not allow (or minimally allow) the penetration of water. An increase in the amount of impervious area will increase the rate and volume of runoff from a given drainage basin.

Inlet - A structure which allows stormwater to flow into a conveyance system.

Level of Service (LOS) - An indicator of the extent of or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristic of the facility. The LOS shall indicate the capacity per unit of demand for each facility.

Master Stormwater Management Plan (MSMP) - A comprehensive plan detailing water quantity and quality issues on the primary drainage system.

Models - Approximations of the hydraulics and hydrology of a drainage basin based upon mathematical derivations of quantifiable relationships between various factors. These factors usually include, but are not limited to, area, slope, drainage system characteristics, rainfall and land use.

Natural Drainage Features - Naturally occurring features of an area which accommodate the flow of a significant amount of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural Drainage Flow - The pattern of surface and stormwater drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

Outfall - Location where stormwater flows out of a given system. The ultimate outfall of a system is usually a "receiving water".

Percolation - The ability of water to pass through a porous medium; in most cases, the soil.

Pervious - Land surfaces which allow the penetration of water. A decrease in pervious area will increase the rate and volume of runoff from a given drainage basin.

Receiving Water - A body of water which serves as the receptacle for stormwater flow. Generally defined as lakes, rivers, bays and oceans.

Retention or To Retain - To store stormwater to prevent its discharge into receiving waters or to provide a storage facility for stormwater where no outfall is available.

Retention Basin - A stormwater facility which has no structural outfall and the discharge from which is limited to percolation, evaporation and evapotranspiration.

Storm Sewer Capacity - The ability of a storm sewer system to manage runoff, expressed in cubic feet per second for flow and cubic feet or acre feet for storage.

Stormwater - Flow of water which results from and which occurs immediately after a rainfall event.

Stormwater Solid Waste Facilities – Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal system.

Stormwater Management System - A system which has the meaning described in Rule 17-40.210(21) F.A.C. (1992)

Stormwater Treatment Facility - A structural "best management practice" (BMP) designed to reduce pollutant loading on a receiving water by either reducing the volume of flow; biological uptake of pollutants, the limiting the loading of pollutants or by allowing pollutants to settle out of stormwater flow. Structural BMPs include but are not limited to detention basins, retention basins, open bottom inlets, undercut ditches, exfiltration trenches and swales.

Surcharge - Flow out of a stormwater facility resulting from flow in excess of its designed capacity at a point upstream from the outfall.

Swale - An open stormwater conveyance facility with side slopes equal to or greater than three units horizontally to one unit vertically (generally very shallow).

Shall - The word "shall" is used to indicate a mandatory action.

Should - The word "should" is used to indicate an action that is strongly advised.

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

SANITARY SEWER SUB-ELEMENT

A

GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVES AND POLICIES

GOAL 1

JEA shall provide for economically and environmentally sound regional wastewater collection and treatment systems which protect the public health and investment in existing facilities, promote beneficial land use and growth patterns, and discourage urban sprawl.

Objective 1.1 In order to discourage urban sprawl, and correct existing deficiencies, JEA shall provide regional wastewater facilities in concert and conformance with the Public Facilities Map as adopted in the Capital Improvements Element.

Policies 1.1.1
JEA shall provide for regional wastewater facilities associated with development within the Urban Area as defined in the Future Land Use and Capital Improvements Element, excluding improvements within the service area of an investor-owned public utility company of regional status.

1.1.2
JEA shall provide regional wastewater facilities associated with development within the Suburban Area as defined in the Capital Improvements Element excluding improvements within the service area of an investor-owned public utility company of regional status.

1.1.3
The JEA shall not invest in sanitary sewer facilities in the Rural Area as defined in the Future Land Use and Capital Improvements Element, except where necessary to protect the public health or safety, or encourage mixed use or regional economic development. The JEA and the Department of Planning and Development shall coordinate on the placement of these lines to ensure compliance with the City's Comprehensive Plan and its urban and suburban boundaries.

1.1.4
Appropriate interim facilities will be permitted within the City as provided in Objective 1.2 and associated policies.

1.1.5
The City shall, through its Land Development Regulations, preserve utility corridors so that future development can be served in a cost effective manner.

1.1.6
All City owned wastewater facilities shall be constructed in accordance with the City's Utility Standards and Specifications, Land Development Procedures Manual, FDEP regulations and other applicable requirements.

1.1.7
The City shall incorporate incentives in its Land Development Regulations which encourage development, and redevelopment in areas where the public wastewater system has or will have adequate capacity. Developments which qualify for mixed use and/or regional economic development must also undergo land use amendments to expand the suburban boundaries to incorporate these areas.

Objective 1.2 In order to discourage urban sprawl and prevent adverse impacts to groundwater, surface water, and quality of life, the City will require that all nonregional wastewater treatment facilities identified pursuant to Environmental Protection Board (EPB) Rule 3 discontinue operation by 2010. Additionally, the City shall continue to regulate the use of on-site disposal facilities to assure compliance with federal, State, regional, and local regulations, and install regional facilities in accordance with the Capital Improvements Element in order to reduce the number of septic tanks in new developments.

Policies 1.2.1
JEA shall continue its efforts toward the acquisition of nonregional investor or community owned public utility companies where analysis of the acquisition indicates that the costs of acquiring, integrating, and upgrading the facilities to City standards will be offset by the existing and projected rate base of the utility.

1.2.2
No new wastewater treatment facility discharges shall be permitted to the tributaries, mainstem, and mouth of the St. Johns River within the City unless otherwise physically or financially unfeasible.

1.2.3
The City shall not permit septic tanks for the disposal or discharge of industrial wastes.

1.2.4
Existing septic tanks for estimated wastewater flows of 600 or less gallons per day (gpd) shall connect to the collection system of a regional utility company provided that gravity service is available via a facility within a right-of-way or easement, which abuts the property.

1.2.5
Existing septic tanks for estimated wastewater flows exceeding 600 gallons per day (gpd) shall connect to the collection system of a regional utility company provided that a facility abuts or is within 50 feet of the property.

1.2.6
Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
    a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
    b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Commercial (above 600 gpd)
    a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
    b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):
    a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
    b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
    c. Each lot is a minimum of 1 acre unsubmerged property.
    d. Alternative (mounded) systems are not required.

1.2.7
Subdivisions permitted under the criteria of Policy 1.2.6 above shall be required to install dryline sewer systems when programmed improvements are identified in the Capital Improvements Element which will make connection to the JEA Collection System available within a five (5) year period.

1.2.8
The City shall continue the effort to phase out septic tanks in defined failure areas in conformance with Chapter 751, Ordinance Code (Septic Tank Superfund).

1.2.9
Septic tanks shall be permitted in Rural Areas, provided they meet the requirements of Chapter 64E-6, F.A.C., and that all lots created after shall have a minimum of 1 acre of un-submerged property.

1.2.10
Nonregional wastewater facilities may be permitted as interim facilities, provided all of the following requirements are satisfied:

1. The facility meets all federal, state, regional, and local environmental regulations.
2. The developer shall operate and maintain the facilities
3. The developer provides for phase out costs where appropriate.
4. The developer enters into an agreement with the City, specifying the date and manner of phase out.
5. The facility operator will reimburse the City for costs of enforcement of violations of water quality standards and effluent limitations.
6. Wastewater facilities must provide at least 1.0 MGD of capacity.

1.2.11
Testing

<u>Objective 1.3</u> JEA shall provide adequate wastewater facility capacity to meet future needs.

Policies 1.3.1
To assure an adequate Level of Service, wastewater facilities within the City shall meet the following standards:

1. Effluent discharge from wastewater treatment plants shall meet all federal, State, and local standards.

2. Existing and proposed wastewater collection, transmission, treatment, and disposal facilities shall be designed and constructed to maintain the capacity associated with reasonably expected wastewater generation rates consistent with all federal, State, and local standards.

   Residential - 100 Gallons per capita per day (GPCD) (includes an Infiltration/Inflow factor of 25 GPCD)

   Non-Residential - flows to be evaluated on a site-specific basis using Section 10D-6 48(1), F.A.C.

   Peak Flows will be determined in accordance with "Recommended Standards for Sewage Works", latest edition (Ten State Standards) and the Water Environment Federation Manual of Practice #9.

1.3.2
No development order authorizing new development or a significant expansion of an existing user shall be issued for any area of the City served by a wastewater facility which does not meet the standards in Chapter 9J-5.0055(2)a 1.-3., F.A.C. Specifically, the necessary facilities are in place, the necessary facilities will be in place when the development impacts occur, the necessary facilities are under construction or the necessary facilities are guaranteed by an enforceable development agreement.

1.3.3
JEA shall monitor the Levels of Service of each facility and determine the impact of a proposed development or redevelopment on the adopted Level of Service (LOS) for use by agencies which issue development orders or permits

<u>Objective 1.4</u> JEA shall plan and provide for regional facilities to accommodate the ultimate needs of the community through implementation of JEA related projects listed in the Capital Improvements Element.

Policies 1.4.1
Wastewater system improvements will be evaluated for funding in accordance with the following general criteria:

1. Improvements which are necessary to protect the health, safety and environmental integrity of the community, consistent with the policies of this Comprehensive Plan and applicable federal, state, regional and local regulatory requirements.

2. Improvements which are necessary to meet existing deficiencies in capacity or in performance. These include the retrofit of deteriorating facilities which fail or threaten to fail to meet health, safety or environmental standards.

3. Improvements which extend regional service to previously unserved developed areas within the Urban and Suburban Areas as identified in the Capital Improvements Element.

4. Improvements which have been identified in adopted functional plans and which address system details beyond the scope of this Subelement, but which are consistent with the goals, objectives and policies of this Comprehensive Plan.

5. Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.

1.4.2
Wastewater facility improvements shall be undertaken in conformance with the schedule included in the Capital Improvements Element.

Objective 1.5 JEA shall provide regional wastewater treatment facilities to accommodate the adopted Level of Service standards.

Policy 1.5.1
JEA, through its Industrial Pretreatment Group, shall protect existing treatment facilities from adverse impacts due to discharge of deleterious wastewater to the system, by vigorous enforcement of Chapter 750, Ordinance Code, as it pertains to "Use of Public Sewers".

Objective 1.6 The JEA shall maintain existing collection systems, and inspect new construction in order to ensure compliance with the adopted Level of Service standards and maximize the use of existing facilities.

Policies 1.6.1
JEA shall maintain an inventory of all facilities which identify location, physical characteristics, age, service condition and structural condition.

1.6.2
JEA shall continue the rehabilitation and replacement program directed at the older portions of the existing system.

1.6.3
All required federal, State, regional and local permits shall be obtained before JEA undertakes or authorizes a contractor to undertake construction and/or operation of facilities.

1.6.4
The City shall inspect construction of all new facilities to be dedicated to the City to ensure the use of the best construction methods.

1.6.5
The City shall annually evaluate the JEA Standards and Specifications and the Land Development Procedures Manual.

1.6.6
JEA will not allow connections directly into its major force main system, as defined in the Wastewater Master Plan, in a manifolding manner except as designated in the plan.

1.6.7
JEA shall maintain an automated wastewater management information system for facility records, mapping, Geographical Information System, preventive maintenance, stock and inventory control and other related functions.

Objective 1.7 JEA shall provide adequate sludge utilization/disposal facilities capable of handling all sludge generated at JEA wastewater treatment facilities.

Policies 1.7.1
JEA shall monitor current sludge volumes and future population projections to predict future needs.

1.7.2
JEA shall schedule and design construction projects for sludge management facilities to meet identified needs.

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

SANITARY SEWER SUB-ELEMENT

B

DEFINITIONS

DEFINITIONS

Best Construction Methods - Those methods delineated in the City standards and specifications.

Biochemical Oxygen Demand (BOD) - The quantity of oxygen used in the aerobic stabilization of wastewaters and polluted waters. The standard 5-day BOD value is commonly used to define the strength of municipal wastewaters, to evaluate the efficiency of treatment by measuring oxygen demand remaining in the effluent and to determine the amount of organic pollutant in surface waters.

Community Owned Public Utility Company - A water or sewer utility owned by nonprofit corporations providing service to members who own and control such nonprofit corporations, associations, or cooperatives.

Development - Has the meaning described in §380.04, *Florida Statutes.*

Domestic Waste - Human body waste and household - type wastes, including bath and toilet type wastes, laundry wastes, kitchen wastes, and other similar wastes from household or established appurtenances.

Effluent - Wastewater or other liquid discharged from a treatment process or treatment plant.

EPB - Jacksonville Environmental Protection Board.

Exfiltration - Sewage leaving sewers through defective joints and cracks in pipes and manholes.

Industrial Wastes - Wastewater not otherwise defined as domestic sewage waste. Includes wastewater from floor drains in buildings and industrial or manufacturing parks, commercial laundry facilities, wastewater from animal holding facilities, etc.

Infiltration/Inflow - Groundwater entering sewers and building connections through defective joints and cracks in pipes and manholes.

Inflow - Water discharged into service connections and sewer pipes from foundation and roof drains, outdoor paved areas, cooling water from air conditioners, and unpolluted discharges from businesses and industries.

Influent - Wastewater or other liquid (raw or partially treated) flowing into a reservoir, basin, treatment process, or treatment plant.

Interceptors - Mean conduits which carry flows from the collector sewers to the point of treatment or disposal of the wastewater.

Investor Owned Public Utility Company - A water or sewer utility which, except as provided in Section 367.022, F.S. is providing, or proposes to provide, water or sewer service to the public for compensation.

JEA – Water, Sewer & Electric Utility serving community in and around Duval County previously known as Jacksonville Electric Authority.

Level of Service - An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Lift Station - A pumping facility which discharges flow directly into a gravity conduit.

Local Collection Mains - Conduits which gather flows from individual buildings and transport the material to an interceptor or main sewer.

NPDES - National Pollution Discharge Elimination System

Parshall Flume - A critical depth meter which establishes a mathematical relationship between the stage 'h' and the discharge 'Q'. It is for measuring the flow in open channels.

Point Source - Specific point of discharge of a pollutant.

Point Source Pollution - Any source of water pollution that constitutes a discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

Primary Treatment - The removal of between 30 to 35 percent of the organic materials and up to 50 percent of the solids from the sewage. This is commonly referred to as physical treatment because screens and settling tanks are the most common methods of removal.

PSC - Public Service Commission.

Regional Wastewater Facilities - Those facilities identified in the WSBU Wastewater Master Plan.

Sanitary Sewer Facilities - Structures or systems designed for the collection, transmission, treatment, or disposal of wastewater and includes trunk mains, interceptors, treatment plants and disposal systems.

Secondary Treatment - Secondary treatment processes remove between 80 and 90 percent of total organic materials and suspended solids from sewage. This level of treatment generally requires multiple steps involving one biological process and one or more processes for removal of suspended solids.

Septic Tank - Any in-ground or above-grade wastewater treatment facility discharging an effluent to the ground or surface waters of under 5,000 gallons per day (gpd). Or an underground tank used for the deposition of domestic-type wastes. Bacteria in the waste decomposes the organic matter, and the sludge settles to the bottom. The effluent flows through drains into the ground. Sludge must be pumped out at regular intervals.

Shall - the word "shall" is used to indicate a mandatory action.

Should - the word "should" is used to indicate an action that is strongly advised.

Sludge - The accumulated solids separated from liquids during processing, or the precipitate resulting from chemical treatment, coagulation, or sedimentation of wastewater.

STS - Septic Tank Superfund.

Total Suspended Solids - The sum of all solids that float on the surface of, or are in suspension in wastewater and that are largely removable by treatment processes.

Urban Sprawl – A land use pattern typically characterized by the following:

- Premature conversion of agricultural areas beyond urban and suburban service boundaries into urban uses beyond the planning time frame horizon covered in the City's Comprehensive Plan.
- "Leapfrog" development patterns
- Large areas of low-density, single-use development

Development may occur beyond urban and suburban boundaries provided that it is mixed-use in nature. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

Wastewater - A combination of the liquid and water-carried wastes from residences, commercial buildings, industrial plants, and institutions, together with any groundwater, surface water, and storm water that may be infiltrated.

Wastewater Facilities - Structures or systems designed for the collection, transmission, treatment or disposal of wastewater and includes trunk mains, interceptors and treatment plants.

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

SOLID WASTE SUB-ELEMENT

A

GOALS, OBJECTIVES AND POLICIES

JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL 1

The City of Jacksonville shall provide for an integrated solid waste management system which protects the public health, sanitation, and environment and provides for operational efficiency and beneficial land use and growth patterns.

Objective 1.1 The Solid Waste Division shall plan and implement an integrated solid waste management system to reduce the volume of solid waste disposed in landfills in Jacksonville. An integrated solid waste management system consists of a combination of solid waste management and disposal options which work together to meet the community's needs for safe and effective solid waste disposal.

Policies 1.1.1
Landfills shall be designated to receive those items that cannot be reused, composted, recycled, or processed for volume reduction in a technologically reasonable and economically practical manner.

1.1.2
The integrated solid waste management program shall focus on the proper management of solid waste, conservation of resources and optimize landfill capacity.

Objective 1.2 Solid Waste Division shall meet and exceed the state recycling goal. The Solid Waste and Resource Management Department shall maintain a recycling, reuse and reduction programs for the residential, commercial, and industrial sectors.

Policies 1.2.1
The Solid Waste Division shall maintain the residential recycling program to include all residences within the City.

1.2.2
Recycling programs designed to separate newspaper, glass, plastics, and metal products; office papers, paperboard, corrugated papers and organic materials from the solid waste generated by commercial and industrial businesses shall be implemented by the private sector.

1.2.3
The Solid Waste Division shall continue to develop programs for the commercial/industrial sectors to examine their individual waste streams to determine those materials which may be reused, recycled or composted.

1.2.4
The Solid Waste Division shall continue to implement public education and awareness programs contingent upon the availability of State grant funding to inform both the

residential and the commercial/industrial sectors of the City of the need to reduce, recycle, reuse, and compost solid waste.

1.2.5
The Solid Waste Division shall maintain a program for the mulching/composting of organic materials. The Solid Waste and Resource Management Department shall encourage back yard composting through public education and awareness programs contingent upon the availability of State grant funding.

1.2.6
The City of Jacksonville shall continue to follow procurement procedures that promote a greater use of recycled paper.

1.2.7
The Solid Waste Division shall apply for grant funds and such other revenue sources that may be available when needed for development of recycling, reuse, and reduction programs.

1.2.8
The Solid Waste Division shall continue to develop, improve, and expand the waste reduction, reuse, and recycling programs to include additional materials, methods, or technologies.

1.2.9
The City shall continue to implement the existing mandatory residential recycling program to separate newspaper, glass, plastics, and metal products, and subject to the availability of markets, a residential recycling program for paperboard, corrugated papers, and mixed papers. The residential recycling program shall permit the resident to market his or her own recyclable materials.

Objective 1.3 The Solid Waste Division shall continue to operate solid waste management facilities in compliance with applicable air, groundwater, and surface water pollution standards established by federal, State, and local laws, regulations and guidelines.

Policies 1.3.1
The Solid Waste Division shall identify, plan, and implement improvements to solid waste management facilities which are necessary to meet environmental performance standards and other applicable regulations.

1.3.2
The Solid Waste Division shall close and monitor the City's completed landfills in compliance with standards established by federal, state, and local laws, regulations, and guidelines.

1.3.3
The Solid Waste Division shall continue to implement a public education program on the proper disposal of potentially hazardous wastes with the purpose of reducing the amount of these wastes entering the solid waste stream.

1.3.4
The Solid Waste Division shall continue to implement a permanent local "Amnesty Days" program to facilitate proper collection and disposal of household hazardous wastes.

1.3.5
The Solid Waste Division shall continue to operate a training program for landfill operations personnel to improve identification and proper handling of potentially hazardous materials.

1.3.6
The Solid Waste Division shall require a training program for landfill operations personnel to improve the operation and management of the City's landfills.

1.3.7
By 2002 the Solid Waste Division shall develop criteria for identifying and establishing the priority for cleanup of old dump sites within the City's jurisdiction

1.3.8
The Solid Waste and Division shall coordinate with the Regulatory and Environmental Services Department (RESD) and other State and local agencies when implementing hazardous waste programs by regularly scheduled meetings and correspondence between the appropriate Departments.

1.3.9
The City shall adopt Land Development Regulations that prohibit new development in the vicinity of solid waste management facilities which is incompatible with the operation of such facilities. Section 656.401 Ordinance Code of the City of Jacksonville now contains performance standards, guidelines, and criteria for these regulations.

1.3.10
Peripheral buffers and landscaping shall be required at new or expanding solid waste facilities to minimize impacts to the surrounding area.

Objective 1.4 The Solid Waste Division shall plan solid waste management facility additions, expansions, and improvements to meet the present needs and support the anticipated future growth.

Policies 1.4.1
The Solid Waste Division shall establish a long-range planning program to address the available capacity of solid waste management facilities for a minimum 20-year planning period.

1.4.2
The Solid Waste Division shall conduct an annual review of solid waste generation, disposal rates, and facility capacity to evaluate future needs.

1.4.3
The Solid Waste Division shall identify and evaluate funding alternatives for the continued development and operation of the integrated solid waste management system.

1.4.4
The City shall operate all of its solid waste management facilities in a manner that will protect the public health, welfare and safety, and control costs and performance. The City shall establish regulations to require all private solid waste management facilities to be operated in a manner that will protect the public health, welfare and safety and control costs and performance.

1.4.5
The City shall identify solid wastes generated within and outside of Duval County, and adopt controls using waste flow legislation to direct components of the waste stream to processing facilities prior to final disposal consistent with Policy 1.1.1 of this element. The City may opt not to accept for disposal at City owned landfills waste generated outside of the County. Waste that is dedicated to joint ventures with adjacent counties pursuant to an interlocal agreement, shall be accepted for disposal at a rate to be established.

1.4.6
The City's adopted Level of Service (LOS) standard for solid waste disposal shall be a solid waste generation rate of 6.7 lbs. per capita per day.

1.4.7
No development order shall be issued for any area of the City served by a solid waste disposal facility which does not meet the standards of Chapter 9J-5.0055, F.A.C. Specifically, the necessary facility is in place at the time the development permit is issued; or a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or the necessary facilities and services are guaranteed in an enforceable development agreement which guarantees that the necessary facilities will be in place when the impacts of the development occur.

Objective 1.5 The City shall continue to implement programs to address the problems of illegal dumping of both hazardous and non-hazardous waste materials.

Policies 1.5.1
The City shall improve the enforcement of existing City ordinances, Florida Statutes, and federal laws concerned with illegal dumping by increasing the enforcement staff.

1.5.2
The City shall continue to operate a comprehensive program concerning illegal dumping which includes education, public awareness, and enforcement penalties.

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

SOLID WASTE SUB-ELEMENT

B

DEFINITIONS

JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT

DEFINITIONS

Aerobic Composting - The activity of aerobic microbes (requiring the presence of oxygen) during the composting process.

Anaerobic Bioconversion - The conversion of biodegradable organic matter into biogas, composed of methane and carbon dioxide, through the activity of bacteria in an anaerobic (no oxygen present) environment.

Anaerobic Composting - The activity of anaerobic bacteria (requiring the exclusion of oxygen from the process) during the composting process.

Commercial Wastes - Wastes generated by the commercial and institutional sectors. Physical characteristics of these wastes are similar to those of residential wastes, in that they consist largely of combustible materials in the form of paper and food waste from offices, restaurants, retail establishments, schools, hospitals, motels and churches.

Composting - The process by which biological decomposition of the organic constituents of solid waste under controlled conditions occurs.

Development - Has the meaning described in §380.04, *Florida Statutes.*

Facility Availability - Whether or not a facility is available in a manner to satisfy the Concurrency Management System.

Hazardous Waste - A solid waste, or a combination of solid wastes which, because of its quantity, concentration, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

Industrial Wastes - Wastes generated by industrial processes and manufacturing operations, excluding hazardous wastes. These wastes also include general industrial housekeeping and support activity wastes.

Integrated Solid Waste Management System - A combination of solid waste management and disposal options which meet the community's needs for safe and cost-effective solid waste disposal.

Landfill or Sanitary Landfill - Land on which solid waste is accepted for disposal in accordance with Chapter 62-701, FAC.

Level of Service (LOS) - An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of Service shall indicate the capacity per unit of demand for each public facility.

Recycling - Any process by which solid waste, or materials which would otherwise become solid waste, are collected, separated, or processed and reused or returned to use in the form of raw materials or products.

Residential Wastes - Mixed household wastes generated by the general population.

Shall - Used to indicate a mandatory action.

Should - Used to indicate an action which is strongly advised.

Solid Waste - Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material including solid, liquid, semisolid or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural or governmental operations.

Solid Waste Facility - Structures or systems designed for the collection, processing or disposal of solid waste, including hazardous wastes and includes transfer stations, processing plants, recycling plants and disposal systems.

Solid Waste Management Facility - Any solid waste disposal area, volume reduction plant, transfer station, or other facility, the purpose of which is resource recovery or the disposal, recycling, processing or storage of solid waste.

Special Wastes - Wastes having special characteristics or requiring special handling. These wastes include tires, oversize bulky wastes, asbestos, liquids, sludges, containers, and materials generated in demolition and construction projects.

Yard Wastes - Vegetative matter resulting from landscaping maintenance and land clearing operations. These wastes are generated in both the residential, commercial and industrial sectors.

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

POTABLE WATER SUB-ELEMENT

A

GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVES AND POLICIES

GOAL 1

JEA shall regionalize water facilities in a manner which adequately corrects existing deficiencies, accommodates future growth, increases system capacity, acquires investor owned systems and incorporates private package plants into the regional system, and interconnects water systems where required while complying with all federal, State, regional and local regulations.

Objective 1.1 In order to discourage urban sprawl, to maximize the use of existing facilities, and to coordinate the increase in the capacity of facilities to meet future needs of the City, the JEA shall provide regional water facilities in concert and conformance with the Development Areas Map (Map CI-1) as adopted in the Capital Improvements Element.

Policies 1.1.1
JEA shall provide for regional water facilities associated with development within the Urban Area as defined in the Capital Improvements Element, excluding improvements within the service area of an investor-owned public utility.

1.1.2
JEA shall provide for regional water facilities associated with development within the Suburban Area, as defined in the Capital Improvements Element, excluding improvements within the service area of an investor-owned public utility. The Suburban Areas should be reviewed in the development of the 2030 Comprehensive Plan.

1.1.3
When requested by the Duval County Health Department and where the public water system is available to provide service, the JEA shall inter-tie with private water systems whose water treatment facilities are not in compliance with federal, State, or local regulations.

1.1.4
Investor-owned public utilities, and all parties connecting to them, shall be required to install facilities in compliance with Chapters 654 and 750, Ordinance Code.

1.1.5
Non-regional utility water treatment facilities shall continue to be phased-out and systems intertied to regional water treatment facilities.

1.1.6
JEA shall continue to acquire community and/or investor-owned public utility companies and integrate the systems into the regional network, where analysis of the acquisition indicates that the costs of acquiring, interconnecting and upgrading the facilities to current standards will be offset by the existing and projected rate base of the utility.

1.1.7
All public water supply systems shall be constructed and operated in accordance with all applicable federal, State, regional and local regulations which apply to potable water systems.

1.1.8
All community and/or investor-owned public utility systems involved in the purchase and sales transactions shall be inspected for compliance with existing federal, State, regional and local health and regulatory standards. The acquiring entity shall be notified of all system deficiencies prior to acquisition.

1.1.9
JEA shall prepare an annual report summarizing existing capacity and demand information for the water system.

1.1.10
JEA shall continue to allocate sufficient funding to support staffing, equipping and monitoring of water quality standards in order to maintain compliance with all federal, State and regional requirements.

1.1.11
JEA shall continue to inventory, classify and determine the useful life of its existing water system assets and renew and replace these assets when they become outdated, inefficient, or unusable.

1.1.12
All JEA water systems within the City shall be constructed in accordance with JEA Standards and Specifications, Land Development Procedures Manual, Florida Department of Environmental Protection (FDEP) regulations and other applicable requirements.

1.1.13
JEA shall implement the Five-Year Water System Capital Improvement Program which shall be updated annually and amended as appropriate.

1.1.14
New non-regional water facilities may be allowed as appropriate interim facilities, provided the following requirements are satisfied:

1. The facility meets all federal, State, regional and city environmental regulations;
2. The developer provides for all operation and maintenance costs;
3. The developer provides for phase out costs where appropriate;
4. The developer enters into an agreement with JEA specifying the date and manner of phase out;
5. The facility operator will reimburse JEA for costs of enforcement of violations of water quality standards; and

6. Minimum fire protection levels of service as specified in Policy 1.3.1 are provided for.

1.1.15
The City shall amend the 2030 Comprehensive Plan to continue implementation of the Water Supply Plan. The City shall continue to identify and implement traditional and alternative water supply projects, including conservation and water reuse, that are consistent with the SJRWMD District Water Supply Plan to meet the that City's water supply needs.

Objective 1.2 JEA shall develop and maintain a comprehensive water resources management plan for the City's present and future service areas, with the primary objective being the provision of an adequate supply of high-quality water, carefully planned and properly managed with due regard for the environment.

Policies 1.2.1
JEA shall analyze the water quality of its existing water supply wells and implement improvements, modifications, and/or operational strategies to improve the developed raw water quality.

1.2.2
JEA shall investigate the water resources of the City and identify areas for new water supply development in order to meet the City's future water supply requirements. The program shall be coordinated with the St. Johns River Water Management District.

1.2.3
The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.

2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or

the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.

3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

1.2.4
JEA shall acquire land to obtain water and water rights for municipal uses and purposes. Such acquisition shall be conducted in areas that are selected to produce high quality and quantity of water, with minimal impact to the resource and with consideration given to reasonable cost of development. Such future supplies shall be developed in a manner as will give priority to reducing environmental effects of excessive withdrawals from concentrated areas. JEA shall request that the SJRWMD conduct investigations and develop data for use by the City in conducting this program.

1.2.5
JEA shall identify, evaluate, and select the most cost-effective means of ensuring an adequate water supply including groundwater supply, reuse of treated wastewater, surface water supply, demand reduction, conservation, and peak saving through system integration. This evaluation shall be conducted as a part of the Water System Master Plan Update and in conjunction with the SJRWMD.

1.2.6
Lands currently owned by the City and its various agencies shall be utilized to the maximum extent possible for water resource development prior to acquiring additional lands.

1.2.7
The transfer of water within the public utility system for purposes of water supply, water quality and/or water management shall be carried out in place of the construction of new treatment facilities which have higher capital or operating costs than the transfer facilities.

1.2.8
The water supply needs of areas from which water is withdrawn by JEA must be provided for in all future water resource development projects.

<u>Objective 1.3</u> JEA shall provide adequate water facility capacity to meet future needs.

Policies 1.3.1

To assure that an adequate Level of Service is provided by water facilities within the Water Service Area, the following standards shall be met:

1. Existing and proposed water facilities shall be designed and constructed in such a manner as to maintain the capacity associated with reasonably expected water demand consistent with all federal, State, and local standards. The capacity shall be based on the following minimum water consumption rates:

   Residential - 100 gallons per capita per day (GPCD)

   Non-Residential - As it applies to non-residential land uses, demand for potable water will be evaluated on a site specific basis, in accordance with Table PW-1.

TABLE PW-1
COMMERCIAL WATER DEMAND IN THE UNITED STATES[1]

TYPES OF ESTABLISHMENTS	GPD
Airports (per passenger)	3-5
Apartments, multiple family (per resident)	60
Bath house (per bather)	10
Camps:	
Construction, semipermanent (per worker)	50
Day with no meals served (per camper)	15
Luxury (per camper)	100-150
Resorts, day and night, with limited plumbing (per camper)	50
Tourist with central bath and toilet facilities (per person)	35
Cottages with seasonal occupancy (per resident)	50
Courts, tourist with individual bath units (per person)	50
Clubs:	
Country (per resident member)	100
Country (per non-resident member present)	25
Dwellings:	

[1] **Goodman, Alvin S. "Principals of Water Resource Planning", Prentice Hall copyright 1984**

TABLE PW-1 COMMERCIAL WATER DEMAND IN THE UNITED STATES[1]	
TYPES OF ESTABLISHMENTS	**GPD**
Boarding houses (per boarder)	50
Additional kitchen requirements for non-resident boarders	10
Luxury (per person)	100-150
Multiple family apartments (per resident)	40
Rooming houses (per resident)	60
Single family (per resident)	50-75
Estates (per resident)	100-150
Factories (gal. Per person per shift)	15-35
Hotels with private baths (two persons per room)	60
Hotels without private baths (per person)	50
Institutions other than hospitals (per person)	5-125
Hospitals (per bed)	250-400
Laundries, self-service (gal. Per washing, per customer)	50
Motels with bath, toilet and kitchen facilities (per bed space)	50
Motels with bed and toilet (per bed space)	40
Parks:	
Overnight with flush toilets (per camper)	25
Trailers with individual bath units (per camper)	50
Picnic Areas:	
With bath houses, showers, and flush toilets (per picnicker)	20
With toilet facilities only (gal. Per picnicker)	10
Restaurants with toilet facilities (per patron)	7-10
Without toilet facilities (per patron)	21-23
With bar and cocktail lounge (additional quantity (per patron)	2
Schools:	

TABLE PW-1 COMMERCIAL WATER DEMAND IN THE UNITED STATES[1]	
TYPES OF ESTABLISHMENTS	**GPD**
Boarding (per pupil)	75-100
Day with cafeteria, gymnasium and showers (per pupil)	25
Day with cafeteria, but no gymnasiums or showers (per pupil)	20
Day without cafeteria, gymnasiums or showers (per pupil)	15
Service stations (per vehicle)	10
Stores (per toilet room)	400
Swimming pools (per swimmer)	10
Theaters:	
Drive-in (per car space)	5
Movie (per auditorium seat)	5
Workers:	
Construction (per person per shift)	50
Day (school or offices per person per shift)	15

2. The water supply system within the City shall operate with a rated capacity which is no less than 5 percent above the historical maximum daily flow.
3. Minimum Pressure--All systems and grids:

CONDITION	**PRESSURE**
Minimum	20 psi
Normal Operations	40 to 80 psi

4. Storage Volume

   a. System-wide storage capacity for the regional system for finished water shall equal no less than 17 percent of system-wide average daily demand.
   b. Nongrid systems without ground or elevated storage reservoirs shall provide for ten (10) minute retention time within the hydropneumatic tank and adequate and redundant well capacity to meet the fire peak demand condition of the system.

5. Fire Flow

   a. Unless otherwise stipulated by the City Public Safety Department, minimum fire flows based on land use shall be maintained as follows:

LAND USE	**GALLONS PER MINUTE (GPM)**
Single Family	500
2-family homes and Mobile Homes	750
Multi-family Residential, and Commercial	1,500
Institutional and Industrial	2,000

1.3.2
No development order authorizing new development or a significant expansion of an existing user shall be issued for any area of the City served by a water facility which does not meet the standards in Chapter 9J-5.0055 (3)(a) 1, 2., F.A.C. Specifically, the necessary facilities, including adequate water supplies, will be in place and available to serve the new development when the development impacts occur, or the necessary facilities are guaranteed by an enforceable development agreement, issued pursuant to Chapter 163.3220, *F.S.;* or Chapter 380, *F.S.* Prior to approval of a building permit or its functional equivalent, the City shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent

1.3.3
The City shall establish procedures and programs to monitor Levels of Service (LOS) of each facility for use by agencies which issue development orders or permits within the time required by Section 163.3202, F.S.

1.3.4
All improvements for replacement, expansion or increase in capacity shall be compatible with the adopted Level of Service standards for water usage.

1.3.5
Through permit review and enforcement of State and local laws, JEA shall ensure the continued distribution of potable water through both public and private water systems in compliance with the above specified Level of Service (LOS) standards.

Objective 1.4 JEA shall plan and provide regional facilities to accommodate the ultimate needs of the community through implementation of JEA related ~~the~~ projects listed in the Capital Improvements Element.

Policies 1.4.1
Water system improvements will be evaluated for funding in accordance with the following general criteria:

1. Improvements which are necessary to protect the health, safety and environmental integrity of the community which are consistent with the policies of the 2030 Comprehensive Plan and the applicable federal, State, regional and local regulatory requirements.
2. Improvements which are necessary to meet existing deficiencies in capacity or performance or reliability. These include the rehabilitation or replacement of deteriorating facilities which fail or threaten to fail to meet health, safety or environmental standards.
3. Improvements which extend regional service to previously unserved areas within the Urban and Suburban Areas as defined in the Future Land Use Element.
4. Improvements which have been identified in adopted functional plans and address system details which are beyond the scope of the comprehensive plan for water facilities and are consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.
5. Cost-effective improvements to expand capacity, maximize operational efficiency and increase productivity.
6. JEA shall attempt to optimize use of existing facilities through improvements, expansion and modification of process control system and improvements to operational procedures before spending additional public funds for new facilities.

1.4.2
Water facility improvements will be undertaken in conformance with the schedule included in the Capital Improvements Element.

Objective 1.5 JEA shall provide regional water supply and treatment capacity to maintain the adopted Level of Service standards.

Policy 1.5.1
JEA's water treatment facilities shall supply water which meets all applicable federal, State, regional and local standards.

Objective 1.6 JEA shall maintain the existing transmission and distribution system, and provide inspection on new construction so as to ensure the maintenance of the adopted Level of Service standards.

Policies 1.6.1
JEA shall maintain an inventory of all water treatment facilities which identifies location, physical characteristics, age, service condition and structural condition.

1.6.2
JEA shall continue an aggressive rehabilitation and replacement program directed at the older portions of the utility's existing system.

1.6.3
All required federal, State, regional and local permits shall be obtained before JEA undertakes, or authorizes contractors to undertake, construction and/or operation of new facilities.

1.6.4
JEA shall provide for the inspection of new water facilities construction to insure that the City standards are enforced.

1.6.5
JEA shall install utility transmission mains of a size adequate for projected future needs along the major water demand corridors.

1.6.6
The City shall, through modifications to Building and Zoning Codes and Land Development Procedures Manual, pursue redevelopment and renewal in areas already serviced by utilities to attain the optimum use of existing services and promote urban infill.

1.6.7
JEA shall continue and expand existing beneficial water system programs which may include but are not limited to:

1. Backflow prevention program
2. Leak detection program
3. Valve and hydrant operation, marking and testing program
4. Meter testing program
5. Instrumentation and control systems replacement program
6. Operator training program
7. Water conservation program

1.6.8
JEA shall continue to utilize a system-wide, computer-based hydraulic analysis program for the determination of facility and growth needs and shall recalibrate the model every five years as part of the update of the water system master plan.

1.6.9
JEA shall conduct a water system audit periodically to minimize unaccounted for water and improve water records and accountability within its water system.

1.6.10
JEA shall on a continuing basis loop appropriate water mains to reduce dead ends, improve system water quality, increase reliability, and enhance pressure and fire protection capabilities.

1.6.11
JEA shall continue to evaluate its emergency power capability in order to ensure compliance with accepted engineering practices, utility standards and regulatory requirement.

1.6.12
JEA shall develop and maintain an automated water system management information system for its water facility records, mapping, preventive maintenance, stock and inventory control and other related functions.

Objective 1.7 JEA and the City shall continue to enforce the City's reuse ordinance in compliance with the City's consumptive use permit requirements as issued by the SJRWMD.

Policies 1.7.1
JEA and the City shall periodically evaluate its reuse ordinance to ensure its effectiveness.

1.7.2
The City shall request that SJRWMD amend all non-potable consumptive use permits in Jacksonville issued by the SJRWMD to require that the permit holder accept and utilize reuse water when made available by the City.

1.7.3
In order to conserve fresh water, JEA, subject to permitting requirements of state law, shall have first priority of reclaimed municipal water use for electrical power production-related purposes, such as cooling water for generating units, because they constitute essential public infrastructure; provided, however, that following such use the remainder of such water, if any, shall be returned to the JEA reclaimed water system for further reuse so long as all water quality requirements are met.

Objective 1.8 JEA shall continue and expand the Citywide water conservation and demand reduction programs in order to reduce per capita consumption of potable water by up to ten percent (10%) by 2013, through implementation of effective water conservation measures and demand reduction program as reflected in Aquifer Recharge Sub-Element - Objective 2.1 and 2.2

Policies 1.8.1
JEA shall continue to establish and utilize potable water conservation strategies and techniques in the operation of City potable water facilities.

1.8.2
The approval of new water system connections shall be conditioned upon compliance with the Building Code requirements to assure the use of water conservation practices and techniques.

1.8.3
The City shall continue to implement requirements for low water use features and vegetation and water conserving irrigation practices in its landscape and tree protection regulations.

1.8.4
The City shall continue to implement its water conservation ordinance.

1.8.5
JEA in cooperation with other departments shall establish and maintain a water conservation public education program.

1.8.6
The City shall request that SJRWMD amend all non-potable consumptive use permits in Jacksonville issued by the SJRWMD to require that the permit holder accept and utilize reuse water when made available by the City.

2030 COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

POTABLE WATER SUB-ELEMENT

B

DEFINITIONS

DEFINITIONS

Coastal High Hazard Areas – The Coastal High-Hazard Area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as established by the most current Northeast Florida Hurricane Evacuation study. It is shown on Map C-18. A property shall be deemed to be within the CHHA as depicted on Map C-18 unless site specific, reliable data and analysis demonstrates otherwise.

Community Owned Public Utility Company - A water or sewer utility owned by non-profit corporations providing service solely to members who own and control such non-profit corporations, associations or cooperatives.

Community Water System - A public water system which regularly serves twenty-five year round residents.

Cone of Influence - An area around one or more major waterwells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or draw down depth.

Conservation Uses - Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, flood plain management, fisheries management, or protection of vegetative communities or wildlife habitats.

CUP - Consumptive Use Permit - A permit for any use of water which reduces the supply from which it is withdrawn or diverted. A consumptive use permit must be obtained from the Governing Board of the St. Johns River Water Management District before withdrawal of water shall be commenced for quantities set forth in Chapter 40D-2.031, F.A.C.

DCHD - Duval County Health Department

FDEP - Florida Department of Environmental Protection

GPCD - Gallons Per Capita Per Day

Investor Owned Public Utility Company - A water or sewer utility company which, except as provided in Section 367.022, F.S., is providing or is proposed to provide, water or sewer service to the public for compensation.

JEA – Water, Sewer & Electric Utility serving community in and around Duval County; previously known as Jacksonville Electric Authority.

MG - Million Gallons

MGD - Million Gallons Per Day

Non-Community Water System - A public water system which provides water for human consumption and serves at least 25 individuals at least 60 days out of the year, but which is not a community water system.

PSC - Florida Public Service Commission

Potable Water - Water satisfactory for drinking, culinary, and domestic purposes.

Potable Water Facilities - A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

Potable Water Well Fields - The site of one or more water wells which supply potable water for human consumption to a water system which serves at least fifteen (15) service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents.

PSI - Pounds per square inch, a measure of pressure

Public Water System - A system that provides water for human consumption to at least twenty-five individuals at least sixty days out of the year.

Shall - The word "shall" indicates a mandatory action

Should - The word "should" indicates an action that is strongly advised.

SJRWMD - St. Johns River Water Management District, Chapter 373 Florida Statutes

Water Recharge Areas - Lands or water areas through which groundwater is replenished.

Water Wells - Wells executed, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption

Wellhead Protection Area - An area consisting of a 750-foot radial setback distance around a Public Potable Water well or Wellfield where the most stringent measures are provided to protect the ground water source for a potable water well and includes the surface and subsurface area surrounding the well.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 22
PARTY: SRW-5
DESCRIPTION: August 9, 2019 JEA Proposal to 301 Partners

21 West Church Street
Jacksonville, Florida 32202-3139

August 9, 2019

Paul Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Re: 301 Partners Franchise Proposal

Mr. Harden:

E L E C T R I C

W A T E R

S E W E R

JEA has reviewed the proposed Memorandum of Understanding (MOU) in regards to the offered 301 franchise proposal. JEA is not comfortable with a private franchise under the conditions set in the MOU. The proposed language is inconsistent with the previously approved PUD language which was approved by the City of Jacksonville (Ordinance 2010-874).

JEA would like to propose the draft terms for the proposed 301 development. The Draft Terms attached in table format are intended to achieve the following objectives:

- Honor the approved PUD language (Ordinance 2010-874).
- Avoid JEA acceptance of private development risk "pledging of credit" (prohibited under Florida Constitution Art. VII S. 10) while allowing for system expansion in unserved territory.
- Appropriately allocate project costs and risks.
- Allow for long-term objectives and reliability of connecting the project in to existing and planned JEA facilities.
- Provide consistent utility service to customers from project commencement while consolidating electric/water/sewer billing or service providers.
- Clarify mutual understanding of project deliverables and responsibilities over course of performance.

If you would like to meet to discuss further please do not hesitate in calling. JEA looks forward to finding a fair and equitable solution.

Sincerely,

Steve McInall, P.E.
Vice President, Energy and Water Planning

cc: Deryle Calhoun Robert Zammataro

Draft Terms:

Water System		
Topic	**301 Partners LLC**	**JEA**
Initial Water Treatment Plant	• Design, permits and constructs to JEA standards, Phasing TBD • Provide CUP to serve total proposed development • Dedicates to JEA for O&M. • Guarantees available Real Estate for initial plant capacity as well as that needed for future expansion (x upland acres).	• Plan review, construction inspection according to JEA policies and procedures. • Purchases property in accordance with JEA real estate policy for initial plant capacity with option to buy for future expansion. • Own plant and provides O&M • Waives capacity fees for [X,XXX] ERCs.
Water Treatment Plant Expansion	• Guarantees available Real Estate for future expansion ([XX] upland acres).	• Design, permits, constructs, owns, operates and maintains. • Purchases property in accordance with JEA real estate policy. • JEA has option to expand Initial WTP or connect water onsite distribution piping to the offsite JEA water grid, or combination thereof. *Needs to be determined by JEA Planning or When 50% of the ERCs are issued meters, then permitting commences, at 75% construction commences, at 90% construction is complete and infrastructure is in operation*
Water Storage and Re-pump	• Guarantees available Real Estate for future expansion ([XX] upland acres) internal to the development property. Coordinates project phasing with JEA so locations and needs may be evaluated.	• Design, permits, constructs, owns, operates and maintains. Purchases property in accordance with JEA real estate policy.
Water Onsite Distribution Piping	• Design, permits and constructs to JEA standards. • Dedicates to JEA for O&M.	• Plan review, construction inspection according to JEA policies and procedures. • Owns and provides O&M

Wastewater System		
Topic	**301 Partners LLC**	**JEA**
Initial Wastewater Treatment Plant (Package Plant for first phase)	• Design, permits and constructs to JEA standards • Dedicates to JEA for O&M. • Guarantees available Real Estate for initial plant capacity as well that needed for future expansion ([XX] upland acres).	• Plan review, construction inspection according to JEA policies and procedures. • Purchases property in accordance with JEA real estate policy for initial plant capacity with option to buy for future expansion. • Own plant and provides O&M • Waives capacity fees for [X,XXX] ERCs.
Regional Reclamation Facility and Offsite Force Main	• Design, permits and constructs to JEA standards offsite force main and master pump station for conveyance of flow to the Regional WRF. Sizing to be based on development build-out flows. • Dedicates to JEA for O&M.	• Design, permits, constructs, owns, operates and maintains Regional WRF. Determines site location and responsible for all real estate needs
Wastewater Onsite Collection Piping/ Pump Stations	• Design, permits and constructs to JEA standards. • Dedicates to JEA for O&M.	• Plan review, construction inspection according to JEA policies and procedures. • Owns and provides O&M

Reclaimed Water System		
Topic	**301 Partners LLC**	**JEA**
Reclaim Water Storage and Re-pump (Future)	• Guarantees available Real Estate for facility (x upland acres) internal to the development property. Coordinates project phasing with JEA so location and needs may be evaluated.	• Design, permits, constructs, owns, operates and maintains. • Purchases property in accordance with JEA real estate policy.
Reclaim Water Augmentation Supply	• Provide storage and augmentation capacity during the initial phases of development	NA
Reclaim Water Transmission Piping	NA	• Reclaimed main from 301 to Regional WRF. Min size to meet the needs for buildout of the 301 development. Design, permits, constructs, owns, operates and maintains.
Reclaim Water Distribution Piping	• Design, permits and constructs to JEA standards. • Dedicates to JEA for O&M. System may be served by potable jumper as needed.	• Plan review, construction inspection according to JEA policies and procedures. • Owns and provides O&M

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 23
PARTY: BAB-4
DESCRIPTION: Photos of AMUC facilities

















FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 24
PARTY: BAB-5
DESCRIPTION: JEA Management Presentation



Management Presentation

Project Scampi

December 2019

Legal Disclaimer

This Management Presentation (the "MP") is intended solely for the use of prospective respondents (the "Respondents") in determining whether or not to pursue the Invitation to Negotiate #127-19 for Strategic Alternatives (the "ITN") by JEA (also referred to as the "Company"). This MP is of a proprietary and confidential nature, and is only being furnished to those Respondents who have agreed to be bound by the terms and conditions of the Non-Disclosure Agreement. Capitalized terms used but not otherwise defined herein shall have the respective meanings in the ITN.

By accepting this MP, the recipient agrees that it will, and it will cause its directors, officers, managers, employees and representatives to use this MP and all of the information contained herein only to evaluate a negotiated transaction with the Company and for no other purpose and shall return this MP, together with any copies, to the Designated Procurement Representatives upon request. This MP contains confidential material that is non-public information concerning the Company. Receipt of this MP constitutes your acknowledgment that you will maintain the information contained herein in strict confidence. By accepting this MP, the recipient acknowledges and agrees that the confidential nature of this MP and any potential transaction may be limited by Florida Public Records Laws.

This MP has been prepared for discussion purposes relating to the ITN only and is being delivered subject to the terms, and the prior execution, of a non-disclosure agreement (the "Non-Disclosure Agreement") between you and the Company. Nothing herein is intended to in any way modify, amend, or supersede any of the terms and conditions set forth in the Non-Disclosure Agreement, which agreement remains in full force and effect in accordance with its terms. In the event of any conflict or inconsistency between the Non-Disclosure Agreement and this MP, the provisions of the Non-Disclosure Agreement shall, in all respects, govern and control. IF YOU HAVE NOT EXECUTED AND DELIVERED A NON-DISCLOSURE AGREEMENT, YOU HAVE RECEIVED THIS MP IN ERROR. IF SO, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THIS MP TO US.

This MP does not constitute nor does it form part of an offer to sell or the solicitation of an offer to buy any securities or assets of the Company, nor should this MP be construed to indicate that the business of the Company remains unchanged since the date of this MP.

Certain information contained herein is from public or other sources. The Company and the Designated Procurement Representatives have not independently verified any of such information. This MP includes certain statements, estimates, and projections provided by the Company with respect to its anticipated future performance. Such statements, estimates, and projections reflect various assumptions concerning anticipated results, which assumptions may or may not prove to be correct. Such projections and estimates are not necessarily indicative of current value or future performance, which may be significantly more or less favorable than as reflected herein.

Each of the Company, J.P. Morgan Securities LLC and Morgan Stanley & Co. LLC (collectively, the "Advisors") expressly disclaims any and all liability which may be based on the information contained herein, or any errors herein or omissions herefrom.

This MP does not purport to contain all of the information that may be required to evaluate such a transaction and any recipient hereof should conduct its own independent analysis of the Company and the data contained or referred to herein. In furnishing this MP, neither the Company nor its Advisors undertake any obligation to provide additional information or to correct or update any of the information set forth in this MP. Neither the Company nor its Advisors make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained in this MP, or made available, orally or in writing, in connection with any further investigation of the Company, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Company in any executed definitive agreement.

As a public body politic and corporate, the Company is subject to Florida's broad Public Record Laws as found in Article I. Section 24 of the Florida Constitution, and Chapters 119 and 286 of the Florida Statutes.

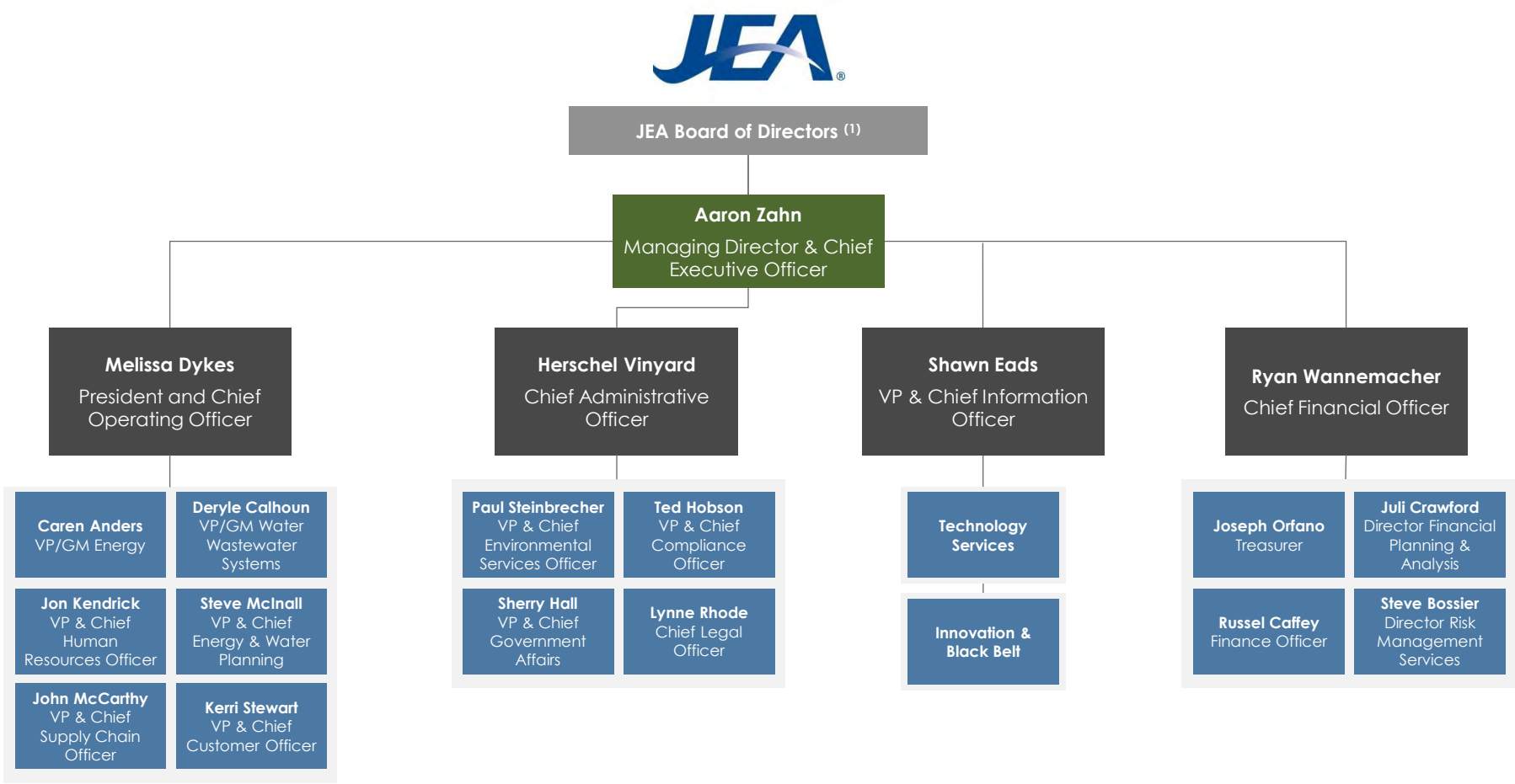
Recipients agree to comply with JEA's Procurement Code and Florida's public procurement laws, which, among other things, prohibit certain communications during the procurement process and any subsequent appeals period. For additional information regarding the procurement process and prohibited communications, please refer to Section 2 of the ITN, as modified and supplemented by Addendum 2 and Addendum 3.

Subject to the JEA Procurement Code and the terms of the ITN, the Company undertakes no obligation to provide the recipient with access to additional information and reserves the right, without advance notice, to negotiate with one or more Respondents, to change the procedures for any transaction, to terminate negotiations at any time prior to the signing of a definitive agreement for a transaction, to enter into such agreements with any other party, and to exercise any such other rights as are reserved in the ITN. Nothing herein is intended to in any way modify, amend, or supersede any of the terms and conditions set forth in the ITN.

The Advisors are acting as exclusive financial advisers to the Company in relation to the proposed transaction, will not regard any other person (whether a recipient of this MP or not) as a client in relation to the proposed transaction and will not be responsible to anyone other than the Company for providing the protections afforded to clients of the Advisors nor for providing advice to any such other person. Any person considering entering into the proposed transaction: (i) may not rely on this MP in determining any course of action in relation to the proposed transaction or otherwise; and (ii) must seek its own independent financial advice.

Inquiries should be directed only to the Designated Procurement Representatives. Under no circumstances should the Company or any of its employees, customers, lenders, or vendors be contacted directly. If you have any questions or need additional information, please contact the Designated Procurement Representatives.

Organizational Chart | Senior Leadership Team



Best-in-Class management team with extensive utility experience

Note:
1. Additional organizational detail may be found in Appendix 2 - Organizational Detail

Today's Presenters

Presenter / Title	Experience
 **Aaron Zahn** Managing Director and Chief Executive Officer	• Mr. Zahn oversees all operations for one of the largest public utilities in the nation, providing electric, water and wastewater services to customers across a 900-mile service territory in Northeast Florida. Under his leadership, JEA has, among other achievements, reached best ever JD Power customer satisfaction and service reliability scores, expanded demand side customer programs, initiated an integrated water resource and 'One Water' plan, expanded its solar portfolio by 250MW, paid off ~$700MM in debt and initiated restructuring of executive leadership, operations and financial strategy to address market changes in core electric and water businesses • Previously, Mr. Zahn was the Chairman & CEO of BCR Environmental Corporation, a private equity backed water & wastewater public-private-partnership company, that he led from startup to $200MM in contracted backlog • Prior to BCR, Mr. Zahn worked as a portfolio manager for two multi-strategy hedge funds overseeing $2Bn of private credit, structured product, and equity investments • Throughout his career, Mr. Zahn has acted as principle to $25Bn+ of mergers, acquisitions and financings, $6Bn+ in structured product private placements, and $200MM+ in commercial real estate development • Mr. Zahn is on the Board of Directors for the Jacksonville Chamber & YPO and has previously served on boards in the telecommunications and higher education sectors • Mr. Zahn is a graduate of Yale University
 **Melissa Dykes** President and Chief Operating Officer	• Ms. Dykes leads the operation of the utility, responsible for providing reliable, affordable and safe utility services to more than one million people across four counties • Ms. Dykes served as JEA's Chief Financial Officer for nearly six years prior to her current role • Previously, Ms. Dykes served as CFO of a portfolio company of a large energy private equity firm and as a principal in a renewable energy development company • Ms. Dykes also served as Vice President in Investment Banking at JPMorgan, where she was responsible for providing capital solutions for clients, including more than $26Bn in financings for municipal electric and water systems • Ms. Dykes is a graduate of the University of Florida and holds a certificate in Advanced Management from the Tuck School of Business at Dartmouth
 **Ryan F. Wannemacher** Chief Financial Officer	• Mr. Wannemacher provides leadership to ensure fiscal responsibility for the long-term financial health of JEA, resulting in access to capital at low cost for JEA's customers • Mr. Wannemacher is responsible for all aspects of JEA's finances, including treasury, financial reporting, financial planning, budgeting and analysis, insurance risk management, as well as corporate strategy • Prior to being CFO, Mr. Wannemacher served as JEA's Director in Financial Planning and Analysis • Mr. Wannemacher previously served as Vice President in Investment Banking at JPMorgan, responsible for providing capital solutions for clients, including over $20Bn in financings for many municipal electric, water and natural gas systems • Mr. Wannemacher holds a B.B.A. in Financial Consulting from Southern Methodist University

Today's Presenters (cont'd)

Presenter / Title	Experience
 **Herschel Vinyard** Chief Administrative Officer	• Mr. Vinyard oversees corporate compliance, legal, environmental and government affairs, in addition to serving as a strategic advisor to JEA's senior leadership team • Prior to joining JEA, Mr. Vinyard served as Of Counsel for Foley & Lardner LLP in both its Government Solutions and Environmental Regulation Practices • Mr. Vinyard previously served as Secretary of the Florida Department of Environmental Protection under Governor Rick Scott from 2011-2014, where he was involved in all aspects of state-level environmental policy and regulation • Mr. Vinyard received his law degree and bachelor's degree from Louisiana State University
 **Lynne Rhode** Vice President & Chief Legal Officer	• Ms. Rhode practiced transactional, regulatory and corporate law with Jacksonville-based law firm Driver, McAfee, Hawthorne & Diebenow and environmental law with law firms Troutman Sanders LLP and Williams Mullen • Ms. Rhode served as Senior Assistant Attorney General and Section Chief of Environmental and Natural Resources Division of the Virginia Attorney General's Office • Ms. Rhode holds a Bachelor of Arts in Economics from the University of North Carolina at Chapel Hill; a Juris Doctor degree from the University of Virginia; and a Master of Science in Regulation from the London School of Economics and Political Science
 **Kerri Stewart** Vice President & Chief Customer Officer	• Ms. Stewart joined JEA as Chief Customer Officer in 2017, bringing more than 14 years of experience to the organization • Previously, Ms. Stewart served as Chief of Staff for Jacksonville, Florida Mayor Lenny Curry, providing policy and public affairs guidance to the mayor • During her years of public service, Ms. Stewart also served as director of the city's Housing and Neighborhoods Department, created the Office of Operational Efficiency and served as a policy advisor to Mayor John Peyton • Ms. Stewart graduated from the University of North Florida's Coggin School of Business with a bachelor's degree in Business Administration, double-majoring in Marketing and Management. She also holds a certificate in Business Analytics from Harvard University

Today's Presenters (cont'd)

Presenter / Title	Experience
 **Caren Anders** Vice President / General Manager, Energy	• Ms. Anders has lead responsibility for producing and delivering energy to JEA's electric customers • Ms. Anders is responsible for leading the planning, constructing, operating and maintaining of JEA's electric system, including generation plants and transmission, substation and distribution systems • At both Duke and Exelon Corp., Ms. Anders led high-performing teams across the energy spectrum, including Generation, Transmission, Distribution, Emerging Technologies and Shared Services • Ms. Anders earned a bachelor's degree in engineering from the University of Pennsylvania and a master's degree in finance from Drexel University and is a licensed Professional Engineer in the state of Pennsylvania
 **Deryle Calhoun** Vice President / General Manager, Water / Wastewater Systems	• Mr. Calhoun is responsible for leading the planning, constructing, operating and maintaining of JEA's water & wastewater system; delivering exceptional service to JEA customers across a four-county area • Mr. Calhoun began his career in water and wastewater in 1993 with the City of Jacksonville Public Utilities as a project engineer and joined JEA in 1997 when the City's water and wastewater services were transferred to JEA • Mr. Calhoun holds a BS in Environmental Engineering from the University of Florida and is a registered Professional Engineer in the State of Florida
 **John McCarthy** Vice President & Chief Supply Chain Officer	• Mr. McCarthy is responsible for leading JEA's logistics operations and support services groups. His responsibilities include JEA's facilities, fleet, procurement, inventory management, investment recovery, emergency management planning and recovery and utility locates groups • Mr. McCarthy joined JEA in 2002 after a successful 20-year career as a U.S. Navy Supply Officer • During his 18 years at JEA, Mr. McCarthy served in various leadership roles within the logistics groups, including an initial assignment as a Procurement Project Coordinator where he developed an aggregated sourcing model adopted by seven different utility companies • Mr. McCarthy received his B.S. degree from the U.S. Naval Academy and an M.B.A. degree from The Ohio State University

Today's Presenters (cont'd)

Presenter / Title	Experience
 **Shawn Eads** Chief Information Officer	• Mr. Eads oversees JEA's enterprise-wide information systems and infrastructure, ensuring they meet current and upcoming organizational goals while also positioning JEA as a digital innovator • Prior to joining JEA, Mr. Eads worked at GE Appliances, where he served as Senior Director of IT Programs and Business Development • While at GE Appliances, Mr. Eads built a team responsible for cloud and user interfaces in home energy management and Wi-Fi-connected appliances • Mr. Eads earned a bachelor's degree in chemical engineering from Rose-Hulman Institute of Technology in Indiana and an MBA from Xavier University
 **Ted Hobson** Vice President & Chief Compliance Officer	• Mr. Hobson is responsible for development, implementation and maintenance of JEA's Compliance Programs including NERC Electrical Standards, NERC Critical Infrastructure Protection standards, FACTA regulations and other related federal and state regulations. Mr. Hobson is also responsible for JEA's Physical Security department, as well as Audit Services and Enterprise Risk Management • Mr. Hobson's previous position was Director of Energy Delivery, where he was responsible for all electric field activities. Those activities included overhead and underground line work, system protection and controls, substation maintenance and the 24-hour operation of the JEA power system • Mr. Hobson holds a BSEE from the University of Florida and is a registered Professional Engineer in the State of Florida
 **Jon Kendrick** Vice President & Chief Human Resources Officer	• Mr. Kendrick is responsible for leading JEA's Human Resources groups, which include Recruiting, Compensation, Benefits, Payroll, Labor Relations, Leadership & Development, Safety and Health, Organizational Excellence and HR Business Partners • Mr. Kendrick has more than 25 years of human resources experience that spans the healthcare, financial services, transportation and technology industries; including a previous tenure at JEA • Mr. Kendrick most recently served as Human Resources Director for Yusen Logistics (Americas) Inc. in Jacksonville • Mr. Kendrick holds a Bachelor of Arts in Economics from the University of Florida and a Master of Divinity from the New Orleans Baptist Theological Seminary

Today's Presenters (cont'd)

Presenter / Title	Experience
 **Paul Steinbrecher** Vice President & Chief Environmental Services Officer	• Mr. Steinbrecher is responsible for leading JEA's Environmental Services group ensuring the highest levels of environmental compliance and sustainability • Prior to joining JEA, Mr. Steinbrecher was a process engineer, project and client manager with CH2M Hill focused on advancing cost-effective environmental and engineering solutions for utilities, business and industry and governments • Mr. Steinbrecher serves as President of the Florida Water Environment Association Utility Council and as a national board member of the WateReuse Association • Mr. Steinbrecher holds BS and MS degrees in Civil Engineering from Valparaiso University and the University of Arkansas, respectively
 **Steve McInall** Vice President & Chief of Energy and Water Planning	• Mr. McInall is responsible for long-term planning for JEA's energy and water sectors, overseeing the development of a more than $1Bn capital program • Previously, Mr. McInall served as the Director of the Electric Production Resource Planning Department • Prior to joining JEA, Mr. McInall had a 27-year career at several regional and national engineering consulting firms, including Stone & Webster Engineering Corporation, Boston and MACTEC Engineering and Consulting in Tallahassee and Jacksonville • Mr. McInall holds Bachelor's and Master's degrees in Nuclear Engineering from the Massachusetts Institute of Technology and a Master of Public Policy degree from Jacksonville University

Rules of the Road

- Through the remainder of the negotiation phase, JEA anticipates that it will follow the process described in Sections 3.3.4-3.3.10 of the ITN. In doing so, JEA anticipates that the Negotiation Team will continue to conduct oral negotiation sessions and written negotiations, as needed, with Respondents with whom it wishes to continue negotiating, culminating in a request for Best and Final Offer(s) from the Respondent(s) the Negotiation Team feels are likely to offer the best value to JEA based on the Selection Criteria set forth in the ITN. These Best and Final Offer(s) will be reviewed and analyzed by the Negotiation Team, following which the Negotiation Team will make a recommendation identifying the award it assesses as offering the best value to JEA based upon the Selection Criteria

- During this time, unless expressly instructed otherwise by the Designated Procurement Representatives, any communications between Respondents and JEA or its representatives outside of recorded negotiation sessions must be directed to the Designated Procurement Representatives as explained in Section 2.11 of the ITN (as revised by Addendum #2). Questions from Respondents may appropriately be posed to the Negotiation Team at future negotiation sessions. In responding to such questions, as provided in Section 3.3.2 of the ITN, the Negotiation Team will have access to Subject Matter Experts who are available to assist the Negotiation Team as needed

Today's Agenda

1 **Introduction**	*Aaron Zahn, Managing Director and Chief Executive Officer*
2 **Key Investment Highlights**	*Melissa Dykes, President and Chief Operating Officer*
3 **Electric System Overview**	*Caren Anders, Vice President / General Manager, Energy* *Steve McInall, Vice President & Chief of Energy and Water Planning*
4 **Water and Wastewater System Overview**	*Deryle Calhoun, Vice President / General Manager, Water / Wastewater* *Paul Steinbrecher, Vice President & Chief Environmental Services Officer*
5 **Financial Overview**	*Ryan F. Wannemacher, Chief Financial Officer*
6 **Customer Engagement**	*Kerri Stewart, Vice President & Chief Customer Officer*
7 **IT and Compliance**	*Shawn Eads, Chief Information Officer* *Ted Hobson, Vice President & Chief Compliance Officer*
8 **Supply Chain Management**	*John McCarthy, Vice President & Chief Supply Chain Officer*
9 **People / Culture**	*Jon Kendrick, Vice President & Chief Human Resources Officer*
10 **Additional Growth Opportunities**	*Aaron Zahn, Managing Director and Chief Executive Officer* *Ryan F. Wannemacher, Chief Financial Officer* *Melissa Dykes, President and Chief Operating Officer*



Section 1

Introduction

Unique, Best-in-Class Utility, with Significant Growth Opportunities

JEA is a unique opportunity of scale as one of the largest multi-use, government-owned utilities in the U.S. and the largest in the state of Florida



Electric System	Water and Wastewater System	Other Businesses
• Consists of net capital assets of ~$2.7Bn • 900 square miles of service area • 7,061 miles of distribution wires • 744 circuit miles of transmission wires • Five generation facilities [1] • 13 solar offtake agreements representing 289 MW (39 MW operating) • One landfill gas offtake agreement (15 MW)	• Consists of net capital assets of ~$2.7Bn • Four county service territory • 100% groundwater supply • 11,031 miles of pipe • 38 active water treatment plants • 11 wastewater treatment facilities • 10 reclaimed water production facilities	<u>District Energy (The "District Energy System")</u> • 4 chilled water plants • Total capacity of 20,700 tons <u>Communications</u> • 675-mile fiber optic network / 40 macro sites / 200,000+ poles <u>St. Johns River Power Park ("SJRPP")</u> • 1,600 acre site in NE Jacksonville • Direct rail and port access

JEA is exploring strategic alternatives to maximize customer, community, environmental and financial value

Note:
1. 4 generation facilities owned & operated by JEA; partial ownership in Plant Scherer Unit 4

Constraints That Inhibit Evolution of JEA's Business

What other companies do when faced with a cash gap:

Opportunity	Can JEA do this?
Sell more kWh or kGals to existing customers	✗
Cut costs and workforce	✓
Increase prices on kWh or kGals for customers	✓
Invest in R&D and IP for an ROI	✗
Sell alternative new product lines or offerings	✗
Sell equity and retire debt	✗
Acquire new businesses & customers	✗
Reduce investment in capex	✓
Reduce dividend / city contribution	✗
Sell assets	✗
Create partnerships/JV's	✗

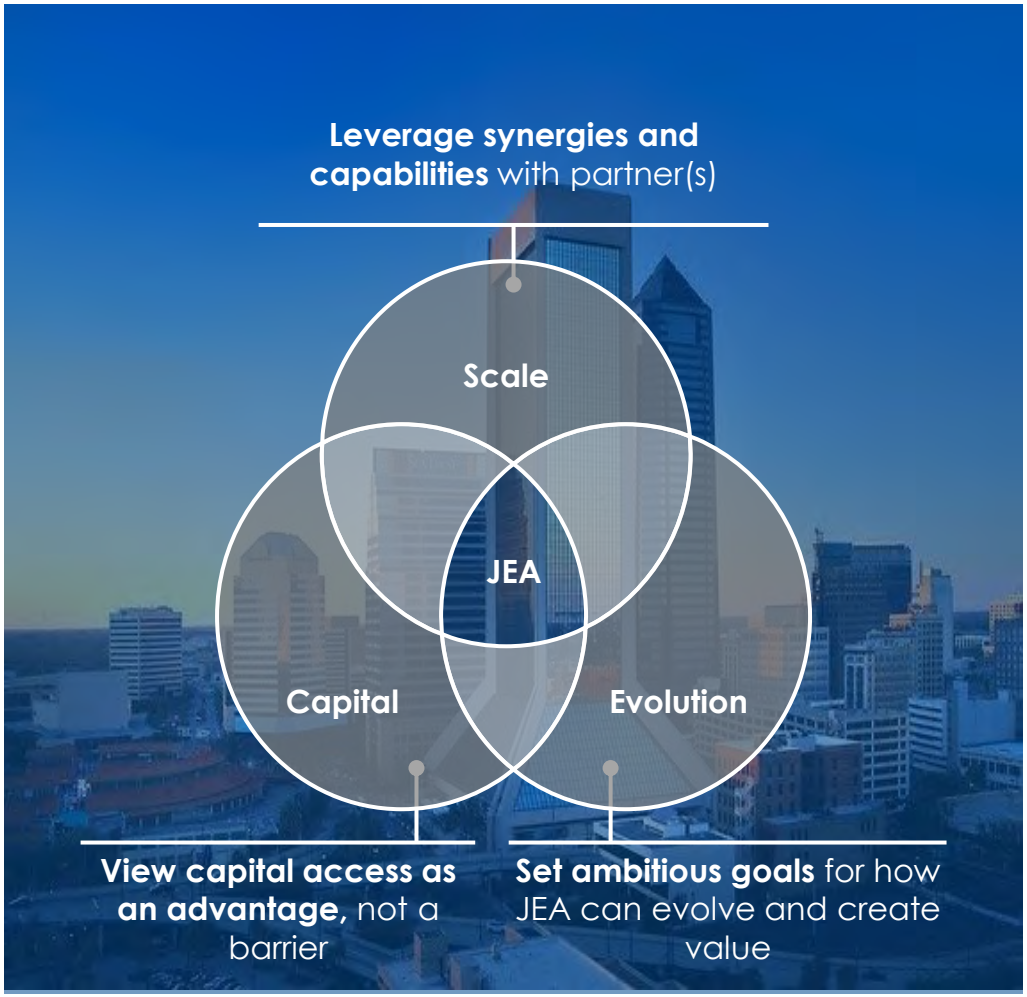
JEA is subject to several constraints due to:

- Constitution of the State of Florida
- Florida Public Service Commission
- City of Jacksonville Charter
- Florida Statutes
- Bond Resolutions
- Policy Considerations
- Business Structure as defined by Charter

Collectively, these constraints limit JEA from diversifying and implementing creative profit generation initiatives and cripples JEA's ability to evolve and remain relevant to address customer and community needs, as well as market and industry trends

Critical Factors to Future Success Across Energy and Water

Three core enabling factors unlock value → **… in three types of previously constrained opportunities in energy and water**





Capital-enabled regulated opportunities



Unregulated opportunities



Market expansion

The Strategic Planning Process Developed Four Types of Initiatives



…in four types of initiatives

1. **Operational improvements**
2. **Strategic capital investments**
3. **Core growth opportunities**
4. **Additional growth opportunities**

The 2030 Strategy Sets New Aspirations Across Each Measure of Value that Go Well Beyond JEA's Current Capabilities

Measure of Value	2030 Aspirations
Environment	▪ Become a **regional leader in renewable generation** ▪ **Maintain operational excellence in water and wastewater**, modernizing the system to maintain top quartile performance across the US
Community	▪ **Invest in the next generation of public infrastructure services** – mobility, resiliency, communications and energy ▪ **Make JEA a best in class place to work**, fostering innovation, collaboration and **career development opportunities for JEA employees**
Customer	▪ **Maintain customer affordability, keeping bill increases below inflation** ▪ **Transform the customer experience** by applying data, analytics and digital technology to customer-facing channels
Financial	▪ **Grow earnings 5-7% year-over-year** ▪ **Diversify** JEA's revenue sources **beyond traditional water and electric sales** ▪ **Continue to deliver financial value to the City of Jacksonville**

The "Balanced" JEA of 2030 – A Scorecard

	JEA in 2030 (Under Current Government Ownership)	JEA in 2030 (2030 Strategy)
Electric Earnings in 2030	~($11MM)	~$232MM (1)
Water Earnings in 2030	~$136MM	~$173MM (1)
Total Earnings in 2030	~$125MM	~$405MM (1)
Electric capital invested	$2.5Bn	$4.4Bn (2)
Water capital invested	$2.2Bn	$3.0Bn (2)
Total capital invested	$4.7Bn	$7.4Bn (2)
Earnings split *ELECTRIC/WATER*	-9% / 109%	57% / 43%
MW of new utility-scale renewable generation (3)	0 MW	~815 MW
Alternative Water Opportunities	None	15 MGD

Notes:
1. Assumes perfect rate-making with a 52.5% equity layer and a 10.6% ROE on the electric system and a 10.0% ROE on the Water System does not conform to the rate stability case in the Respondent Financial Model
2. Total capital invested based on Financial Model from 2020–2030
3. Excludes PPAs currently in place

Process Goals Represent Recognition that Substantial Shift Requires Dramatic Results

	Minimum Requirements
Financial	1. **>$3Bn** of value to the City of Jacksonville
Customers	1. **>$400MM of value distributed to customers** (rebate of $300 for each water customer accountholder, $500 for each electric customer accountholder, $180 for each wastewater customer accountholder and $100 for each reusable water customer accountholder) 2. At least three years of contractually guaranteed base rate stability for customers
Environmental	1. Commitment to develop and provide the City of Jacksonville and the Duval County Public School system with **100% renewable** electricity by the year 2030[2] 2. Commitment to develop and provide **40 million gallons per day** ("MGD") of alternative water capacity for Northeast Florida by the year 2035[2]
Community Impact	1. Protection of certain employee retirement benefits[3] [4] 2. Maintenance of substantially comparable employee compensation and benefits for **three years** 3. Retention payments to all full-time employees of **100% current base compensation**[3] 4. Commitment to new headquarters and employees in downtown Jacksonville, contributing to the economic development of the community [5]

The overall purpose of this undertaking is to give JEA the strategic flexibility to adapt to a once-in-a-generation, industry-wide transformation and help it achieve its vision to improve lives in the Northeast Florida community

Notes:
1. NPV of JEA's expected contribution to the City of Jacksonville over the next 20 years
2. Renewable electricity and alternative water to be provided at new or existing tariffs at a price equal to or less than the applicable tariff rate
3. Certain employee-related minimum requirements are subject to collective bargaining, as applicable
4. The Jacksonville City Council approved legislation on September 24th satisfying this requirement
5. JEA's new headquarters is currently under initial stages of development in downtown Jacksonville. The process goal is commitment to the current downtown headquarters project



Section 2

Key Investment Highlights

Business Highlights

1 Unique Opportunity of Scale	• Largest government-owned utility in Florida • Eighth-largest government-owned utility in the U.S. • Top 10 water and wastewater utility in the U.S.
2 High-Quality Operations	• Top-quartile utility in customer satisfaction, as rated by JD Power • Industry leading operational metrics
3 Significant Asset Base with Attractive Investment Dynamics	• ~$1.2Bn of capital invested in the utility over the past three years; $614MM in the electric system ("Electric System") and $598MM in the water system ("Water and Wastewater Systems") • Net capital plant of ~$5.5Bn: ~$2.7Bn at the Electric System and ~$2.7Bn at the Water and Wastewater Systems • ~$2.9Bn capital expenditure program planned over the next five years
4 Stable, Low-Risk Regulatory Environment	• Mature core utility business with low operating risk • Utility business historically characterized by the need for significant investment and limited exposure to economic cycles • Constructive utility regulatory environment
5 Large, Growing Jacksonville MSA	• Seventh-largest population gain in 2018 amongst U.S. cities • Labor market thriving with unemployment rate of 3.0%, below both Florida and national unemployment rates • No state or city personal income tax
6 Supportable Execution Plan to Become A Leading Platform	**1 Operational improvements** • Redesign JEA's operating practices to achieve top-quartile performance as measured against JEA's peer set **2 Strategic capital investments** • Make incremental investments in traditional utility infrastructure to deliver new outcomes and benefits to our customers (e.g., climate resiliency, grid flexibility and customer choice, clean and sustainable, etc.) **3 Core growth opportunities** • Invest in new growth businesses core to the utility model: transport electrification, energy efficiency, distributed generation **4 Additional growth opportunities** • Identified additional growth initiatives that position JEA as a growth platform, that are not included in the model

Guidelines to Building a 'New' Strategy for JEA

Work JEA has undertaken to date to build the Strategy

Transition

- Develop guiding principles and strategic framework, corporate dashboard and financial tools to support strategy assessment

Establish baseline

- Assess current "business as usual" financial projection

Strategy development

- Design strategies to meet future targets and challenges
  - "Traditional" response (within existing charter)
  - 2030 Strategy, "Non-traditional" unconstrained strategy

Core guidelines of the Strategy

Build from the baseline

- Assess the strategy relative to the baseline as outlined in the May Board package

Apply a non-governmental lens

- Assume a regulated rate base and corresponding revenue requirement

Take an unconstrained view

- Assume JEA can alleviate the constraints associated with JEA's existing charter

Contemplate strategic partners

- Assume JEA can access the capital and capabilities required to execute the strategy through partnerships

As part of its 2030 Strategy, JEA will implement the initiatives that JEA's Senior Leadership Team ("SLT") incorporated into their 2030 Strategy base case projections (the "2030 Strategy" or "Management Case")

Supportable Execution Plan to Become A Leading Platform

Overview

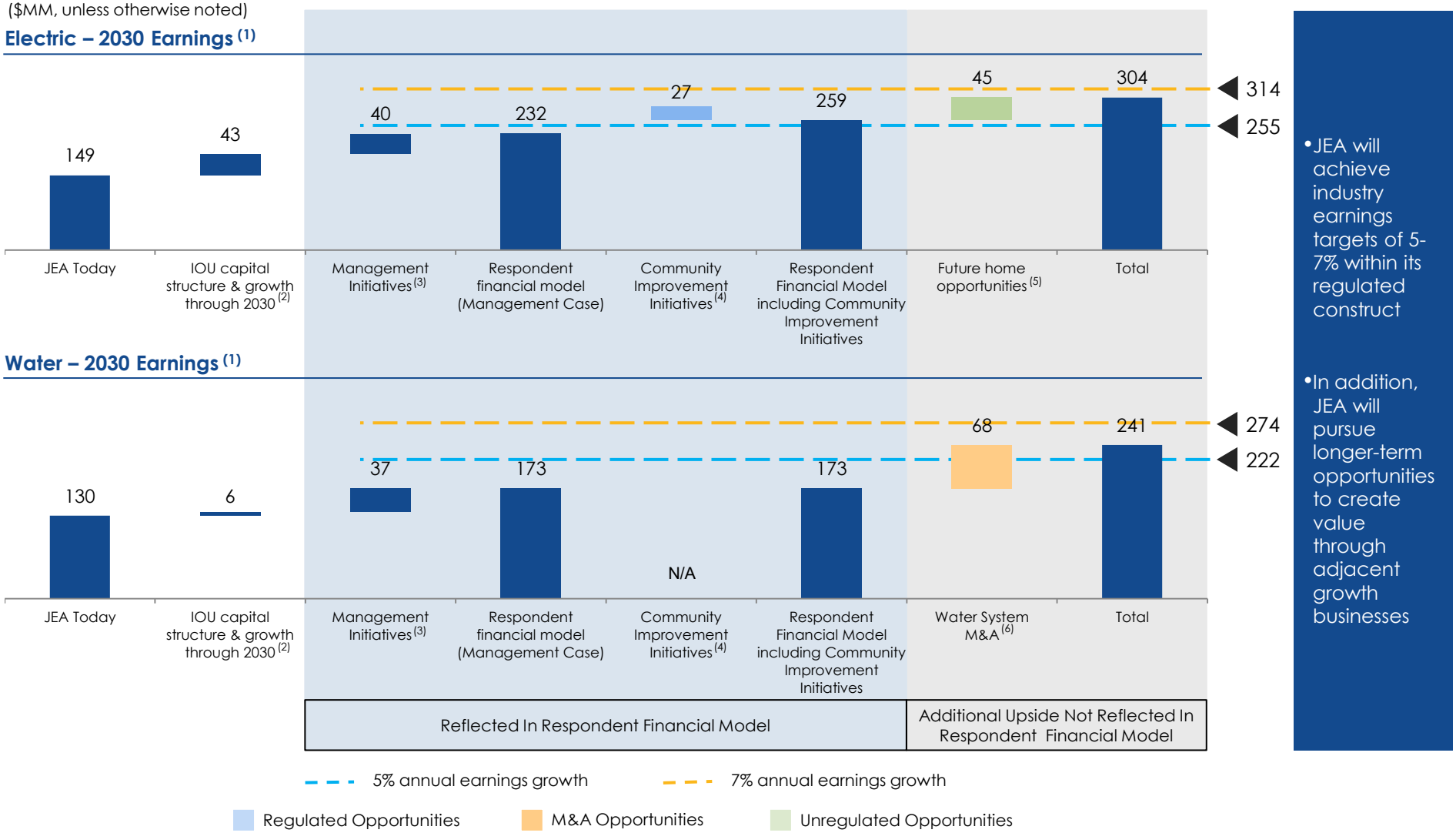
- JEA, as a core infrastructure service provider, can expand on its current position and harness new revenue growth
- JEA will achieve these aspirations through execution of the Management Initiatives – 1 operational improvements, 2 strategic capital investments, 3 core growth opportunities along with 4 additional growth opportunities outside the scope of the Respondent Financial Model

	1 Operational Improvements	2 Strategic Capital Investments	3 Core Growth Opportunities	4 Additional Growth Opportunities
Management Initiatives	**Increase the efficiency and productivity of JEA's operations and O&M and capex spend** to create investment headroom to reinvest, to support customer affordability, and to improve service quality and performance outcomes	**Make incremental capital investments in JEA's core, existing utility businesses** that expand the capabilities of JEA's infrastructure to serve customers while growing earnings and the regulated asset base	**Invest in new growth businesses** – both within the regulated utility and beyond it – that grow JEA's earnings through delivery of new services and solutions to JEA stakeholders	• Water and Wastewater System expansion • Growth of the District Energy System • Further dark fiber utilization • Establishment of LNG, port, rail and/or data center facilities • Future home
	Reflected In Respondent Financial Model	**Partially reflected In Respondent Financial Model**		**Additional Upside Not Reflected In Respondent Financial Model**

Enablers	**Digital** Capture new data sources, automate workflows and digitalize processes to ensure JEA has access to the suite of capabilities it needs to execute
	Regulatory and policy strategy Develop regulations, policies and legislation to authorize or continue to enable JEA to execute

The 2030 Strategy Delivers the Earnings Needed to Meet JEA's Targets, with Upside Potential from Adjacent Growth Businesses

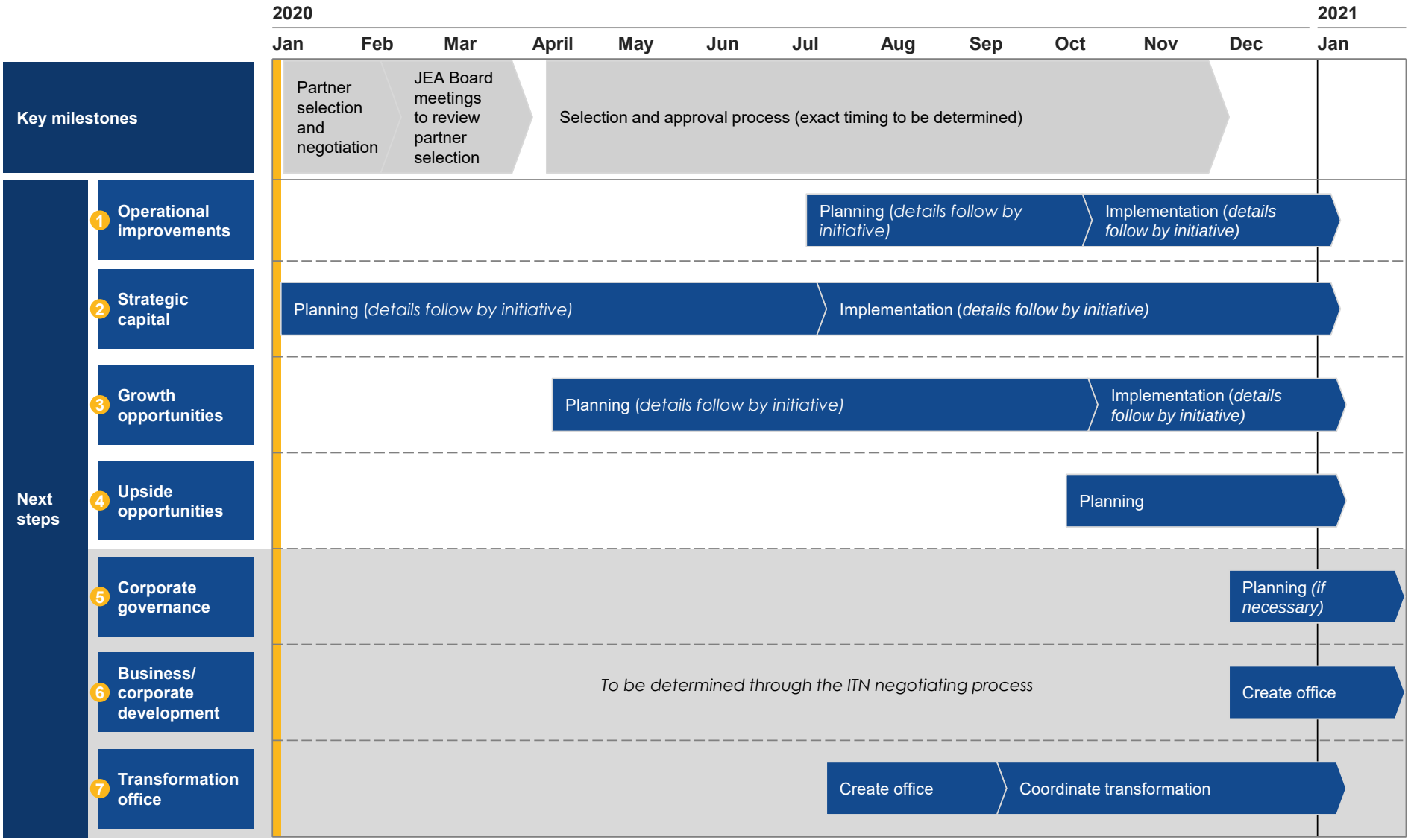
($MM, unless otherwise noted)



- JEA will achieve industry earnings targets of 5-7% within its regulated construct
- In addition, JEA will pursue longer-term opportunities to create value through adjacent growth businesses

Notes:
1. Assumes perfect rate-making with a 52.5% equity layer and a 10.6% ROE on the electric system and a 10.0% ROE on the Water System does not conform to the rate stability case in the Respondent Financial Model
2. Earnings impact of being an IOU as well as perfect rate making through 2030 assuming the capital schedule provided in the financial model Management Case
3. Earnings impact of Operational Improvements and certain Strategic Capital investments and Core Growth Opportunities as budgeted by JEA's SLT
4. Additional Strategic Capital Investments and Core Growth Opportunities not captured in the Management Case reflected in the financial model by running case 3 on the Control Tab cell I10
5. Estimate of potential earnings under a high case. Other additional growth opportunities (e.g., expansion of dark fiber leasing, SJRPP monetization, District Energy System expansions) not reflected here
6. Assumes upside case for acquisition of water utilities along I-10, I-4, I-75, and I-95 routes

Potential Timeline to Prepare JEA for Strategy Execution



Overview of Operational Improvements

JEA is launching a set of initiatives that cut across business functions to increase quality of service while reducing costs

Frontline operational improvements		• **Implement lean process improvements** to drive increased productivity that will be monetized through attrition, e.g.: – Eliminate wait times in core processes (e.g., crews have required materials to complete at job at the start of the shift) – Eliminate unnecessary work or processes (e.g., stop preventative maintenance and inspections that don't improve asset performance or health) – Streamline routing of crews and materials to lower transportation costs (e.g., redesign work planning and dispatch)
Digitalization and automation		• **Leverage digital tools to redesign our ways of working** (e.g., predictive maintenance algorithms, automated scheduling tools that prioritize and assign work to the right crews at the right time) • **Provide seamless, low-touch digital channels** to meet customer needs through mobile and web platforms • **Automate and streamline basic tasks,** including customer interactions, using process automation, self-service tools, and intelligent chatbots
Spend management		• **Optimize the demand for materials and 3rd party services** across the organization (e.g., frequency of replacements, revising required specs of materials and scope of services, deferring or cancelling unnecessary spend)
Optimization of fuels and energy consumption		• **Reduce heat rate** to minimize fuel consumption through performance tracking and targeted technical improvements • **Minimize consumption** of auxiliary load across JEA's facilities (e.g., turning off unnecessary equipment)
Strategic sourcing		• **Scrub the capital portfolio** against JEA's strategic priorities, eliminating or deprioritizing non-critical projects • **Optimize project delivery** (e.g., integrated design and project execution) to deliver the work at a lower cost • **Manage strategic sourcing events to maximize value to JEA,** leveraging the full suite of tools available – commercial negotiations (e.g., fact-based, value-focused negotiations with suppliers) and process improvements (e.g., developing and managing systems to claim warranties)

Overview of Strategic Capital

Electric Water Cross-cutting

System resiliency	Reduced impacts on utility services from extreme weather events through the deployment of new technologies and enhanced design standards
Grid flexibility	The ability to use a growing, diverse set of resources to dynamically shift demand (load) or supply (generation) across multiple timescales, depending on system needs
Advanced asset management (1)	Improved observability of infrastructure systems through the deployment of distributed, intelligent devices and advanced operational technology platforms
Septic tank phase-outs	Cleaner, safer, and more convenient wastewater services through system expansion and phase-out of septic tanks
Alternative water supply	Accelerated plans to expand reclaimed water infrastructure

- There are significant **investment opportunities incremental to JEA's baseline** (i.e., the 10-year capital forecast)
  - The capital associated with these investment opportunities are included in the Respondent Financial Model as separate, discrete line items
- The following pages show **both specific potential investments *and* a reasonable 10-year capital program for each category**
- Unlike the rest of JEA's capital plan, these figures do not reflect a bottom's-up, granular investment plan

Note:
1. Advanced asset management investments (e.g., data and analytics platforms) can support both electric and water businesses (e.g., predictive maintenance strategies, crew routing and dispatching). A greater share of the required capital identified to date is related to the electric business (e.g., transformer monitoring solutions, new WMS), so the capital associated with advanced asset management ($70M) has been fully allocated to the electric business in the Respondent Financial model as a simplifying assumption



Section 3

Electric System

Subsection A

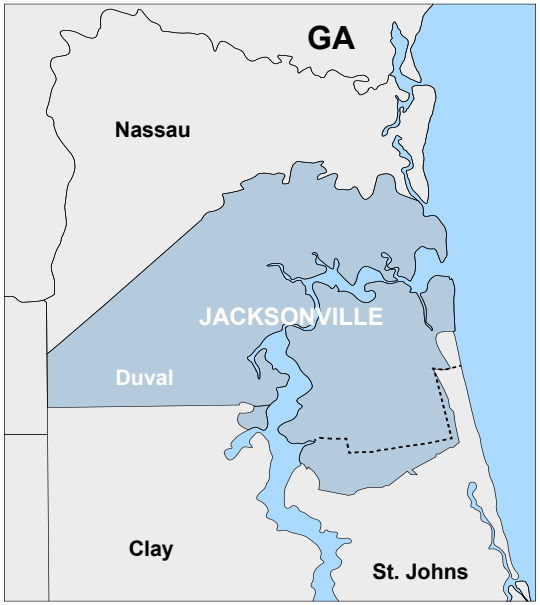
OVERVIEW

JEA Electric System

Overview

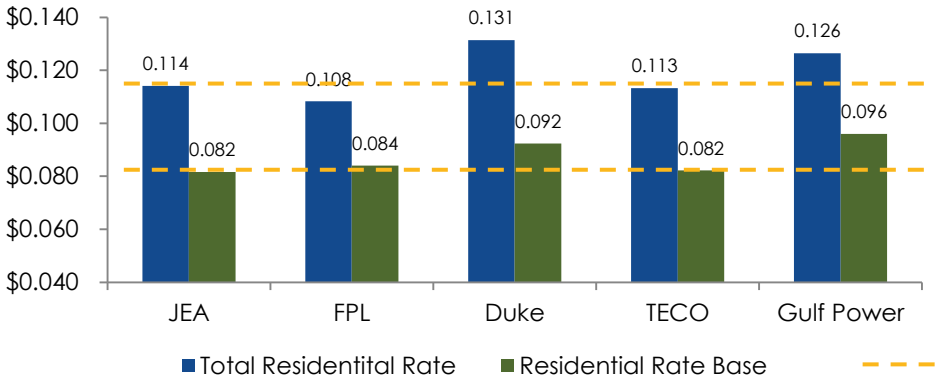
- JEA is the eighth largest municipally owned electric utility in the United States in terms of number of customers
- The JEA Electric System is an integrated energy provider engaged in electric power production and transmission and distribution operations
- JEA delivers approximately 12.5 billion kilowatt hours ("KWh") of electricity to 475,786 customers in Northeast Florida
- JEA's 900 square mile service territory encompasses virtually the entire City of Jacksonville as well as portions of St. Johns, Clay, Nassau, Baker and Duval Counties

JEA Service Territory



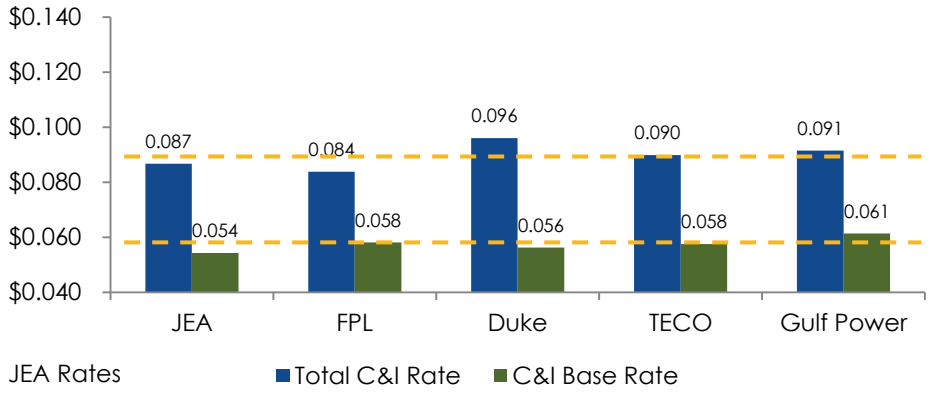
Current JEA Residential Rates (1)

(Revenue / kWh)



Current JEA Commercial & Industrial Rates (1)

(Revenue / kWh)



Note:
1. Estimated IOU rates to be included in Respondent Financial Model; total rates include Fuel & Purchased Power; denominator in all cases is Sales to Ultimate Customers

Source: FTI Florida Electric Utilities Rate Comparisons, 2019 Annual Disclosure Report

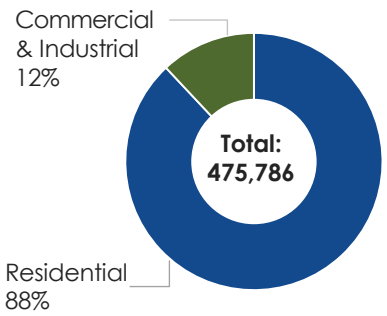
Electric System Customer Overview

Overview

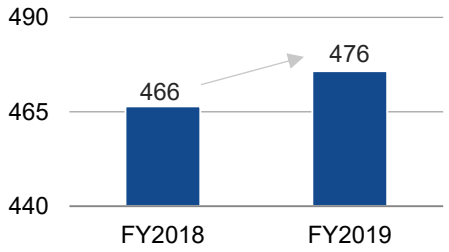
- Total revenues, including investment income, for the Electric System for FY2019 were approximately $1.275Bn
- 47% of the Electric System's revenues were contributed by commercial and industrial customers
- 49% of the Electric System's revenues were generated by its residential customers
  - These customers spend ~$1,500 on average annually for service

Customer Breakdown

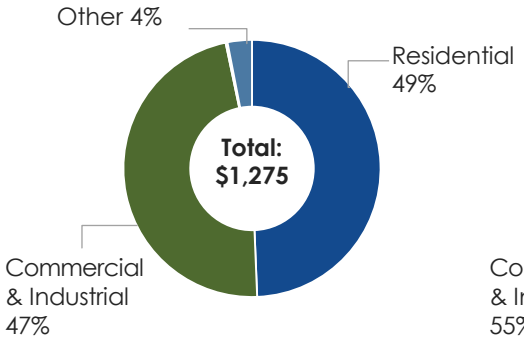
Average # of Accounts



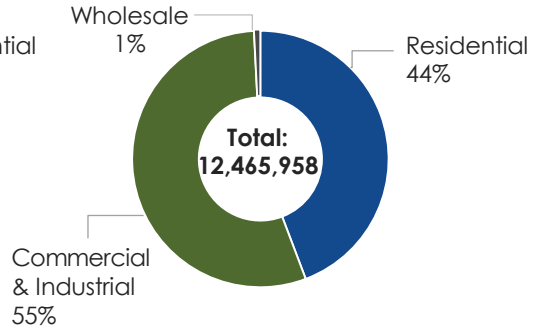
Average # of Customer Accounts (000's)



Revenues ($ in miilions)



System Sales (MWh)



FY2019 Top Ten Electric System Customers

Ten Largest Customer Accounts		Annual $ Billed	% of Revenues
	U.S. Navy Public Works Center	24,139,244	1.9
	City of Jacksonville	22,627,898	1.8
CMC Commercial Metals	CMC Steel Florida	18,644,348	1.5
Duval County Public Schools	Duval Counting School District	14,725,557	1.2
WestRock	WestRock CP LLC	13,367,030	1.1
	Southern Baptist Hospital of Florida Inc.	8,518,750	0.7
Publix	Publix Supermarkets Inc.	7,967,480	0.6
Johnson & Johnson	Johnson & Johnson Vision Care Inc.	7,762,522	0.6
Mayo Clinic	Mayo Clinic Jacksonville	7,561,055	0.6
	Anheuser Busch, Inc.	7,253,348	0.6
	Total	**132,567,233**	**10.7**

Growing Customer Base with Low Concentration

Source: 2019 Annual Disclosure Report, 2019 FY JEA Unaudited Financials

Generation Overview

Overview

- The generation fleet consists of four owned and operated power plants that use fossil fuels, primarily natural gas, with generating capacity of 2,935 Megawatts[1] ("MW"), a joint ownership interest in Plant Scherer Unit 4, which has a net generating capacity of 198 MW, and various power purchase agreements
  - JEA's four owned and operated plants include the J. Dillon Kennedy Generating Station ("Kennedy"), the Northside Generating Station ("Northside"), the Brandy Branch Generating Station ("Brandy Branch") and the Greenland Energy Center ("GEC")
  - JEA's generation fleet resources are committed and dispatched on an economic basis as necessary to serve JEA's load
- JEA is dedicating capital to ensure the long-term availability of safe, reliable power while taking into consideration the age of its generation assets, prospective environmental regulations, energy efficiency and demand-side management and evolving customer preferences and expectations

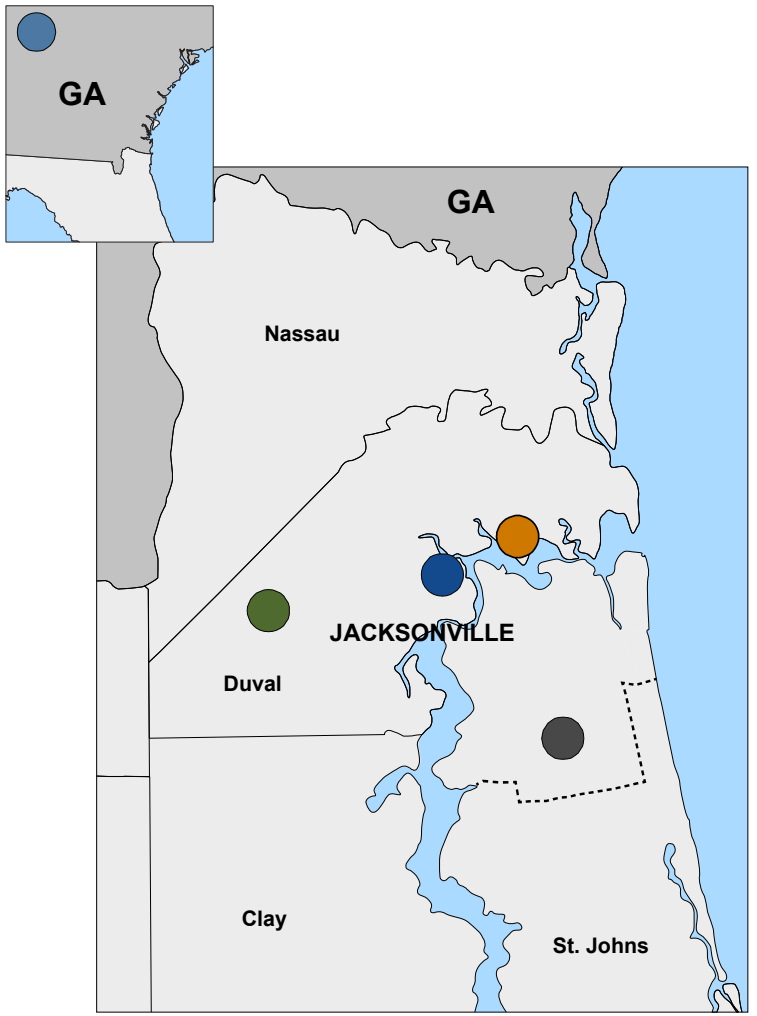
Generation Fleet

Facility	Primary Fuel Type	Capacity (MW) [1]	Year in Service
Gas Fuel:			
Brandy Branch	Natural Gas	815	2001-2005
Northside Unit 3	Natural Gas / Oil	524	1977
Kennedy	Natural Gas	382	2000-2009
GEC	Natural Gas	382	2011
Solid Fuel:			
Northside Units 1&2	Pet Coke	586	2003
Scherer Unit 4	Coal	198	1989
Peaking Reserve:			
Northside CTs	Diesel Fuel Oil	246	1975
Total		**3,133**	

Source: 2019 Annual Disclosure Report

Note:
1. Reflects Winter Net Capacity

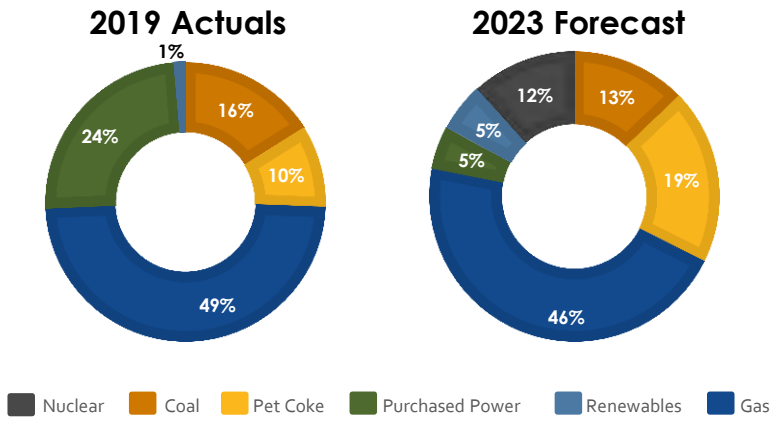
Generation Facility Locations



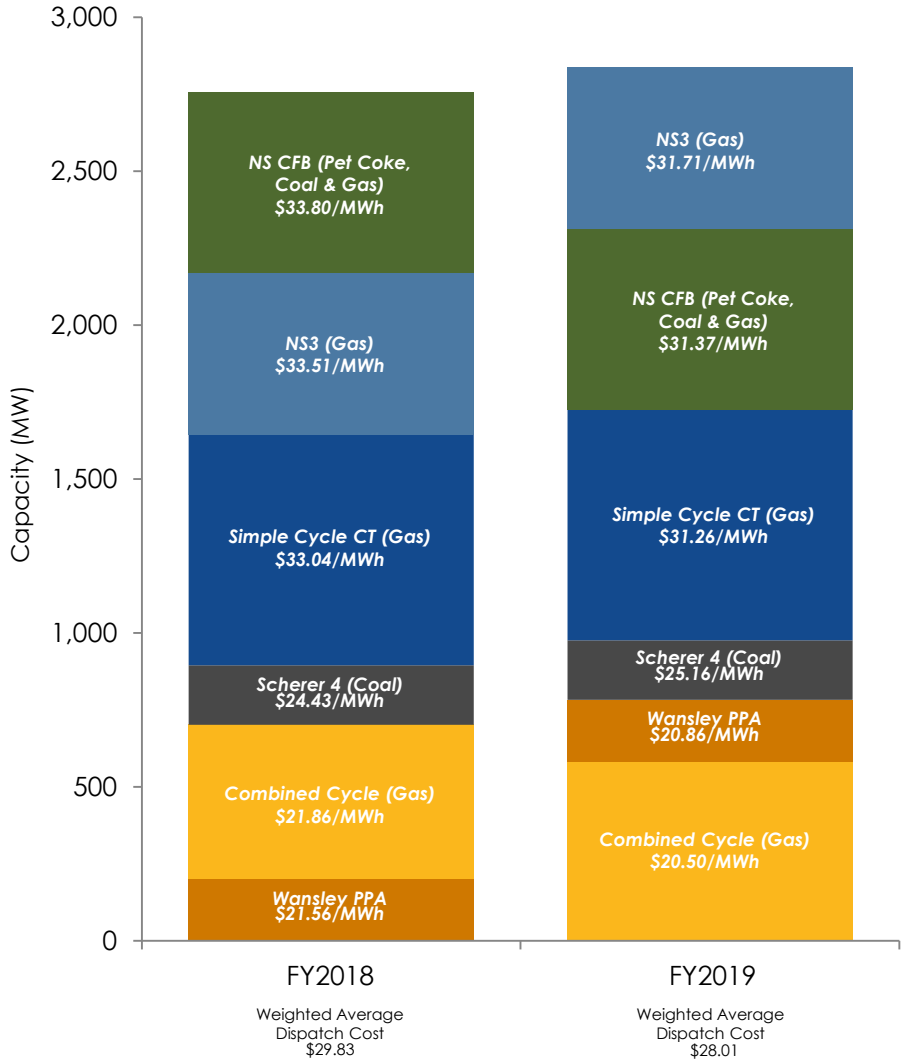
Generation Fuel Mix & Dispatch Stacks

Fuel Mix

- JEA has undertaken a fuel diversification strategy that improves its competitive position in the electric services industry
- JEA has the ability to use natural gas as the primary fuel source with diesel as backup for generation in GEC CT1 and CT2, Kennedy CT7 and CT8 and Brandy Branch Units 1, 2 and 3
- The exhaust heat from Brandy Branch Units 2 and 3 is utilized in Brandy Branch STM 4. This combined cycle configuration provides additional energy without additional fuel consumption
- Northside Unit 3 uses natural gas as a fuel source for generation with residual fuel oil as backup
- JEA uses circulating fluidized bed technology in Northside Units 1 and 2. This technology allows JEA to use a blend of petroleum coke, bituminous coal and natural gas in these units
- Scherer Unit 4 burns sub-bituminous coal from the Powder River Basin, providing further fuel diversification



Dispatch Stack (1)



Source: 2019 Annual Disclosure Report

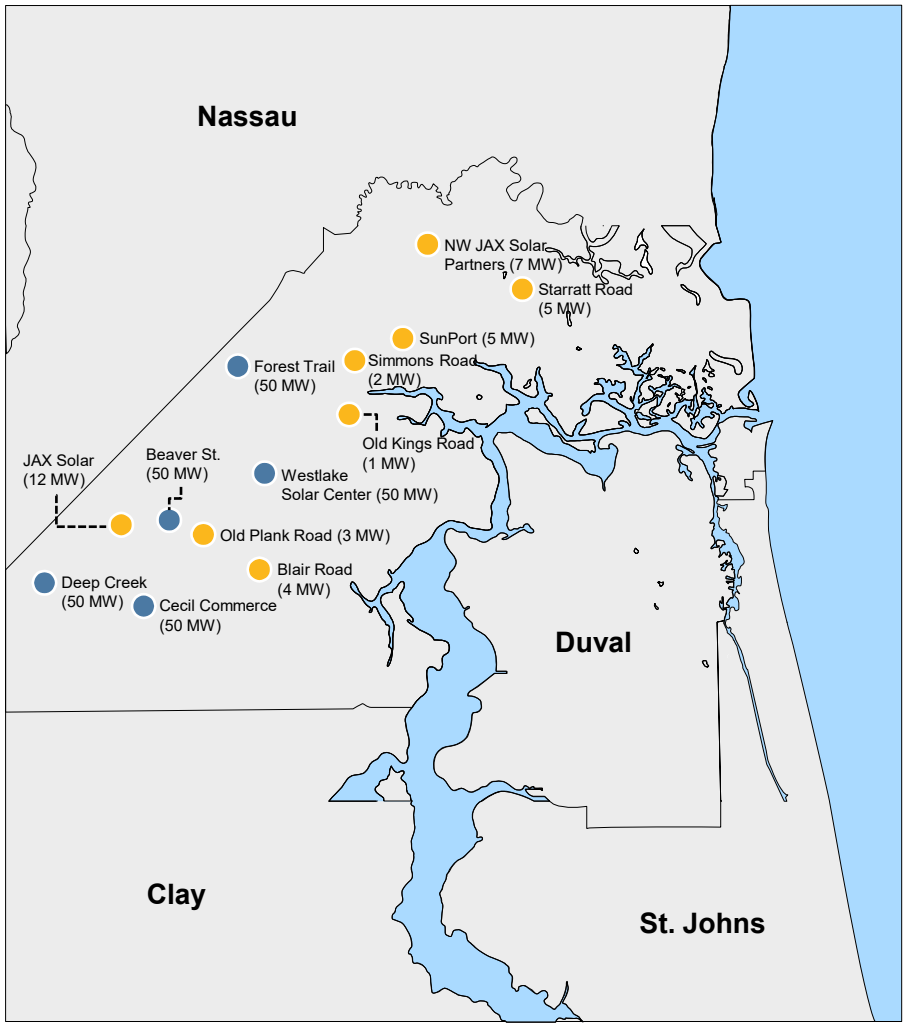
Note:
1. The average dispatch prices at maximum load for each unit from 10/1/2018 through 9/30/2019

Solar PPAs

Summary of Solar Power Purchase Agreements ("PPAs")

Project	MW	Counterparty	Start Date	End Date	Length (Years)
Operating					
JAX Solar	12	PSEG	Sep-10	Sep-40	30
NW JAX Solar Partners	7	American Electric Power	May-17	May-42	25
Old Plank Road	3	VeloSolar / COX	Oct-17	Oct-37	20
Starratt Road	5	C2 Energy Capital	Dec-17	Dec-37	20
Simmons Road	2	Inman Solar Holdings 2, LLC	Jan-18	Jan-38	20
Blair Road	4	Hecate Grid	Jan-18	Jan-38	20
Old Kings Road	1	Mirasol / Fafco Solar	Oct-18	Oct-38	20
SunPort	5	NationalSolar	Dec-19	Dec-39	20
Total Operating	**39**				
Planned					
Cecil Commerce Solar Center	50	EDF renewables	Feb-21	Feb-45	24
Forest Trail Solar Center	50	EDF renewables	May-21	May-46	25
Deep Creek Solar Center	50	EDF renewables	Aug-21	Aug-46	25
Westlake Solar Center	50	EDF renewables	Oct-21	Oct-46	25
Beaver St. Solar Center	50	EDF renewables	Jan-22	Jan-47	25
Total Planned	**250**				
Total Operating & Planned	**289**				

Source: JEA Ten Year Site Plan, April 2019

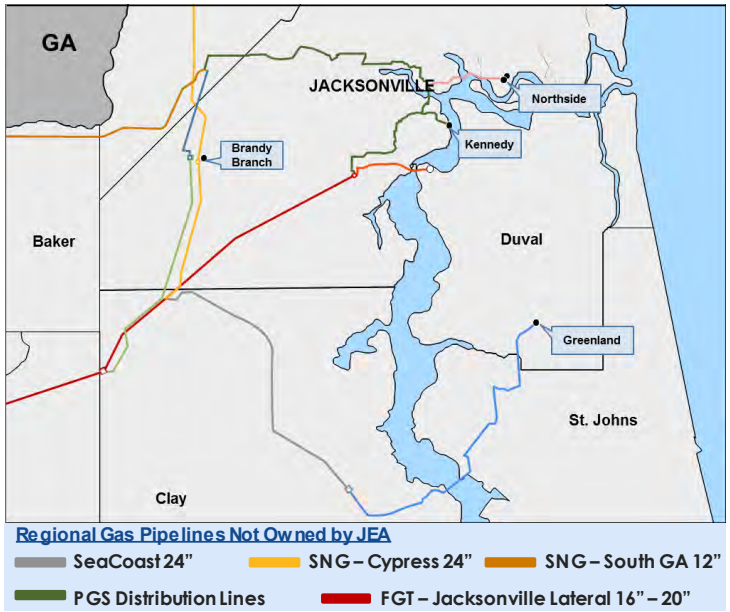


JEA retains buyout options on the Cecil, Forest Trail, Deep Creek, Westlake and Beaver St. facilities at 10 years, 20 year and 25 years, respectively

Gas Pipelines within Electric System

Overview

- Gas pipelines that supply JEA generation portfolio are under the jurisdiction of the Florida Public Service Commission ("FPSC")
- JEA and Peoples Gas ("PGS") jointly own pipelines that serve Northside and Brandy Branch. JEA assumes 100 percent of ownership of Brandy Branch-Baldwin Lateral in 2030, under agreement with PGS
- JEA owns the GEC lateral pipeline (the "Greenland Lateral") which is used to deliver gas to GEC. JEA has a firm intrastate gas transportation agreement with the Seacoast Pipeline for service to the Greenland Lateral
- JEA has commitments to purchase natural gas delivered to Jacksonville under a long-term take and pay contract for 61,000 MMBtu/day (~50% of JEA demand) with Shell Energy North America L.P. (Shell Energy) that expires in 2021. This contract has been extended for 60,000 MMBtu/day beginning 2021 through 2031
- JEA has long-term contracts with PGS, Florida Gas Transmission, Southern Natural Gas and SeaCoast Gas Transmission for firm gas transportation



Gas Pipelines

Pipeline Name	In-Service Date	Length (Miles)	Current Operating Pressure (psig)	JEA Delivery Pressure (psig)	Contractual Capacity %	Pipeline Description
Southside Line	6/1983	6.3	250	50	JEA 73.33% / 2,200 Mcfh PGS 26.67% / 800 Mcfh	PGS's Main Gate Station to JEA's Southside Generating Station
Northside Line	6/1990	6.9	300	60	JEA 70.5% / 6,100 Mcfh PGS 29.5% / 2,550 Mcfh	PGS's Main Street Pipeline to the JEA's Northside Generating Station
Greenland Energy Center Lateral	12/2010	26.6	860	770	JEA 100% / 6,100 Mcfh	Interconnection with SeaCoast pipeline
Baldwin / Brandy Branch Line	8/2006	7.5	600	475	JEA 50% / 4,058 Mcfh PGS 50% / 4,058 Mcfh	From PGS/SONAT Baldwin Gate to JEA's Brandy Branch site
Brandy Branch Lateral	10/2000	18.6	850	475	JEA 100% / 7,200 Mcfh	From mile marker 21adjacent to U.S. Highway 301 to Brandy Branch
SJRPP House Line [1]	2008	1.8	-	-	-	-

JEA is advantageously positioned near several major interstate gas pipelines compared with others in Florida

Note:
1. SJRPP House Line not depicted on map due to its size

Transmission & Distribution System

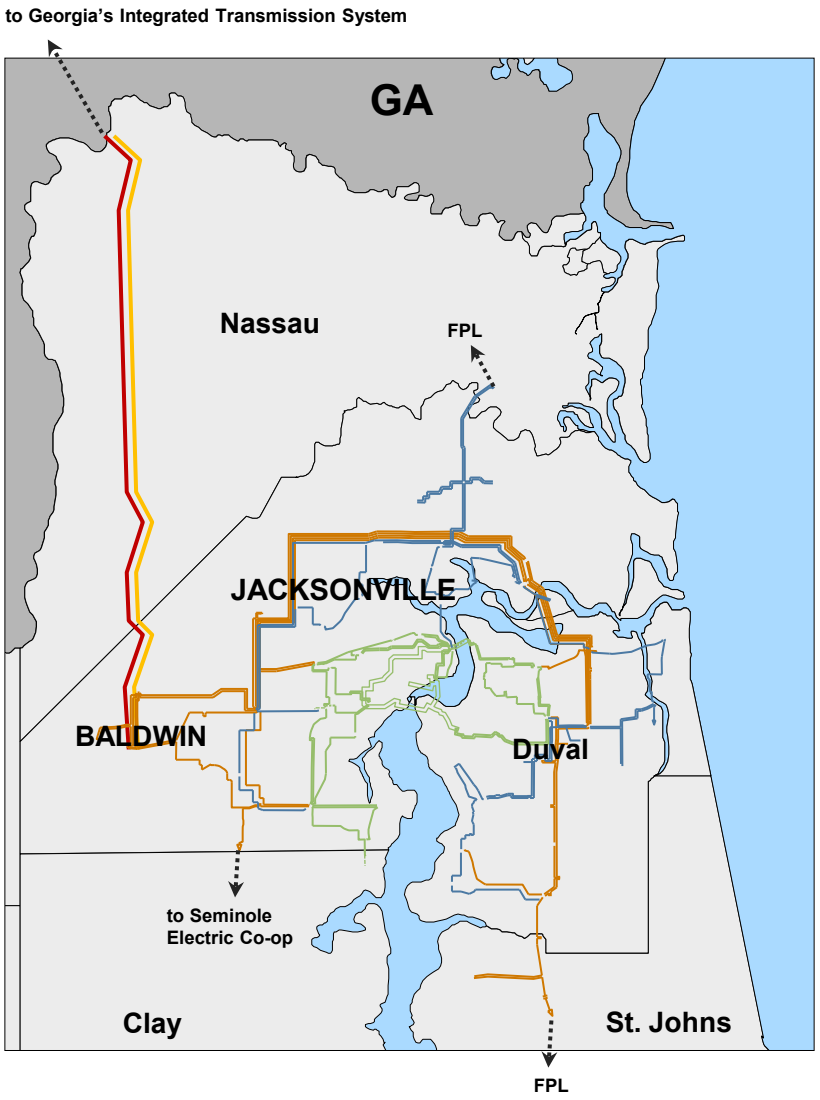
Transmission & Distribution System Overview

- The JEA's transmission system consists of 744 miles of all JEA-owned bulk power transmission facilities operating at 69 kV or higher
  - 691 are overhead miles and 53 are underground
  - JEA owns two 500 kV lines jointly with FPL that are connected between the FPL Duval Substation and the GPC system at the Florida state line
- There are currently 90 substations in the JEA Service Territory

Transmission Line	Overhead Miles	Underground Miles
500 kV	75	-
230 kV	299	4
138 kV	204	3
69 kV	113	46

- The distribution system covers approximately 7,028 circuit miles and is composed of three voltage levels depending upon the area served.
  - The central business district is served by a 13.2 kV underground secondary network
  - Surrounding residential and commercial areas are served primarily at 26.4 kV, with some 4.16 kV and 13.2 kV interspersed
  - Most older areas are served from overhead distribution lines; however, the majority of all new developments constructed since 1968 are served by underground 26.4 kV distribution
- The transmission and distribution system is controlled by the system operators through a supervisory control and data acquisition system

Transmission System



Subsection B

Current Operations and Management

Transmission & Distribution System Metrics

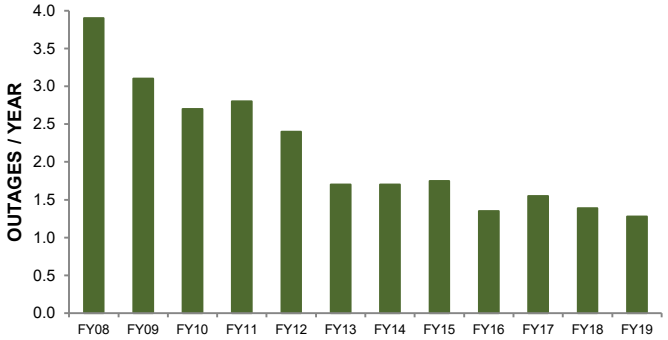
Electric Service Reliability
- Outage frequency and duration have been reduced significantly over the last 9 years

Transmission Line Reliability
- Overall downward trend over the last eight years
- FY19 (1.2) is better than target

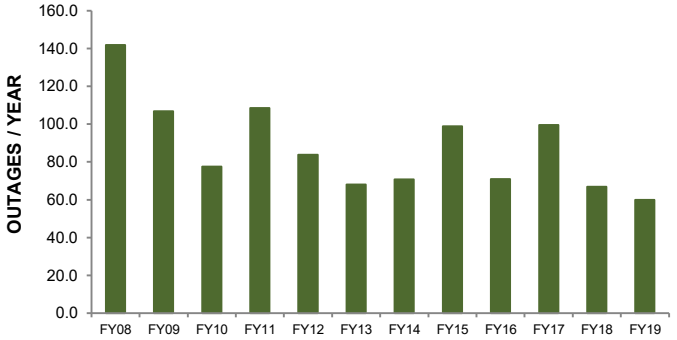
CEMI-5
- Significant improvement trend over past three years for CEMI5
- 407 (0.08%) of our customers have experienced more than 5 outages in the past 12 months, a record low for JEA

JEA continues to show favorable trends over time across all other operational metrics

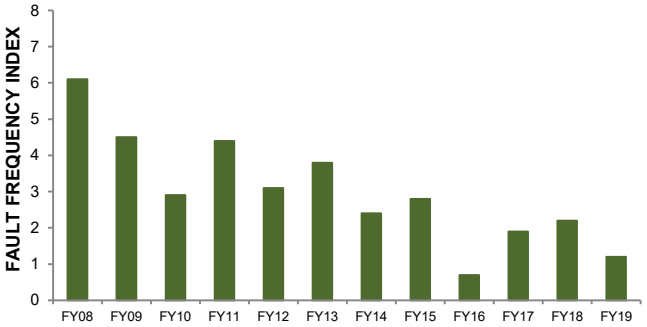
Electric Service Reliability: SAIFI



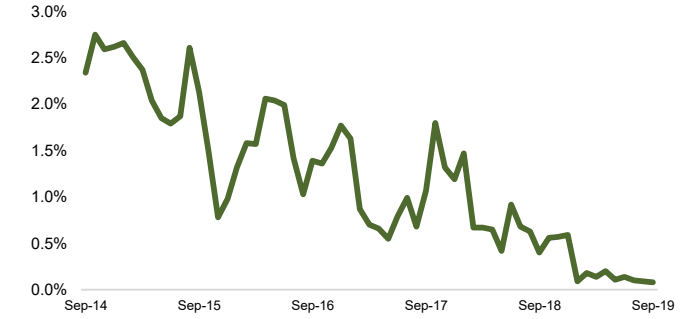
Electric Service Reliability: SAIDI



Transmission Line Reliability: TAFFI



CEMI-5



T&D Grid Performance	Metric	FY2017	FY2018	FY2019 Target	FY2019
Customer Outage Frequency	# of Outages per Year	1.6	1.4	1.6	**1.3**
Electric Outage Duration	# of Minutes out per Year	100	67	75	**60**
Transmission Line Faults	# of Faults per 100 miles	1.9	2.2	2.5	**1.2**
$CEMI_5$	% Customers > 5 outages per yr	1.07%	0.40%	0.80%	**0.08%**

Transmission & Distribution System Improvements | Resiliency Programs

Background

- Historically, like most electric utilities, JEA built distribution lines to meet a minimum level for performance and safety
  - Adherence to the National Electric Safety Code (NESC)
  - Run to failure approach, with minimal focus on preventative/predictive maintenance
  - Little attention to power quality and reliability
- In the 1980s, JEA began to focus more on building and maintaining systems above the minimum threshold, seeking to improve power quality and reliability for customers
- In the 21st century as JEA transforms into the Utility 2.0 model, the old approach towards resiliency is not adequate anymore

JEA Took Action

- In 2007, JEA initiated an on-going resiliency program based on the traditional system hardening methods with an approximately $20MM annual budget
- Distribution System Inspection & Pole Replacement Programs
  - JEA inspects its entire distribution system on a rolling 8-year cycle
- Vegetation Management Program ($6.5MM annual budget)
  - JEA performs industry standard vegetation management on its 3,000 miles of overhead distribution a rolling 2 ½-year cycle
- CEMI-5 Program ($24MM invested over the last 5 years)
  - Targeting customers and neighborhoods experiencing more than five outages in excess of 1 minute over 12 months
  - Over 875 projects completed in the last 3 years, involving work at over 12,000 locations
- In 2017 JEA launched a new program reducing customer outage duration utilizing more advanced technologies ($30MM invested over four years)
  - Program includes the installation of 129 Automated Switches (AS), 54 Automated Reclosers (AR), 2,285 Trip Savers (TS), 3,000 Fault Current Indicators (FCI)







Transmission & Distribution System Improvements | Undergrounding Overhead Power Lines

Background

- JEA began installing underground distribution lines in the early 1970s – primarily for aesthetic reasons accompanied by strong community and developer interest
- City ordinance passed requiring underground electric for all new subdivision development projects
- In June 2019, Senate Bill 796 ("SB 796") went into effect in Florida, requiring each of the IOUs to file 10-year system hardening plans, mostly related to undergrounding wires, which will be recovered via a charge separate from base rates



Opportunity

- Estimated cost to convert all of JEA's 3,000+ miles of overhead distribution lines is $6.6Bn [1]
  - Currently ~57% of JEA's ~7,000 miles of distribution lines are underground, with ~43% remaining as overhead distribution lines
- Conversion to underground provides a rate/tariff option for customers interested in exercising the opportunity
- JEA and the City have a program in place today to support and enable underground conversion projects
- JEA has made significant investments in the past hardening and improving the reliability of the entire distribution system



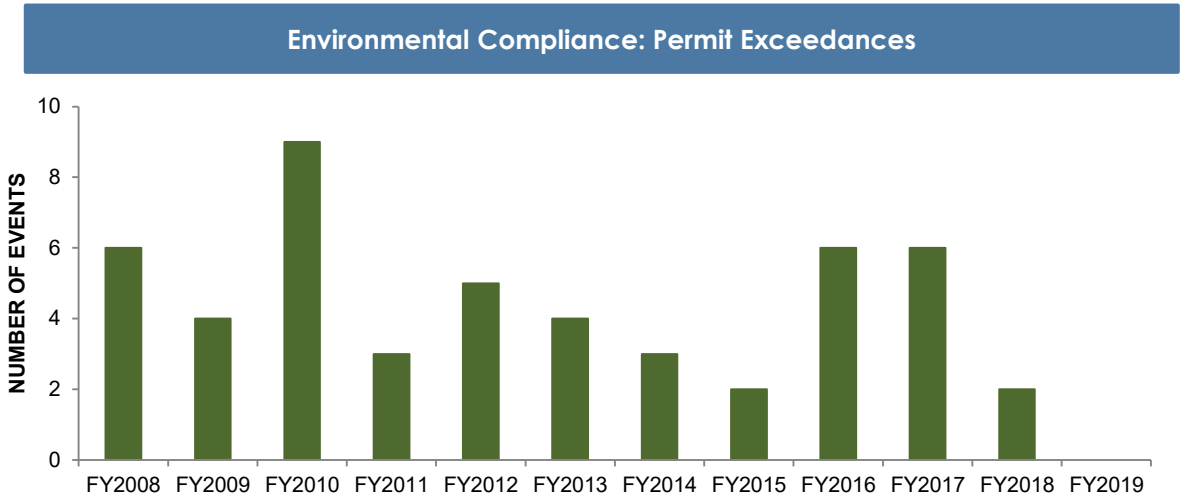
Undergrounding represents a significant incremental community improvement opportunity for capital to be deployed throughout JEA's Electric System

Note:
1. From FY 2020 – FY 2030, the Respondent financial model includes $470MM of total capital expenditure in the "Management Case" and "Scenario A", of which, $470MM corresponds to Management Case Initiatives

Generation Metrics

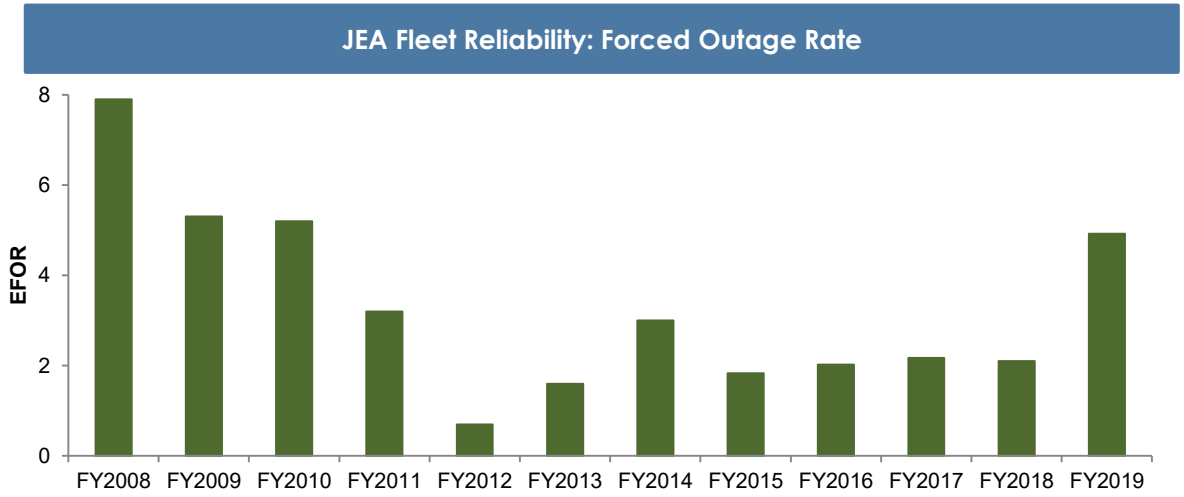
Environmental Compliance

- We experienced 0 permit exceedances during FY2019
- JEA remains actively engaged in preparing for all new and emerging environmental regulations



Generating Fleet Reliability

- The JEA Fleet Forced Outage Rate exceeded target through FY19 due to various issues including extended unit recovery on NS Unit 2 as a result in plugging
- NGS personnel conducted a systematic review of all control systems and operational equipment associated with the Circulating Fluidized Bed ("CFB") and air flow systems, resulting in the correction and reestablishment of proper Original Equipment Manufacture operational parameters
- Additional Preventive Maintenance work orders have been initiated to create a proactive and ongoing monitoring and corrective response process



Generation Performance	Metric	FY2017	FY2018	FY2019 Target	FY2019
Generation Fleet Reliability	Forced Outages Rate	2.2	2.1	2.0	4.9
Environmental Compliance	Permit Exceedances	6	2	4	0

Generation Improvement | The Decommissioning of St. Johns River Power Park ("SJRPP")

Benefits of Transaction

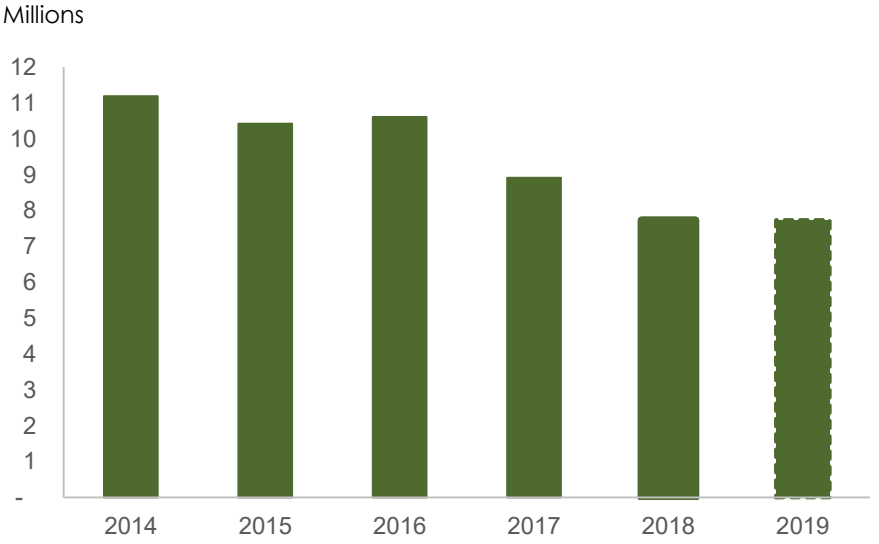
Benefit	Description
Provides Rate Stability for Customers	• Transaction provides significant annual cost savings beginning in 2020 • Allows JEA to maintain stable rates and continue early debt retirement
Appropriately Sizes the Generation Fleet	• Increases asset utilization • Maintains cost effective system resource mix
Reduces JEA's Impact on the Environment	• Reduces JEA's CO2 output by 30% by 2030 • Decreases nitrogen to the St. Johns River • Avoids future expense for compliance with environmental rules
Stimulates Economic Development	• Expands economic opportunities for industrial and manufacturing growth on 1,000 acres of property in and around the Port of Jacksonville
Proactively Addresses the Future of SJRPP	• Transaction provided a clear path for the termination of the SJRPP Joint Ownership Agreement and the retirement of the facility

The total transaction NPV benefit to JEA is approximately $460MM

Trends

- CO2 emissions decrease of ~31% from 2014 to 2017 is primarily due to increased dispatch of natural gas units vs. solid fuel (coal/pet coke) units
- Additional CO2 emissions decrease of ~13% from 2017 to 2018 is primarily due to decommissioning of SJRPP
  - Reduces JEA's CO2 output by 30% by 2030
- Further reductions in CO2 emissions are expected in the future from 2019 to 2024 due to the following:
  - Recent combined cycle turbine upgrades at Brady Branch
  - Planned heat rate improvements at Northside
  - Planned solar additions between 2022 and 2023

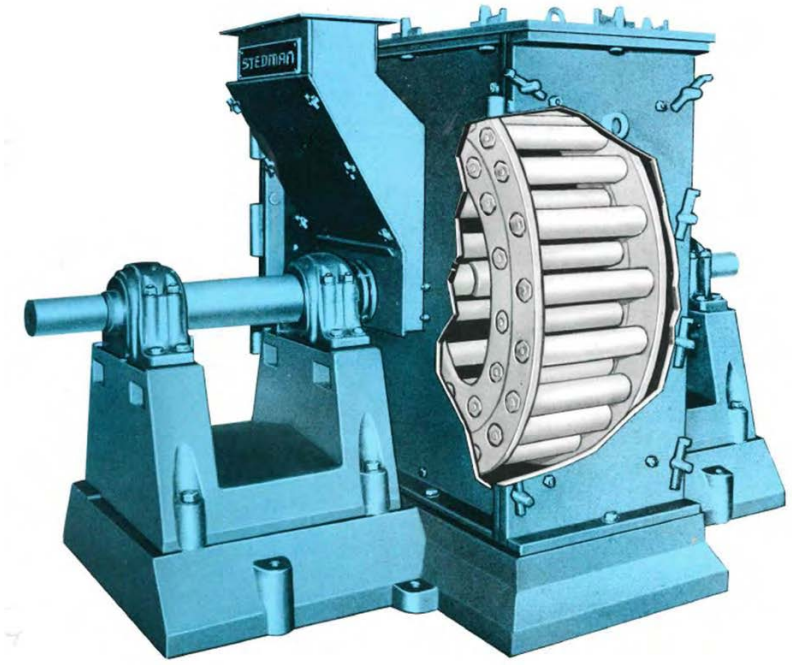
CO2 Short Tons



Generation System Improvements | Northside Generation Station

Northside Generation Station Limestone Utilization Improvement

- Limestone is used in the CFB Boilers to capture sulfur from the fuel and meet the emission limits
  - The size of the limestone particle is directly related to the amount of sulfur captured and the amount of ash generated
  - The results of independent testing show that the surface of the limestone particle which is calcium carbonate converts to Calcium Oxide when heated and reacts with the sulfur to create calcium sulfate
  - The smaller the limestone particle the more surface area is available for sulfur capture
  - The more surface area the less limestone by weight is required for a given fuel feed rate
- Project is being completed in two parts:
  - Part one installed one limestone dryer and three crushes under Unit 1, which was the was completed in FY19
  - Part two will install a second dryer in 2020 and a third dryer and three crushers in 2021 under Unit 2



	2019				2020				2021			
Task Name	Jan	April	July	Oct	Jan	April	July	Oct	Jan	April	July	Oct
Engineering												
Procurement												
Construction												
Closeout												



The estimated cost for part two of the project is ~$5.6MM and is captured in the Respondent financial model

Subsection C

Strategic Capital Improvements

Evolution of Generation Portfolio in the Next Decade

Conventional Generation Fleet

JEA is planning two significant retirements and replacements to maximize value to customers in the community:

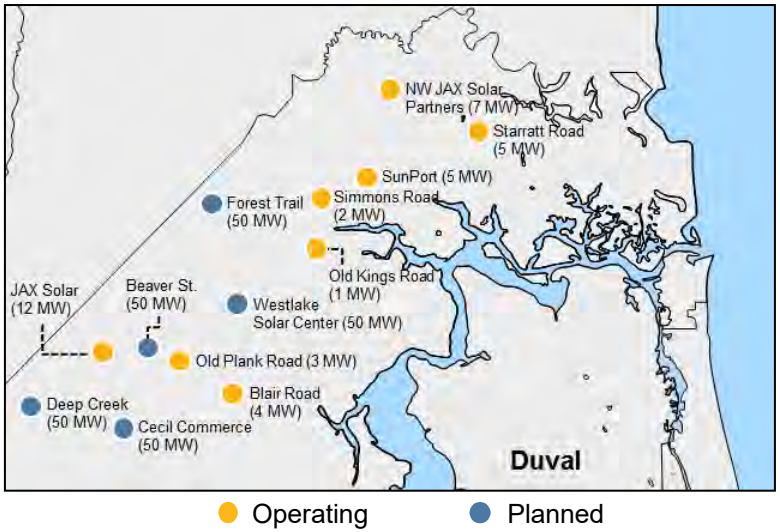
- Beginning in 2025, JEA will replace the 524 MW Northside Unit 3 with a natural gas combined cycle facility
  - This replacement enables the smooth retirement of a vintage 1977 unit from JEA's fleet and replacement with a more efficient facility, improving JEA's environmental footprint



Renewable Fleet of Future

- Later In the decade, JEA expects solar + storage to offset the costs of operating Units 1 & 2, allowing JEA to replace 586 MW of coal generation with clean, reliable capacity and energy
  - Enhanced investment opportunity resulting in lower overall rates to customers and substantially improving JEA's environmental footprint is a unique win-win-win opportunity

Counterparties (1): PSEG, American Electric Power, VeloSolar / COX, C2 Energy Capital, Hecate Grid, Mirasol Farco Solar, NationalSolar, EDF renewables, Inman Solar Holdings 2, LLC



Source: JEA Ten Year Site Plan, April 2019

The Northside replacement initiatives and additions to JEA's portfolio of solar PPAs represent a material increase in renewable energy that has the ability to improve JEA's environmental footprint and lower overall customer rates

Note:
1. JEA has a PPA with each of these counterparties; these PPAs include buyout rights for JEA at varying dates as negotiated with the respective counterparties

Northside Generation Station | Base Case

NGS Repowering Project

2001-2002



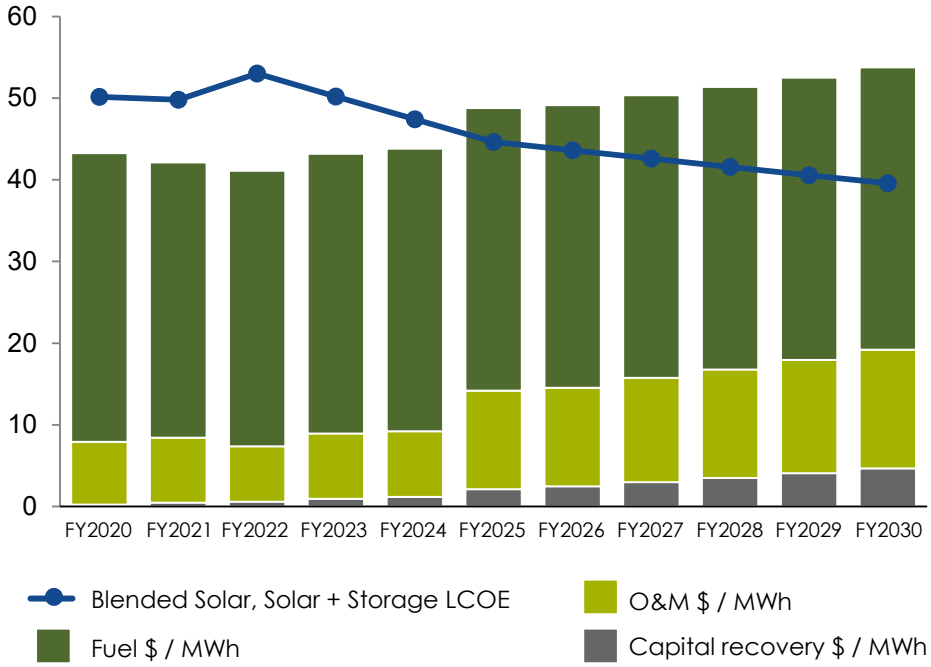
- Repowering resulted in 2.7 times the power output while decreasing air emissions and groundwater consumption by >10%
- New CFB Units 1 and 2, about 300 MWe each, equipped with modern pollution control equipment (Scrubbers, SNCR, Baghouses)
- Project cost $309MM (JEA $234MM, DOE $75MM)
- CFB's allow for greater fuel flexibility(pet coke, Coal, other)
- Stack emissions for SO_2, NOx, PM, CO, and VOC for Units 1, 2, and 3 were reduced by 10%, and also met more stringent operating permit limits

NGS Units 1 &2 Replacement with Batteries and Solar

Key Assumptions

- ~50% of solar capacity has storage, 50% is standalone
- 28.0% capacity factor
- For solar paired with storage, 4 MWh duration per MW capacity
- Northside O&M held flat, with 2/3 allocated to Units 1 + 2
- ITC steps down to 10% in 2022
- IRENA cost curves
- 7% WACC used for capital recovery charges

NGS Units 1&2 dispatch cost vs. blended solar, + solar storage LCOE



Utility Scale Battery Storage

Utility Scale Battery Storage Overview

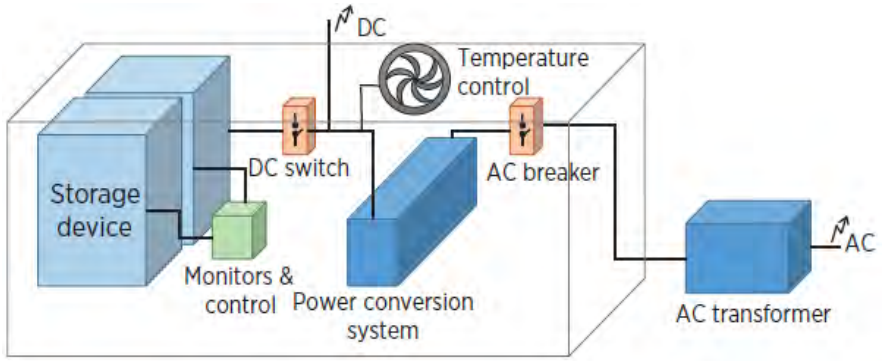
- The new 5x50 MW Solar plants were contracted requiring the developer to leave an area near the interconnection point with an easy connection for future storage ("Plug and Play" Storage)
- In 2020, JEA will issue an RFP to establish the pricing for these connections
- Quantity and capacity is yet to be determined, but JEA anticipates in the vicinity of 20-30 MW per site (total of 100-150 MW)
- The primary use case for the storage would likely alternate – load balancing in the summer and shoulder seasons (levelizing the real-time solar output) and peak trimming in the winter



High Level Schedule

- Issue RFP in 2020 for both PPA or full ownership options. Determining battery technology to be part of RFP submittal
- Begin negotiations and sign PPAs for all 5 sites
- Perform required Generator Interconnection studies for JEA and FRCC and obtain approvals
- Construct and commission
- Achieve COD by December 31, 2022

Task Name	2020				2021				2022			
	Jan	April	July	Oct	Jan	April	July	Oct	Jan	April	July	Oct
Issue RFP												
Review submittals												
Finalize Agreement												
Initiate Studies												
Construction												
Test & Commission												
COD												



The cost for 150 MW's for 4 hours of output is estimated around $180MM not including wholesale replacement of Li-ion batteries every 10 years (cost not determined)

Virtual Power Plant

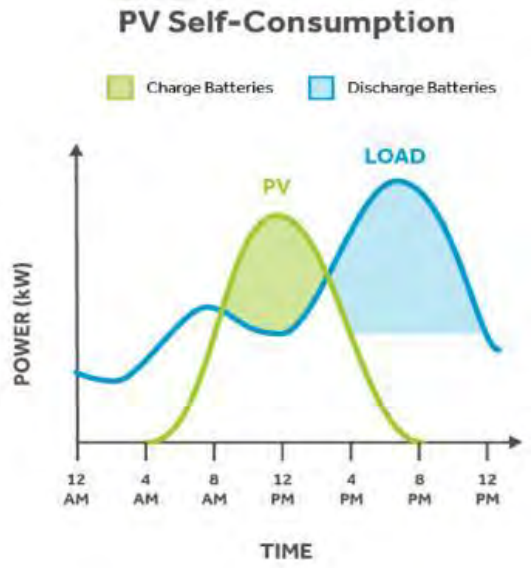
Virtual Power Plant Pilot Project Overview

- A virtual power plant ("VPP") works remotely to combine a number of independent energy resources from disparate locations into a network that provides reliable power 24 hours a day
  - These sources can be utility assets or behind the meter customer assets
- The plants employ software-based technology that relies on the smart grid.
  - JEA has had preliminary discussions with Sonnen and Tesla, both of whom are developing battery based VPPs
- For FY2020, the goal is to develop a pilot project plan to integrate a customer battery program with a VPP package and build the groundwork for deployment
- The vision is to develop a platform to accommodate VPP growth, which will be more flexible (albeit potentially more expensive) than traditional generation
  - JEA will likely look at employing this technology as part of a microgrid solution



Conceptual Schedule

Task Name	2020				2021				2022			
	Jan	April	July	Oct	Jan	April	July	Oct	Jan	April	July	Oct
Identify Pilot area												
Identify Comm needs												
Issue RFP												
Review submittals												
Finalize Agreement												
Sign up Customers												
Construction												
Test & Commission												



The full deployment cost for 150 MW's (30k units) of output is estimated around $243MM plus $5MM for communication infrastructure not including wholesale replacement of Li-ion batteries every 10 years (cost not determined)

Utility Owned Distributed Generation

Distributed Generation Overview

- JEA is developing plans to determine the viability of integrating a utility-owned distributed generator (likely a gas-powered Reciprocating Internal Combustion Engine (RICE)) or small turbine at 2 potential locations
  - One near a large institutional campus; the other potential site is near a large manufacturer
- This additional generation will accommodate future planned load growth at either location and cover the contingency of loss of one Substation Transformers at peak load times for either customer site



Customer Focus - Resiliency

- The DG allows for the creation of microgrids providing additional resiliency for the targeted customers

Task Name	2020				2021				2022				2023			
	Jan	April	July	Oct	Jan	April	July	Oct	Jan	April	July	Oct	Jan	April	July	Oct
Develop Proposal																
Meet with Customers																
Create Scope of Work																
Issue RFP																
Review submittals																
Finalize Agreement																
Initiate Studies																
Construction																
Test & Commission																
COD																



The estimated cost for six (6) - 18 MW RICE engines is $104MM plus gas line extension costs; cost for two (2) – 18 MW RICE engines is estimated at $45MM

Subsection D

Core Growth Opportunities

Opportunities Across Three Markets to Serve Customers More Effectively, Driving Development in Jacksonville

	How trends are creating opportunities	Jacksonville Today	How JEA will harness opportunities for customers
Electrified transport and facilities	• The transition to electrified products – driven by declining costs and evolving customer preferences – requires significant infrastructure investments and grows load	• EV penetration is approximately 33% of the national average [1] • No plans to fully electrify ports or municipal fleets	• Provide EV incentives, public charging infrastructure and private charger installation, boosting EV adoption to be in line with the US average • Electrify the Port of Jacksonville / non-road end users and municipal and public school buses
DG solar and storage	• Solar and storage LCOEs declined nearly 3x in Florida from 2010-17 due to lower hardware prices • Customers are increasingly looking to solar plus storage as a convenient, affordable and reliable generation option	• Fewer than 0.5% of customers in Jacksonville have installed DG solutions	• Build community solar, providing equitable access to DG • Offer residential storage installation to accelerate pre-parity adoption • Provide C&I DG installation services throughout the region
Energy efficiency	• Customers are seeking out an increasingly sophisticated, robust set of energy efficient ("EE") home and business solutions to manage energy use	• Jacksonville residents are increasingly adopting EE products, but FL utilities have been hesitant to seek earnings on lost load [2] • JEA has begun some public lighting upgrades, in partnership with the City [3]	• Seek incentives that provide fair compensation for the deployment of EE devices • Power Jacksonville's streetlights with "smart", efficient lighting, building on current programs [3]

Notes:
1. As a % of car parc. Based on Management Response forecasts, in 2019, EVs comprised 0.2% of the JAX LDV fleet, vs. the national average of 0.6%
2. While US utilities, on average, earned 0.7% of 2017 retail sales from Energy Efficiency savings, Southeast utilities earned 0.3%
3. JEA has upgraded 30,000 traffic signal bulbs to LED, and has upgraded the majority of its streetlights (> 60%)

JEA's 2030 Core Growth Opportunities Consist of 8 Initiatives

	Market	Initiative [1]	Cumulative regulated capital deployment, 2020-30 [2]	Cumulative unregulated margins
Core Growth Oppor-tunities	Electrified transport and facilities	1 Expand incentives for electric vehicles and chargers	$15MM	--
		2 Build out public DC FAST and L2 charging throughout Jacksonville	$304MM	--
		3 Own and operate bus charging infrastructure for Jacksonville's city and public school fleets	$95MM	--
		4 Build an L2 home charger installation business	--	<$1MM
		5 Electrify the Port of Jacksonville	$35MM	--
	DG solar and storage	6 Install, maintain and dispatch residential storage	$31MM	--
		7 Build a C&I DG solar design, development, and installation business	--	$12MM
	Energy efficiency	8 Install "smart poles" to enable new smart city use cases	$200MM	--

x Included in the Respondent Financial Model Management Case and Management Case under Scenario A

x Included in the Respondent Financial Model Community Improvement Case

Notes:
1. Detail follows. Initiatives with regulated capital deployment generate earnings via the regulated rate base. Initiatives with unregulated margins do not contribute to the rate base
2. Refer to the Respondent Financial Model for required rate of return

Core Growth Opportunities

Electrification

Initiative	JEA's business model	Start year
1 Expand incentives for electric vehicles and chargers	• JEA will generate regulated earnings from the $15MM in Capex deployed to provide vehicle and charger incentives to customers, and administer the overall program, contributing to an incremental 72GWh of load growth in 2030 by supporting EV market growth	2020
2 Build out public DC FAST and L2 charging throughout Jacksonville	• JEA will generate regulated earnings from the $304MM in Capex deployed to install and maintain public L2 and DC Fast chargers, contributing to an incremental 72GWh of load growth in 2030 by supporting EV market growth	2021
3 Own and operate bus charging infrastructure for Jacksonville's city and public school fleets	• JEA will generate regulated earnings from the $95MM in Capex deployed to design, install, and maintain municipal electric school buses and public transit bus charging infrastructure in partnership with the City and Jacksonville Public Schools	2022
4 Build an L2 home charger installation business	• JEA will become the premier entity in Jacksonville to install the ecosystem of private home L2 chargers, earning a 15% [1] margin on installation, contributing to an incremental 72GWh of load growth in 2030 by supporting EV market growth	2023
5 Electrify non-road end uses [2]	• JEA will generate regulated earnings from the $35MM in Capex deployed from an ambitious program to support electrification of port equipment and in-port activities (e.g., cranes and freight carriers)	2023

x Included in the Respondent Financial Model Management Case and Management Case under Scenario A

x Included in the Respondent Financial Model Community Improvement Case

Notes:
1. Assumes ~15% margin, $420/charger fee, and share of new chargers market reaching 27% in 2030
2. Capital opportunity reflects investment the Port of Jacksonville, but JEA will pursue other non-road electrification opportunities as well

Core Growth Opportunities Detail (cont'd)

DG Solar and Storage

Initiative	JEA's business model	Start year
6 Install, own and dispatch behind the meter DG storage	• JEA will generate regulated earnings from the $31MM in Capex deployed to install and maintain utility-owned behind-the-meter battery storage, "boosting" near-term DG uptake in the pre-cost parity years	2021
7 Build a DG solar installation business for Industrial customers	• JEA will provide solar design, development and installation services for C&I customers	2022

Energy Efficiency

Initiative	JEA's business model	Start year
8 Install "smart poles," building on JEA's existing "smart streetlights' program	• JEA will generate regulated earnings from the $200MM in Capex deployed to build out "smart poles" in its service territory to enable the roll-out of new public services and smart city use cases (e.g., free community WiFi, environmental data sensors to support traffic algorithms, etc.)	2023

x Included in the Respondent Financial Model Management Case and Management Case under Scenario A

x Included in the Respondent Financial Model Community Improvement Case



Section 4

Water System Overview

Subsection A

Overview

JEA Water and Wastewater Systems

Overview

- The Water and Wastewater System provides service within the urban and suburban areas of Jacksonville. The Water and Wastewater System's service territory extends into St. Johns County to the southeast of Jacksonville and Nassau County to the north and also serves a number of customers in Clay County to the southwest
- In 2019, JEA Water and Wastewater Systems generated $450MM in operating revenue, comprised of 39% water revenues, 57% wastewater revenues and 4% of revenues coming from water reuse
- The Water System, including reuse accounts, serves approximately 369,902 customers
- The Wastewater system serves 277,815 customers

Water & Wastewater Highlights

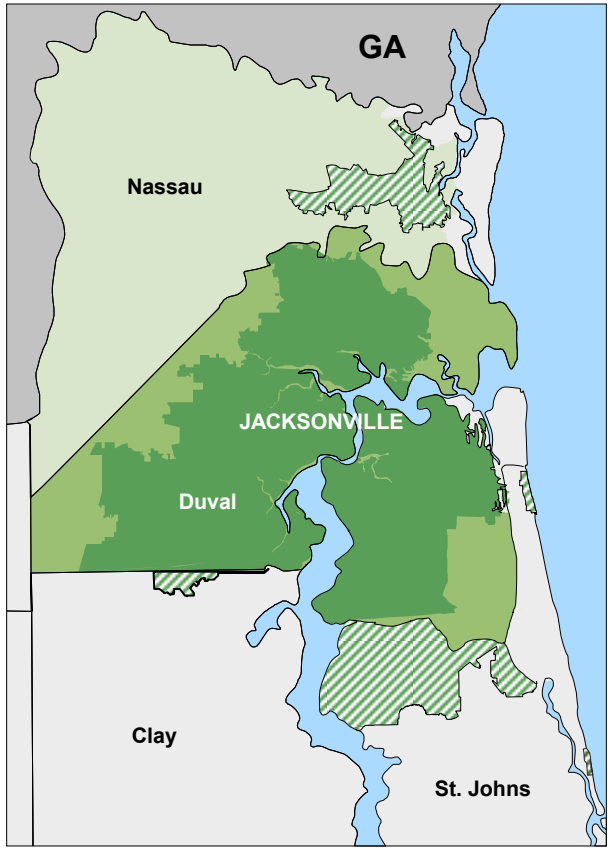
Water System

- 20 major and 18 small water treatment plants and two re-pump facilities
- 137 active water supply wells, and 4,806 miles of water distribution mains
- Total finished water storage capacity of over 83 million gallons
- Two major and four small distribution grids

Wastewater System

- Approximately 4,113 miles of gravity sewers and force mains
- 1,482 pumping stations and 754 low pressure sewer units
- 11 treatment plants with a rated average daily treatment capacity of approximately 123 MGD and maximum daily flow capacity of 247 MGD

Service Territory



Source: 2019 JEA Annual Report, June 25, 2019 JEA Board of Directors Board Package, 2019 FY JEA Unaudited Financials

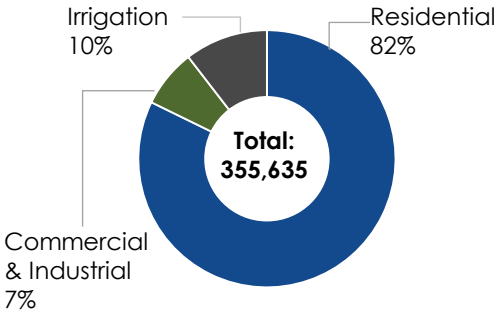
JEA Water System

Overview

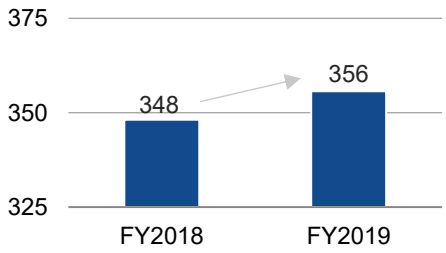
- Serves 355,635 customer accounts and 14,267 reuse water customers
- System is currently composed of 38 water treatment plants, two repump facilities, 137 active water supply wells, ~4,806 miles of water distribution mains and storage capacity of 83 million gallons
- The Water System provides service in an area currently comprising ~769 square miles in Duval County, approximately 63 square miles in St. Johns County, approximately 77 square miles in Nassau County and approximately 4 square miles in Clay County

Customer Breakdown

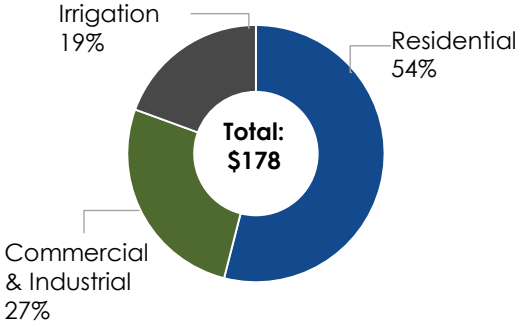
Average # of Accounts



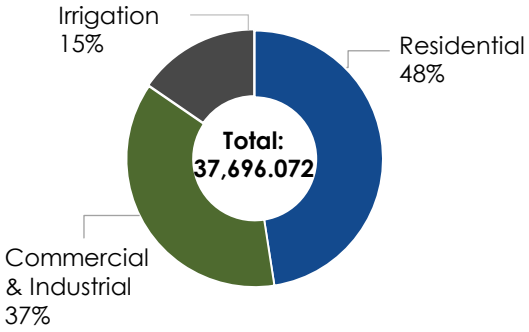
Average # of Customer Accounts (000's)



Revenues ($MM)



System Sales (kgals)



Source: 2019 JEA Annual Report, 2019 FY JEA Unaudited Financials

Top 10 Customers for Water System

Ten Largest Customer Accounts		Annual $ Billed	% of Revenues
	City of Jacksonville	2,259,070	1.1
	Duval County School District	1,183,717	0.6
	St. Johns County Utility	868,258	0.4
	American Homes for Rent LP	659,306	0.3
	Southern Baptist Hospital of Florida, Inc.	636,579	0.3
	DR Horton, Inc. Jacksonville	506,283	0.3
	Johnson and Johnson Vision Care, Inc.	473,175	0.2
	St. Vincent's Health System, Inc.	395,469	0.2
	The American Bottling Company	388,436	0.2
	Mayo Clinic Jacksonville	337,468	0.2
	Total	**7,707,761**	**3.9**

Growing Customer Base with Low Concentration

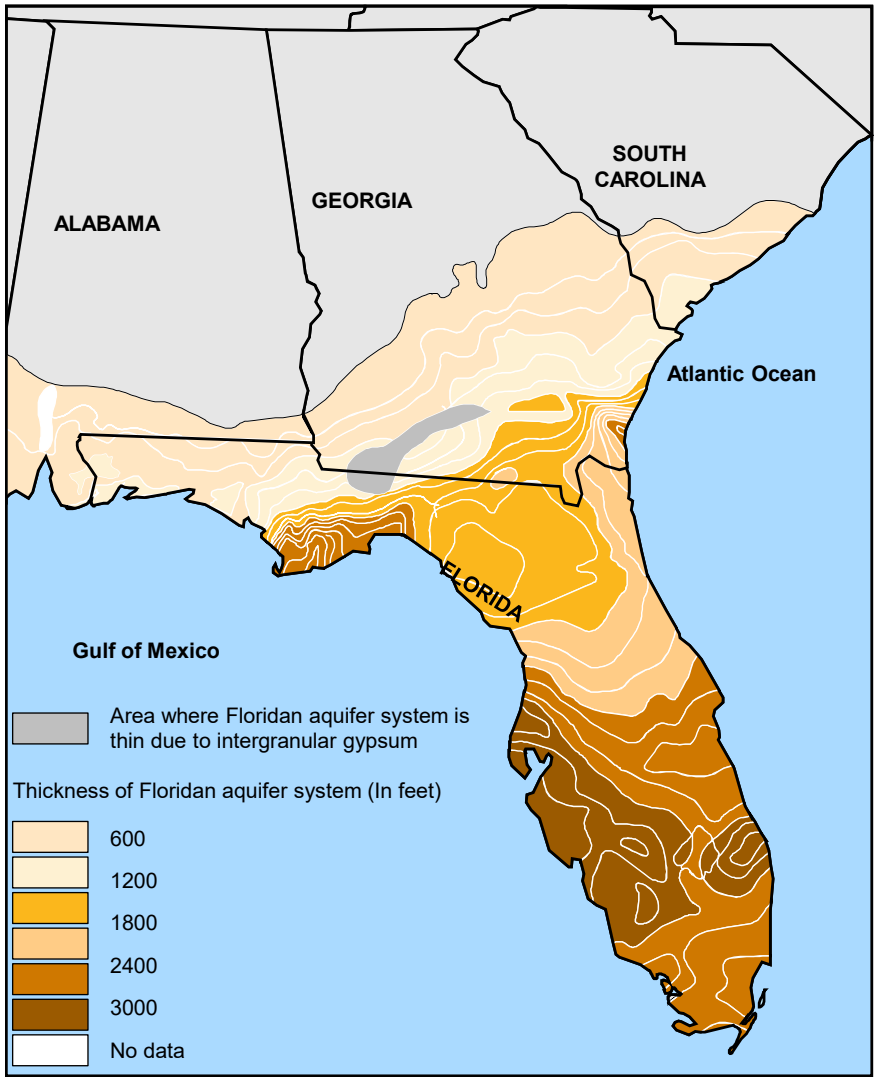
Floridan Aquifer System Overview

Direct Access to a World-Class Water Source

- The Floridan aquifer system is one of the most productive aquifers in the world
- The Floridan aquifer system is the primary source of water for nearly 10 million people and supports agriculture, industry and tourism throughout most of the region
  - ~3 billion gallons of water per day are drawn from the Floridan aquifer for public, residential and agricultural uses
- In most areas, including Jacksonville, water in the aquifer system needs very little treatment before use
- Water stored in the aquifer is replenished directly from rainfall

JEA's Well Access System

- In the 1880s, Jacksonville became one of the first municipalities to use the Floridan aquifer as a public water source
- Today, JEA's drinking water system consists of wells, water treatment plants, the distribution grid of pipelines and finally the customers' meters
- JEA has over 130 wells that utilize turbine pumps to withdraw water from the Floridan aquifer, in the North grid pumps are 1,200 feet below land surface and in the South grid pumps are 800 feet below land service
  - The fresh, clean water is pumped from the well fields to one of 38 water treatment plants



JEA is positioned directly on top of the Floridan aquifer, one of the most productive aquifers in the world

Source: United States Department of the Interior, St. Johns River Water Management District, City of Jacksonville

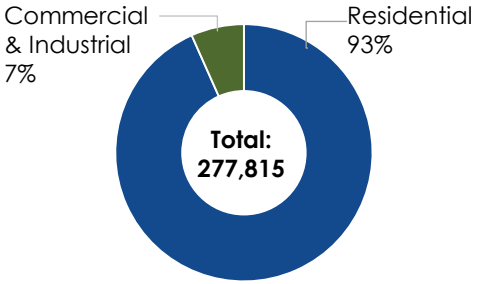
JEA Wastewater System

Overview

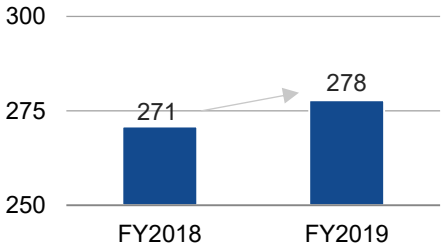
- Serves 277,815 customer accounts and is composed of 11 wastewater treatment plants with a rated average daily treatment capacity of 123 MGD and a maximum daily flow capacity of 247 MGD
  - 1,482 pumping stations, 754 low pressure sewer units and 4,113 miles of gravity sewers and force mains
- Wastewater System experienced an average daily flow of 76 MGD and a non-coincident maximum daily flow of 106 MGD during the Fiscal Year ended September 30, 2019
- Service territory is essentially the same as that for the Water System, serving ~76% of the service territory

Customer Breakdown

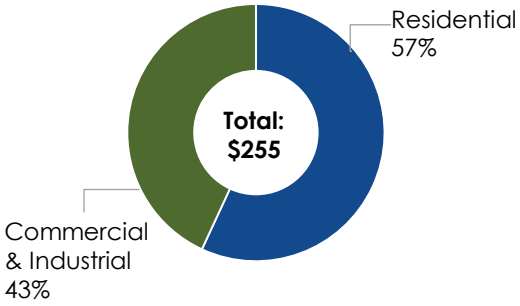
Average # of Accounts



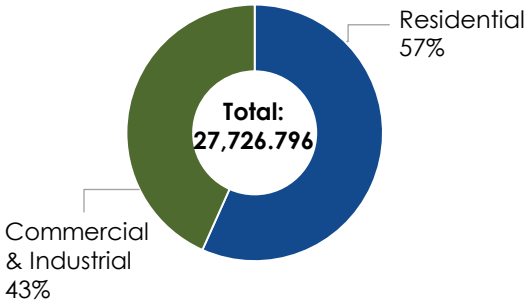
Average # of Customer Accounts (000's)



Revenues ($MM)



System Sales (kgals)



Source: 2019 JEA Annual Report, 2019 FY JEA Unaudited Financials

Top 10 Customers for Wastewater System

Ten Largest Customer Accounts		Annual $ Billed	% of Revenues
	City of Jacksonville	2,606,769	1.0
	Duval County School District	2,249,240	0.9
	St. Johns County Utility	1,509,191	0.6
	Southern Baptist Hospital of Florida, Inc.	1,048,756	0.4
	Symrise, Inc.	1,045,916	0.4
	The American Bottling Company	1,042,775	0.4
	Johnson and Johnson Vision Care, Inc.	984,972	0.4
	St. Vincent's Health System, Inc.	934,011	0.4
	WWF Operating Company	928,978	0.4
	Mayo Clinic Jacksonville	857,977	0.3
	Total	**13,208,585**	**5.2**

Growing Customer Base with Low Concentration

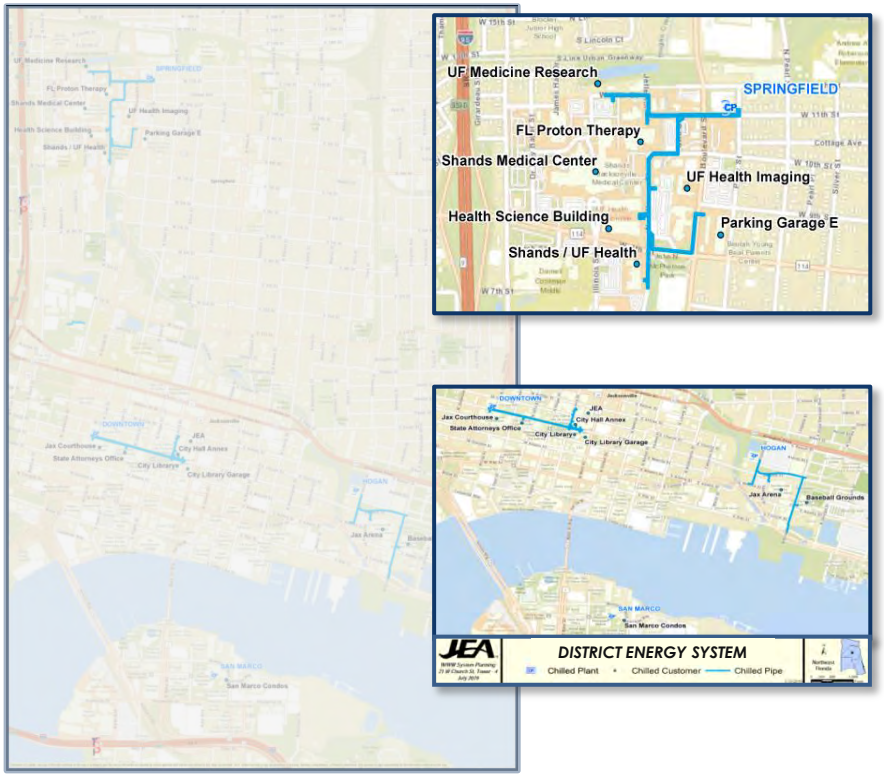
JEA District Energy System

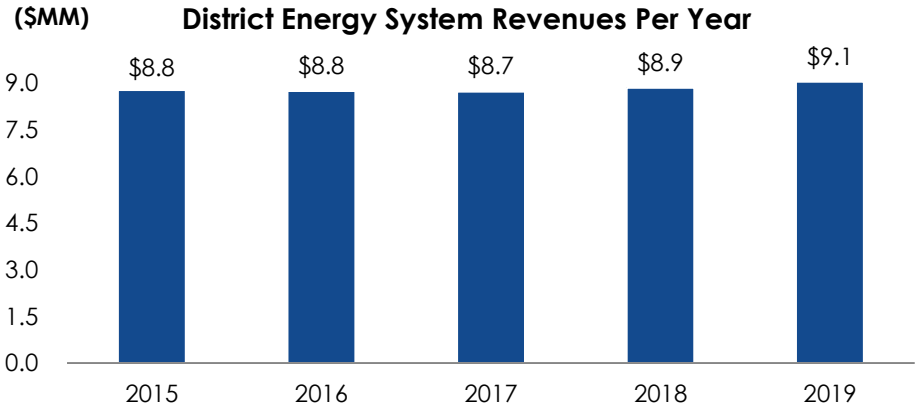
Overview

- The District Energy System consists of chilled water plants that generate chilled water and underground piping, which provides chilled water to customers for air conditioning
- Contracts are in place with 17 locations in the City to provide chilled water from JEA's four chilled water plants: Hogan's Creek, Downtown, Springfield, and San Marco. Current contract demand for the four locations is 16,324 tons, with a total capacity of 20,700 tons
- District Energy System revenues are generated by two types of charges: a demand charge, based on the customer's estimated expected cooling load requirements, and a consumption charge, based on the actual amount of chilled water consumed

District Energy System

- Four chilled water plants
- Total capacity: 20,700 tons





Service Locations

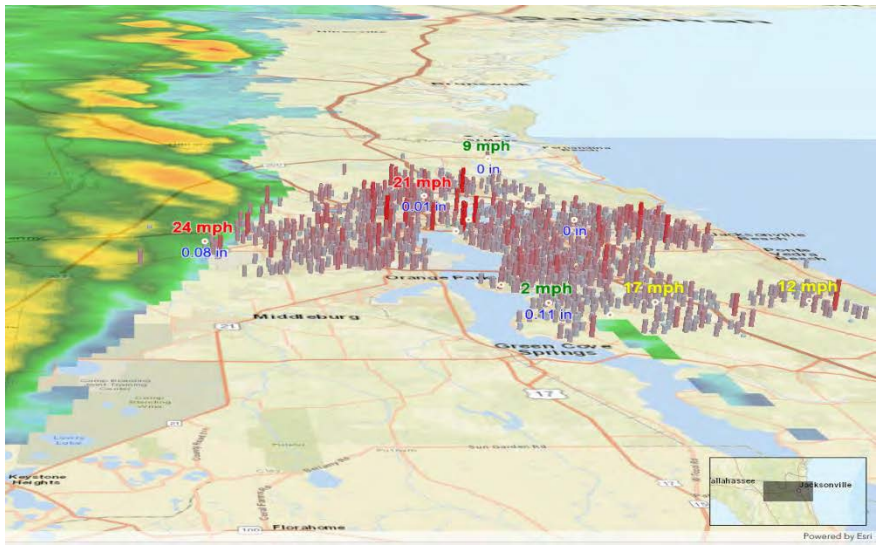
Vystar Veterans Memorial Arena	City Hall Annex
Baseball Grounds of Jacksonville	San Marco Place
Library / Library Garage	Florida Proton Therapy Institute
Judicial Complex	Shands Jacksonville
JEA Plaza	University of Florida College of Medicine

Source: 2019 JEA Annual Report, 2018 Annual Disclosure Report, 2019 FY JEA Unaudited Financials

Water & Wastewater System Innovation

System Wide Operational Awareness

- Water pressure sensors
  - Being added throughout to provide advance warning of main breaks and low pressures causing unsafe drinking water conditions
- Permanent leak detection sensors
  - Being tested for large diameter water mains to predict leaks prior to catastrophic bursts
- IoT sensors on manholes
  - Installed to alert of potential overflows to trigger quick response
- Web based Operational Awareness map
  - Shows real time sensor data geographically





Water Pressure Sensor Project

Optimized Systems Control of Aquifer Resources

Use Case

- Additional water pressure monitors to support the development of Optimized Systems Control of Aquifer Resources ("OSCAR") 2.0

Complete

- An additional 58 water pressure sensor monitors were added to the Nassau grid and displayed on AOI
- All pump stations in Nassau now have water pressure monitors
- Over 100 more added in JEA's service territory to fill gaps in the hydraulic model

Geo-spatial, interactive 3D mapping system provides real-time condition monitoring of field assets, which allows effective deployment of crews to keep wastewater off the street

Water & Wastewater System Innovation | Virtual Pump Station Inspection

Advanced Camera Technology

- Thermal Imaging cameras
  - Identify temperature variances sending automated alerts
- HD cameras
  - Provide visuals to monitor performance and assist in troubleshooting
- Night Vision cameras
  - Monitor wet well for grease build up

Operations Monitoring

- Vibration Monitors
  - Remotely sense abnormal vibrations to reduce wear and failures
- H2S Monitoring
  - Senses odor conditions requiring odor control equipment maintenance required. Monitors for dangerous gas conditions in buildings
- Audible Capabilities
  - HD cameras provide audible and visuals to monitor performance and assist in troubleshooting
- Conductivity and pH Monitoring
  - Detects excessive inflow and infiltration, industrial waste, illegal dumping
- Force Main Flow and Pressure Monitoring
  - Detects poor pump performance or force main stoppages







Subsection B

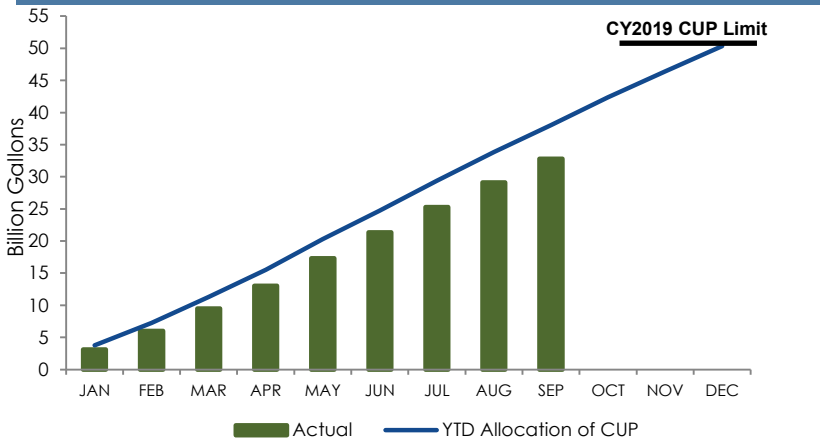
Current Operations and Management

Water System Consumptive Use Permit

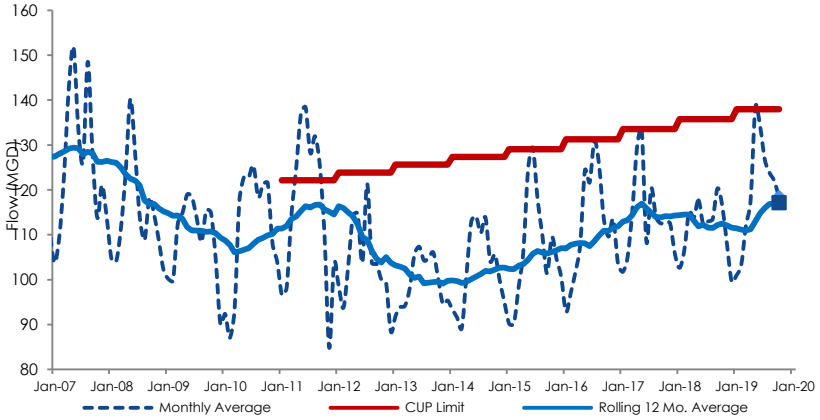
Consumptive Use Permit

- Single consolidated permit for entire JEA service territory
- Issued 2011, expires 2031
- Individual wellfield allocations with flexibility for 28% overage N Grid and 20% S Grid for drought years or extenuating circumstances
- Forecasted Demand <142 MGD at 2031
- Caps water use S grid ~50 MGD

2019 Consumptive Use Permit (CUP)



JEA Water Production vs CUP Limit



CUP Condition 44: South Grid Wellfield Allocation Limits

	Permit Limit	Actuals					
							YTD
Critical Wellfields	Post 2014	2014	2015	2016	2017	2018	2019
Deerwood III	7.00	7.01	6.67	7.88	7.64	7.17	7.40
Ridenour	6.85	6.39	6.66	7.64	6.68	6.54	6.88
Oakridge	5.65	6.23	4.99	5.79	5.49	5.55	5.70
Greenland	4.53	1.53	4.27	4.16	3.99	4.18	4.26
Brierwood	3.02	4.53	2.84	3.36	2.98	2.43	2.64
Subtotal	***27.05***	***25.69***	***25.43***	***28.83***	***26.78***	***25.87***	***26.89***
Other Wellfields	**23.18**	**20.92**	**22.07**	**24.12**	**21.85**	**20.48**	**22.18**
Total South Grid	**50.23**	**46.61**	**47.50**	**52.95**	**48.62**	**46.35**	**49.06**
Total System ADF MGD	**138**	**104**	**107**	**112**	**114**	**112**	**120**

Consumptive Use Permit	Metric	FY2017	FY2018	FY2019 Target	FY2019
Water	CUP Limits (MGD)	114 (133 limit)	112 (135 limit)	138 limit	**120**
South Grid	Wellfield Allocation (MGD)	48.62 (<50.23 limit)	46.35 (<50.23 limit)	< 50.23 limit	**49.06**
Reclaim	Usage (MGD)	20	17	19	**19**

Meeting Water Supply Challenges | Overview

Water Use is More Efficient

- Historically water use paralleled population growth. This trend changed around 2007 as a result of numerous conservation efforts:
  - Passive conservation – houses, appliances, plumbing fixtures all progressively more efficient
  - Utility effort – strong tiered rates, public messaging, and continued expansion of reclaimed to serve irrigation needs in areas of greatest growth

Conservation Alone Will Not be Enough

- We know that conservation alone will not ensure a sustainable water supply in the future
  - Our conservation savings are very high already, with projections reaching a leveling off period in the near future
  - Using same amount of groundwater as 2006, serving 150,000 more people

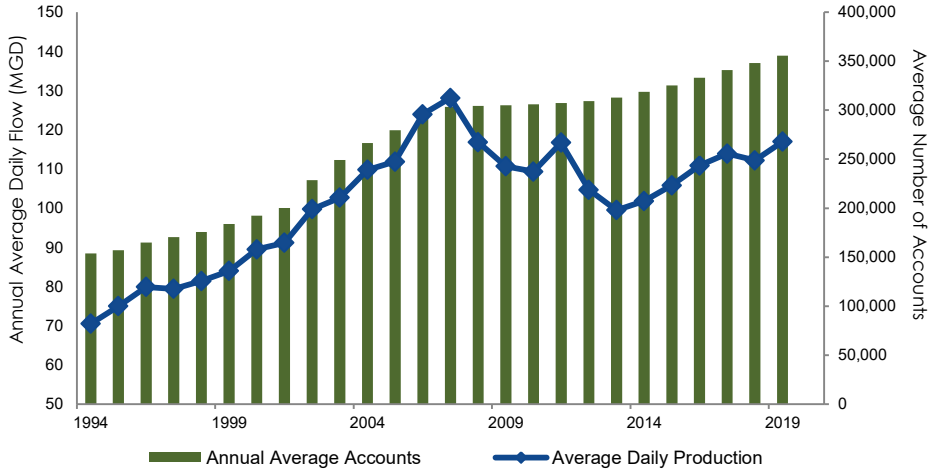
Need for Alternative Water

- The Floridan Aquifer is approaching sustainable withdrawal limit
  - Our population is projected to continue to grow and our available water supply is limited
- Our community has done well as stewards of water resources but we will challenges to ensure its sustainability

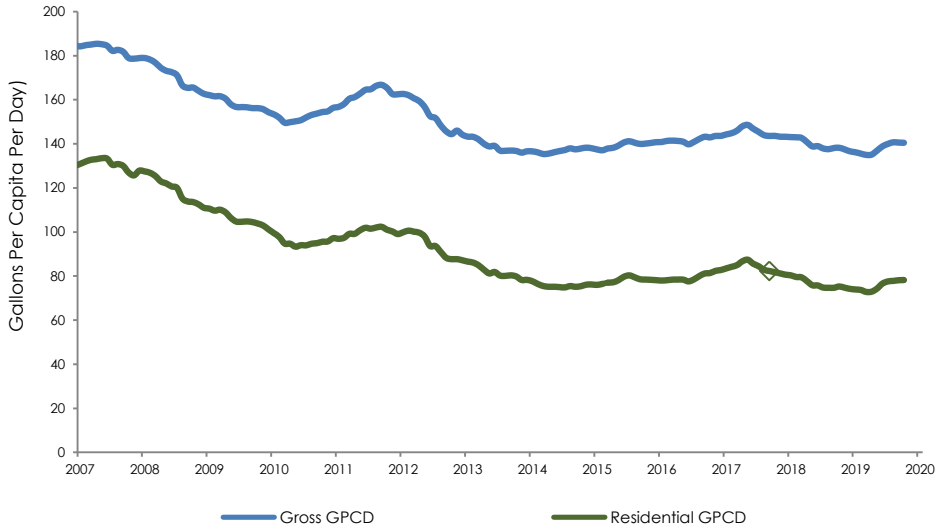
JEA OneWater Concept

- All water has been used before many times.
- JEA OneWater emphasizes protection of our water through conservation and the diversification of supply, especially via reuse
- Sources in our area: Ocean, river, reclaimed. Reclaimed is a superior source

JEA Water Production Vs. Number of Accounts



Water Consumption on a Per Capita Basis

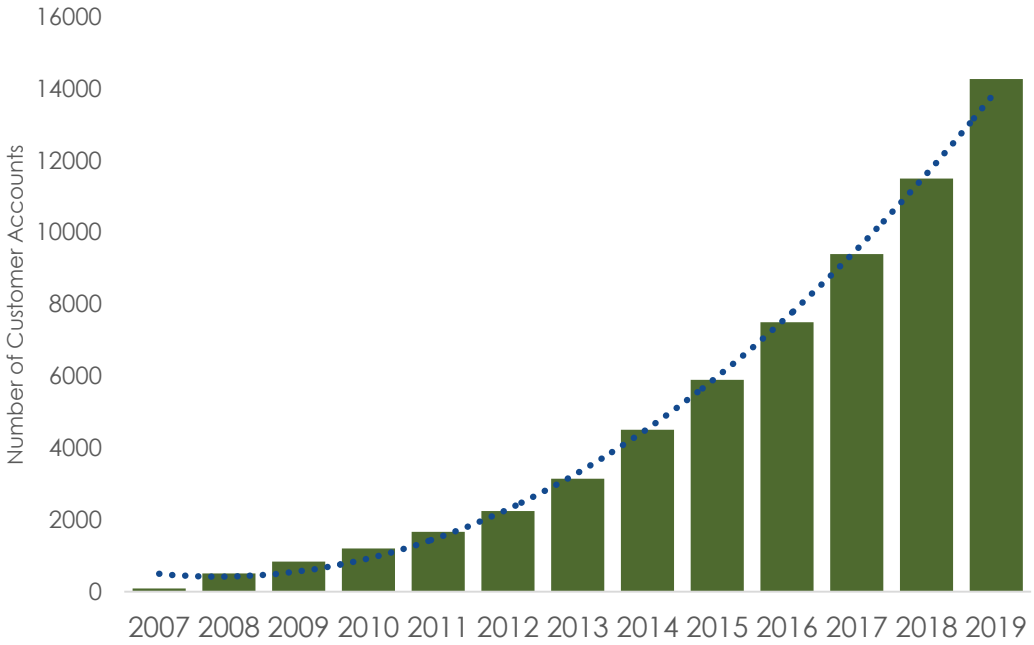


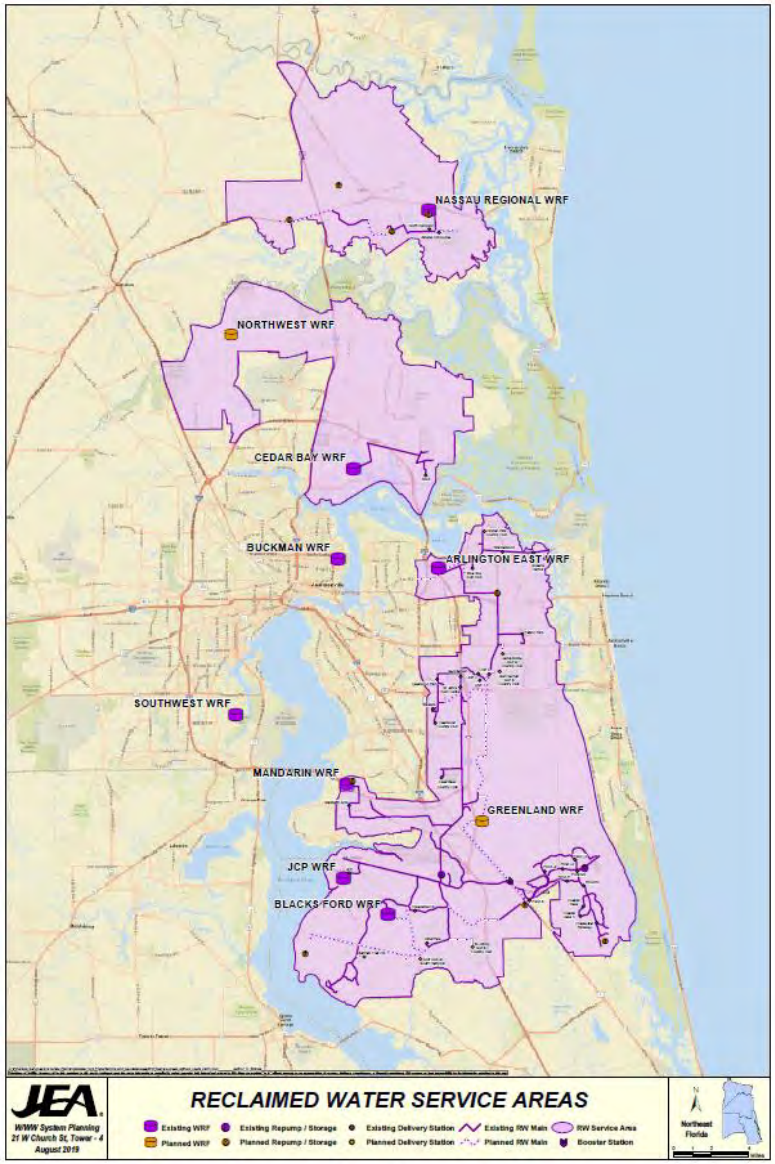
Notes:
1. FY04-FY11 values are estimates based upon finished water totals. FY12 to present are raw water totals
2. For the Average Daily Production, Fiscal Year data is used from 2001 to Present

Meeting Water Supply Challenges | Reclaimed Water System

JEA's Expansive Reclaimed Water System

- Started in 2000
  - Focused on areas of greatest growth
  - Greater than $100MM investment including significant cost share from St, Johns River Water Management District
  - Significant change in average number of customer accounts trend beginning in 2008
- Used as a water resource, not disposal
  - Conservation rates
  - Reduce potable water use
- Winner of the FWEA 2015 David York Water Reuse Award

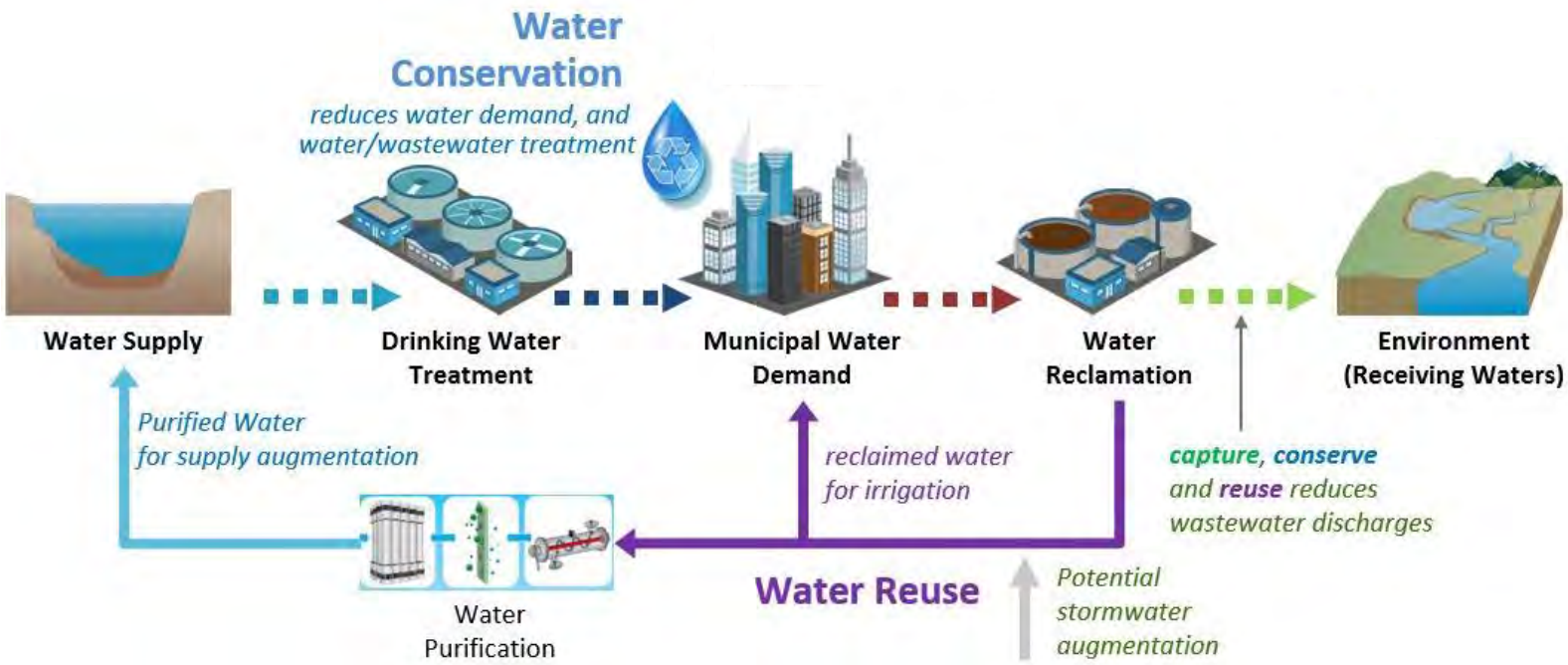




Meeting Water Supply Challenges | Integrated Water Resource Plan

Integrated Water Resource Plan 'One Water' Philosophy

- Water and Wastewater planning has evolved from a traditional water -> wastewater -> discharge model to a full water ecosystem
- The ecosystem allows water and wastewater utilities like JEA to serve growing populations with reliable, safe, clean water supply in an environmentally responsible way
- This ecosystem approach guides significant capital investments in the future



Meeting Water Supply Challenges | Water Supply Planning Cycle

iWater
JEA Water Supply Testing and Rehabilitation Program

FY15 to FY20

IWRP Study
Integrated Water Resource Plan

FY19 to FY21

Implementation Plan
JEA Water Supply and Demand Program

FY20 …

Production & Transmission
- Well rehab and performance for 84 of JEA's 137 raw water wells
- Hydraulic and water quality modeling
- Identify transmission piping projects

Supply & Transmission
- Maximize reclaimed water
- TWMP* (FY 2000 to Present)
- Water purification demonstration plant
- 3rd river crossing evaluation
- Aquifer storage and recovery

* JEA's Total Water Management Plan (TWMP)

IWRP Implementation
- Alternative water supplies
- Demand-side management program
- Reclaimed Water

- JEA obtained a 20-year consolidated Consumptive Use Permit (CUP) in May 2011
- JEA continues to implement the wellfield rehabilitation and Reclaimed System expansion program
- Sustainable water supply will integrate outcomes of the IWRP

Meeting Water Supply Challenges | Purified Water Program

Phase I: Research and Development

- Phase I testing included testing of over 3,000 water quality samples to evaluate the performance of two water purification technologies (UF-LPRO-AOP compared with Ozone-BAF-AOP)
- UF-LPRO-AOP was selected due to its operational advantages and the ability to consistently produce higher water quality at a similar cost,
  - This state-of-the-art, multi-barrier treatment approach is both proven and reliable, making it the most widely-used water purification technology throughout the U.S. and globally

Phase II: Demonstration

Water Purification Demonstration Facility

Key Aspects

Cost	O&M	Construction	Building Size	Area
$15MM – $20MM	~$1MM/yr	18 Months	11,000 sq.ft.	2-5 acres

Capable **of producing up to 1.0 MGD**

Learning Center area for public tours and operator training

Offices for personnel, equipment, and conference rooms

Demonstrating Safe and Reliable Alternative Water Supply Through a Collaborative Partnership with the State



Phase III: Commercial Implementation

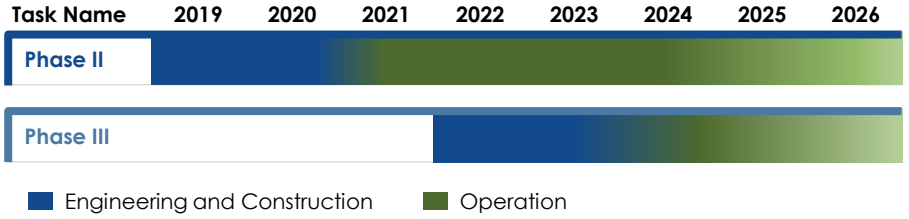
Potential for Planned Full Scale Deployment

Key Aspects

Cost	O&M	Begin Design	Building Size	Area
$94MM	$5MM	3 years	32,000 sq.ft.	5-10 acres

This facility currently has
1 MGD capacity, expandable to 10 MGD capacity

JEA plans to lead the state in full commercial application of potable reuse results of Phase II performance optimization and JEA's Integrated Water Resources Plan ("IWRP") will identify the timing, quantity, and locational needs for implementing Phase III of the WPT Program



Full scale implementation at 40 MGD would cost an estimated ~$815MM in CIP. 15 MGD implementation would cost an estimated ~$389MM and is loaded in the financial model through 2030

Wastewater Improvements | Pelletizer Replacement

PUBLIC-PRIVATE PARTNERSHIP FOR ORGANIC RECYLING

- The Buckman incinerator was replaced in 2000 with the current pelletizer process which produces slow release fertilizer. This has created beneficial reuse material, but the equipment is coming to the end of its useful life and the process is energy intensive
- Moving to MORF facility- a carbon supplemented composting process which will produce slow release fertilizer product. This process is much less costly and energy intensive which will allow digester gas to be marketed as a renewable product and can be done at a lower cost to customers



Merchant Organics Recycling Facility (MORF) replaces Buckman's pelletizer as the next generation in beneficial use

Wastewater Improvements | Renewable Natural Gas

- Biogas Credit Feasibility Study underway
- Upgrade biogas from Buckman Water Reclamation Facility ("WRF") to a purified Renewable Natural Gas (RNG)
- Evaluate injecting RNG into commercial natural gas pipeline
- Optimize production of RNG from WRF digestion processes
- Avoids significant purchase of quantities of natural gas needed to produce pellets



By capturing waste gas produced by wastewater treatment, JEA reduces greenhouse gas emissions and increases financial value

Wastewater System Environmental Compliance

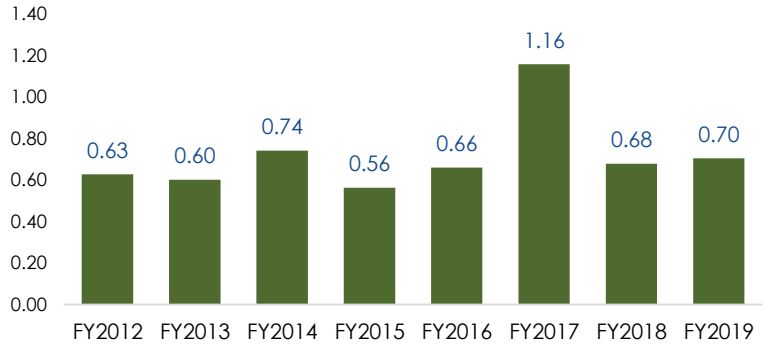
Environmental Compliance

Sanitary Sewer Overflows (SSOs to US Waters)
- FY04 – FY07: 54 per year average
- FY08 – FY18: 33 per year average
- FY19: 36

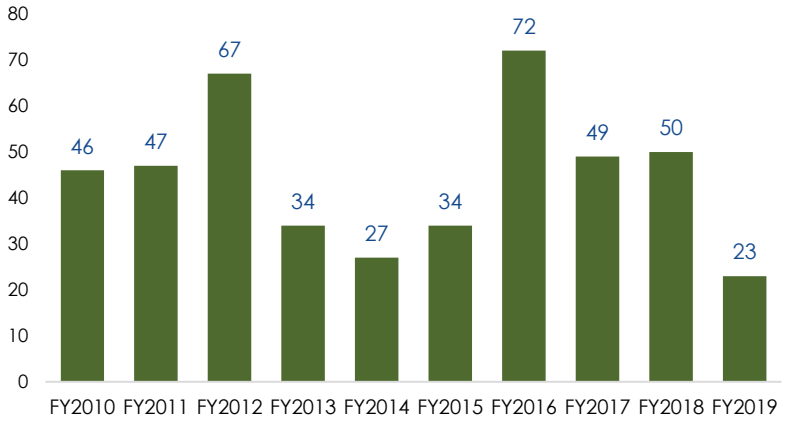
Nitrogen Discharge to St. Johns River
- Current 12 month rolling total is 393 tons versus permit of 683 tons
- In FY2019, JEA experienced its lowest nitrogen discharge to the St. Johns River in company history

NPDES Permit Exceedances
- FY19 = 23, fewest number over past 10 years
- 45,000 permit compliance opportunities per year – the past 10 year average of 45 per year is excellent

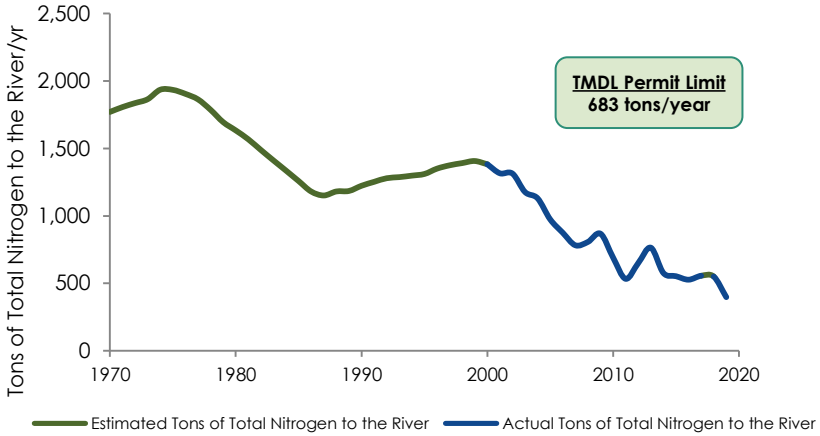
SSOs Impacting Waters of the US (per 100 miles of pipe)



Wastewater Exceedances by Fiscal Year



Total Nitrogen Discharge to St. Johns River



Environmental Compliance	Metric	FY2017	FY2018	FY2019 Target	FY2019
Sewer	Nitrogen (N) Tons – FY basis	527 (TMDL of 683*)	550 (TMDL of 683*)	616	**396**
Sewer	SSOs – US Waters (per 100 miles of pipe)	1.15	0.68	0.58	**0.70**

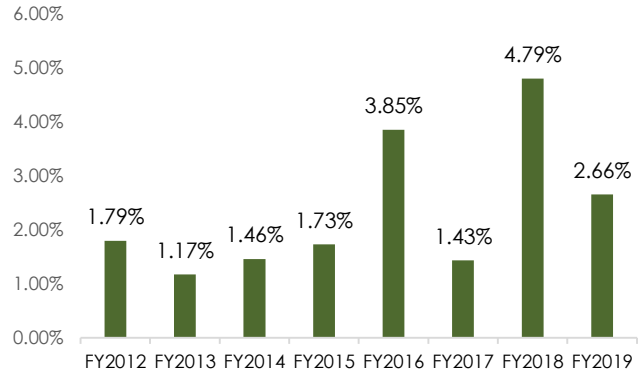
Water & Wastewater System Reliability & Resiliency Metrics

Unplanned Water Outages
- Percentage of customers affected by unplanned outages
- Large water main break in August caused FY2019 goal of 2% not to be met

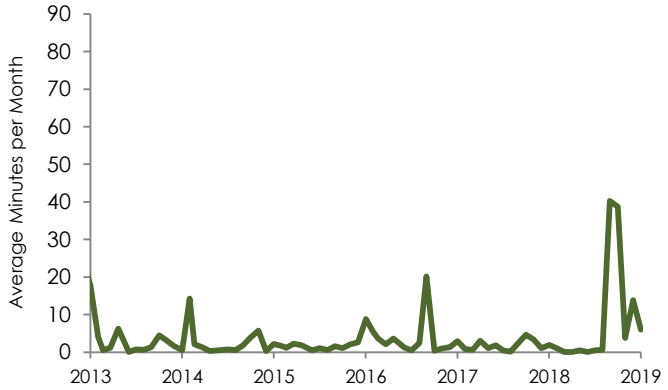
Water Pressure (minutes per month < 30 psi)
- Measured by ~300 pressure monitoring stations in the distribution system
- Pressure must be greater than 30 psi, and is expected to be greater than 50 psi
- Regulatory requirement is minimum 20 psi

Customer Response Time
- Average time from a customer call to the ticket completion or transfer to a field crew for a more extensive repair
- Exceeded FY2019 goal of 65 minutes

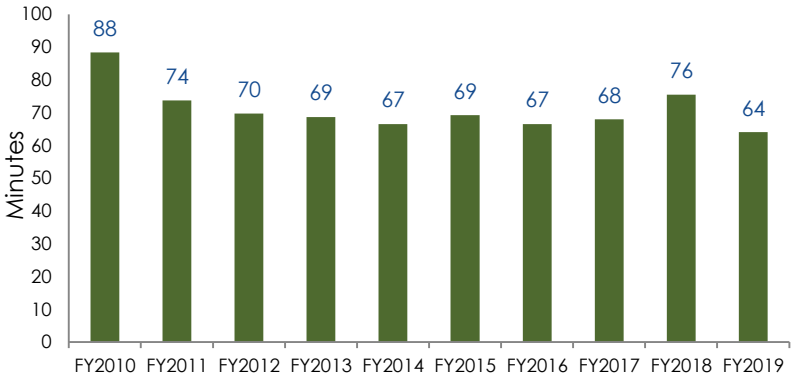
Customers Affected by Unplanned Outages (% of customers)



Water Distribution System Average Minutes Water Pressure Less than 30 psi



Priority Tickets: Customer Reponses



Water & Wastewater Reliability Improvements | Resiliency Program

Framework to Resiliency

In response to the challenges JEA experienced during Hurricanes Matthew and Irma, the resiliency program was developed to better understand system vulnerabilities and proactively improve system reliability and operational continuity of JEA's Water, Wastewater, Reclaimed Water and Chilled Water Systems

- Signed contract with CH2M/Jacobs in 2018 to provide Resiliency Assessment, Program Management and Engineering Services
  - Identify system vulnerabilities and provide recommendations to address
  - New Standards will be developed based on findings from assessments as well as projected future climate conditions
- Collaborating with JEA's Electric System Analysis Group to proactively evaluate power quality of electric circuits serving JEA's critical Class III and IV pump stations
  - Identify dual electric feed opportunities at specific pump stations
  - Identify improvements on JEA's electrical grid
- Initiated system hardening projects such as converting primary and secondary electric lines serving critical pump stations from overhead to underground
  - At the end of FY18, 26 secondary electric lines and 19 primary electric lines were converted from overhead to underground
- Having backup generation is essential to maintaining operational continuity especially during extreme weather conditions
  - JEA has purchased multiple types of assets for backup power
  - JEA has also entered into a lease agreement to rent backup power during hurricane season
  - 93% of Wastewater peak hourly flow is covered by back up

Fixed Generators	Fixed Pumps	Portable Pumps and Generators	Dual Electrical Feed
347	110	274	7

Wastewater System Improvements | Resiliency Program

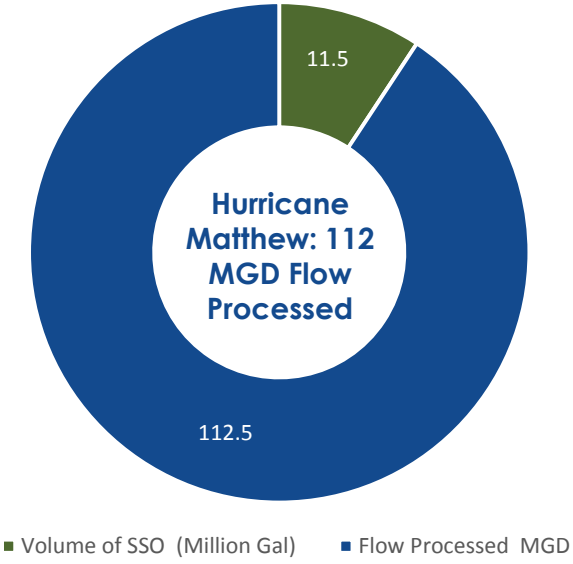
Storm Resiliency Improvements - Pump Stations

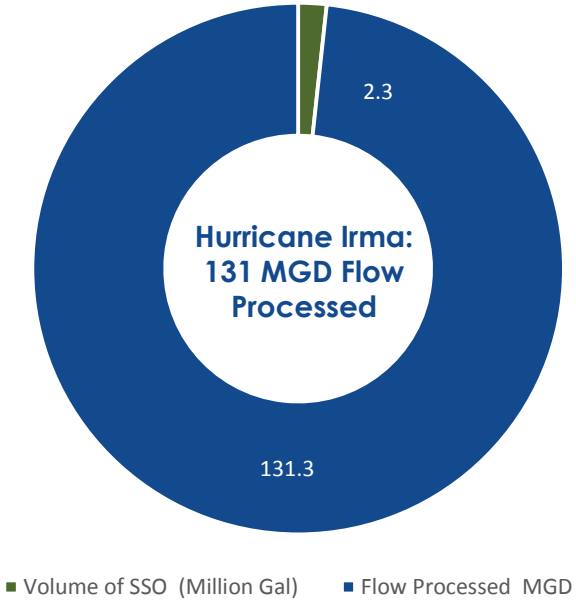
Loss of line power is a major contributor to sewer overflows at pump station
- Locations of Loss of Power varies based on the storm characteristics
- Loss of power is typically tree canopy related

JEA has mitigated the potential for loss of power through:
- Aggressive tree mitigation
- Undergrounding services at heavily wooded sites
- Additional back up power added to pump stations
- Prioritization of electrical restoration with Energy
- Raised standards to require 3 hour hold time or back up power
- Flood inundation study completed and used for new designs

Results: reduction of SSO volume from Hurricane Matthew to Hurricane Irma
- Normal treatment flow is 75 MGD
- Hurricane Matthew flow was 112.5 MGD
- Hurricane Irma flow was 131 MGD

Due to aggressive improvements after Hurricane Matthew, less impact was felt by Hurricane Irma
- Loss of power down by 55 stations (4%)
- SSO's down by 7 stations (13%)
- Sewer overflow volume down by 9.2 million gallons





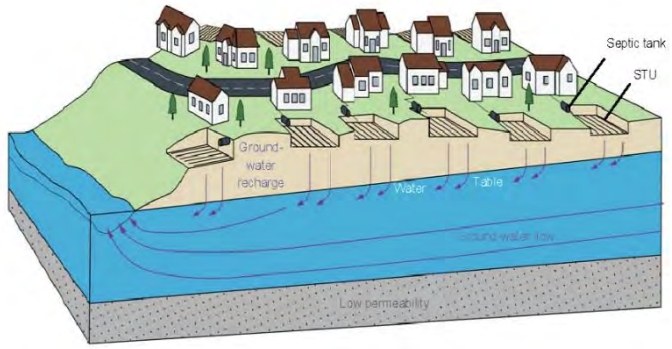
Subsection C

Strategic Capital Improvements

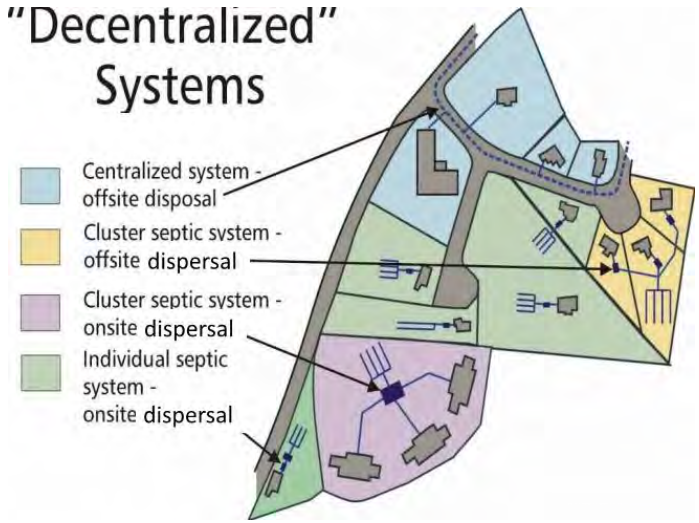
Wastewater System Improvements | Septic Tank Phase Out (STPO) Initiatives

Failing septic systems – negative environmental impact

- JEA is developing innovative solutions to address failing septic systems in Duval County and Northeast Florida
- Replacing 22,000 priority septic tanks with traditional gravity is estimated to cost ~$708MM over 30 years



Overall there are over 65,000 septic systems



- JEA and its engineering partner are studying solutions which reduce costs of replacement:
  - Study will identify specific solutions for the 22,000 priority locations; solutions for collection may include gravity, low pressure system and vacuum or elimination of collection utilizing on-site treatment systems
  - Solutions will then inform decisions for replacement of the remaining 43,000 units
  - Study includes:
    - Research of available systems
    - Considers alternatives such as decentralized treatment systems
    - Planning for potable water upgrades as needed
    - Pilot of viable systems as required

Overall there are over 65,000 septic systems, the replacement of these systems is estimated to cost $1.3Bn [(1)], if innovative solutions are found

Note:
1. From FY 2020 – FY 2030, the Respondent financial model includes $440MM of total capital expenditure in the "Management Case" and "Scenario A", of which, $440MM corresponds to Management Case Initiatives

Significant Investment Opportunities in Wastewater Treatment

Overview

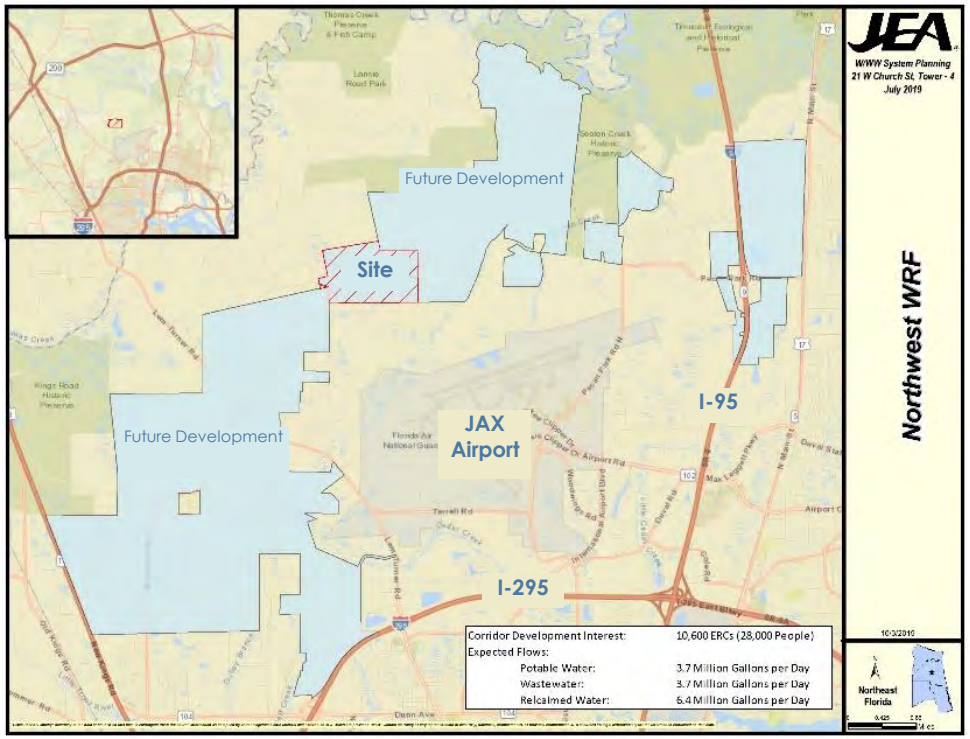
Population growth and future development elevate the need for additional wastewater treatment investments

Greenland WRF

- In the early 2020s, the Greenland WRF will be constructed to provide service to the Southeast region of Jacksonville
  - JEA is investing over $80MM dollars in the 6.0 MGD advanced wastewater treatment plant

Northwest Jacksonville WRF

- Later in the decade, significant development (11,000 connections based on current developer indications) will drive the need for a new WRF
  - JEA is projecting costs at over $290 – $325MM dollars for the wastewater, purified water and reclaimed water facility [1]





New wastewater treatment facilities unlock regional growth potential in a sustainable way

Note:
1. From FY 2020 – FY 2030, the Respondent financial model includes $180MM of total capital expenditure in the "Management Case" and "Scenario A" for upgrades to Northwest and other facility systems

Subsection D

Additional Growth Opportunities

Water & Wastewater System Opportunities

Since 2000, JEA has acquired numerous local utilities in the greater Jacksonville area. Our charter has limited us in the past but we have a history of acquiring and assimilating utilities

Target	Seller	Announcement Date	# of Water Connections [1]	# of wastewater Connections [1]	Transaction Value ($MM)
Gate Maritime	Gate Maritime Properties, Inc.	6/13/2000	NA	NA	1.0
Regency Utilities	Regency Utilities Inc.	4/10/2001	NA	NA	7.7
United Water	United Water Florida LLC	12/28/2001	37,000	37,000	219.0
Florida Water	Florida Water Services Corporation	10/15/2003	5,800	5,300	25.0
Nocatee	Nocatee Utility Corporation	12/6/2004	17,500 [2]	17,500 [2]	2.3
St. Joe	St. Joe Utilities Company	12/22/2004	8,600 [2]	8,600 [2]	2.3
Total			**68,900**	**68,400**	**257.2**

JEA has the historically-proven ability to expand its footprint through strategic acquisitions of nearby utilities

Notes:
1. Approximated connection figures
2. Estimated connections at build out

Water & Wastewater System Opportunities (cont'd)

Overview

JEA has or could build this capability internally

JEA would likely need to partner to build this capability

Water/wastewater utilities face increasing pressures, but have limited ability to respond…

- Florida water utilities will require $10Bn through 2030 to replace aging infrastructure
- US water bills increased ~6% since 2010, while average consumption has decreased
- Water / wastewater regulations increased 40% from 2010 to 2017. FL lawmakers are considering new environmental standards, but few utilities have the expertise to meet these regulations

…a high performer with operational excellence and access to capital can radically transform FL water/Wastewater utilities

- JEA is a top performing water/wastewater utility that has maintained high quality operations while keeping rates below Florida's mean
  - The average water utility's O&M/customer spend is 4x higher than JEA's and wastewater O&M/customer spend is 5% higher
- JEA is a leader in environmental water quality and can help Northeast Florida utilities meet and exceed environmental standards

THE OPPORTUNITY



THE BUSINESS MODEL

How JEA will capture value

JEA will acquire and transform nearby water utilities along major Florida transit routes, becoming a roll-up platform for water services by doing the following:

- Bring acquired utilities up to top performer status
- Optimize back office services
- Enhance systems through efficient Capex deployment, maintaining affordability across a wide customer base

What it takes for JEA to be successful

- A deep understanding of the water system, regulations and customer relationships
- A trusting relationship with Florida municipalities and utilities to support smooth acquisition and integration
- Operational expertise in managing regional capital projects, including implementing emerging technologies
- A partner to infuse capital for water acquisition, integration and system improvements, given 30x P/E multiples [1]

By the numbers – expansion potential			
	Up to 2.95MM new customer accounts added by acquiring utilities in Florida	**$1,135MM of** potential Opex savings from moving these utilities to JEA's efficiency [2]	**$930MM** run-rate capex investment opportunity through 2030 [3]

JEA can grow its water footprint via acquisition, using its top quartile operational performance and capabilities to provide more efficient, affordable services across Florida

Source: GWI, Circle of Blue, AWWA State of Water Industry 2019, Michigan State University, EPA, Market data, BAML analyst reports, press search, JEA Invitation to Negotiate

Notes:
1. In 2018, water utilities were trading at P/E multiples of ~30x, higher than electric (~19x) and gas (~21x) utilities
2. Assumes Northeast Florida utilities' cost profiles resemble the national average, as benchmarked by AWWA, and that JEA can improve O&M/customer spend to JEA's levels by 2030
3. Assumes JEA will invest Capex at 50% of the rate of its core business (including baseline Capex spend and incremental Strategic Capital investments in water)



JEA

Section 5

Financial Overview

Rate Base Overview

Summary Overview of FTI's Analysis of Rate Base for Electric and Water and Wastewater Systems

- FTI completed an analysis of JEA's Electric System balance sheet and the adjustments that would be made to each pro forma balance sheet account for purposes of the Respondent Financial Model
- For each account, FTI determined whether a balance would transfer to the NewCo upon completion of the transaction
  - If it would, no adjustment was made and the JEA current balance serves as an input to the pro formas in the Respondent Financial Model
  - In some cases, assets or liabilities would be eliminated/liquidated or the account balance would remain with JEA following closing of the transaction. In those instances, an adjustment was made so that the starting point of the Respondent Financial Model would accurately reflect the assets and liabilities that transferred with JEA upon closing the transaction

Balance Sheet Adjustments	
	Elimination of cash and investment balances currently on hand to pay down debt or other purposes by JEA – these assets, some of which have offsetting liability accounts, will be liquidated and used to defease debt or for some other purpose and, as such, will not be included in the assets of the NewCo
	Assets that will be extinguished because JEA's pension obligations will be extinguished at the closing of the transaction. As a condition of the sale, JEA is meeting all outstanding pension obligations for its current employees. As such, these accounts are eliminated and are not transferred to the NewCo
	Miscellaneous adjustments, which will net against either debt or net position (equity) accounts that define total capitalization post adjustments

Electric System Starting Rate Base Build
($MM)

Beginning September 30, 2019 Electric System Utility Plant	**2,684**
(+) Capex	224
(-) Accounting Depreciation	(231)
(+) Net Working Capital & Other Net Regulatory Assets	441
(+/-) Accumulated Deferred Tax Assets / (Liabilities)	18
September 30, 2020 Rate Base	**3,136**

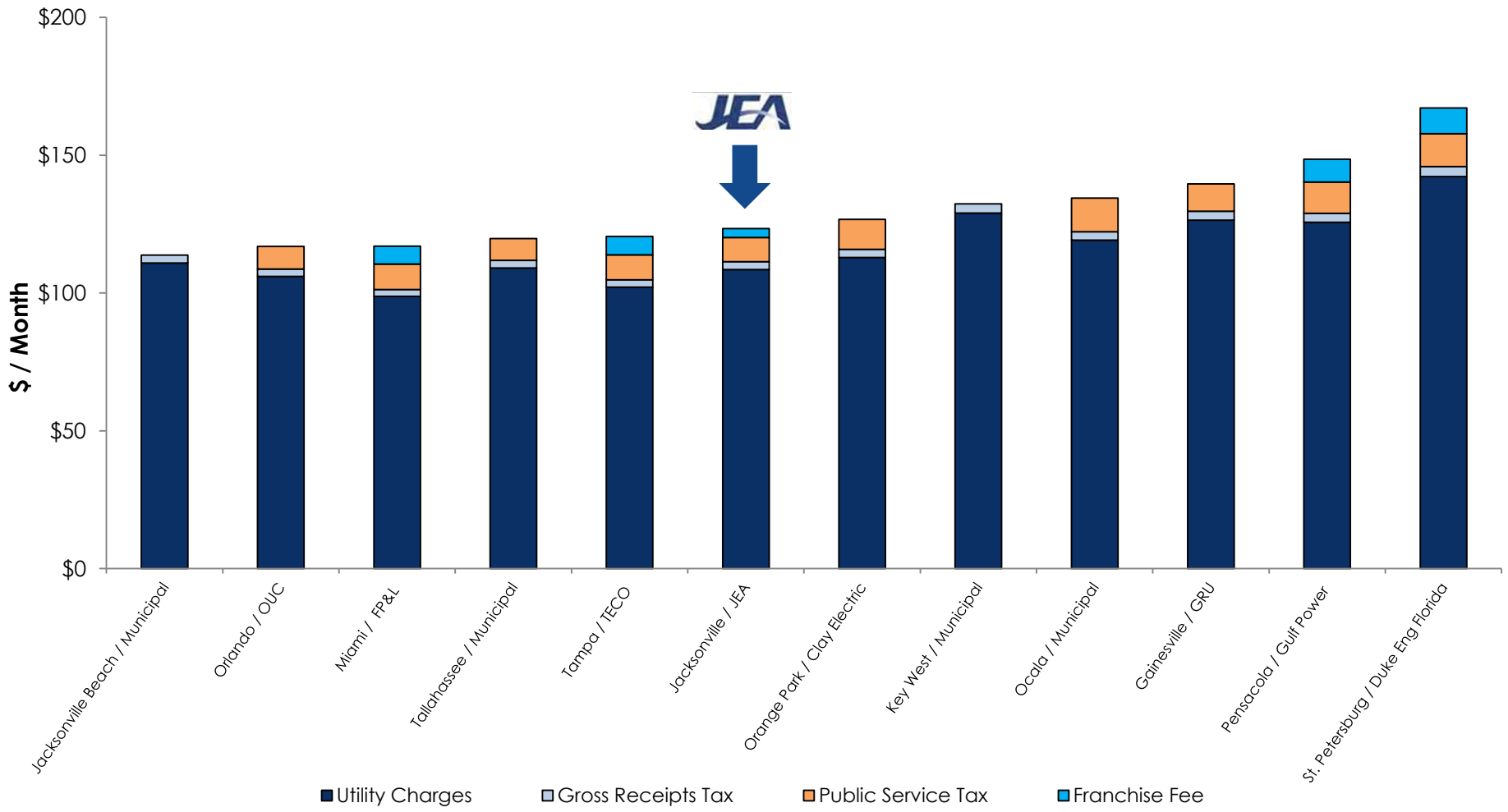
Water System Starting Rate Base Build
($MM)

Beginning September 30, 2019 Water System Utility Plant	**2,476**
(+) Capex	237
(-) Accounting Depreciation	(162)
(+) Net Working Capital & Other Net Regulatory Assets	89
(+/-) Accumulated Deferred Tax Assets / (Liabilities)	15
September 30, 2020 Rate Base	**2,655**

Note:
1. See JEA ITN Regulatory Report for additional detail and fulsome analysis

Rate Base Overview | Bill Affordability

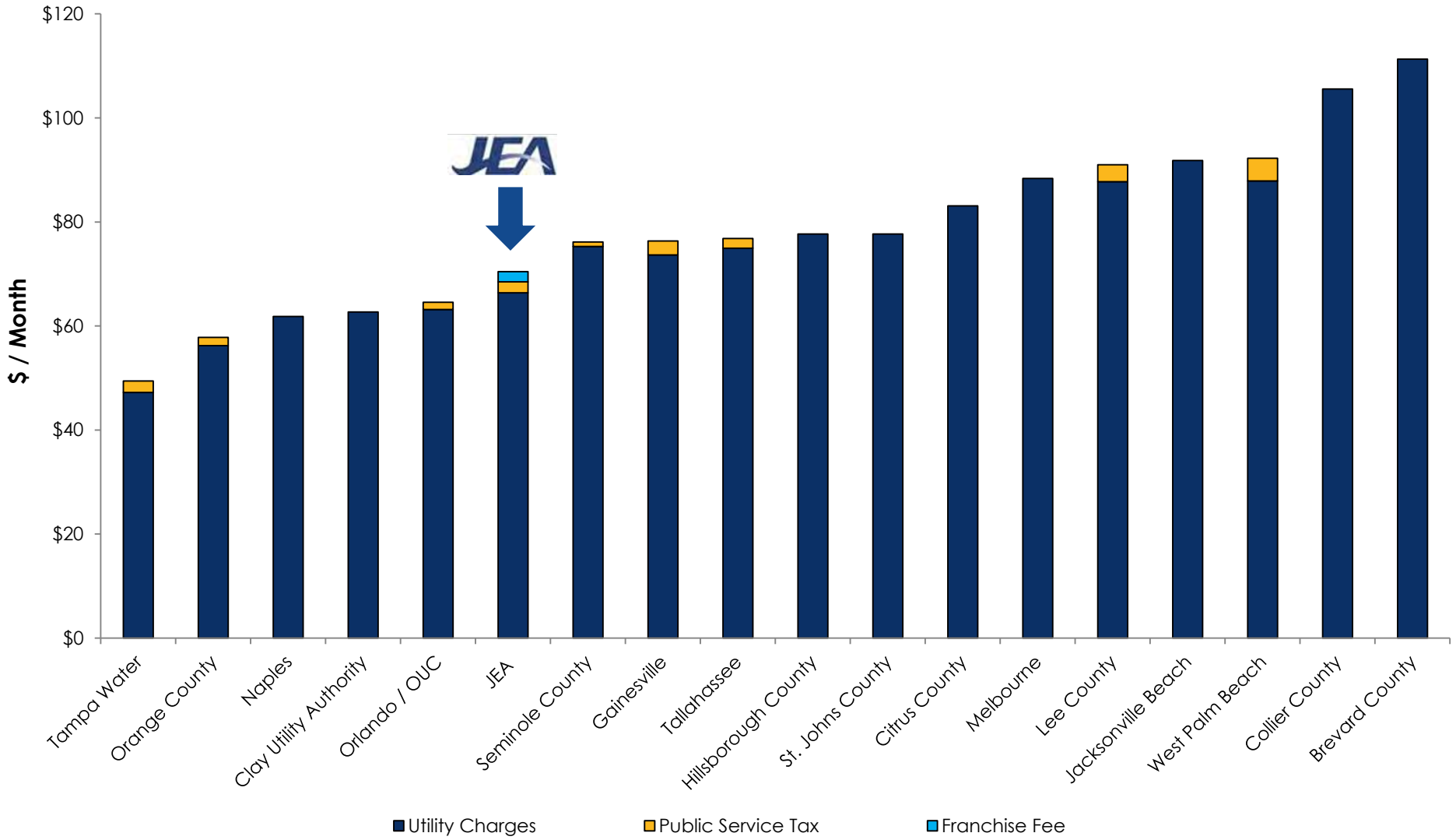
Florida Utilities Monthly Residential Electric Bill Comparison (1)(2)



Notes:
1. Consumption @ 1,000 kWh
2. Residential Rates as of September 2019

Rate Base Overview | Bill Affordability

Florida Utilities Monthly Residential Water & Wastewater Bill Comparison (1)(2)

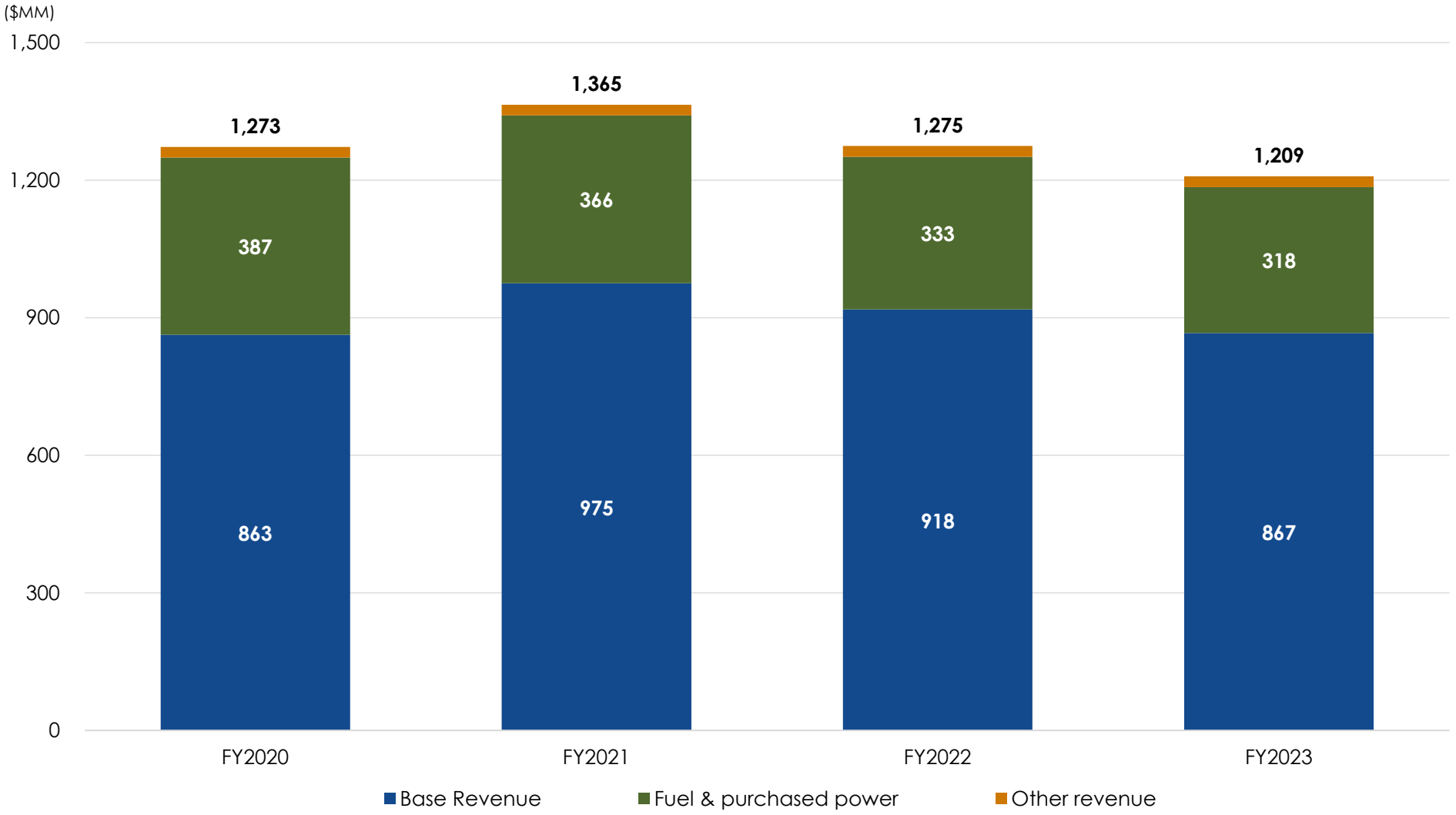


Notes:
1. Residential Service with a 5/8" meter and 6 kgals of Consumption
2. Residential Rates as of September 2019

Electric System Sales Forecast

Management Case Under Scenario A

Electric System Sales Forecast

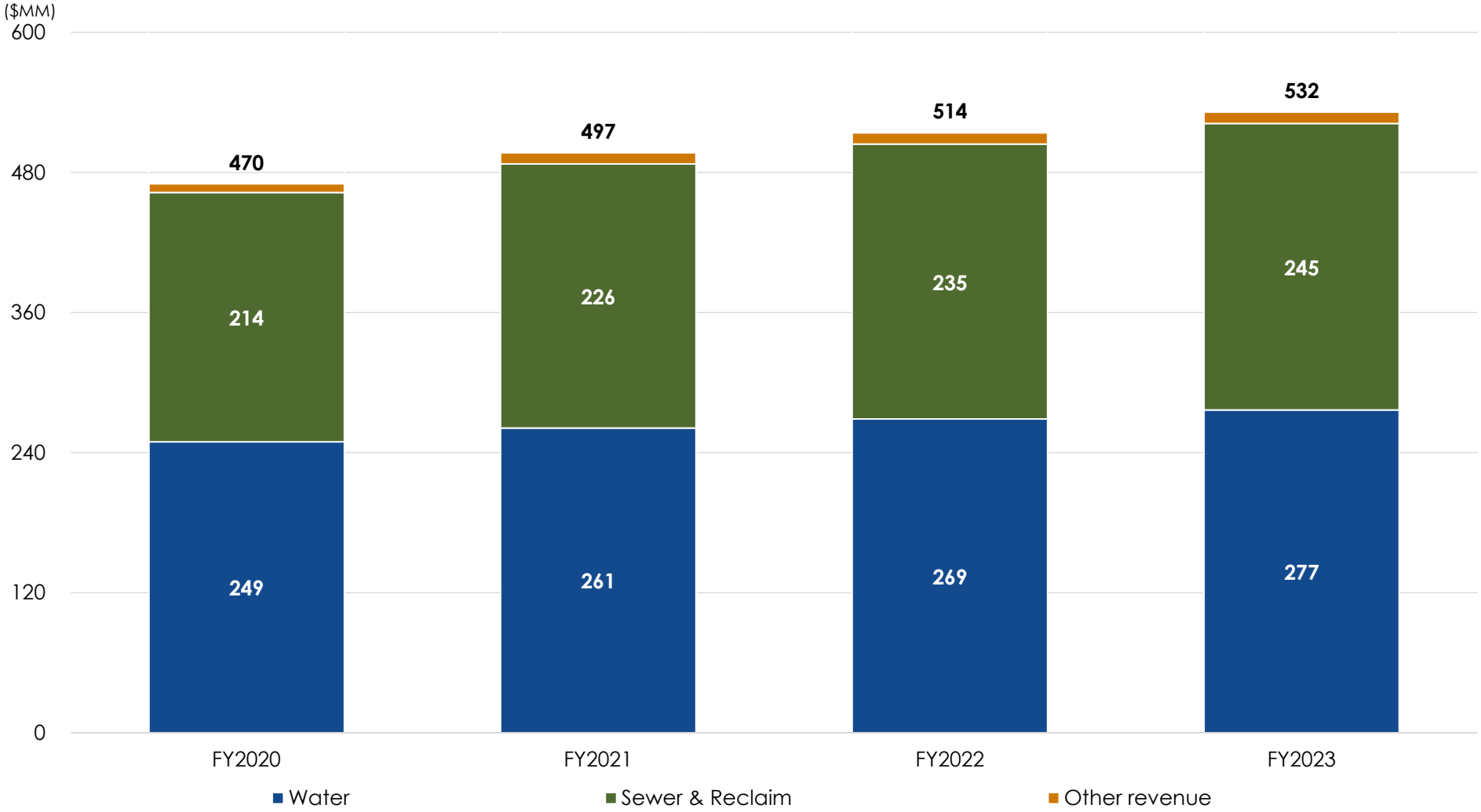


Source: JEA ITN Respondent Financial Model

Water & Wastewater System Sales Forecast

Management Case Under Scenario A

Water & Wastewater System Sales Forecast

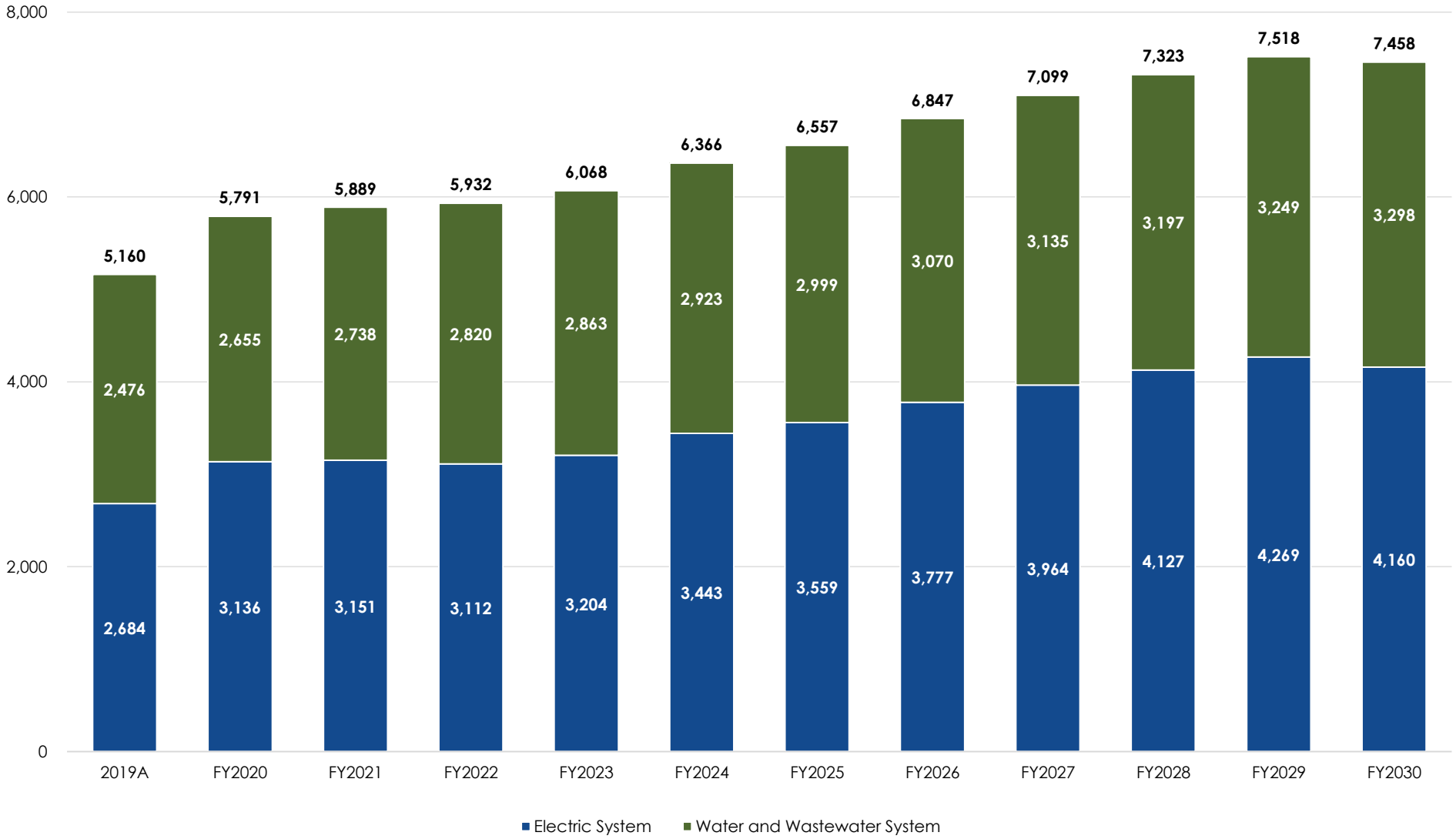


Source: JEA ITN Respondent Financial Model

Rate Base Projections

Rate Base Projections

($MM)

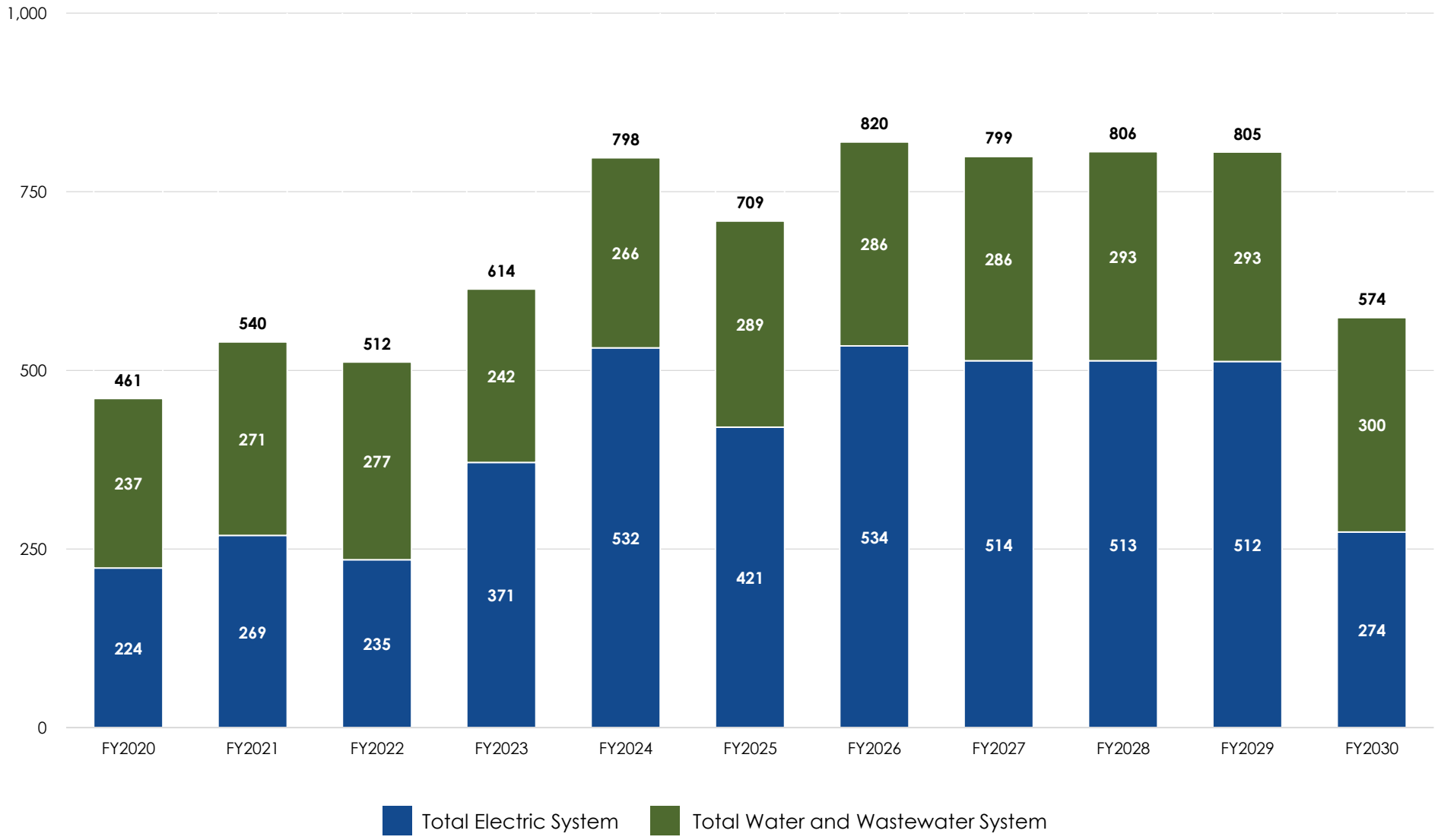


Source: JEA ITN Respondent Financial Model

Capital Expenditures Projections

Capital Expenditure Projections

($MM)

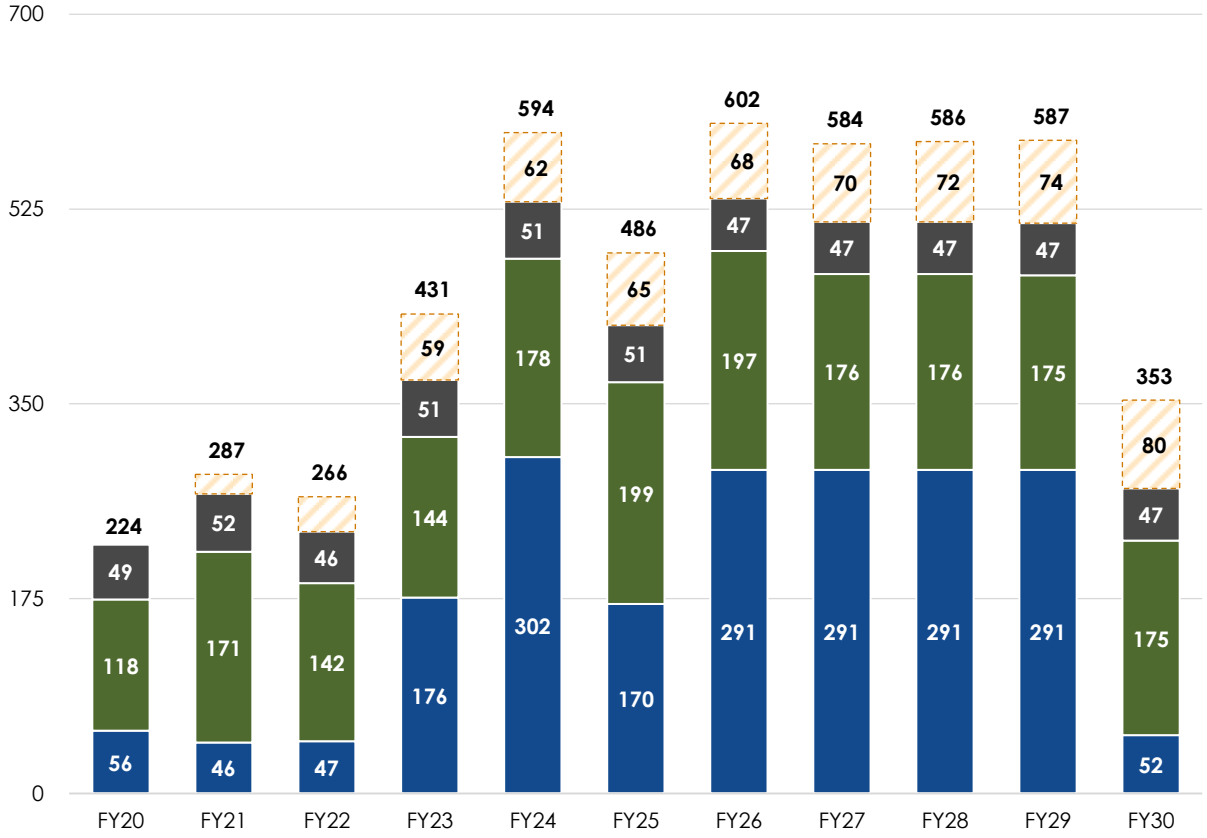


Source: JEA ITN Respondent Financial Model

Electric System | Planned Capital Expenditures

Forecasted Spend ($MM) (1)(2)

~$4.4Bn in CapEx forecasted between 2020 and 2030



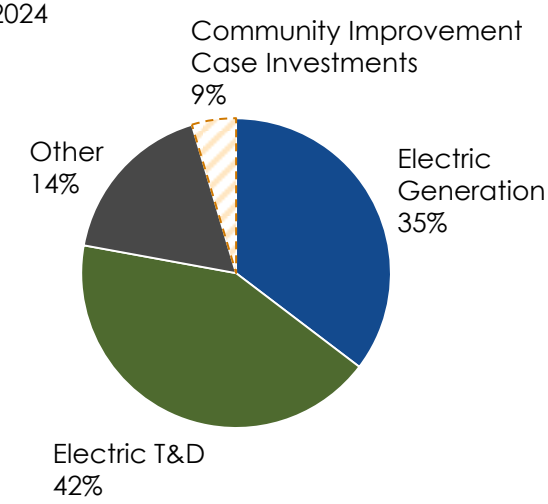
	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
Management Case CapEx	224	269	235	371	532	421	534	514	513	512	274
Total CapEx	224	287	266	431	594	486	602	584	586	587	353

Electric Generation | Electric T&D | Other | Community Improvement Case Investments

Source: Company Projections

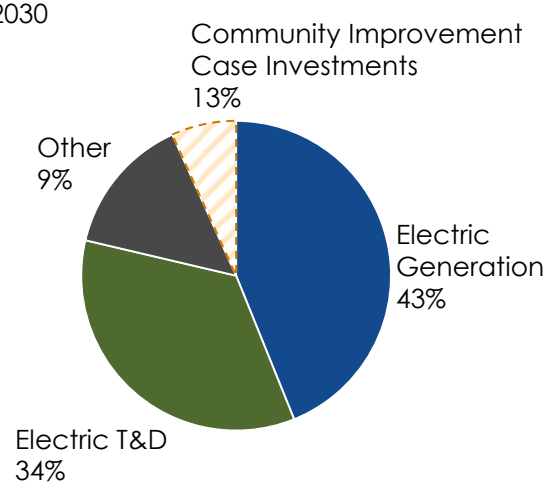
Total Projected Capex ($MM)

2020 – 2024



Total Projected Capex ($MM)

2025 – 2030



Notes:
1. Excludes Complete and Cancelled Projects and any non-regulated CapEx associated Community Improvement Case Investment
2. $770MM of the total $1,852MM Electric T&D CapEx or 42% and $151MM of the total $536MM Other CapEx or 28% over years 2020-2030 is associated with Management Initiatives

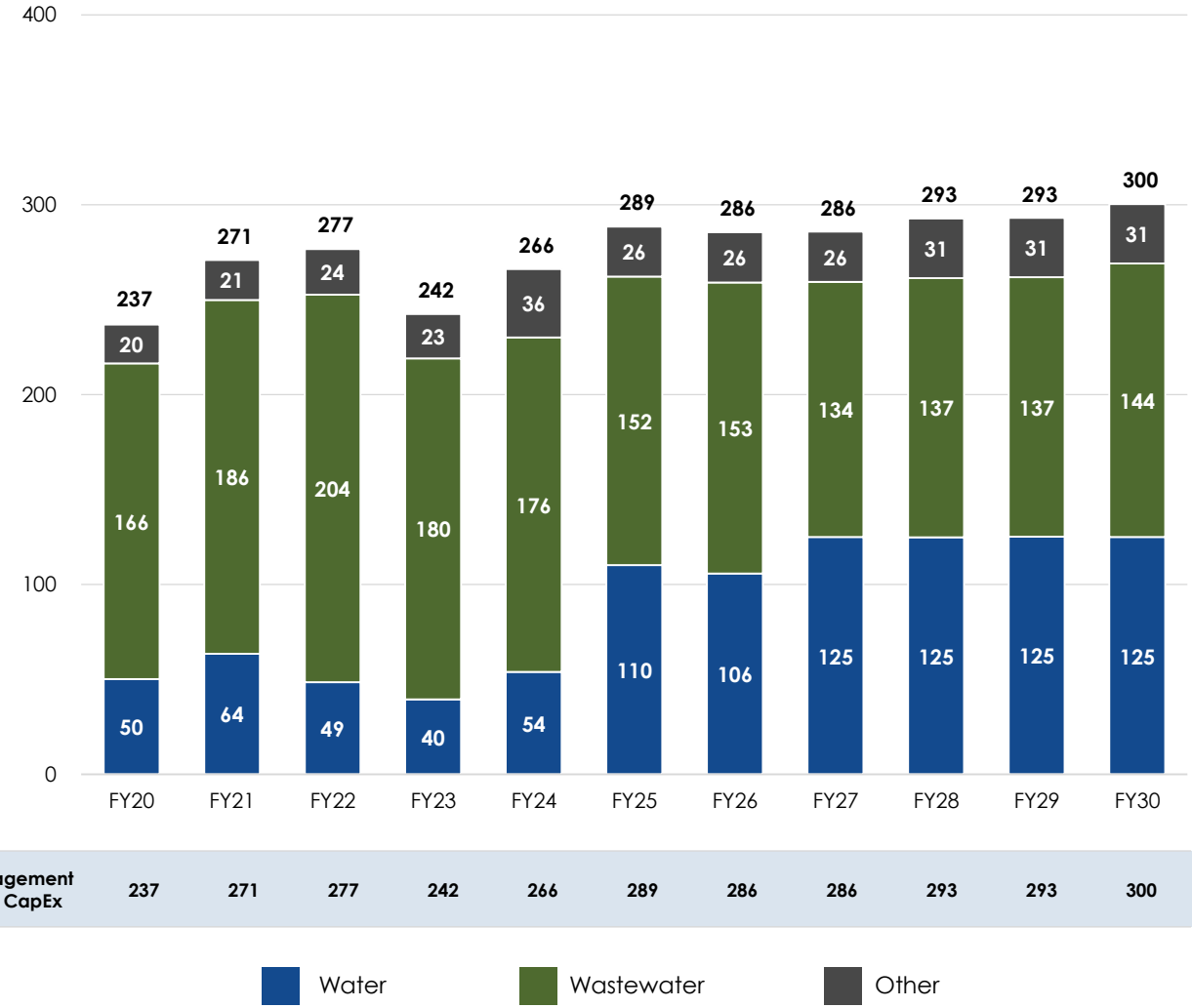
Where Base Electric System Capex Is Described CIP and Model

	Item in financial model	Reference to CIP, page	Reference to base 10-year forecast, row
Expanded generation capacity capex	New - Generation	10, 64	Row 5, Tab "Energy"
	Generation Fleet of the Future	21, 64, 78, 79, 93	Strategic capital
Electric System generation capex	Gas Line Upgrades	NA	Row 10, Tab "Energy"
	R&R – Generation	91, 94	Row 11, Tab "Energy"
Electric System substation capex	New – Substation	91	Row 7, Tab "Energy"
	R&R – Substation	91	Row 8, Tab "Energy"
Electric System distribution capex	Meters	85, 96	Row 13, Tab "Energy"
	New – Distribution	91	Row 14, Tab "Energy"
	New Development/Additions	91	Row 15, Tab "Energy"
	R&R – Distribution	25, 81, 91	Row 16, Tab "Energy"
Electric System transmission capex	New – Transmission	NA	Row 18, Tab "Energy"
	R&R – Transmission	81	Row 19, Tab "Energy"
Other capex	Facilities and Physical Security	NA	Row 21, Tab "Energy"
	Fleet	87, 93, 94, 95	Row 22, Tab "Energy"
	Miscellaneous	77, 78, 79	Row 23, Tab "Energy"
	Technology Services	77, 78, 80	Row 24, Tab "Energy"

Water & Wastewater Systems | Planned Capital Expenditures

Forecasted Spend ($MM) (1)(2)

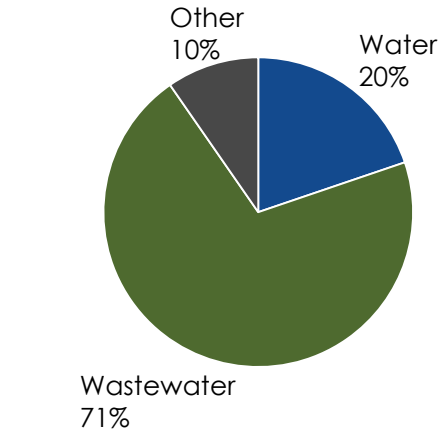
~$3.0Bn in CapEx forecasted between 2020 and 2030



Management Case CapEx	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	237	271	277	242	266	289	286	286	293	293	300

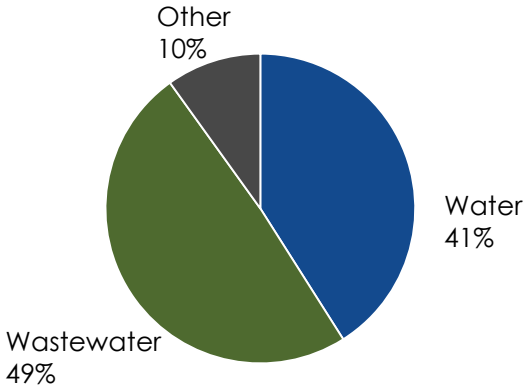
Total Projected Capex ($MM)

2020 – 2024



Total Projected Capex ($MM)

2025 – 2030



Source: Company Projections

Notes:
1. Excludes Complete or Cancelled Projects
2. $410MM of the total $972MM Water CapEx or 42% and $440MM of the total $1,770MM Wastewater CapEx or 25% over years 2020-2030 is associated with Management Initiatives

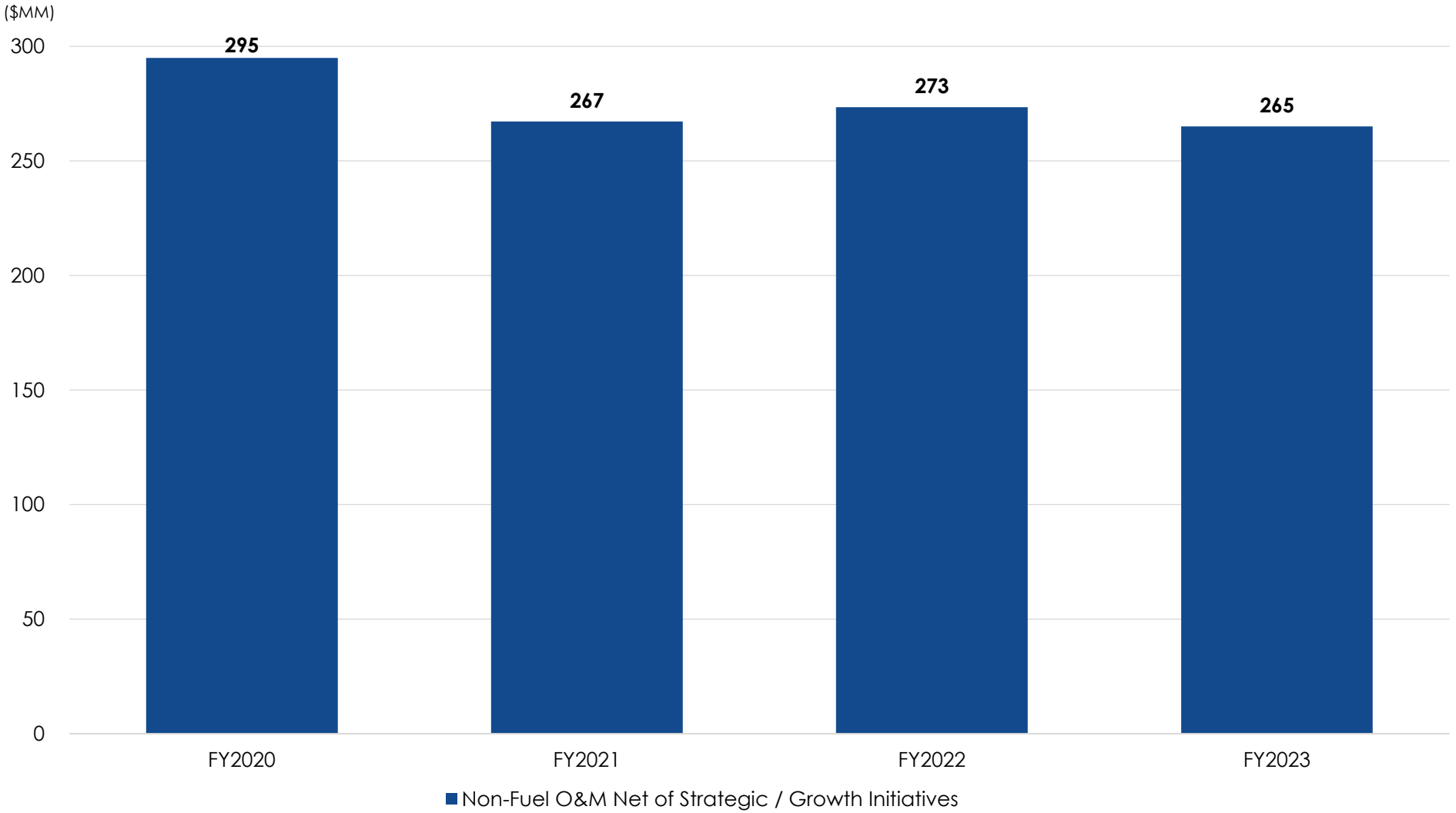
Where Base Water System Capex Is Described CIP and Model

	Item in financial model	Reference to CIP, page	Reference to base 10-year forecast, row
Water Distribution	Meters	85	Row 21, Tab "Water"
	New - Water Lines	NA	Row 22, Tab "Water"
	R&R - Water Lines	91	Row 23, Tab "Water"
Water Treatment	Purified and Alternative Water Options	33, 34, 90, 91, 140	Row 30, Tab "Water"
	R&R - WTPs	35, 82, 91	Row 31, Tab "Water"
	R&R and New - Wells & Storage Tanks	91	Row 32, Tab "Water"
	WTP - Expansions	91	Row 33, Tab "Water"
	WTP - New	91	Row 34, Tab "Water"
Wastewater Treatment	New - WRF Plants	35, 90, 91	Row 16, Tab "Water"
	R&R - WRF Plants	90, 91	Row 17, Tab "Water"
	WRF – Expansions	90, 91	Row 18, Tab "Water"
	WRF - Large Improvements/Upgrades	90, 91	Row 19, Tab "Water"
Sewer Collection	New - Sewer Lines	NA	Row 13, Tab "Water"
	R&R - Sewer Lines	91	Row 14, Tab "Water"
Sewage Pump Stations	New - Pump/Lift Stations	91	Row 9, Tab "Water"
	R&R - Pump/Lift Stations	91	Row 10, Tab "Water"
	Resiliency	91	Row 11, Tab "Water"
Reclaim Water Distribution	New - Reclaim Lines	NA	Row 5, Tab "Water"
	Plant - Upgrades and Expansions for Reclaim	35	Row 6, Tab "Water"
	R&R - Reclaim Lines	91	Row 7, Tab "Water"
Water Other Capital Projects	Facilities and Physical Security	NA	Row 25, Tab "Water"
	Fleet	82, 83	Row 26, Tab "Water"
	Miscellaneous	82, 83	Row 27, Tab "Water"
	Technology Services	82, 83, 91	Row 28, Tab "Water"

Electric System O&M Forecast

Management Case Under Scenario A

Electric System O&M Forecast

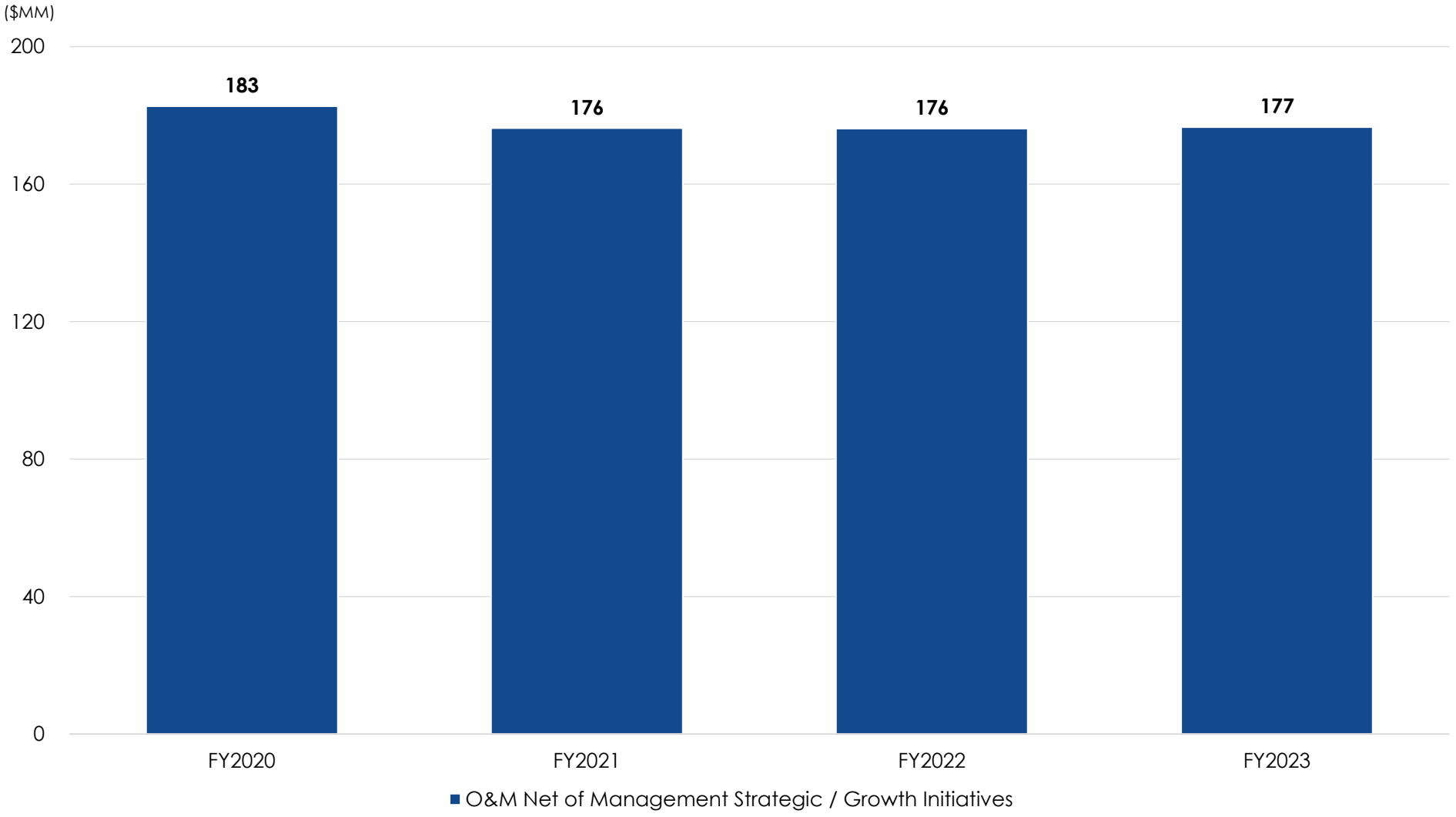


Source: JEA ITN Respondent Financial Model

Water & Wastewater System O&M Forecast

Management Case Under Scenario A

Water & Wastewater System O&M Forecast



Source: JEA ITN Respondent Financial Model

Subsection A

Risk Management

Risk Management

Overview

JEA's goal is to minimize risk exposures to financial loss from bodily injury and/or property damage resulting from JEA's operations in a manner consistent with JEA's core values, policies and procedures. To achieve this goal JEA is responsible for providing protection for corporate assets through the application of risk management techniques and providing services such as:

- Negotiation with insurance carriers, the procurement of JEA/SJRPP's property, liability and workers' compensation insurance, including management of self-insurance programs
- Manage public liability claims and litigation involving JEA/SJRPP for bodily injury and property damage to others
- Manage JEA property damage subrogation for reimbursement by third parties who damage JEA's assets
- Review of contracts, agreements and leases as a member of JEA's Solicitation Committee
- JEA's representative for FEMA to obtain reimbursement of disaster related damage to JEA's assets
- Work with JEA's facility managers to comply with our property insurance carrier's engineering recommendations for loss prevention to JEA's assets
- Communicate effectively with all JEA business segments to minimize overall company exposure and reputational risk

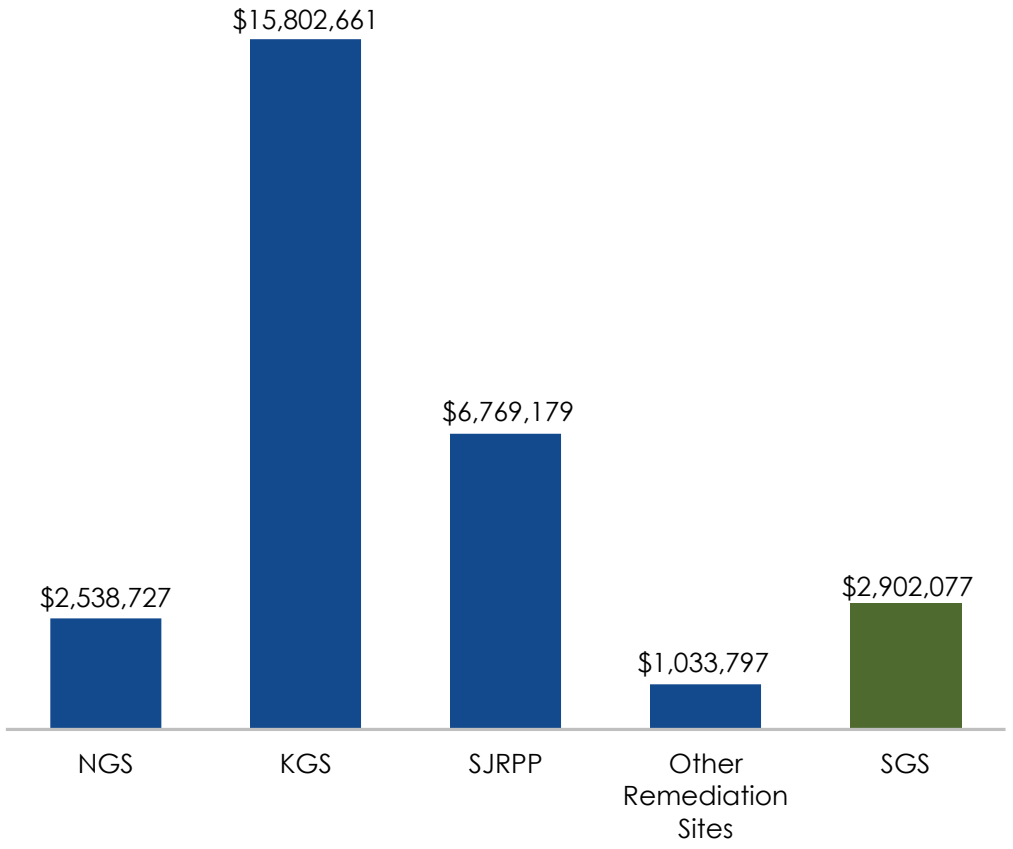


Post Remediation Closure Liabilities & Costs

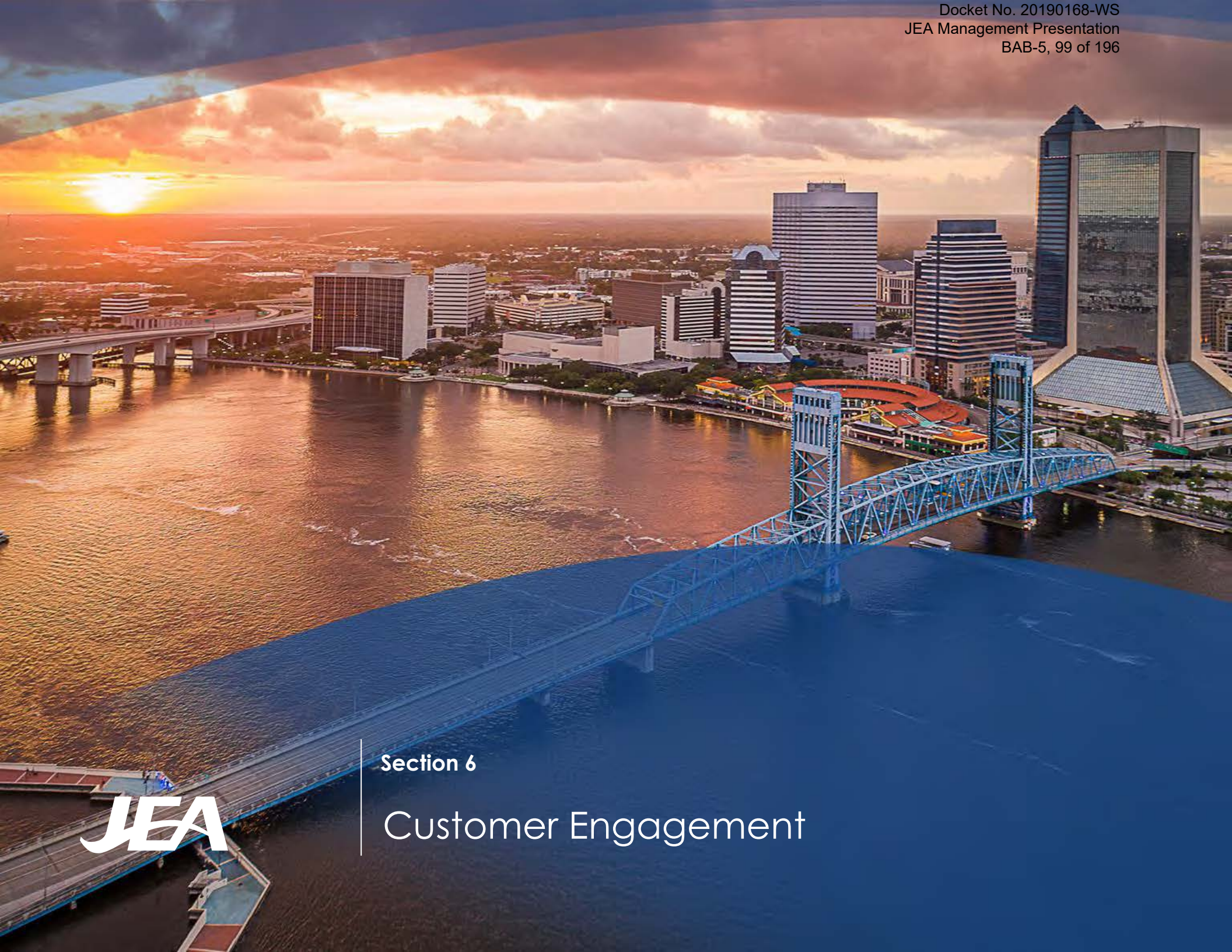
Environmental Liabilities & Post Closure Costs

Estimated environmental liabilities and post-closure costs at the various JEA sites are $26.1MM

- Of the approximate $26.1MM, approximately $15.8MM is associated with the Kennedy Generating Station to address remediation of contamination from a wood preserving operation
- Approximately $6.8MM for the St. Johns River Power Park for Area B closure and post-closure actions
- Smaller amounts of costs (a total of $1.0MM) are allocated to various other sites
- Southside Generating Station not included in the $26.1MM total, however exists as a backstop if current developer defaults
- Future NGS demolition and remediation costs not included
  - Northside Generating Station is shown in the CIP to be decommissioned between the 2025 and 2030 timeframe
    - While total decommissioning costs have not been determined, Unit 3 is 1979 vintage
    - NGS Units 1 and 2 were repowered in 2002/2003 but Turbine components are also early vintage, and contain asbestos, lead paint and other construction materials
    - All three units prior to repowering were oil units



Post remediation & closure opportunities include potential sale and reuse of industrial sites/facilities



Section 6

Customer Engagement

Subsection A

Overview

The JEA Customer

JEA Residential Customer Segmentation

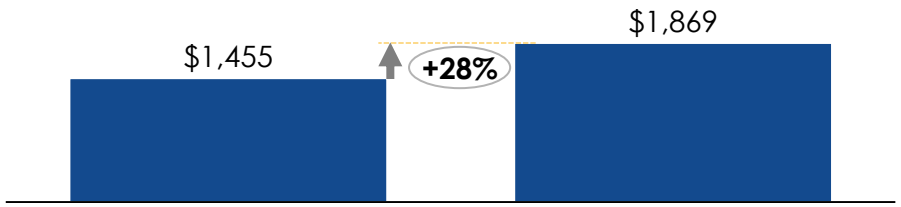
1- On The Move	2- Cost Conscious Needy	3- Erudite Splendor	4- Path to Prosperity	5- Set it and Forget it	6- Digital in Debt	7- Boomer Contentment	8- Blue Sustenance
15%	13%	13%	6%	7%	16%	16%	15%
• Young • Single • Renters • Low Incomes • Multi-family homes • Electric only consumption • Many customers < 3 years • Low consumption • Pay online • High % of low income	• High number of pre-pay • Young • Single • Small homes • Older homes • Low incomes • Water & electric consumption • Many customers < 3 years • Medium consumption • Collections and contact frequency • Pay online • High % of low income assistance	• High % of pools • Majority single family homes • Large homes • Mostly homeowners • Mostly married • High proportion of college degrees and professionals • Higher incomes • Mostly longer term residents • High usage • Mostly pay by check • Median age approaching 50	• Mostly homeowners • Large % of water only customers • Medium property size • Large % with college degree and professionals • Higher income • Good credit • Low maintenance • High Usage • Middle aged • Most pay by check	• Second highest % of pools • Majority single family homes • Mostly homeowners • Medium property size • Good credit • Middle aged • Mostly EZ pay • Highest % on Ebill • Low maintenance • Medium usage	• Youngest customers • Newer homes • Digitally inclined • Mostly single family homes • Higher % on Ebill • Majority pay online • High collections activity but low maintenance otherwise	• Highest proportion of retirees • Old homes • High length of residence • Good credit • Highest age group • High outage related effort but medium maintenance • Mostly pay by check	• >50% electric customers only • More renters • High blue collar population • Low to mid income • High % of low income assistance • Longer term of residence • Medium maintenance

40% of our residential customers are considered low-income or ALICE (Asset-Limited, Income-Constrained and Employed)

Bill Growth Will Be Outpaced By Wage Growth, Reducing Bills As An Overall Share Of Wallet

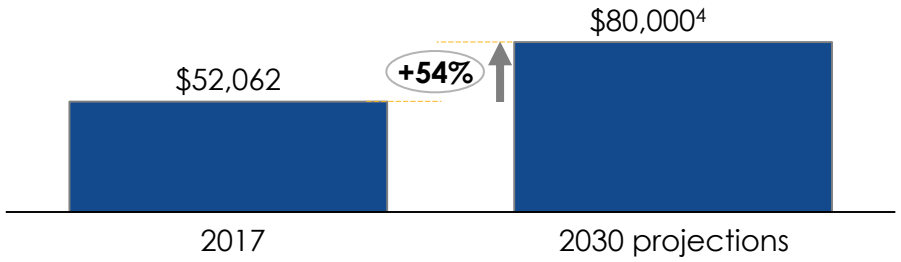
Increased investment in the electric system grows electric bills from an average of $1.4K in 2017 to $1.9K in 2030 …

Avg. electric bill (1), 2017, 2030 projections



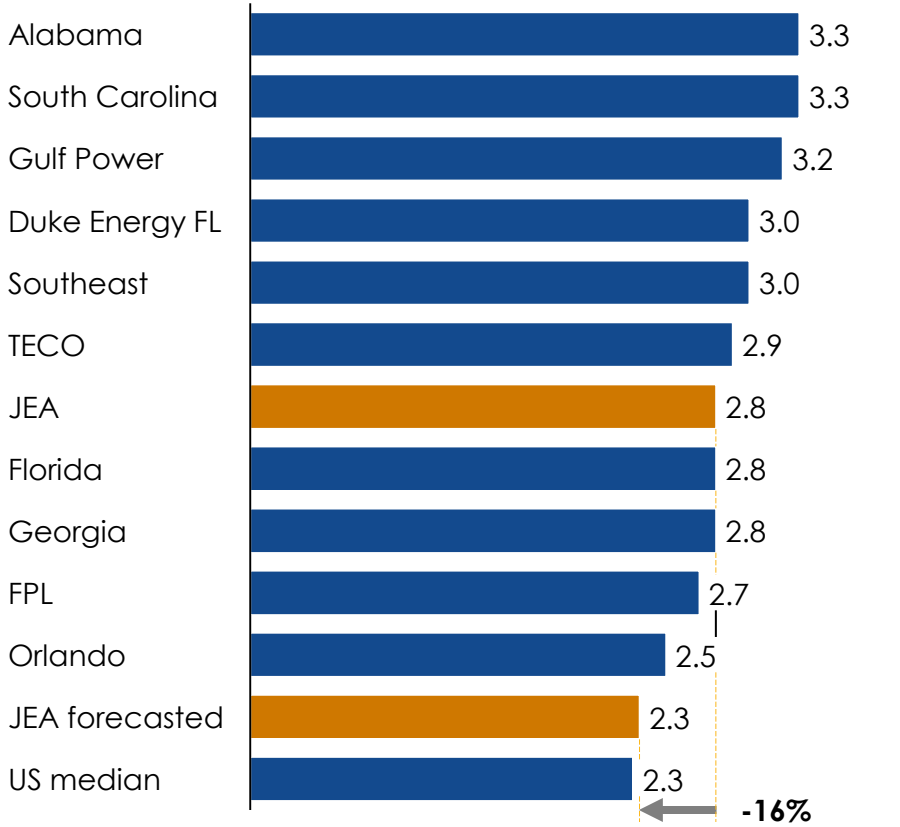
… but median incomes in Duval County are expected to grow at a faster pace of ~50%…[2]

Median household income (2), 2017, 2030 projections



… resulting in lower overall share of wallet in 2030 by .5 percentage points

Share of wallet (3), electricity spend as share of median income, 2017, 2030 projections



Source: Moody's Analytics, Census.gov, EIA, Bureau of Economic Analysis, company website

Notes:
1. EIA Form 861; ABB Energy Velocity 2 US census, household income 2017
2. Assumes median income CAGR of 2.7%, consistent with Duval County CAGR from 2010-2020
3. Share of wallet defined as average annual electricity bill (EIA Form 861) over median household income (census.gov)

Customer Engagement

Customer Satisfaction: From Worst to First

- In 2012 JEA's JD Powers customer satisfaction scores were in the lowest quartiles
- JEA took action to respond and hired their first Chief Customer Officer
- JEA embarked on a company wide effort to shift their focus to a customer centered focus
  - Customer service is not just the responsibility of the Customer Engagement team but of the entire JEA team as whole
  - The entire company is required to participate in annual customer service training
- In 2019, JEA reach its highest customer satisfaction score

Customer Engagement Team

- The Customer Engagement team is responsible for all customer facing or engaging activities. These activities include:
  - Customer Solutions & Market Development
  - Customer & Utility Analytics
  - Customer Revenue Services
  - Customer Field & Meter Services
  - Residential & Commercial Customer Experience Centers
  - Internal & External Communication
  - Ambassador Program
  - Website Management
  - Separate training and workforce management dedicated to customer advisors
  - Community Outreach

FY2019 Customer Satisfaction Goal

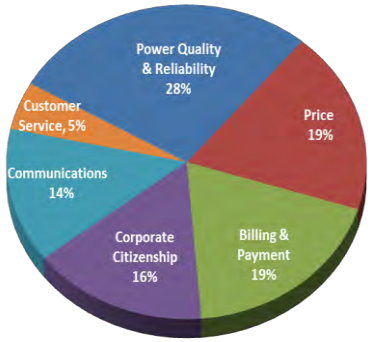
Achieve 1st Quartile Ranking for JD Power Customer Satisfaction Index for both Residential and Business Studies

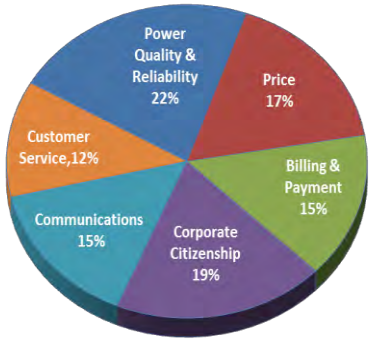
Residential (R)

FY2017		FY2018		Per 1		Per 2		Per 3		Per 4		FY2019	
1Q	747	2Q	737	2Q	750	1Q	765	1Q	754	2Q	754	1Q	756

Business (B)

FY2017		FY2018		Per 1		Per 2		FY2019	
1Q	779	1Q	802	3Q	760	1Q	804	2Q	782

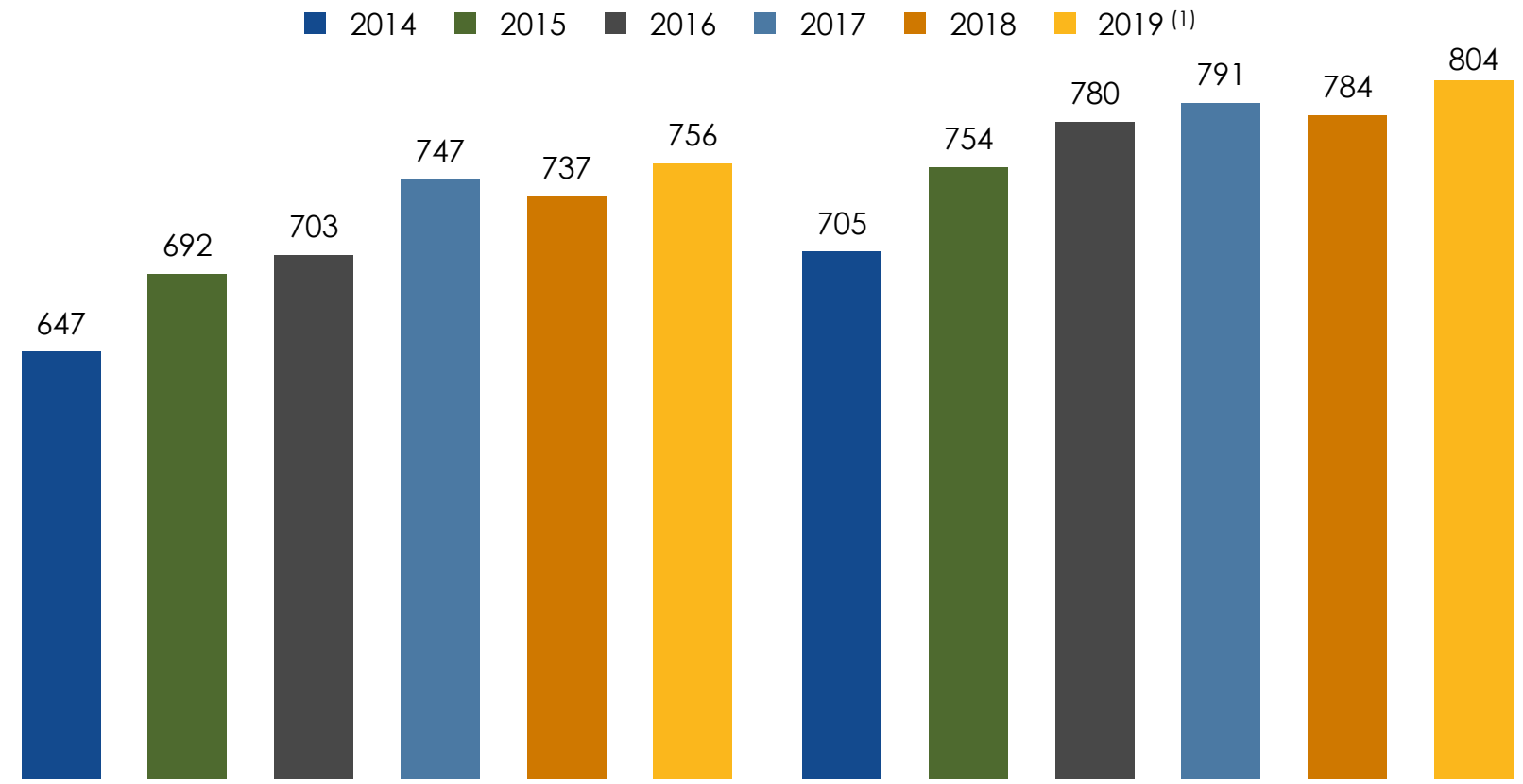




FY2019 Residential # of companies ranked: 142
FY2019 Business # of companies ranked: 87

1Q = 1st quartile 2Q = 2nd quartile 3Q = 3rd quartile 4Q = 4th quartile

Customer Satisfaction Index



JEA Quartile Industry	3	1	2	1	2	1	1	1	1	1	1	1
JEA Rank Industry	75/138	30/140	37/137	21/138	44/138	29/142	14/87	1/86	12/86	13/86	14/88	20/87
JEA Rank Florida	7/11	5/11	6/11	5/11	6/11	4/12	2/6	1/6	3/6	2/5	2/5	2/5

Residential | Business

Note:
1. 2019 Residential W2 YTD

Subsection B

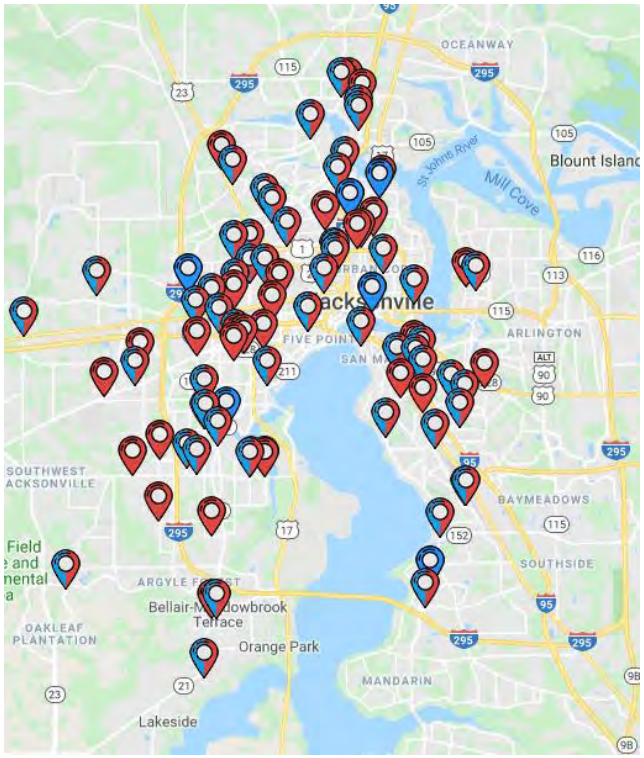
Current Operations and Management

Payment Methods & Programs

Payment Methods

JEA is adding more places and ways for our customers to make their payments close to home, work or school

- Payments can be made online at JEA.com or at any of the JEA authorized payment-only locations below



Convenient Customer Programs

We strive to create modern, intuitive, user-friendly experiences and provide utility programs to our customers through various billing and payment options

1. **JEA Auto Pay Program**
   An automatic bill payment method using the customer's checking or savings account
2. **JEA eBill Program**
   An electronic billing method that avoids the cost and resources associated with paper billing
3. **JEA Gift Card Program**
   A stored value gift card that can be used to pay JEA bills
4. **JEA MyBudget Program**
   A levelized billing program that takes the volatility out of seasonal billing by generating a customer's monthly payment using a rolling 12-month average
5. **JEA MyWay Program**
   A prepay service option that allows a customer to avoid deposit, reconnect and late fees
6. **JEA Customer Assistance Program**
   JEA's Customer Assistance Program partners with 45-60 non profit agencies located throughout Northeast Florida on behalf of low-income families and households to provide temporary utility bill assistance

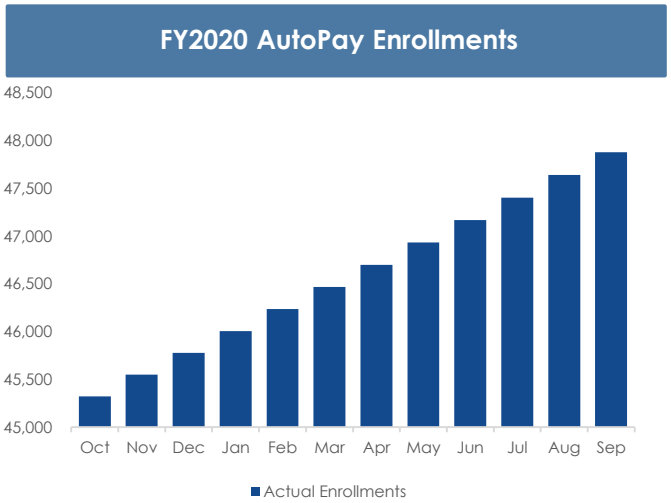
Payment Methods & Programs

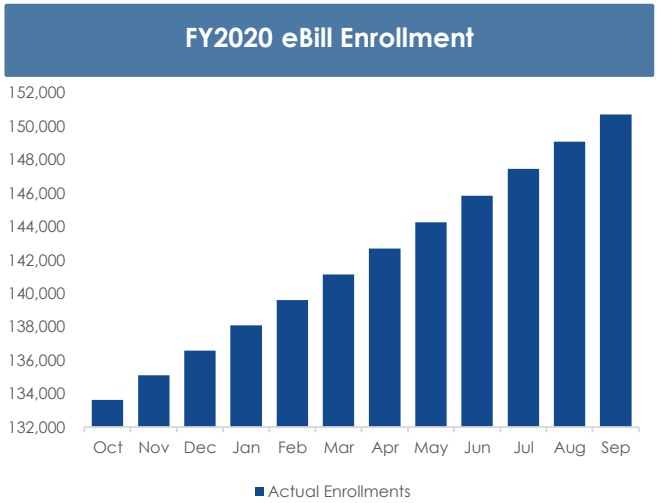
AutoPay
- The program grew organically by 331 net new Customers in October (0.7% over FY2019) resulting in a total enrollment of 45,323 Participants

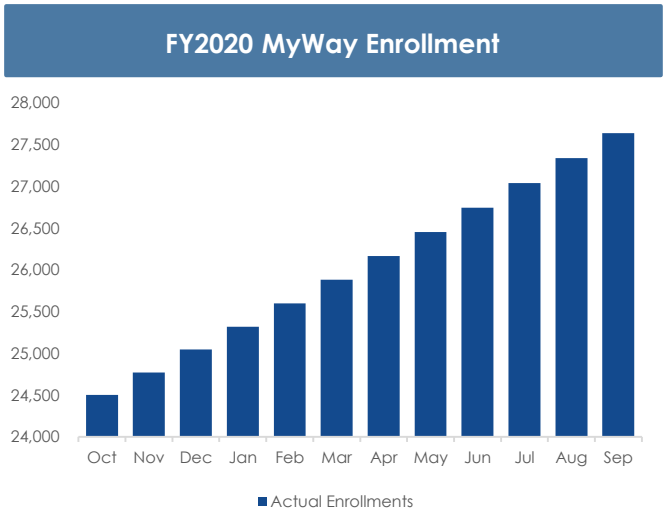
eBill
- The program grew organically by 1,313 net new Customers in October (1.0% over FY2019) resulting in a total enrollment of 133,629 Participants

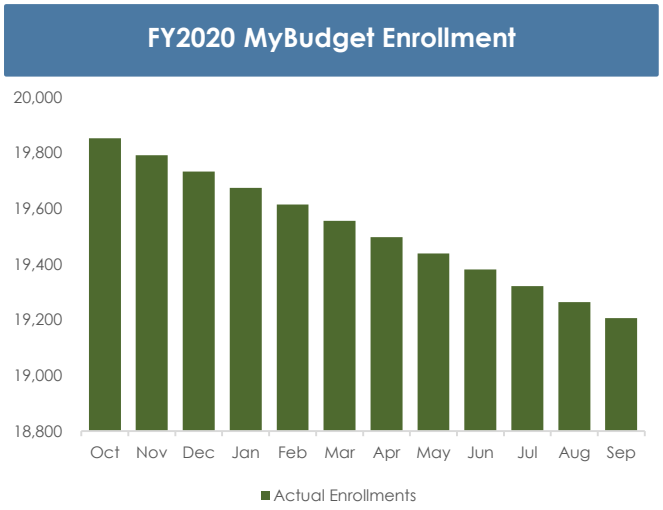
MyWay
- The program grew organically by 430 net new Customers in October (1.8% over FY2019) resulting in a total enrollment of 24,502 Participants

MyBudget
- The program shrunk organically by 80 net Customers in October (-0.4% over FY2019) resulting in a total enrollment of 19,851 Participants









JEA's Community Impact Initiatives

JEA has become an integral asset of the northeast Florida community, providing volunteer, educational and financial assistance to various charities and community partners to improve the lives of those we serve

Volunteer Program

More than 600 JEA employees volunteered 7,183 hours in FY2018/2019 to provide energy and time assisting more than 100 charitable organizations across our service territory

Ambassador Program

More than 300 JEA employees conducted or attended 724 activities over the course of FY2018/2019 to educate our customer base on programs, services and conservation

Educational Programs

Through various programs developed and implemented by JEA employees for Duval Public School System schools, students and teachers from 1st through 12th grade have access to a variety of educational resources, activities and classes throughout the school year

JEA Employee Giving Campaigns

More than $400,000 has been donated by JEA employees in FY2018/2019 towards the United Way and Community Health Charities







Becoming a Platform for Customer Choice | Residential Demand Rate Pilot

Pilot Overview

- Initial work began on the Residential Demand Rate Pilot in 2014 with 116 customer and employees
- Additional focus groups and testing confirmed that demand pricing is less impacted by weather and more stable than kWh
  - JEA also learned that customers perceive more and longer demand intervals to be fairer and enjoy the opportunity to save by avoiding peak periods and the choice it offers
- JEA's work in the field includes chairing a Residential Demand and Time of Use working group that includes 30 individuals representing 15 IOUs, municipal utilities and cooperative utilities to discuss lessons learned and benchmarking opportunities

Pilot Design

<u>Dual</u> Flex Pricing – Two (2) Demand Charges [2]:

- Highest demand during peak hours for the month (Peak)
  - April - October (Summer): Monday - Friday, 12 p.m. - 7 p.m.
  - November - March (Winter): Monday - Friday, 6 a.m. - 9 a.m.
- Highest overall hourly demand for the month (Anytime Hours)

<u>Daily</u> Flex Pricing – One (1) Demand Charges [2]:

- Average of the highest hourly demands for each day for the month

Pilot Sample Design

	Rate Only	Technology	Low Income	Phase 2 [1]
Dual Flex Pricing Sample	828	225	700	1,000
Daily Flex Pricing Sample	827	225	700	1,000
Total Treatment Size		3,505		2,000
Control Size	10,000		10,000	TBD
Total Control Size		20,000		TBD



Note:
1. Purpose is to backfill attrition, trial messaging and/or other Customer support offerings
2. Continue to charge a Fuel Cost, Environmental Charge and Basic Monthly Charge, as well as fees and taxes

2-Way Meters = Better Data

One to Two

Upgrading 1-way meters to current technology of 2-way meters allows JEA to improve visibility of outages on a customized, individual basis

Progress

We have converted approximately 78% of all electric meters and are on track to achieve 100% by the spring of 2020

Outcome

In addition to improved outage information, the new technology meters support:

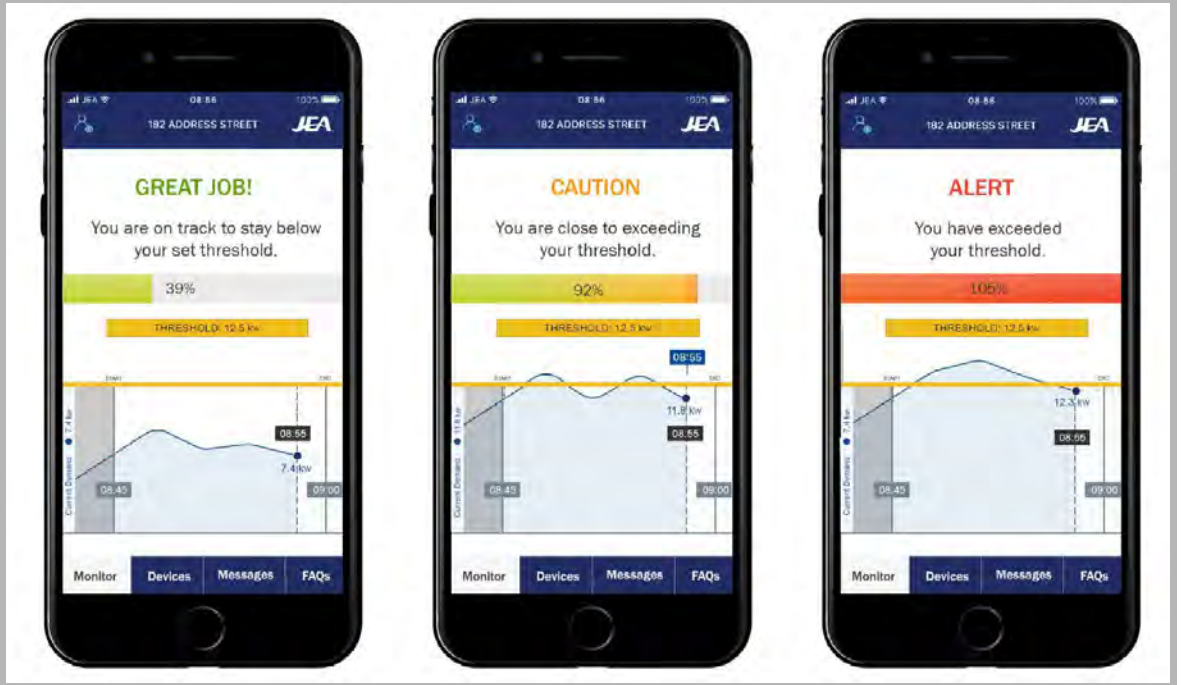
- Pre-paid service
- Remote connect/disconnect
- Outage & abnormal voltage/tampering reporting
- Demand rate (future)

Source: JEA Board of Directors Meeting- May 28, 2019

Becoming a Platform for Customer Choice | Enabling Technology

Customer Home Energy Management Tool Pilot

- JEA is in the midst of conducting research and development into the enabling technology that would be necessary to support the customer in a demand pricing scenario
- A 250 customer and employee pilot is testing a state-of- the art Customer Home Energy Management ("HEM") tool
- The HEM technology tool includes:
  - Cellular gateway that provides 1 minute data off the meter
  - A JEA app that will monitor energy usage and provide threshold alerts
  - Appliance (HVAC and Water Heater) control
  - Fun gamification that encourages education thru entertainment



Becoming a Platform for Customer Choice | Electrification

What is electrification?

"Electrification is the shift from any non-electric source of energy to electricity at the point of final consumption."
-National Renewable Energy Lab

How is it beneficial?

Beneficial Electrification requires that it be cost-effective for JEA, good for all customers (whether they participate in the program or not), and good or neutral for the environment"
-ICF



JEA's Electrification Future

There exists an opportunity to increase the scale and scope of both the on-road and non-road program. By adding additional technologies, program design elements, and budget, JEA may be able to:

- Significantly increase the revenue and values from the programs
- Put downward pressure on rates
- Provide a more flexible and efficient JEA load shape
- Significantly reduce JEA's (and its customers') environmental footprint

On-Road Program: Incentives On New Electric Vehicles

Objectives

- Strategic partnership with Transportation Planning Organization (TPO) and Drive Electric Florida
- EV Educational Forums
- Charging Infrastructures Support
- Trusted Advisor
- Promotional outreach

New Electric Vehicle	JEA Incentive
Battery size less than 15kWh	$500
Battery size of 15kWh or higher	$1,500

Non-Road Electro-Technology (NRE) Program: Conversion of Commercial and Industrial Diesel/Propane Equipment to Electric

Objectives

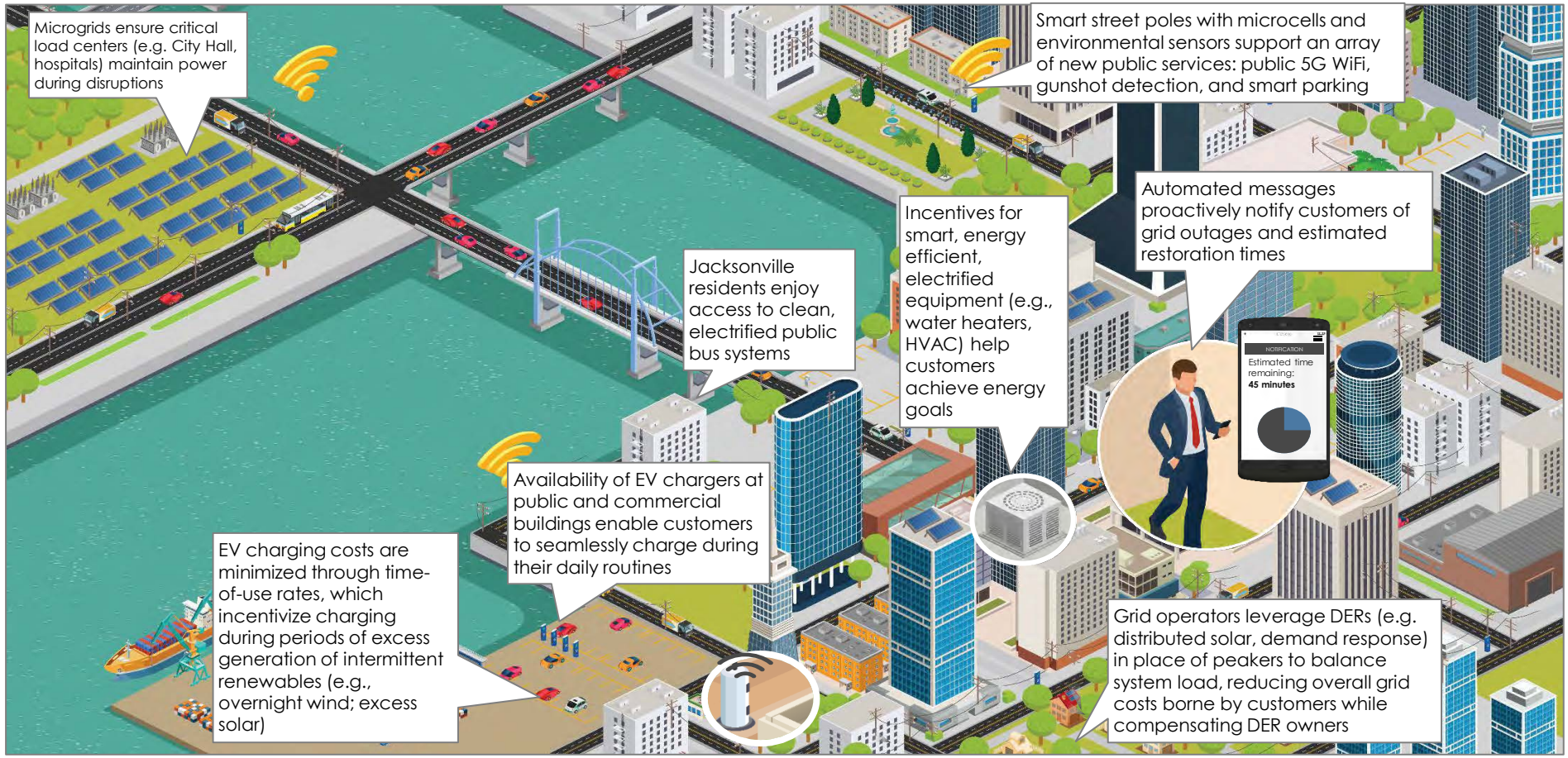
- Direct business to business customer analysis and sales
- Marketing
- Vendor training
- Consultation with JEA customers
- Technical support
- Financial analysis
- QA/QC inspections

Electro-technology	JEA Incentive
Forklifts	$300
Airport Ground Support Equipment	$100-$600
Truck Refrigeration Units	$200
Heavy-Duty Truck Stop	$200
Cranes	$15,000-$75,000
Golf Carts	$50
Welders	$500

Subsection C

Strategic Capital and Core Growth Opportunities

Community Benefits From ITN | Enabling Innovative Development and Improved Public Services





Section 7

IT and Compliance

Subsection A

IT Overview

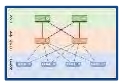
JEA Information Technology

Where JEA is Today?

- JEA IT is responsible for IT Infrastructure, Databases, Middle-tier, Compliance Assurance, Applications and Information Security
- JEA follows IT Service Management (ITSM) processes focused on aligning IT services with JEA's strategy, delivering customer value, financial value, environmental value and community impact value
- These values provide clarity and purpose for which JEA measures the importance of the services that it provide
- JEA has also adopted the COBIT framework to enhance the metrics that it uses for operational purposes to better align with the business and establish meaningful measurements that can both serve as a baseline and show value
- Furthermore, these practices are used to demonstrate compliance and to measure improvement

Strategic Breakthrough Objectives

- Modernize Customer and Employee Experience
- Stabilize and Protect Business Operations
- Instill a Digital Culture to Accelerate Innovation and Growth
- Transform Information into Insights
- Strengthen Organization Vitality

Network & Server		
	Exchange	• Exchange 2013 (moving to O365) • 4600+ Active Mailboxes • Native Journal
	Storage & Eng	• HP 3PAR (2600+ TB) • HP StoreOnce • Oracle Exalogic & Exadata • HPE SimpliVity
	Data Center	• Primary (3670 sq ft) • Colo – Cat 5 Rated (w/3245 sq ft) • Office Space Backup (1310 sq ft)
	Workspace	• Citrix Virtual Apps & Desktops • Citrix EdgeSight • Citrix StoreFront • VMware Site Recovery Manager • VMware VDI • VMware Workspace One
	Trans & Access	• 1337 VLANs • 490 Switches • 291 LAN Locations • 3800+ Active Network Ports • 284 Access Points
	Perimeter	• F5 Global & Local Traffic Manager • Palo Alto Firewall • Cisco ASA Firewall • Headend Cradle Point Wireless • NetMotion Mobility
	Servers	• Vmware vSphere & vCenter • OS MS & Linux (RHEL & Oracle) • 579 MS Server & 187 Linux (60%+ Virtualized) • Cisco UCS & HPE

JEA Communications Infrastructure

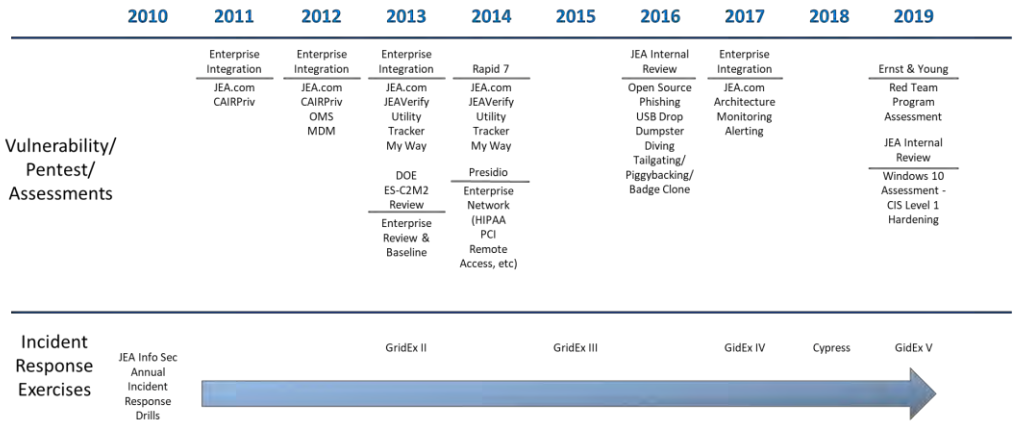
Overview

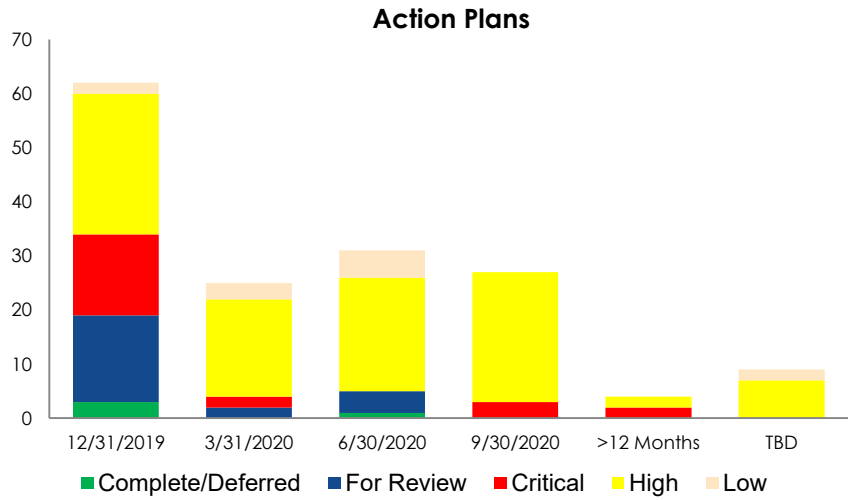
- JEA's dark fiber network is strategically located throughout the Jacksonville metropolitan area and is a fully operational leasing business with existing infrastructure
- System includes a direct connection between JEA's dark fiber network and international subsea fiber cables
- JEA owns and operates an ever-growing 675-mile fiber optic network of varied fiber strand counts in support of the Electric and Water/Wastewater utilities and also maintains 200 route miles of leased fiber, with ~130 total miles of revenue-generating routes and 8 revenue-generating fiber leases
- Portfolio of power transmission and telecommunication assets creates a platform for providing wireless co-location services
- Over 200,000 electric and street light poles can be leveraged for small cell, distributed antenna system, and/or other distributed telecommunication applications
- JEA currently has 40 standalone communication towers that could serve as macro sites
- JEA's small cell collocation consists of 3 small cell leases with a backlog of 60 new sites and an additional 150 potential sites expected in the near future
- Rapid acceleration of consumer demand for broadband services is driving an urgent need for expansion of existing fiber and wireless infrastructure
- JEA leases network dark fiber (spare unused and unlit fiber) to telecommunication companies and enterprises
- Continued development of JEA communications infrastructure will facilitate the acceleration of next generation broadband services and the increased competitive position of Jacksonville as a global hub for communications

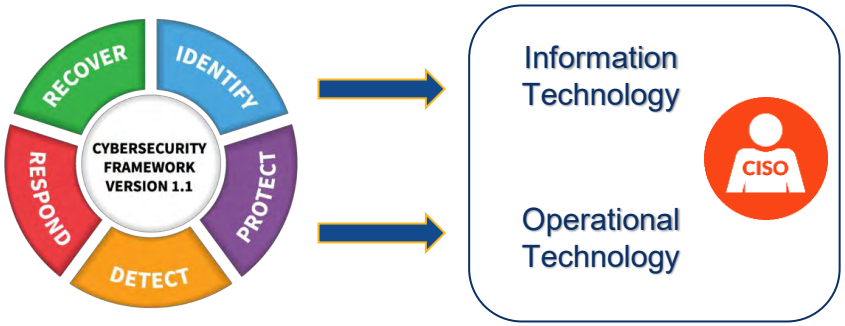
Network & Server	
 Fiber	• 675+ Miles of Fiber • 450+ Electronics Equipment Devices • Transport for Corporate, AMI, Electric, Water/ Waste Water & Radio Networks • Lite and Dark Fiber Services
 Phone	• 2800+ Devices • 6000+ Phone Numbers • Voicemail • 911 • Security Gates & Intercoms
 Contact Center	• 250 Agents • Self Service Applications • Workforce Management • Quality & Call Recording • Speech Analytics
 Collab	• WebEx / MS Teams • SharePoint • Informacast • Digital Signage • Electronic White Boards • Poll Everywhere
 FAN	• Automated Meter Infrastructure • Cradle Point Wireless • Vehicle Area Network / GPS • IoT / IIoT • WIFI
 Cellular	• 1288 Cellular Devices (phones, MiFis, tablets) • 1000+ Wireless Routers • 54 Satellite Phones • IoT Devices (FCIs, Meters) • Mobile Command Center
 Radio	• 1700 Motorola Radios • 2000 SCADA Radios • 40 Towers • Microwave Links

Cybersecurity

A Decade of Continuous Improvement





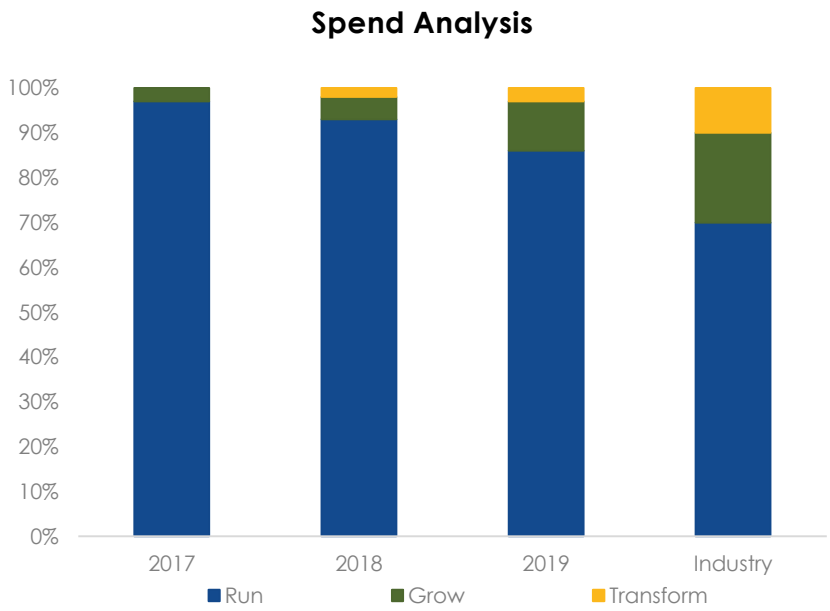




Service Delivery Transformation

Modernizing our workforce to operate at the speed of now

Business as usual is not an option. Digital age is the catalyst of rising customer and business expectations, requiring IT to shift from cost center to value generator. In the age of digital business, organizations must use a mix of IT and business cost optimization for increased business performance, to fund and prepare for digital futures



Organize & Analyze

- Gather baseline costs and benchmark
- Define clear metrics
- Identify optimization focus areas
- Identify optimization opportunities (quick wins)
- Identify opportunities to fund digital and innovation
- Identify business cost optimization opportunities
- Product and Service catalog

Strategize & Execute

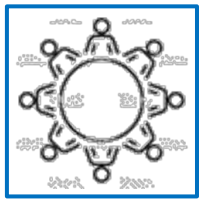
- Execute quick wins
- Explore focus areas and strategic sourcing opportunities
- Strategic project portfolio management
- Rationalize Portfolio
- Expose total cost of ownership
- Establish cost optimization governance
- Align people, process, skills and tools to business lines for service delivery

Continuous Next

- Transition and change management
- Vendor and service delivery management
- Measure success not by cost and schedule but by value delivered
- Digitalize assets, data and business processes
- Optimize through automation and innovation
- Ongoing cost optimization discipline (not a one time exercise else costs will return)

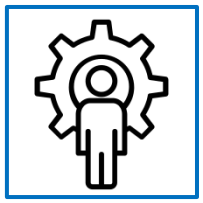
IT Innovation

Four Pillars of Digital Innovation Program



Innovative Culture

Create and promote a culture where employees are encouraged and empowered to innovate everyday. Create employee awareness and engagement to the opportunities, tools, processes and teams to facilitate employee-driven innovation and development of new products and services



Optimize Operations

Focused on exploring new technologies that benefit field operations and back office functions. Capturing opportunities to augment our core utility technologies with mobility solutions, augmented reality in GIS, enhanced IT/OT integration and cloud computing platforms to power transformation



Process Improvement

Improving performance by using data driven and disciplined approaches to problem solving – and educating the entire workforce on these methods. The JEA Blackbelt team utilizes tools, such as LEAN and Six Sigma, that result in measurable improvements in cost and other corporate values



New Products & Services

Finding new solutions that solve problems, create loyalty, and improve customer experience – this is the drive behind JEA innovation. Current focus areas include smart grid solutions, distributed energy ecosystems, home energy management, telecommunications and advanced analytics

Subsection B

Compliance Overview

Compliance Processes

Overview

- The mission of the Compliance Group is to assist JEA in achieving its financial, operational and strategic goals, while maintaining compliance with all associated laws and/or regulations
- The Compliance Group accomplishes this goal by identifying institutional risks, performing audits, reviews and investigations, augmenting institutional compliance through effective education and training programs, as well as, fostering the values of knowledge, honesty, integrity, respect, and professionalism
- The Compliance department is a very technical and complex department dealing with confidential and sensitive information

Critical Infrastructure Protection Compliance	•Regulatory Compliance
Electric Compliance	•Regulatory Compliance
Audit Services	•Internal Audit •Forensic Investigation
Security	•Corporate Records •Identity Access Management •Physical Security of all JEA locations
Ethics	•Interface with COJ Ethics •Hotline Monitoring •Advise employees/management
Enterprise Risk Management	•Enterprise Risk Management (“ERM”)

Compliance

Compliance Philosophy

Compliance not Defense

"It is the policy of JEA to proactively comply with all applicable FERC, FRCC [SERC], NERC and Florida PSC rules and regulations relating to electric system reliability, electric system transmission operations and electric market rules. The Board of JEA [has directed] the CEO to initiate and maintain a formal program which documents and ensures this compliance both in letter and in spirit"

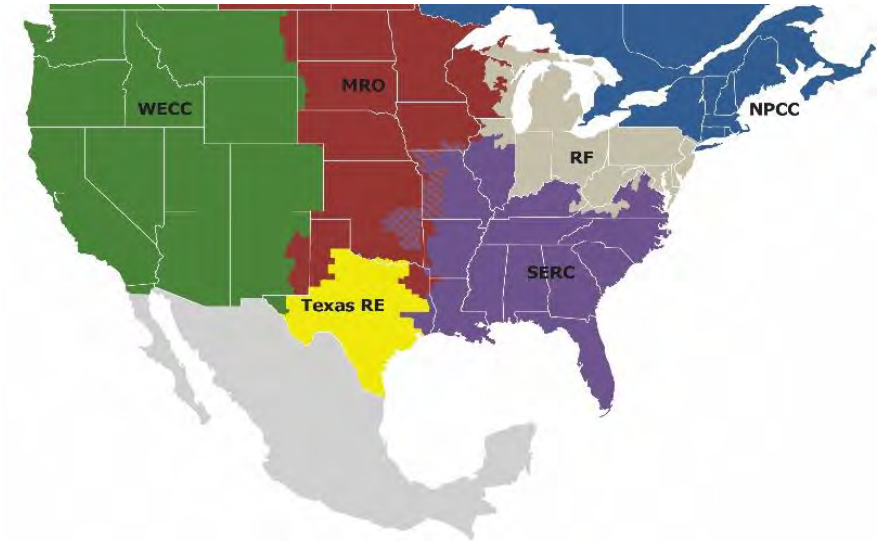
- Follow Rules
- Meet regulatory schedules/deadlines
- Volunteer- draft standards (so we agree and support)
- Regulator Relationships
- Encourage business to ask for help and ask questions

CIP Compliance

- CIP Compliance department is responsible for NERC CIP Regulatory standards which primarily focus on Cyber and Physical security of Bulk Electric System assets.
- CIP Compliance department supports the Compliance Oversight Committee activities which is responsible for many other federal and state regulations including FACTA (Red Flag), PCI, HIPAA

Electric Compliance

- Responsible for all NERC Operations and Planning Standards
- Registered as GO, GOP, DP, RP, PA, TO, TOP, BA



Audit History

- NERC Audits (2008, 2011, 2014 and 2017)
- CIP audits (2008, 2011, 2014 and 2017)
- O&P Audits (2008, 2011, 2014 and 2017)

Next Audits

- CIP March 2020
- O&P April 2020

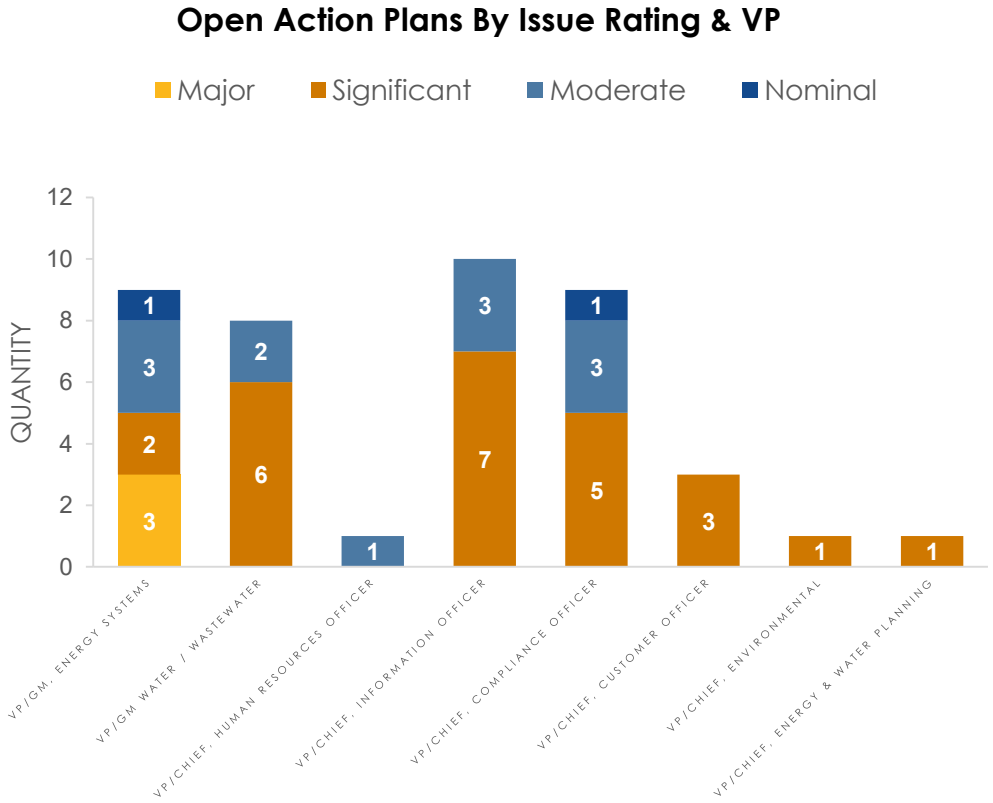
Audit Services

Audit Services

- Annual audit plan
- Action items list of findings/recommendation
- Generate "ad-hoc" reports, as needed using audit tools and systems (Auto-Audit, BI, ACL etc.)
- Audit Services identifies areas where improvement is needed, and helps make changes. This is done through:
  - Operations Audits
  - IT Audits
  - Work with the business units, as requested, to identify and report transactions and possible exceptions
- Identify and monitor recommendations/findings
- Fraud or abuse is sent to the Forensics team
- Helps business establish controls for compliance

Forensic Audit & Investigators

- Hotline & Fraud Investigations/Audit
- Work closely with Office of Inspector General
- Assisted by JSO detective (Security) assistance



2015 JEA Quality Assurance Review. Honkamp, Kreguer, & CO
"JEA's AS has demonstrated a commitment to quality, successful leadership practices, and maintaining an internal auditor's mindset for professionalism. Our assessment noted JEA's AS has developed and implemented a methodology, a set of policies & procedures, and built a team of experienced auditors based upon achieving the department's mandate. Evaluation of the internal audit processes and related audit work papers evidenced that JEA's AS takes this role seriously and provides value to the organization in accordance with what is being requested of them."

Physical Security

Mission

Our mission is to provide a detailed, and robust, protection program for all personnel and assets employed by JEA. This program will incorporate the highest quality of security officer services, advanced security technologies, and fire protection systems. In addition, our department will continuously develop and enforce new policies and procedures to elevate the overall JEA security posture to meet ever-developing security threats and concerns while moderating impact to our core operations. JEA Security is dedicated to ensuring all individuals are provided a safe, and secure, working environment at JEA

Metrics	FY2016	FY2017	FY2018	FY2019
Arrests	29	30	21	9
Threats Against JEA or Employees	20	33	30	29
Tampering Cases	46	43	86	79
Fraud Identity Theft Investigations	128	90	48	46
Fraud Identity Verifications	211	208	112	84
Copper Theft Investigations	3	4	9	6
Firearm Incidents on JEA property	3	4	3	7
Employee Investigations	26	17	31	30
Employee Investigations - OIG	1	11	10	6
Misc. Investigations	190	187	98	115
Assisted Other Agencies	29	26	32	45

Primary Responsibilities



- Security Operations
  - Physical Security
  - Surveillance
  - Access Control Systems
  - Fire prevention & Protection
  - Visitor Control and Management
- Investigations
- Identity & Access Management (IAM)
  - Password Management
  - User Accounts
  - Access Requests
  - Security of the information systems
- Establish and maintain relationships with DHS, FBI, USCG, JSO etc.
- Records Compliance
  - Records retention
  - Public records requests

Scope

- 17 Security Professionals
- 125 Contract Security Personnel
- 680 physical structures (1,100 card readers)
  - All Substations have card entry/access control
- 2,500 surveillance cameras

Ethics

Overview

JEA's Code of Ethics is designed to help foster an ethical environment, deter unethical behavior and cope with problems and ethical dilemmas. The JEA Code of Ethics is defined as standards that are reasonably necessary to promote and establish a foundation upon which our organization can operate and thrive. This includes:

- Honest and ethical conduct, as well as the ethical handling of actual or apparent conflicts of interest between personal and professional relationships
- Full, fair, accurate, timely and understandable disclosure of ethics issues
- Compliance with applicable governmental rules and regulations
- Proper financial reporting

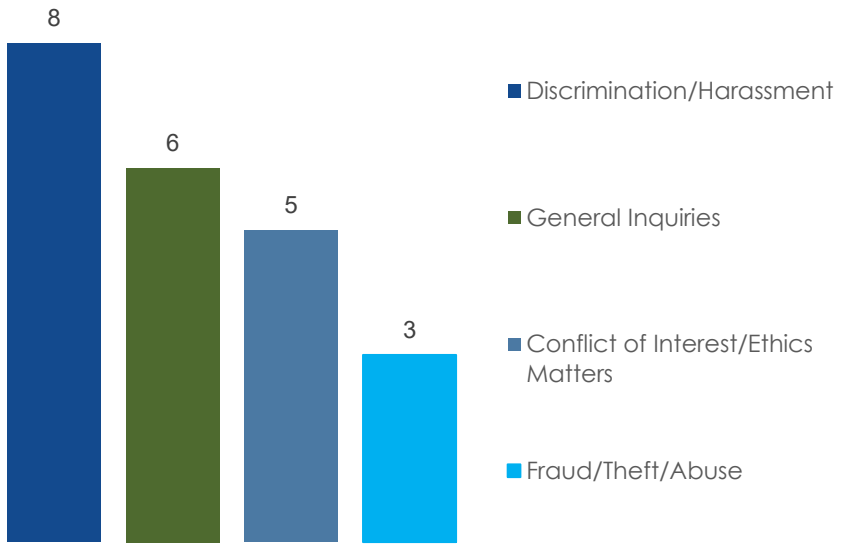
City of Jacksonville Ethics Code

In addition to JEA requirements and policy, all of its officers and employees are subject to both the City of Jacksonville's Ethics Code as set forth in Chapter 602,Ordinance Code, and the State of Florida's Ethics Code as set forth in Chapter 112, Part III, Florida Statutes

Management's Responsibility

Under most circumstances an employee's manager is the first point of contact with ethical concerns or questions

Ethics Hotline
FY2019 by Allegation Category



Subsection C

Enterprise Risk Management (ERM)

Enterprise Risk Management

Enterprise Risk Management

- JEA's ERM framework provides a conscious, systematic, holistic and effective approach to managing the compliance requirements, risks and opportunities inherent in a municipal electric, water and wastewater utility
- JEA's ERM program identifies, assesses, measures and actively manages risk, including mitigation strategies and actions
- The risk score is calculated as the risk impact x likelihood and is used to evaluate the criticality of the risks and the need for mitigation. The impact and likelihood criteria include additional variables, each of which aid in our ability to determine risk criticality
  - Financial impact now identifies the out-of-pocket /deductible financial impact after insurance coverage payment
  - Reputational impact of a risk event occurring is now considered
  - Velocity – Time frame of the risk event occurring is now considered
  - Influence – Our ability to influence the impact and/or likelihood
  - Preparedness – Assesses how prepared are we if the risk event occurs; by assessing the effectiveness of current mitigations that reduce the impact and/or likelihood

Likelihood							
	Almost Certain >90	5	5	10	15	20	25
	Likely 65-90%	4	4	8	12	16	20
	Possible 35-65%	3	3	6	9	12	15
	Unlikely 5-35%	2	2	4	6	8	10
	Rare <5%	1	1	2	3	4	5
			1	2	3	4	5
			Minor	Moderate	Significant	Major	Severe
			Impact				

Tier 1	10 - 14	15 - 25
Tier 2	7 - 9	
Tier 3	1 - 3	4 - 6

Enterprise Compliance & Risk Committee ("ECRC")

- JEA's ERM program is governed by the ECRC
- The purpose of the ECRC is to "oversee the incorporation of risk management into the major programs, corporate processes and functions of JEA"
- The ECRC consists of the Senior Leadership Team, the Director, Audit Services and the ERM Manager
- The ECRC is supported by various Subordinate Committees and Working Groups that coordinate mitigation efforts across the business functions. The Subordinate Committees also help define the risks, identify controls and required mitigations and provide recommendations to the ECRC on major risk management strategies/decisions

Our Current Top Risks

ERM - Risk Trends as of Current Quarter (Q4 FY2019)

Risk Title	Total Risk Score	Long Term Exposure Trend >5 Years
E01 - Carbon Emission Mitigation/Renewable Energy Standards	16.0	↑ Increasing
E10 - Nuclear Power Portfolio	15.0	↑ Increasing
C03 - Disruptive Technologies/Long-term Planning	13.6	↑ Increasing
C08 - Black Swan (High Impact - Low probability event)	11.2	↔ Stable
E05 - Cooling Water Intake Structures 316(b)	10.5	↔ Stable
H04 - Work Environment	9.6	↑ Increasing
C18 - Supply Chain Management	10.5	↔ Stable
C17 - Physical Security/Terrorism	10.5	↑ Increasing
W01 - Water Supply Management/Long Term Planning	9.9	↔ Stable
V16 - Weather & Climate Change Impact Resiliency Efforts	10.4	↑ Increasing

Risk Score – New risk score includes the enhanced scoring criteria: Insurance, reputation, velocity, influence and preparedness



Section 8

Supply Chain Management

Subsection A

Emergency Preparedness

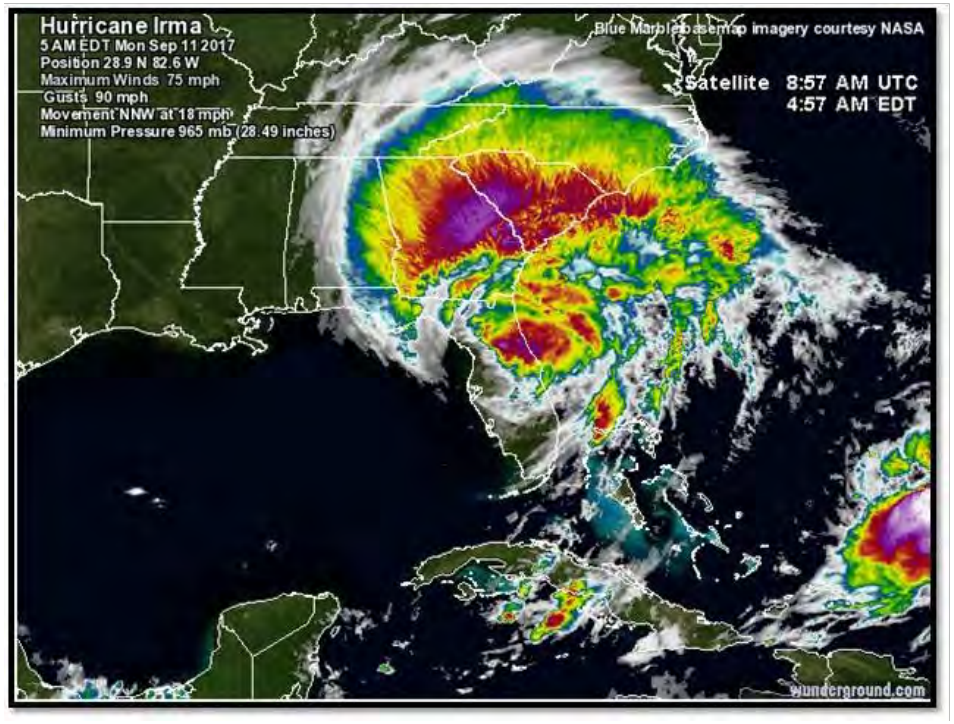
Emergency Preparedness | Overview

State, County, & Agency Coordination

- The State of Florida's Division of Emergency Management prepares and implements a Statewide Comprehensive Emergency Management Plan ("CEMP")
- Duval County prepares and implements a Countywide CEMP
- JEA prepares and implements a Utility Wide CEMP
- JEA is the Lead Agency within the County Incident Command Structure ("ICS") for utility response and restoration

National Incident Management System ("NIMS")

- Establishes the National, State and Local framework to ensure response and recovery
- Utilizes the ICS for effective and efficient incident management



Proficient Response & Restoration

- Implements CEMP and NIMS/ICS for all hazards incident management
- Established Emergency Operations Center
- Electric, Water and Wastewater systems resiliency
- Storm material inventory
- Fleet reliability

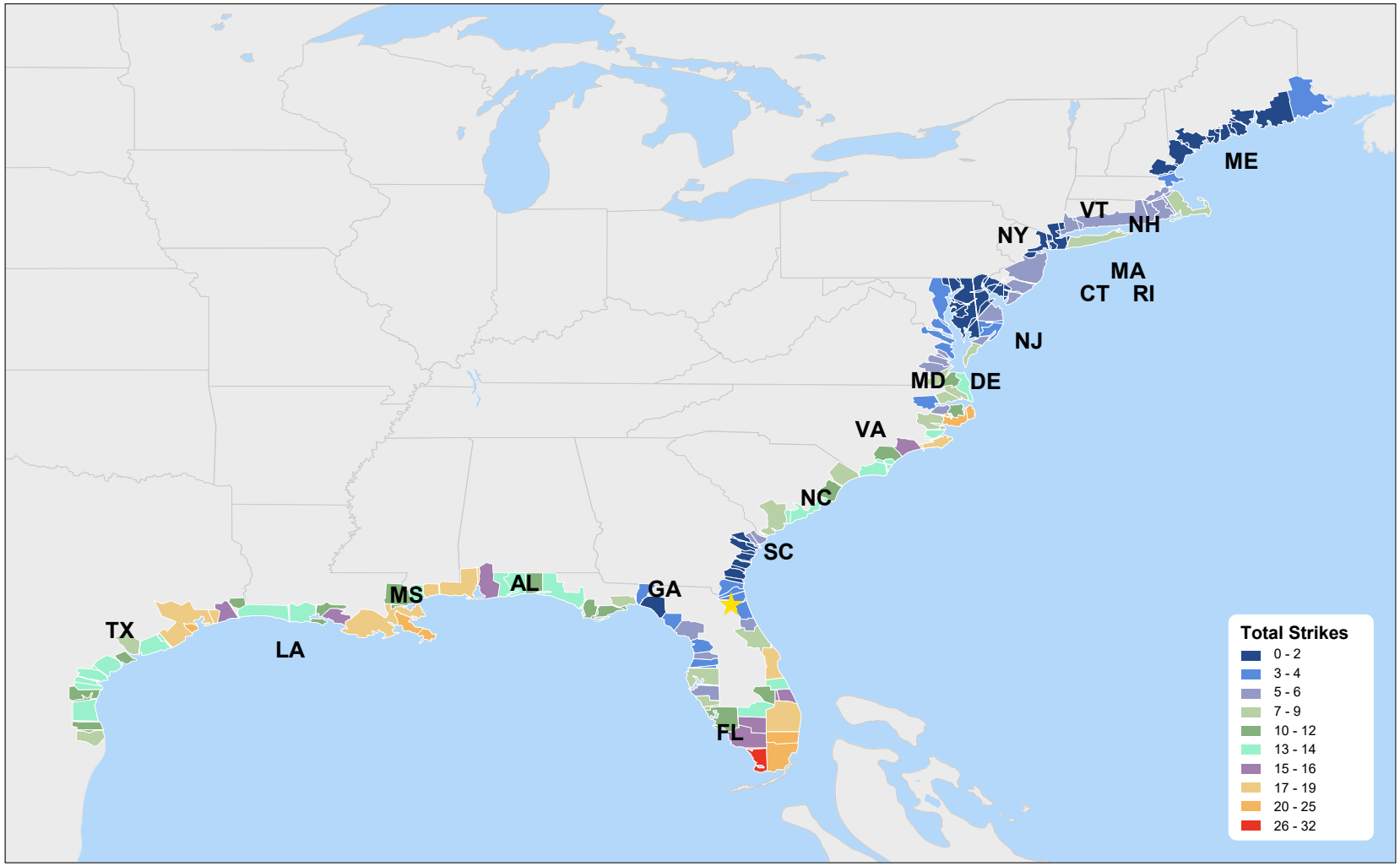
Hurricane Restoration Performance Example

- Total customers – 445,832
- Peak storm outages (Hurricane Irma) – 284,982
- 120,000 restored within the first 24 hours
- 256,483 total restored within 100 hours
- 7 days total for complete restoration

Common organizational structures optimize emergency preparedness and response collaboration and integration statewide

The History of Florida Hurricanes

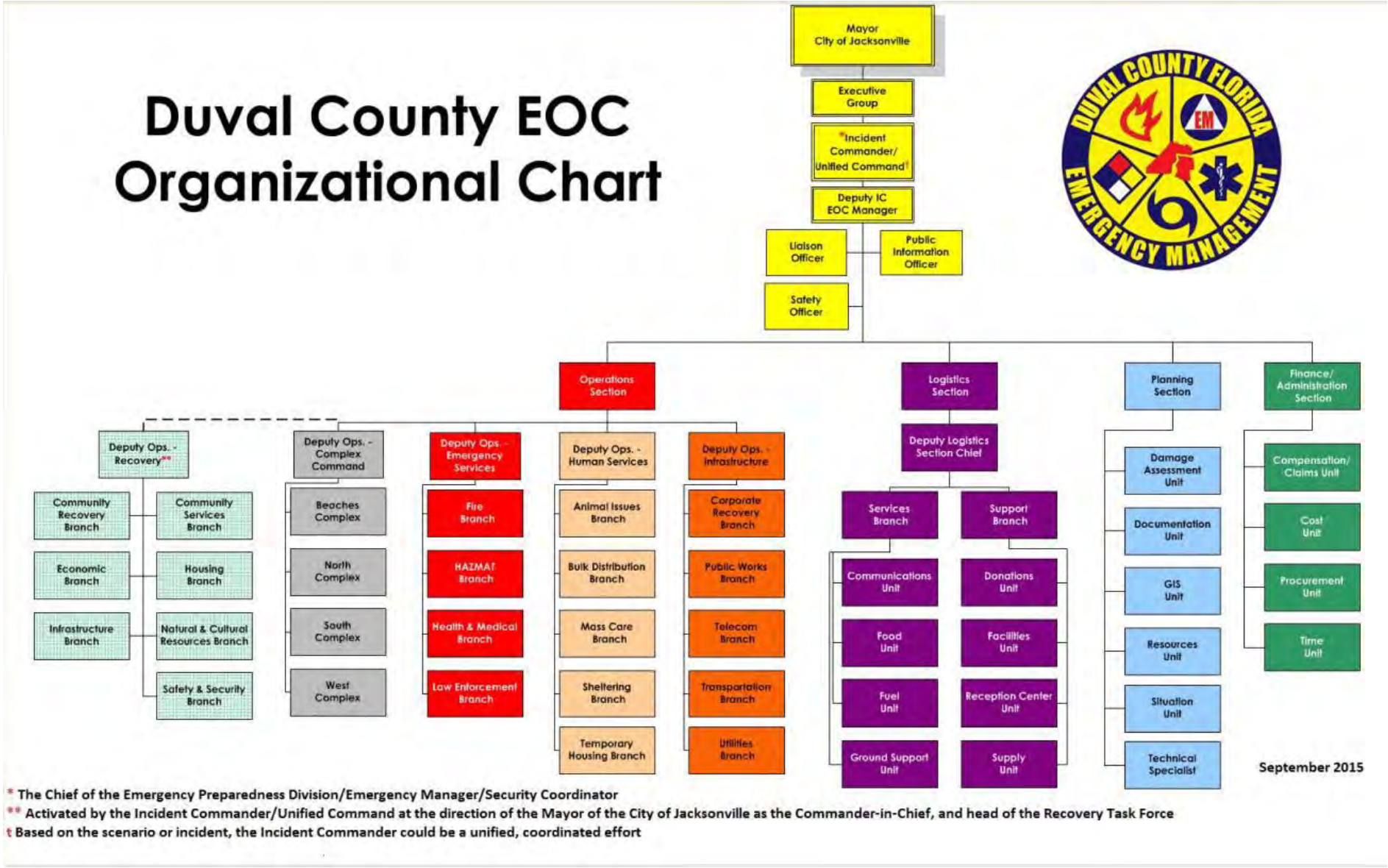
Total Number of Hurricane Strikes | 1900 – 2010



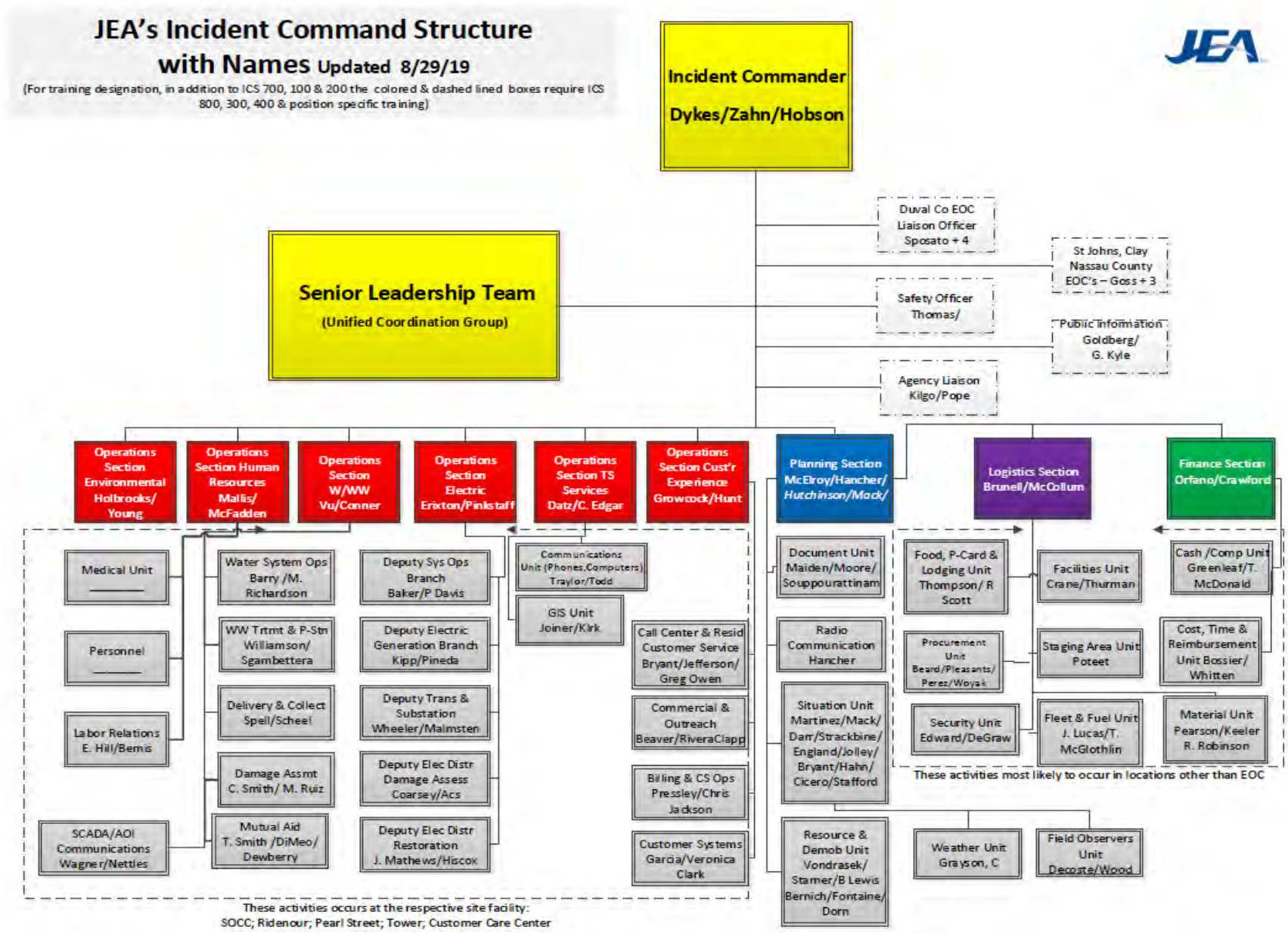
★ Jacksonville

Due to Jacksonville's geographic location in the northeast corner of the state, the number of hurricanes that have struck Jacksonville is lower than other cities in Florida

Emergency Preparedness



Emergency Preparedness



Subsection B

Procurement Overview

Procurement

Public Purchasing Overview

- Fair and open competition is a basic tenet of public procurement. Such competition reduces the opportunity for favoritism and inspires public confidence that contracts are awarded equitably and economically
- Procurement policies and procedures that adhere to all applicable federal, state and local laws and ordinances
- No JEA employee may benefit from a JEA contract
- Ensure the fair and equitable treatment of all persons who deal with the JEA Procurement System

JEA Purchasing Departments

- Inventory
  - Planners and Buyers: Coded Items and Replenishes Inventory
- Services
  - Services Buyers: Engineering, Professional Services, Construction, IT, Power Generation, Transmission & Distribution, and Water / Waste Water
- Contracts – 5 year terms
- JSEB – Jacksonville Small & Emerging Businesses

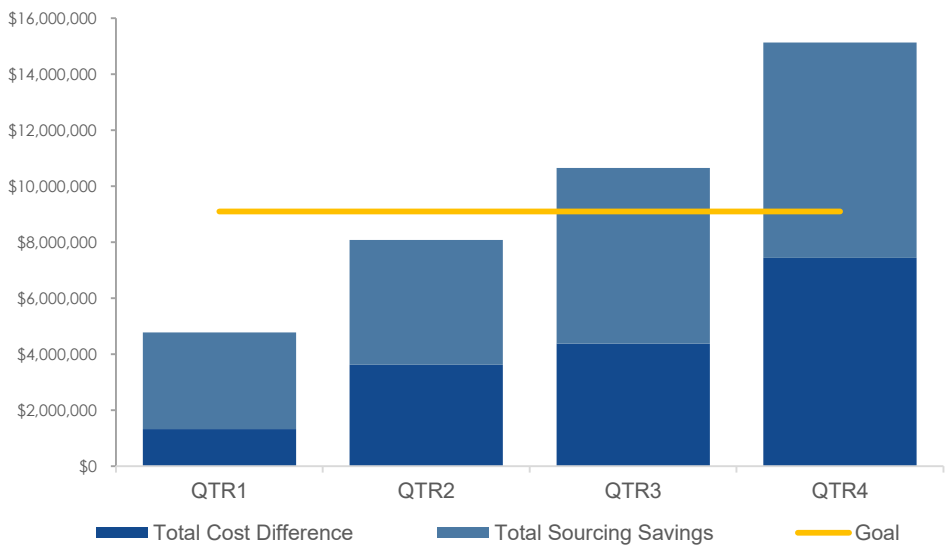
Procurement Savings

- Procurement tracks two different types of savings:
  - Total Cost Difference (Current Price vs. New Price +/-)
  - Total Sourcing Savings (Negotiations, Best and Final Offers & Procurement added value)

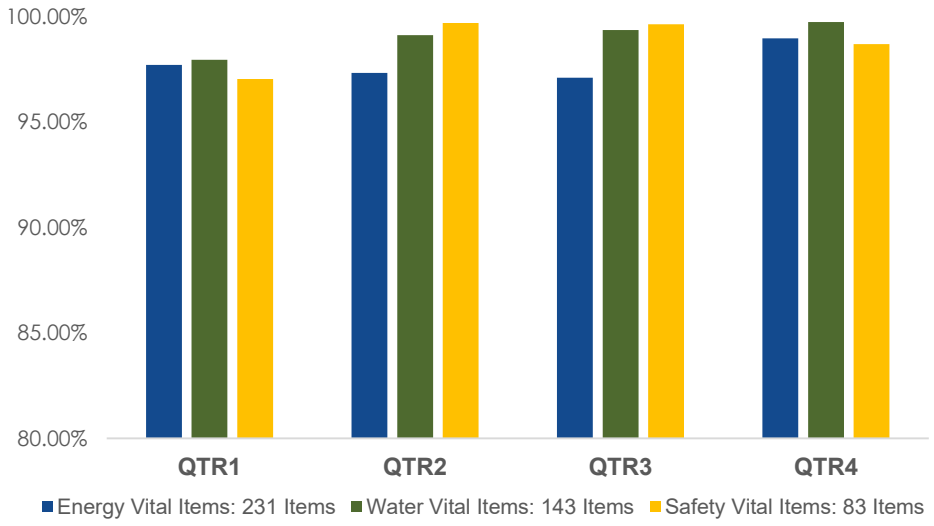
Procurement Inventory Planning

- Material availability for vital items
- Inventory investment
- Inventory accuracy

Total Procurement Savings



Vital Item Availability



Procurement | JSEB Program

What is JSEB?
Jacksonville Small and Emerging Business ("JSEB") program is a race and gender neutral, local small business program, which has been in existence since 2004 which allows: sheltered markets for JSEB companies, JSEB subcontracting goals in open market solicitations and RFP evaluation criteria favoring JSEB companies

City Ordinance 2004-602-E requires City Agencies to allocate 18% to 20% of their available spend with JSEB certified firms

COJ manages the application process for JSEB certification. There are currently 300 certified JSEB Vendors

JSEB Requirements
- Owner must either be a resident in Duval County for a minimum twelve (12) consecutive month period immediately preceding the JSEB application date OR have an established business headquartered in Duval County for a minimum of 3 years, and be a resident in Duval, St. Johns, Nassau, Baker or Clay County for at least one year
- Personal net worth of $1,325,000 or less, excluding personal residence
- 3 year average gross receipts do not exceed $12M
- Own and control more than 51% of business
- Be a for-profit and small business

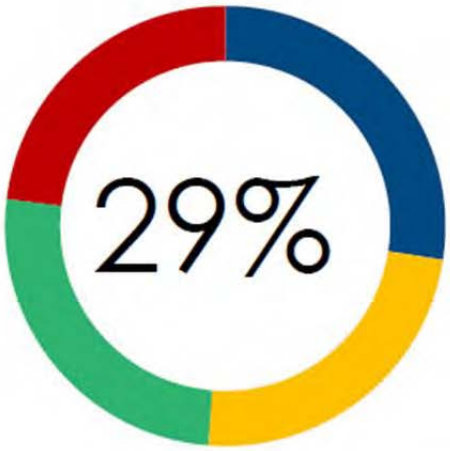
JSEB Sheltered Markets



Available Project Spend FY2019

AVAILABLE SPEND
$65,000,000

GOAL = 23%
$15,000,000



JSEB ACTUAL SPEND
$18,772,933

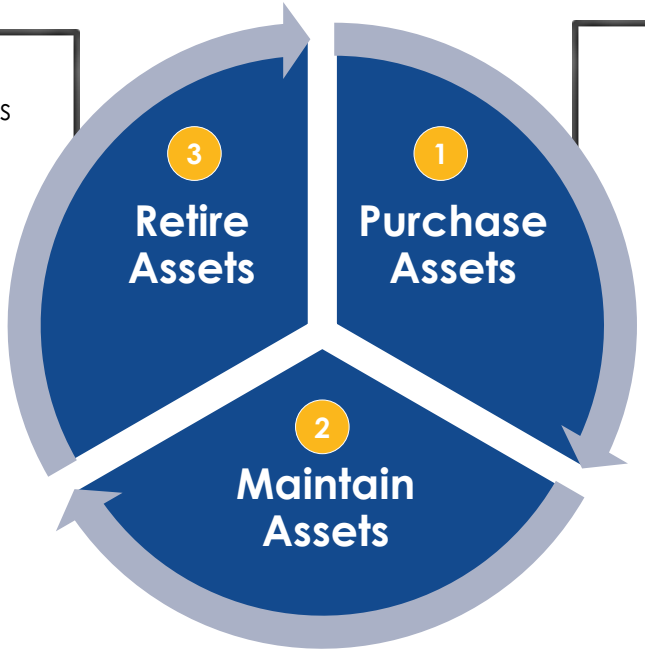
QTR1 JSEB SPEND	$5,154,836
QTR2 JSEB SPEND	$4,468,138
QTR3 JSEB SPEND	$4,825,048
QTR4 JSEB SPEND	$4,324,912

Subsection C

Fleet and Facilities Overview

Fleet

Fleet Lifecycle



- De-commissioning
- Returning Replaced Assets
- Transfer to Investment Recovery

- Establish Replacement List & Additions
- User Meetings
- Specifications & Standardization
- Bid & Order Assets
- Receiving and In-processing
- Deploying New Units

- Utilization
- After Hours Support
- Fueling
- Modifications

- Preventative Maintenance
- Accidents/Damage/Misuse
- Corrective Maintenance
- Vendor Performance Monitoring

Heavy Duty Vehicles	Medium Duty Vehicles	Light Duty Vehicles	Equipment and Trailers
267	483	396	486

JEA currently owns and operates approximately 1,600 assets in its fleet, worth about $111MM. The entire fleet lifecycle is managed by a staff of thirteen people and 100% of the repairs and maintenance are outsourced to local vendors

Facilities | Major Manned Facilities

Type	No	System	Name	# of Buildings	SF of BLDG	Date Built	Age (Years)	Capital Improvements	Date of last (or planned) Capital Improvement
LAB	1	Water	Springfield Lab	2	25,487	1870	149	$1,200,000	FY18-FY20
GEN	2	Electric	Kennedy Generation Station	7	62,371	1910	109	$300,000	FY23
WWTP	3	Water	Buckman	30	83,213	1961	58	$4,250,000	FY18-FY20
HQ	4	Water	Plaza I	1	181,500	1962	57		New Headquarters
HQ	5	Water	Plaza II	1	144,000	1962	57		New Headquarters
HQ	6	Electric	Plaza III	1	20,000	1962	57		New Headquarters
SC	7	Electric	South Side Service Center	10	43,675	1965	54	$2,000,000	FY21-FY22
GEN	8	Electric	Northside Generation Station	79	464,805	1966	53	$300,000	FY20-FY22
SC	9	Electric	Commonwealth Service Center	1	33,313	1969	50	$2,500,000	FY19-FY22
WWTP	10	Water	District II	17	7,231	1969	50	$300,000	FY19-FY20
SC	11	Electric	Westside Service Center	12	39,933	1970	49	$4,800,000	FY19-FY20
WWTP	12	Water	Southwest	14	9,570	1977	41	$5,000,000	FY21-FY23
WWTP	13	Water	Arlington East	16	21,635	1980	39	$2,000,000	FY22-FY23
WWTP	14	Water	Mandarin	12	12,556	1980	39	$1,600,000	FY21-FY24
GEN	15	Electric	SJRPP	4	3,600	1983	36		Decommissioned
CC	16	Electric	SOCC	1	55,453	1988	31	$350,000	FY21-FY22
SC	17	Water	Pearl Street Service Center	4	40,356	1989	30	$4,200,000	FY17-FY19
CC	18	Water	Ridenour	3	12,908	1998	21	$500,000	FY17, FY19
GEN	19	Electric	Brandy Branch Generation Station	20	21,966	1999	20	$100,000	FY19-FY20
WWTP	20	Water	Blacksford	8	11,200	2007	12	$80,000	FY19-FY20
GEN	21	Electric	Greenland Energy Center	1	2,000	2010	9	$150,000	FY21

Subsection D

Strategic Capital Improvements

Facilities | Downtown Headquarters

JEA Embarked on a New Headquarters Project to address Remaining Risks to Current Downtown Campus (Unmitigated)

Remaining Risks Include:

- Tower Basement Flooding – air handlers, generator, electrical switchgear in basement for entire building systems
- Water Intrusion – window and wall leaks from blowing, heavy rains, and risks to First Coast Radio Center equipment currently housed on T-18
- Elevator Malfunctioning – water intrusion, controls, electrical, high wind shut down
- EOC operation – requires off-site back-up, current option has limited space remote location farther from COJ EOC
- Call Center Back Up Location – limited space likely limits ability to provide similar service levels following a future storm
- Ongoing hurricane/grey sky risk
- General employee safety considerations
- Aging building conditions- current campus is in need of significant restoration and rebuilding with major building systems reaching the end of their useful lives

JEA Board Approves Adams Street Proposal

- On April 2, 2019 a special Board Meeting was held to score short-listed firms
- Evaluation criteria was divided into three sections: presentation score, quantitative scores, and board scores



	Current JEA Campus	Adams Street
Location	21 West Church Street	325 West Adams Street
Location Description	Downtown Core, North Bank	Downtown Core, North Bank
Site Type	City Block	City Block
Height/Layout	19 Floor Tower, 6 Floor Office	9 Floor Tower
Employee Count	760	984 (includes contract employees)
Parking Type	2 Basements & Adjacent garages (dedicated)	Adjacent Garage (dedicated)
Parking Count	513 spaces	850 spaces
Schedule	N/A	1st Qtr 2022
Sustainability	N/A	LEED Gold (proposed)



Section 9

People / Culture

JEA's Guiding Principles | Accelerating Utility Innovation

GUIDING PRINCIPLES WERE DEVELOPED BY BOARD AND ALL 2,000 EMPLOYEES IN 2018 (FORMAL APPROVAL IN JANUARY 2019)



JEA Vision

Improve lives by accelerating innovation

Mission

Our mission is to provide the best service by becoming the center of our customers' energy and water experience

Corporate Measures

Our mission will be guided by and evaluated against how we as employees drive these four Corporate Measures of JEA's Value

Our Cultural Values

Safety

Service

Growth[2]

Accountability

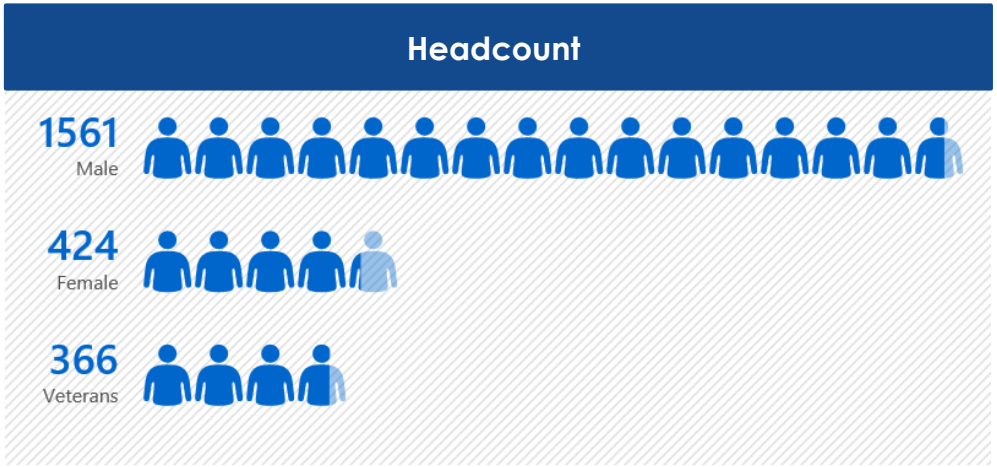
Integrity

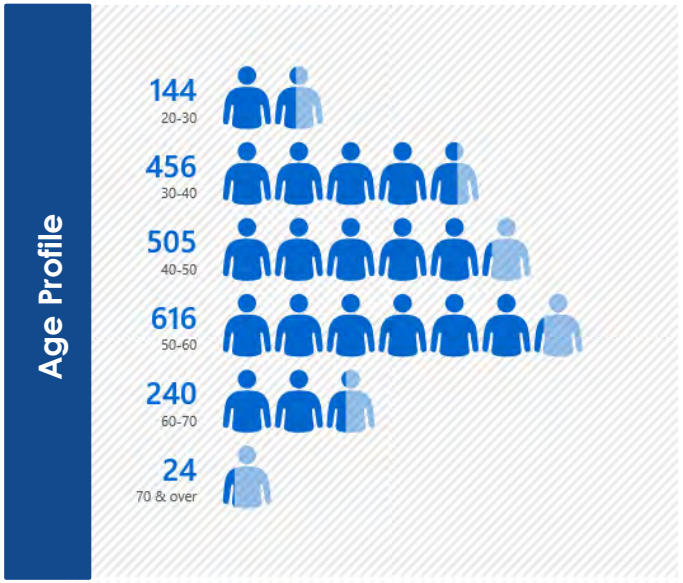
Ideas

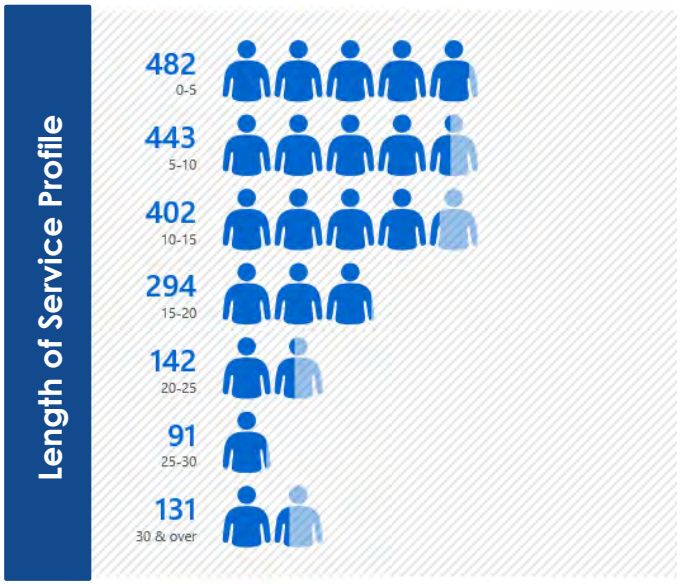
JEA Workforce | The JEA Employee

The JEA Employee

- JEA's workforce is primarily comprised of highly technical, highly trained individuals, which requires innovative recruitment initiatives and efforts
  - STEM (Science, Technology, Engineering and Math) positions make up 18% of the JEA workforce
  - Skilled & Semi-Skilled Craft and Technician positions make up 51% of the JEA workforce
- In FY2019, JEA had 2,158 budgeted employee positions of which 1,527 were budgeted to the Electric System, 625 were budgeted to the Water and Wastewater System and six were budgeted to the District Energy System
- The employees of JEA are considered to be governmental (public) employees and, as such, have the right to organize, be represented and bargain collectively for wages, hours and terms and conditions of employment, as provided in Chapter 447, Part II, Florida Statutes. Florida state law prohibits strikes and concerted work slowdowns by governmental (public) employees







JEA Workforce | Employment Categories

Employment Categories

JEA employees fall into the following three categories:

1. Appointed employees

- Appointed employees are exempt from the COJ Civil Service System and are appointed by, and serve at the pleasure of, the Managing Director/CEO. Appointed employees comprise the leadership of JEA and make up 21% of JEA's employee population

2. Managerial and Confidential (M&C) employees

- Managerial and Confidential (M&C) employees perform jobs that are not of a routine, clerical, or ministerial nature and require the exercise of independent judgement in the performance of the job. JEA has less than ten M&C employees and they serve in Human Resources

3. Civil Service employees

- Civil Service employees are members of five bargaining units and comprise 79% of JEA's employee population. The bargaining units are:
  - American Federation of State, County, and Municipal Employees (AFSCME) – composed primarily of customer service, office support and laboratory personnel. National organization
  - International Brotherhood of Electrical Workers (IBEW) – composed of employees in the Energy Department (generation, distribution, etc.). National organization
  - JEA Supervisors Association (JSA) – composed of supervisors across the organization primarily in Energy and Water/Wastewater. Local organization
  - Laborers' International Union of North America (LIUNA) – composed of employees in the Water/Wastewater Department. National organization
  - Professional Employees Association (PEA) – composed of professional individual contributors across departments (Engineers, Accountants, IT professionals, etc.)





JEA Workforce | Overview of Collective Bargaining Agreements

2019-726 (JEA Supervisor's Association – JSA)

Preamble:

This Agreement is entered into on this first day of October, 2019 by and between JEA and its successors, and the JEA Supervisors Association, hereinafter referred to as the "Association". It is the intent and purpose of the parties hereto: to promote and improve the efficient administration of JEA and the wellbeing of employees within the meaning of collective bargaining laws and regulations; to establish a basic understanding relative to discussion and adjustment of matters of mutual interest; and to implement mutually agreed upon rates of pay, wages, hours of employment, and other terms and conditions of employment; to provide a procedure for the adjustment of grievances so as to promote orderly and peaceful relations between JEA, its employees, and the Association

Significant Agreement Changes:

- Estimated increased cost of 3-year contract - $3.5MM
- General annual wage increases of 3.5% for Fiscal Years 2020, 2021 and 2022
- Increase in standby pay from flat dollar amount to 1.5 times hourly rate of employee
- Increase of $25 in safety shoe voucher
- Paid parental leave program allowing up to 6 weeks of paid leave effective January 1, 2020

Recognition and Unit Determination:

In the event that JEA's operation is sold, leased, transferred or taken by sale, transfer, lease or assignment, whether by a public or privately owned entity, JEA shall make it a condition of any such transfer that the successor shall be bound by the terms of this Agreement

2019-727 (American Federation of State, County, and Municipal Employees – AFSCME)

Significant Agreement Changes:

- Estimated increased cost of 3-year contract - $1.8MM
- General annual wage increases of 3.5% for Fiscal Years 2020, 2021 and 2022
- One-time 1.5% lump sum ratification incentive
- Paid parental leave program allowing up to 6 weeks of paid leave effective January 1, 2020

Successorship:

- This Collective Bargaining Agreement shall be binding upon the Employer, the Union, their successors and assigns and shall continue in full force and effect in the event of the recapitalization, sale, merger, acquisition or other transfer of the business covered by this Agreement. As a condition of the sale or other transfer of the business covered by this Agreement, JEA shall require the transferee to assume and adopt the terms and conditions of this Agreement and continue to recognize the Union as the sole bargaining agent for the employees covered by this Agreement
- The successor employer shall:
  - Recognize the Union as the exclusive representative of such employees
  - Assume this agreement

JEA Workforce | Overview of Collective Bargaining Agreements

2019-728 (Professional Employees Association – PEA)

Preamble:

During the term of this Collective Bargaining Agreement, it shall be binding upon the Union and JEA, their successors and assigns, and shall continue in full force and effect in the event of the sale or other transfer of the business covered by this Agreement. During the term of this Collective Bargaining Agreement, JEA shall require the transferee to assume and adopt the terms and conditions of this Agreement and to recognize the Union as the sole bargaining agent for the employees covered by this Agreement. JEA agrees to make this a condition of the sale or other transfer of the business covered by this Collective Bargaining Agreement

Significant Agreement Changes:

- Estimated increased cost of 3-year contract - $5.9MM
- General annual wage increases of 2% for Fiscal Years 2020, 2021 and 2022
- Performance Pay increases ranging from 0% to 4% each fiscal year
- One-time 1.5% lump sum ratification incentive
- Increases in pay range minimums (2%) and maximums (3.5%) each fiscal year
- Paid parental leave program allowing up to 6 weeks of paid leave effective January 1, 2020

2019-729 (Laborers' International Union of North America – LIUNA)

Preamble:

This Agreement is entered into as of October 1, 2019 between JEA and/or any other co-op, partner, affiliate as a result of any Recapitalization Event (Employer) and the Northeast Florida Public Employees' Local 630, Laborers' International Union of North America, AFL-CIO-CLC (Union). It is the intent and purpose of this Agreement to assure a sound and mutually beneficial working and economic relationship between the parties hereto, to provide an orderly and peaceful means of resolving any misunderstandings or differences which may arise, and to set forth herein basic and full Agreement between the parties concerning the rates of pay, wages, hours, and other terms and conditions of employment. There are, and shall be, no individual arrangements contrary to the terms herein provided. Either party hereto shall be entitled to require specific performance of the provisions of this Agreement. It is understood that the Employer is engaged in furnishing essential public services which vitally affect the health, safety, comfort, and general wellbeing of the public; and both parties hereto recognize the need for continuous and reliable service to the public

Significant Agreement Changes:

- Estimated increased cost of 3-year contract - $4.1MM
- General annual wage increases of 3.5% for Fiscal Years 2020, 2021 and 2022
- Increase in standby pay from flat dollar amount to 1.5 times hourly rate of employee
- Increase of $25 in safety shoe voucher
- Paid parental leave program allowing up to 6 weeks of paid leave effective January 1, 2020

JEA Workforce | Overview of Collective Bargaining Agreements

2019-730 (International Brotherhood of Electrical Workers – IBEW)

Preamble:

This Agreement is entered into on this First Day of October, 2019, by and between JEA and Local #2358, International Brotherhood of Electrical Workers, hereinafter referred to as the "Union". It is the intent and purpose of the parties hereto to promote and improve the efficient administration of JEA and the wellbeing of employees within the meaning of collective bargaining laws and regulations; to establish a basic understanding relative to matters affecting working conditions; to provide means for amicable discussion and adjustment of matters of mutual interest; and to implement mutually agreed upon rates of pay, wages, hours of employment and other terms and conditions of employment; to provide a procedure for the adjustment of grievances so as to promote orderly and peaceful relations between the JEA, its employees, and the Union.

During the term of this Collective Bargaining Agreement, it shall be binding upon the Union and JEA, their successors and assigns, and shall continue in full force and effect in the event of the sale or other transfer of the business covered by this Agreement. During the term of this Collective Bargaining Agreement JEA shall require the transferee to assume and adopt the terms and conditions of this Agreement and to recognize the Union as the sole bargaining agent for the employees covered by this Agreement. JEA agrees to make this a condition of the sale or other transfer of the business covered by this Collective Bargaining Agreement.

The parties agree that this Agreement shall be applied impartially to all employees in the Unit. Days- referenced in this Agreement shall be calendar days unless specifically stated otherwise. Gender- In applying the meaning of this Agreement, the masculine includes the feminine and neutral, and vice versa

Significant Agreement Changes:

- Estimated increased cost of 3-year contract - $7.7MM
- General annual wage increases of 3.5% for Fiscal Years 2020, 2021 and 2022
- Increase in standby pay from flat dollar amount to 1.5 times hourly rate of employee
- Paid parental leave program allowing up to 6 weeks of paid leave effective January 1, 2020

JEA Workforce | Pension

JEA Pension Liability

- Substantially all of JEA's employees participate in the City's general employees pension plan ("GEPP")
  - Employees of the Power Park participate in a separate pension plan
- For the five Fiscal Years ended September 30, 2015, 2016, 2017, 2018 and 2019, JEA contributed $40,179,000, $43,156,000, $48,942,000, $35,459,523 and $33,855,607 to the GEPP
  - JEA expects that its annual contributions to GEPP will be at lower levels in the near term than it had been for Fiscal Year Ended September 30, 2017 primarily due to recognition of a pension liability surtax beginning with Fiscal Year Ended September 30, 2018 and then it expects its annual contributions to GEPP to increase over the longer-term as a result of the expected increase in the GEPP's unfunded actuarial accrued liability
  - The actuarial accrued liability is an estimate by the actuary for GEPP of the present value of the amount of earned benefit payments that GEPP will pay to retirees during retirement. The unfunded actuarial accrued liability represents the amount that the actuarial accrued liability exceeds assets in GEPP available to pay those benefit payments. These figures are based on numerous assumptions, such as retirement age, mortality rates, and inflation rates, and use numerous methodologies all of which can cause the actual performance of the GEPP to differ materially from the estimates of the actuary in any actuarial valuation
  - JEA expects that the GEPP's unfunded actuarial accrued liability and JEA's portion of that unfunded liability will continue to increase over the near term primarily due to a delay in receipt of the revenues from the pension liability surtax
- JEA also provides a medical benefits plan that it makes available to its retirees

SJRPP Pension Liability

- The SJRPP Plan is a single-employer contributory defined benefit plan covering former employees of the Power Park. As of October 1, 2019, and following cessation of commercial operations of the Power Park on January 5, 2018, no employees of the Power Park were engaged in performing tasks associated with operations of the Power Park. Upon the cessation of commercial operations of the Power Park in January 2018 pursuant to the agreement entered into between JEA and FPL, JEA assumed all payment obligations and other liabilities related to any amounts due to be deposited into the SJRPP Plan
- Former Power Park non-managerial employees were represented by IBEW Local 1618. In a prior collective bargaining agreement and under statutory authority, certain terms and conditions of employment were imposed, including separating the existing JEA St. Johns River Power Park System Employees' Retirement Plan ("SJRPP Plan") into two tiers of employees
  - Tier One employees remained in the traditional defined benefit plan, and Tier Two employees (defined as employees with fewer than 20 years' experience) participated in a modified defined benefit plan, or "cash balance" plan, with an employer match provided for any Tier Two employee who contributes to the 457 Plan
  - Tier One was closed to all new employees hired on or after February 25, 2013
- Closure of the plant triggered SJRPP Plan provisions resulting in accelerated eligibility for retirement at age 55 regardless of years of service.
  - Members with at least 10 years of service on the plant closure date are eligible for a benefit starting at age 55, while all other members not meeting conditions for the immediate unreduced retirement may be eligible for a reduced benefit starting at age 55
  - With the exception of a small number of actively employed members who were eligible to continue membership in the plan based on employment with JEA, benefit accruals were scheduled to cease on January 5, 2018
  - Interest credits for Tier 2 participants are assumed to continue after the plant shutdown until the benefit distribution at age 55

JEA Workforce | Learning & Development

JEA Academy Mission

- JEA's Academy is committed to providing a creative and innovative environment
- The JEA Academy team is committed to:
  - Modeling the values of the organization by identifying, targeting and exceeding the needs of our customers
  - Dedicating and providing the educational and training resources that will enable our employees to grow and succeed
  - Continuously seeking and implementing innovative ideas, methods, and materials to create a stimulating learning experience that is both effective and rewarding

JEA Academy Benefits to Employees

- Employee development is a key resource to building skills and competencies to achieve business results
- At JEA, we expect employees to take charge of their development relying on leaders to coach and guide employees through the process. L&D supports the organization's learning and development needs with tools, programs, processes and resources to allow employees to DEVELOP FOR LIFE
- It is vital for all employees to continue to grow and learn in ways that align with the changing organization and customer's needs. As you enhance your job skills, realize your potential and grow your career, you ensure JEA is well positioned to stay ahead of the game in a fast paced environment

JEA Builds Future Talent

- JEA partners with local organizations to grow and develop talent, such as Duval County Public School – Early College Program
- JEA currently has 5 state certified apprenticeship and 4 trainee programs in various business units around the company
  - Programs are typically 2-4 years which include classroom and hands-on field work
  - These positions typically work in adverse weather, in potentially dangerous situations, such as working with high voltage or hazardous waste



Safety Programs

Pro-Actively Seeking Safety (PASS)

The purpose of JEA's Quarterly Safety Recognition Program is to provide appreciation for significant performance and/or process improvement in the area of safety. By raising awareness on a regular basis, this program supports JEA's Vision, Mission and Principles for safety and fosters a proactive culture where safety is recognized both on and off the job

Eligibility: Any JEA individual or team

- Recognition Criteria: Qualifying achievements may include:
  - Process improvement that resulted in safer work practice or environment- better tool, more efficient procedure
  - A significant proactive act or exceptional effort that exemplifies our Safety Principles

Rewards: A cross-functional JEA Safety Recognition Program committee will evaluate all nominations and select winners using established guidelines. This committee will determine rewards based upon the merit of the achievement and input from the winning individual(s) or team. Maximum reward not to exceed $50 per person

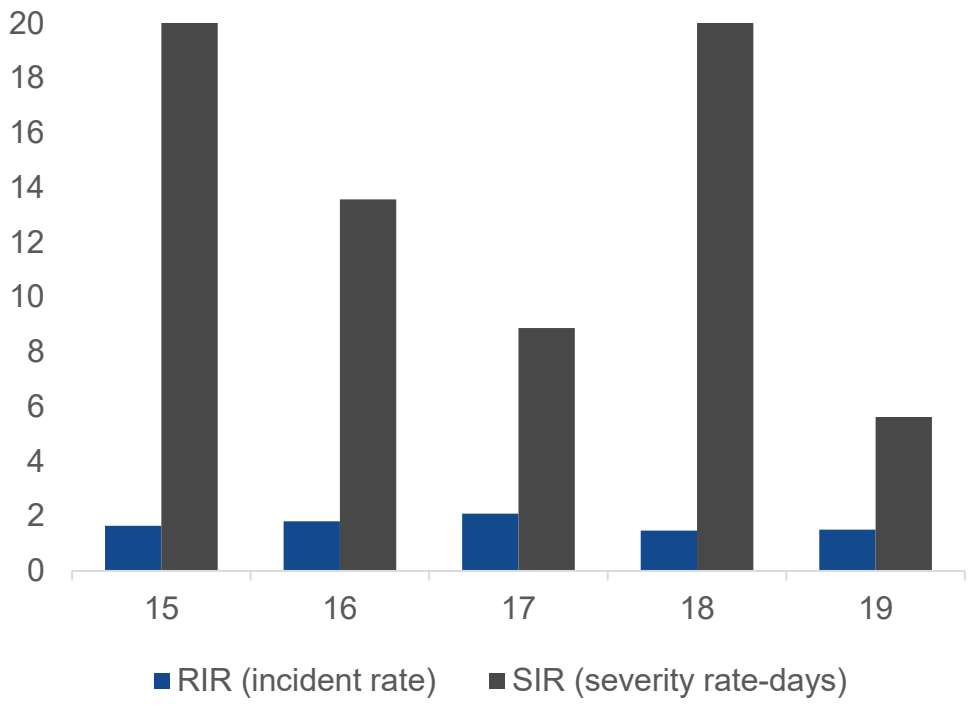
PASSPORT to Safety Program

The Program was designed to focus on increasing participation in activities proven to improve safety performance and to efficiently collect leading indicator data for analysis and follow-up. Each activity earns a point, two points are needed to earn one hour. An employee can earn a maximum of 4 hours per quarter

Industrial Performance Program

Innovative solution to address employee health and injury prevention related primarily to minor sprains and strains. Nutrition and exercise advice is also available. Programs are personalized, provide coaching and increases health awareness

Safety Program Effectiveness





JEA embraces a ZERO Incidents vision where preventive safety is a way of life, both on and off the job

Recent JEA Awards

J.D. POWER
ELECTRIC RESIDENTIAL CUSTOMER SATISFACTION
First Quartile, 2019

FIRST COAST WORKSITE WELLNESS COUNCIL
2019 HEALTHIEST COMPANIES
Platinum Level

CHARTWELL
BEST PRACTICES IN OUTAGE COMMUNICATIONS
2019 Silver Award

FLORIDA MUNICIPAL ELECTRIC ASSOCIATION
TOP THREE PLACEMENT, ALL EVENTS
2nd Place Overall, 2019

FLORIDA WATER ENVIRONMENT ASSOCIATION
2019 EARL B. PHELPS AWARD
2019 EXCELLENCE IN BENCHMARKING
2018 SAFETY AWARD

INTERNATIONAL LINEMAN MUSEUM & HALL OF FAME
2019 INDUCTEE

TREE LINE USA
TREE LINE USA DESIGNATION AWARD
8-time Recipient

RELIABLE PUBLIC POWER PROVIDER
2019 RP3 DIAMOND DESIGNATION

PUBLIC RELATIONS SOCIETY OF AMERICA
THE FATBERG INVASION
2019 RADIANCE AWARD, BEST SOCIAL MEDIA PROGRAM
2019 BEST OF SUNSHINE AWARD, TOP OVERALL CAMPAIGN

FORBES
2019 AMERICA'S BEST EMPLOYERS LIST

811
811 LOCATOR EXCELLENCE AWARD

E SOURCE FORUM
THE FATBERG INVASION
2019 TOP HONORS
SAFETY AND EMERGENCY AD DIVISION



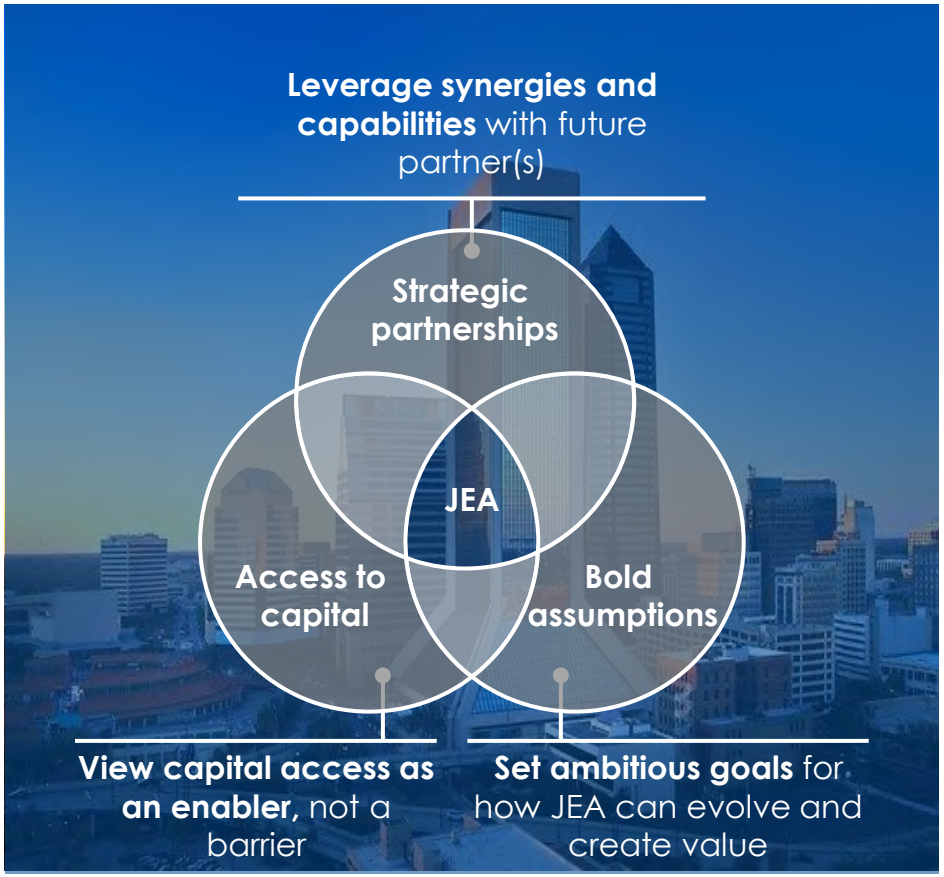
Section 10

Additional Growth Opportunities

Upside Not Reflected in the Respondent Financial Model: Additional Growth Opportunities Harness Market Trends to Build Ambitious Businesses at a Larger Geographic and Commercial Scale, Driving Significant Value Creation

Additional Growth Opportunities are outside of the core utility construct…

…and involve building a well-balanced set of dynamic, high value businesses operating beyond JEA's service territory



A **Increase JEA's water footprint via acquisition**, using its top quartile operational performance and capabilities to provide more efficient, affordable services across Florida

B Substantially **grow JEA's customer base for the District Energy System** by executing the Lot J development and the larger master plan, with over 4 million of concentrated development

C **Increase dark fiber leasing** as JEA invests in its digital communications network to ensure it can provide the speed and capacity needed by new, distributed smart assets at the grid edge

D **Monetize SJRPP and other owned land parcels** for new development projects, such as a liquefied natural gas facility, dedicated port or rail facility, large data center with back-up generation, or new generation facility (already permitted)

E Become the premier **future solutions homes supplier** in Florida, providing resource efficient, optimized ecosystems of products and services for homes and communities

Additional Growth Opportunities Not Reflected in Respondent Financial Model

Additional Growth Opportunities:

A Water System Opportunities

- Financial projections do not consider the potential upside from expansion of the Water and Wastewater System through local water utility system acquisitions, similar to the near-term opportunity presented by the current Mayport Naval Station RFP contemplating transfer of ownership and management of its of the wastewater utility system

B District Energy Expansion Opportunities

- Financial projections do not reflect the potential to add additional customers as a part of the Lot J development and the larger master plan that encompasses over 4 million square feet of concentrated development

C Dark Fiber Growth Opportunities

- Financial projections do not include further monetization of excess capacity of JEA's fiber-optic network through 3rd party leases
- Proliferation of smart, distributed devices will likely require increases in network capacity and speed, supporting expansion of the fiber-optic network

D Owned Land Opportunities

- Financial projections do not capture potential to monetize JEA's land and other owned land parcels for the following potential uses:
  - Liquefied Natural Gas Facility
  - Large Wholesale Data Center with dedicated generation
  - Dedicated Port and/or Rail Facility
  - New Generation Facility (Currently Permitted)

E Emerging Future Homes Opportunities

- Financial projections do not include opportunities to participate in the emerging Future Homes market
- JEA's deep expertise in the engineering, management, and maintenance of energy and water systems would be valuable to many potential partners seeking to develop integrated home solutions for resilience, resource efficiency and automation/control

Financial projections do not account for numerous tangible sources of potential upside

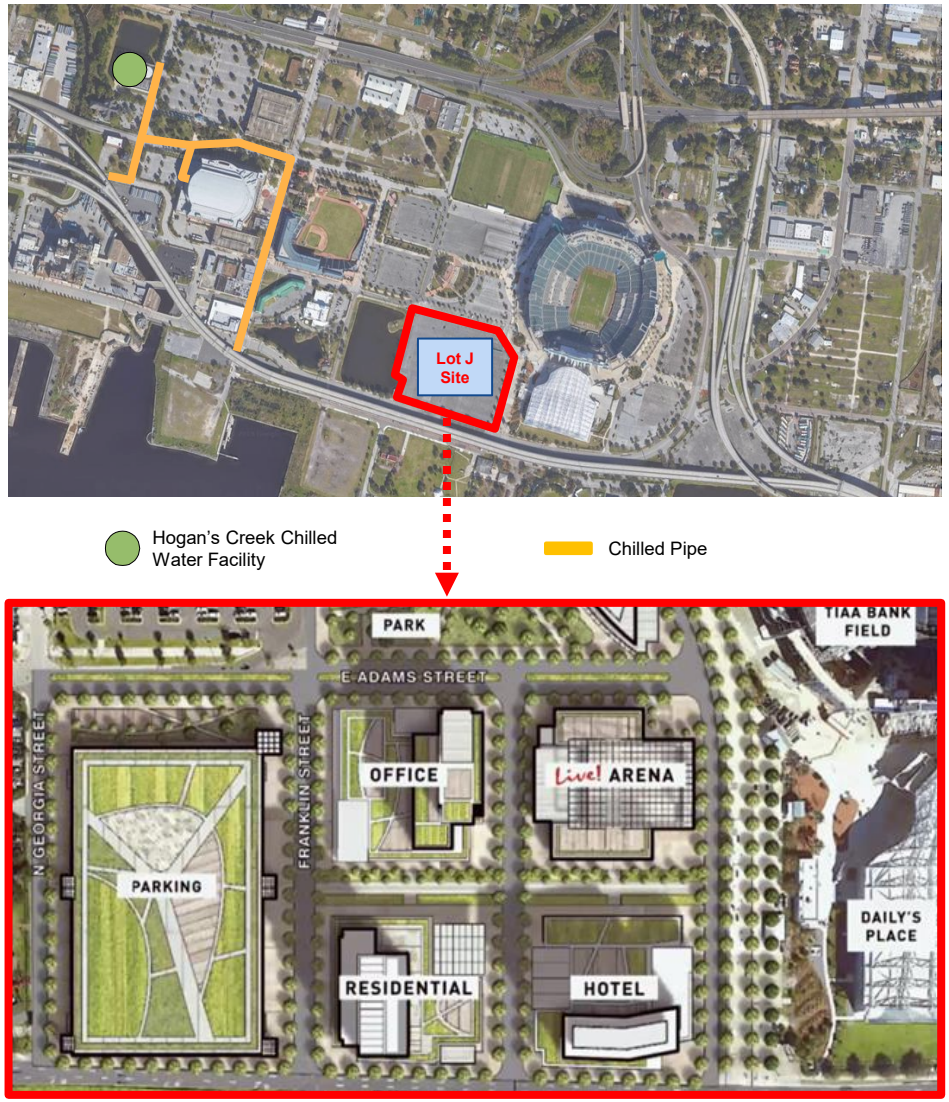
District Energy Expansion Opportunities | Lot J Development

Lot J Development Overview

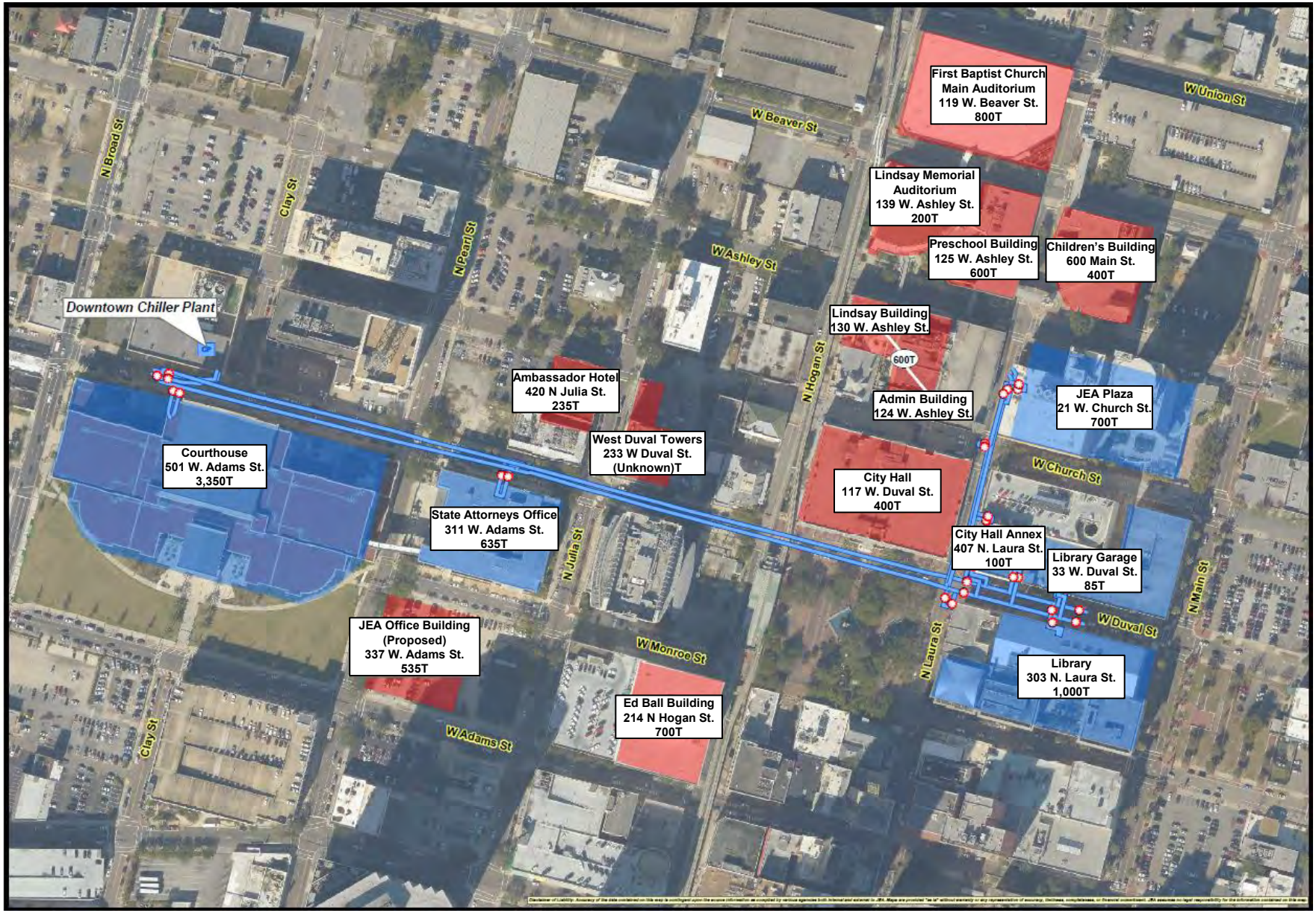
- On July 31, 2019, the City of Jacksonville announced an agreement with the Jacksonville Jaguars to invest and redevelop land, known as "Lot J", located adjacent to TIAA Bank Field
  - Development plans for Lot J include a high-rise apartment building, a boutique hotel, office space, a live entertainment venue, and 13,000 parking spaces
  - As part of the agreement, the City would provide more than $230MM in grants and infrastructure improvements
  - The remaining $220MM of investment will be provided by the Jacksonville Jaguars
- Under the Lot J agreement, the City would give developers the land for the Lot J high-rise tower(s), the boutique hotel, the office tower and a mid-rise residential building or buildings
- The City has pledged $92.8MM in infrastructure improvements in the area including necessary utility upgrades
- Development is expected to begin in 2Q2020
- The Lot J project is part of a larger overall master plan that could reach $2.5Bn and extend to the nearby shipyards, encompassing over 4MM square feet

JEA District Energy System Growth Opportunity

- Given the close proximity of Lot J to JEA's Hogan's Creek chilled water facility and existing JEA District Energy System infrastructure, the Lot J development is a tangible opportunity for expansion of the system
  - Concentrated development provides ability to acquire customers at scale at a lower infrastructure investment cost
- Potential for additional development outside of Lot J as part of the larger master plan offers incremental opportunities for customer acquisition



Downtown Expansion Opportunities



Dark Fiber Growth Opportunities

Overview

- Proliferation of smart, distributed devices will likely require increases in network capacity and speed, supporting expansion of the fiber-optic network
- Increase dark fiber leasing as JEA invests in its digital communications network to ensure it can provide the speed and capacity needed by new, distributed smart assets at the grid edge
- By investing in telecommunications infrastructure, JEA can enable improved operations and community development while enhancing returns



IoT/IIoT Subscription Services

- Leverages JEA field network resources
- Monetizes investments with recurring revenue

Public Facing WiFi

- Extend JEA messaging and commitment to community services
- Leverages underlying network for JEA/public use
- Advertising revenue

Downtown Fiber Network

- Unique opportunity to leverage infrastructure to connect
- JaxNAP located downtown

SmartCity Opportunities

- Innovation corridor launched on Bay St downtown
- Opportunity for further community advancement through utility investment

Fixed Wireless

- Utilize JEA towers and fiber network to provide core wireless network
- Sub-core network on JEA street lights and other vertical infrastructure

Broadband Services

- Existing infrastructure provides competitive advantage for entry
- High-margin proposition

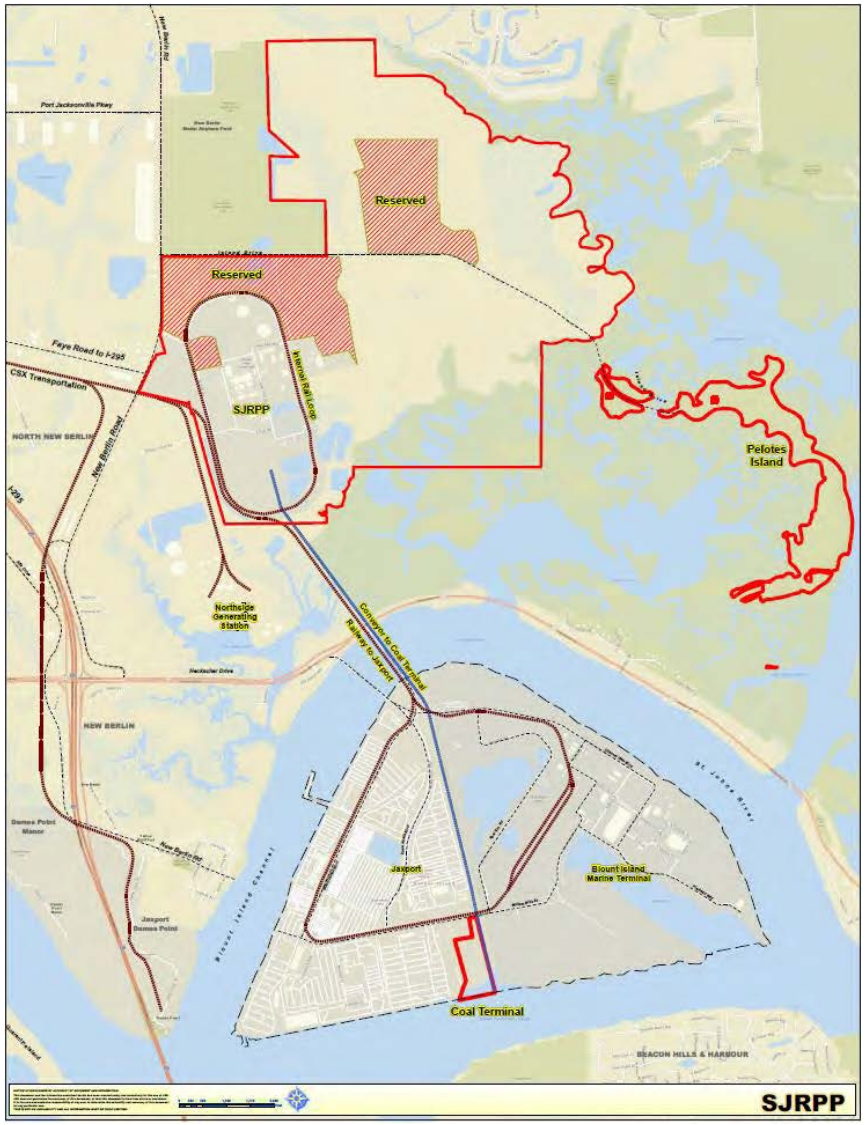
Owned Land Opportunities | St. Johns River Power Park

History

- Until it was closed in January 2018, SJRPP was a large coal-fired electric generating plant, featuring two turbine/generators that each supplied 632 MW to the transmission grid
- When the plant was constructed in the early 1980s, it was the largest construction project in Jacksonville's history, taking six years to build, at a cost of $1.45Bn
- Facility is jointly owned by JEA – 80% share, and Florida Power and Light – 20% portion
- After nearly 30 years in service, SJRPP closed on January 5, 2018. Catalytic reactors, cooling towers and smokestacks were imploded
  – Demolition and site remediation will continue until mid-2020
- Decommissioned plant is located on a 1,600 acre site in Northeast Jacksonville
- JEA will retain 100% of site ownership at the completion of remediation; therefore, site is included as part of the generation portfolio

The Future of SJRPP

- Decommissioning of the generation site creates an extremely unique opportunity for JEA, freeing up a large, unencumbered parcel of land that is accessible by water for a variety of import/export uses
- Other potential uses of the asset include:
  – Dedicated port facility
  – New generation facility (currently permitted)
  – Large wholesale data center w/ dedicated generation
  – Property sales for redevelopment reflected in "Management Sales Initiatives" HoldCo revenue in Respondent Financial Model



Closing the Power Park reduces JEA carbon emissions by 30% and saves $50MM in operating expenses per year

Source: JEA internal data

Emerging Future Homes Opportunities

JEA has or could build this capability internally

JEA would likely need to partner to build this capability

Overview

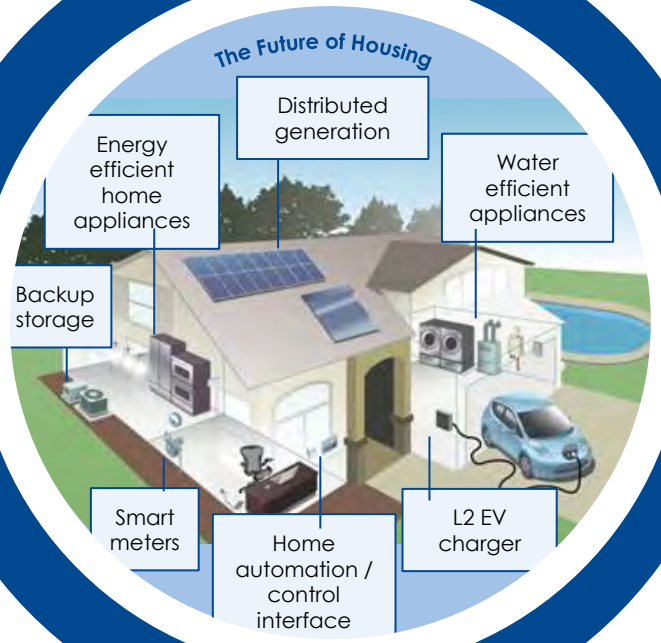
The Home of the Future will be fully automated, efficient, and resilient…

- The confluence of automation and energy / water efficiency is revolutionizing homes
  - The home control/ automation market is fast growing, with over 30% growth projected through 2022 and $39Bn worth of system sales in the US in 2019
  - Energy efficiency is becoming mainstream – ACEEE estimates that emerging EE technologies can reduce consumption an additional 40-60% by 2050
- As Florida storms become more frequent and intense, customers are increasingly interested in resiliency products

…but there is not yet a clear "winner" in the Future Homes solutions space

- Recent market growth is fragmented across appliance contracting, energy services, and technology, stalling further adoption
- Utilities sit at the nexus of these industries, and have the relationships (e.g., with customers, contractors) and capabilities to tap into the nascent Future Homes market

THE OPPORTUNITY



THE BUSINESS MODEL

How JEA can capture value

- JEA will provide a packaged set of Future Homes solutions to revolutionize housing in Florida
- This business could "play" in the following spaces:
  - Provide engineering, design, and installation services of Future Homes packages for new build developers
  - Offer flexible financing (e.g., "rent to own", tariff financing) to incentivize adoption
  - Maintain and optimize resource use for ecosystems of home devices, using the home as a grid asset
  - Retrofit existing homes and communities

What it takes for JEA to be successful

- Deep energy and water expertise, including system optimization
- A partner with operational capabilities to install and maintain cutting edge home appliances in the crowded contractor market
- A sophisticated marketing and sales organization that can acquire and educate customers outside JEA's current geography
- A financial partner that can underwrite / support flexible financing of customers' end systems

By the numbers – market potential	**2MM** new build homes in FL projected between 2020-30, requiring require nearly **$20Bn** worth of appliances	Over **1 in 3** 2030 homes could be fully efficient, using recent growth in the home automation market as a proxy [1]	At this trajectory, Homes of the Future can make up a **$1.3Bn** market in Florida in 2030

JEA has an opportunity to become the premier, smart, efficient homes solutions supplier for Florida developers and communities, providing solutions for resilience, resource efficiency, and automation/control

Source: U.S. Census Bureau (BOC): New Residential Construction (C20, C22); Moody's Analytics Estimated and Forecasted, Alternative Fuels Data Center

Note:

1. The smart thermostat and HVAC market grew 36% p.a. between 2014-18 - whole home systems could follow the same trajectory



Appendix 1
Operational Incentives

Subsection A

Generation Initiatives

Generation Initiatives

Initiative	Description	Key Activities Completed	Key Activities to Execute
Improve generation efficiency to reduce use of fuels, other consumables	• **Institute performance tracking** of heat rate to reduce variability and controllable losses • **Improve technical performance** (e.g., clean HRSG, install better air inlet filter) • **Reduce limestone usage** by installing new crush and burn system	• Completed Brand Branch U2 and U3 AGP 7.05 upgrades. This reduced heat rate/fuel consumption by ~167 BTU/kW or ~$11MM/yr of fuel cost, while adding ~100 MW of summer capacity • Completed NGS U1 Lime Utilization project for an annual lime consumption savings of ~$3.7MM/yr • Increased SDA reuse ash/lime slurry density from 18% to 20% with no identified operational issues. Goal is to continue to increase until reaching peak system capability. Increasing reuse material utilization decreases the cost of raw lime requirements	• Implement heat rate monitoring tools (e.g., etaPRO) and include heat rate as a day-to-day performance KPI • Identify controllable parameters (e.g., boiler temps, backpressure) deviating from design and problem-solve operational solutions (e.g., adjusting tilts) or technical solutions (e.g., filter replacements) to address • Coach plant operators on identified interventions to reduce heat rate • Review utilization of consumables (e.g., limestone) to ensure excess materials are not used
Frontline operational excellence	• **Increase crew productivity** by improving core work processes (e.g., planning and scheduling) and increasing "wrench time" for core workflows, e.g.: – Break-ins (e.g., bearing failures) – PMs (e.g., oil replacement) • **Optimize resourcing and schedules of craft** across shifts to match volume of work with resources	• Reorganized facility Operations and Maintenance organizations to focus on streamlining work processes and organizational hierarchy levels • Developed and initiated Plant level KPI's designed to monitor and measure work flow efficiencies • Expanded Operations and Maintenance Training programs to increase worker skill level knowledge. This includes the purchase and utilization of unit specific simulator capabilities	• Perform site observations and ride-alongs of workflows (e.g., valve replacements) to develop a fact base • Identify opportunities to increase productivity by collaboratively engaging the frontline (i.e., idea generation sessions) and/or leveraging industry best practices • Develop action plans to implement new best practices (e.g., pre-kitting CMs) and coach front-line on implementation • Pilot and test new practices • Refine and scale, monitoring KPIs to validate impact
Lower fuel expenses	• **Outsource fuel handling services where appropriate** to cost-competitive third-party providers	• Conducting test and modifying operational parameters to capitalize on current fuel price trends, by adjusting fuel blend capabilities on NGS U1 and U2 from existing 60/40 up to 80/20 pet coke to coal blends	• Negotiate with 3rd party contractors to manage fuel handling activities • Redeploy internal labor to other functions as needed

Generation Initiatives (cont'd)

Initiative	Description	Key Activities Completed	Key Activities to Execute
Spend management	• **Reduce demand for third-party materials and services** by applying stricter purchasing controls and standardizing material request submissions, e.g.: – Reducing frequency of use – Revising specifications – Insourcing work when possible	• Reduced contractor support labor cost associated with planned outages by reallocating internal "sunk" labor resources for critical and expanded work assignments. Estimated contractor savings during U1 2019 Fall Scheduled Outage at ~$1MM • Implemented a "Control Tower" purchasing review process associated with P-card purchases in July 2019. YOY, July thru Oct spend reduction is ~$398k	• Aggregate purchasing system data into a centralized database that enables management to review ending POs for the upcoming weeks • Build on newly established weekly meeting to review all pending spend items to determine whether the spend is necessary, or if cheaper solutions are available
Strategic sourcing	• **Negotiate lower commercial rates for materials and services** by: – Introducing new providers to increase competition – Expanding supplier performance management systems and methodologies – Leveraging additional flexibility as a non-governmental entity	• Develop supplier "scorecards" to measure performance against key KPIs	• Embed a TCO (total cost of ownership) approach within the procurement organization • Align category managers with BUs to identify opportunities to create value through sourcing events • Develop "should-cost" or clean-sheet models to support supplier negotiations

Subsection B

Transmission & Distribution Initiatives

T&D Initiatives

Initiative	Description	Key Activities Completed	Key Activities to Execute
Frontline operational excellence	• **Increase crew productivity** by improving core work processes (e.g., planning and scheduling) and increasing "wrench time", e.g.: – All jobs are work ready – Morning kickoffs start on-time – Daily debriefs and feedback on opportunities	• Redesigned Southside Service Center yard to improve traffic flow and material laydown to increase safety and productivity • Developed leadership observation expectations to increase safety and productivity	• Develop action plans to implement new best practices (e.g., pre-kitting jobs) and coach front-line on implementation • Pilot and test new practices within one yard • Refine and scale to remaining yards, monitoring KPIs to validate impact
Digitalize frontline operations	• Further optimize processes, building off the improvements from frontline operational excellence by **applying a series of digital tools that further increase productivity**, improve customer experience, and maintain safety, e.g.: – Improve planning and scheduling by accounting for site conditions, real-time crew locations – Automate clerical tasks (e.g., dig requests, time sheets) – Enable digital collection of asset condition data	• Workshops help to identify digital tool gaps and create the requirements for a new work management system	• Stand up agile development teams that collaborate with the end users to develop MVPs (minimum viable products) to test with the frontline (e.g., automated scheduling based on job specs, geographic location, and available crews) • Pilot with individual crews • Refine and scale by expanding across the fleet, monitoring KPIs to validate impact
Spend management	• **Reduce demand for third-party materials** by applying stricter purchasing controls and standardizing material request submissions: – Reducing amount or frequency of use – Revising specifications		• Aggregate purchasing system data into a centralized database that enables management to review POs pending for the upcoming weeks • Establish a weekly meeting to review all pending spend items to determine whether the spend is necessary or if there are cheaper solutions available

T&D Initiatives (cont'd)

Initiative	Description	Key Activities Completed	Key Activities to Execute
Vegetation management	• **Improve procurement process,** bid packages and bidding practices; implement performance management (e.g., miles trimmed by crew per day) • **Optimize long-term cycle planning** and work management through machine learning that identifies highest areas of need relative to system priority and risk • **Improve quality assurance process** and in-the-field forester audits	• Utilize a mixture of time and material rates as well as unit rates (cost/mile) to minimize cost exposure	• Launch strategic sourcing event for vegetation management; expand universe of potential suppliers and review contract structures • Implement performance management to track productivity • Investigate feasibility of vegetation analytics that uses external data to improve vegetation management practices and lower costs
Strategic sourcing	• **Negotiate lower commercial rates for materials and services** by: – Introducing new providers to increase competition – Expanding supplier performance management systems and methodologies – Leveraging additional flexibility as a non-governmental entity		• Embed a TCO (total cost of ownership) approach within the procurement organization • Align category managers with BUs to identify opportunities to create value through sourcing events • Develop "should-cost" or clean-sheet models to support supplier negotiations • Develop supplier "scorecards" to measure performance against key KPIs

Subsection C

Water & Wastewater System Initiatives

Water & Wastewater Initiatives

Initiative	Description	Key Activities Completed	Key Activities to Execute
Frontline operational excellence	• **Optimized water plant production** and pumping will extend equipment life and reduce operating costs while providing consistent water pressures • **Intelligent operation of sewage pumps and use of wet well storage to operate pumps during optimal timing** on the hydraulic manifold system. This will reduce pump operating costs, pump wear and needless pump oversizing	• Actively negotiating with two proposers for a 20 year sludge cake deal • Getting out of the pellet fertilizer business saving about $1MM/year in avoided natural gas purchase and gas produced in our digesters will can be sold on the RNG market	• Install additional water pressure sensors strategically throughout water service areas • Feed real time water pressure to water hydraulic model • Review pumping histories to identify inefficiencies • Develop new rules/logic for managing pump schedules to minimize inefficient operation for water and sewage collection pumping • Install on-site AI computing equipment at master sewage pump stations • Install force main pressure sensors at contributing pump stations
Digitalize frontline operations (wastewater treatment)	• Further optimize processes, building off the improvements from frontline operational excellence by **applying a series of digital tools that further increase productivity**, improve customer experience, and maintain safety, e.g.: – Leverage equipment sensors to reduce the need for manual inspection – Use machine learning algorithms to drive predictive and condition-based maintenance – Improve planning and scheduling by accounting for job type, crew locations, etc.	• Virtual pump station operational and in testing, additional equipment sensors installed at master pump station including: vibration monitors, infra-red cameras, high definition cameras, thermal imaging cameras, etc., to allow for remote visual inspection and monitoring as well as event driven notifications. Gravity flow sensors for I&I tracking and gravity system cleaning optimization have been tested and implemented. Machine learning from the sensor data will drive predictive and condition based maintenance • Tablet devices initial configuration being tested to allow real time data collection and data dissemination to field forces • Identified opportunities to digitalize elements of core workflows • Created agile development teams that collaborate with the end users to develop MVPs	• Identify opportunities to digitalize elements of core workflows by applying design thinking and leveraging best practices from across the industry • Stand up agile development teams that collaborate with the end users to develop MVPs (minimum viable products) to test with the frontline (e.g., automated scheduling based on job specs, geographic location, and available crews) • Pilot with individual crews • Refine and scale by expanding across the fleet, monitoring KPIs to validate impact

Water & Wastewater Initiatives (cont'd)

Initiative	Description	Key Activities Completed	Key Activities to Execute
Reduce auxiliary load	• **Reduce pumping costs** by optimizing pumping cycles to ensure pump stations do not work against each other (i.e., reduce electricity consumption)	• Artificial intelligence program in development for water system pressure and pumping optimization. Eighty water pressure sensors in the water treatment test grid have been installed and are transmitting data into pi and are being used for the AI development • Intelligence from this program will aid in a similar initiative in the sewage pumping systems. Fiber optics communication has been installed at 40 master stations	• Install additional water pressure sensors strategically throughout water service areas • Feed real time water pressure to water hydraulic model • Review pumping histories to identify inefficiencies • Develop new rules/logic for managing pump schedules to minimize inefficient operation for water and sewage collection pumping • Install on-site AI computing equipment at master sewage pump stations
Spend management	• **Reduce demand for third-party materials** by applying stricter purchasing controls and standardizing material request submissions, e.g.: • Revising material specifications • Purchasing through wholesale channels	• Closely monitor and report to business managers expenses at a micro level. Also alerting them when expenses are trending to exceed budgets	• Aggregate purchasing system data into a centralized database that enables management to review POs pending for the upcoming weeks • Establish a weekly meeting to review all pending spend items to determine whether the spend is necessary or if there are cheaper solutions available
Strategic sourcing	• **Negotiate lower commercial rates for materials and services** by: – Introducing new providers to increase competition – Expanding supplier performance management systems and methodologies – Leveraging additional flexibility as a non-governmental entity		• Embed a TCO (total cost of ownership) approach within the procurement organization • Align category managers with BUs to identify opportunities to create value through sourcing events • Develop "should-cost" or clean-sheet models to support supplier negotiations • Develop supplier "scorecards" to measure performance against key KPIs

Subsection D

Customer Initiatives

Customer Initiatives

Initiative	Description	Context for Management Case
Frontline operational excellence	• Increase frontline (e.g., call center agents, meter team) productivity by: – **Optimizing capacity** and **skill-based routing**, **cross-skilling of agents**, and improved scheduling that matches call volumes – **Conducting people analytics**, leveraging data to unlock further improvements to availability, average handle time, and first call resolution through directed coaching and real-time speaking guidance	• Benchmarking indicated call centers are performing in the top quartile relative to other utilities • Perspective of the Customer team is that there is limited non-digital opportunity
Digitize customer journeys	• **Shift customers to digital self-service** by creating simple, intuitive web and app-based solutions for key journeys, e.g.: – Bill payment – Sign-up-and-move – Experience an outage	• Significant opportunity to shift customers to digital self-service with high potential for success • Established business models and approaches from within and beyond the utility industry • Limited progress to-date capturing the opportunity
Deploy automation	• **Contain IVR calls** by analyzing reasons for leakage and adjusting IVR flow and logic • **Utilize Robotic Process Automation** to eliminate repetitive tasks (e.g., complex, manual billing) and **natural language processing** to standardize data extraction (e.g., from recorded IVR calls)	• Conservative assessment of activities that could be rapidly automated within the Revenue group. Considerable upside potential over the 10-year window

Customer Initiatives (cont'd)

Initiative	Description	Context for Management Case
Spend management	• Reduce need for meter reads through digital smart meters and billing quality control • Enhance routing based on crew location and skillsets	• Leverage same digital field force tools developed for water and T&D • Significant share of truck rolls due to billing errors that can be reduced through automated solutions • Additional impact from further penetration of smart meters
Strategic sourcing	• **Negotiate lower commercial rates for materials and services by:** – Introducing new providers to increase competition (e.g., staff augmentation labor during outages) – Expanding supplier performance management systems and methodologies (e.g., on-time delivery, measuring time to complete jobs) – Leveraging additional flexibility as a non-governmental entity (e.g., outsource engineering, flexibility to discontinue vendors without multiple notices)	• Assumes JEA's small purchasing power will limit some of the opportunity created by removing current procurement requirements



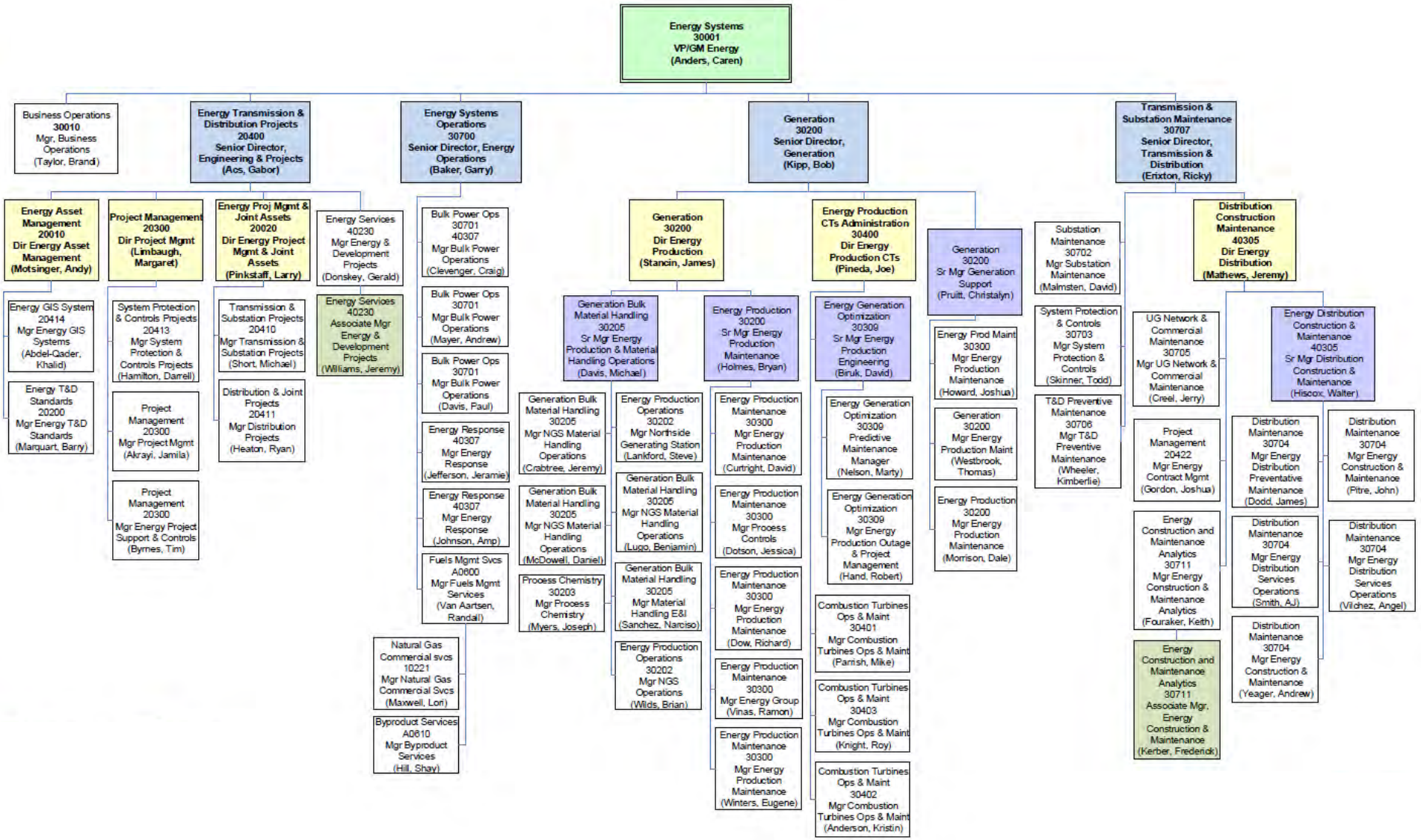
Appendix 2
Organizational Detail

Corporate Organizational Chart

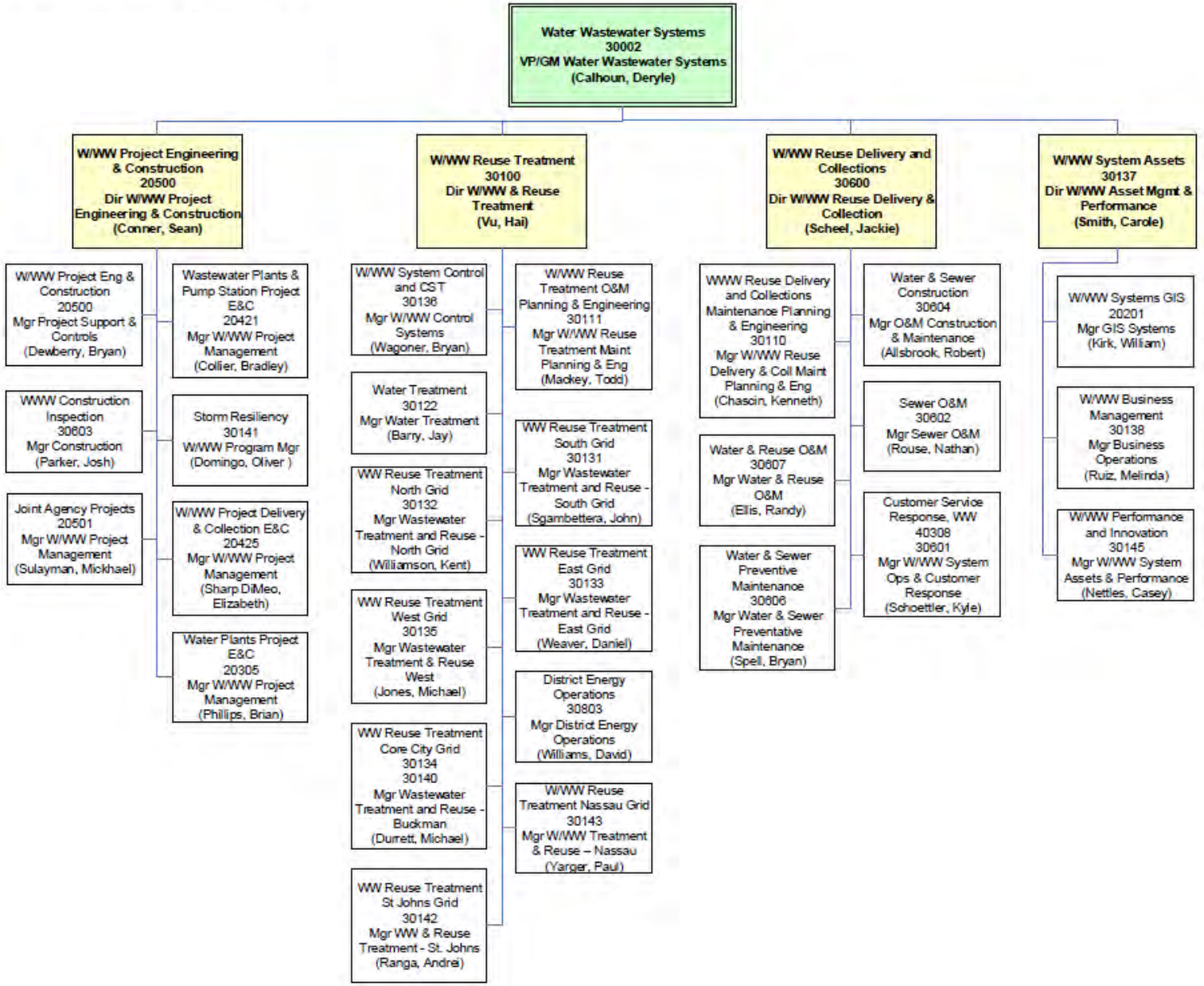


Note:
1. The JEA Fiber Optic network is a diverse network traversing the majority of Jacksonville. The network connects JEA's electric substations, electric generation facilities, water plants, wastewater facilities, lift stations, and all JEA's Operations facilities. The fiber strand count varies throughout the fiber network with approximately 70% of the assets located overhead on Electric Distribution and Transmission structures and 30% underground in conduits. The fiber located on Electric Transmission structures may have limited use due to property easement restrictions.

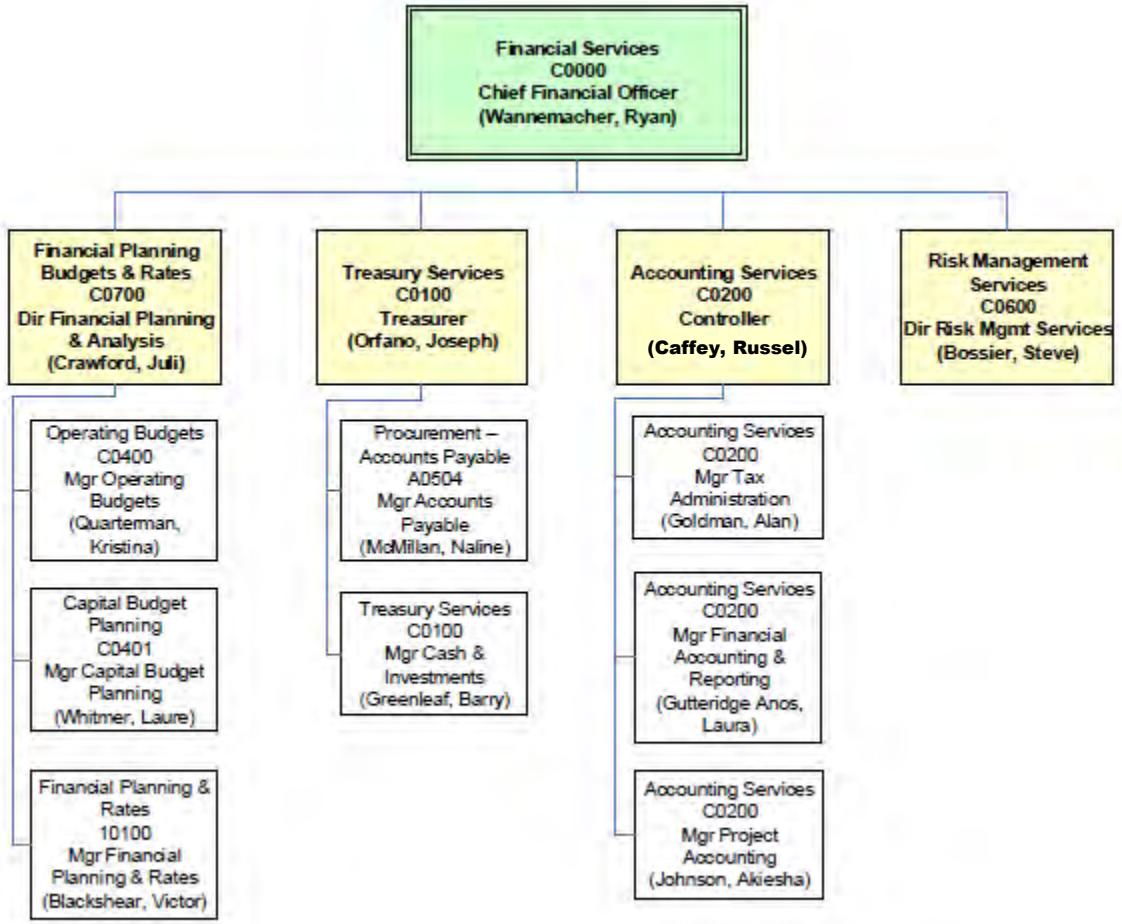
Organizational Chart | Energy System Leadership Team



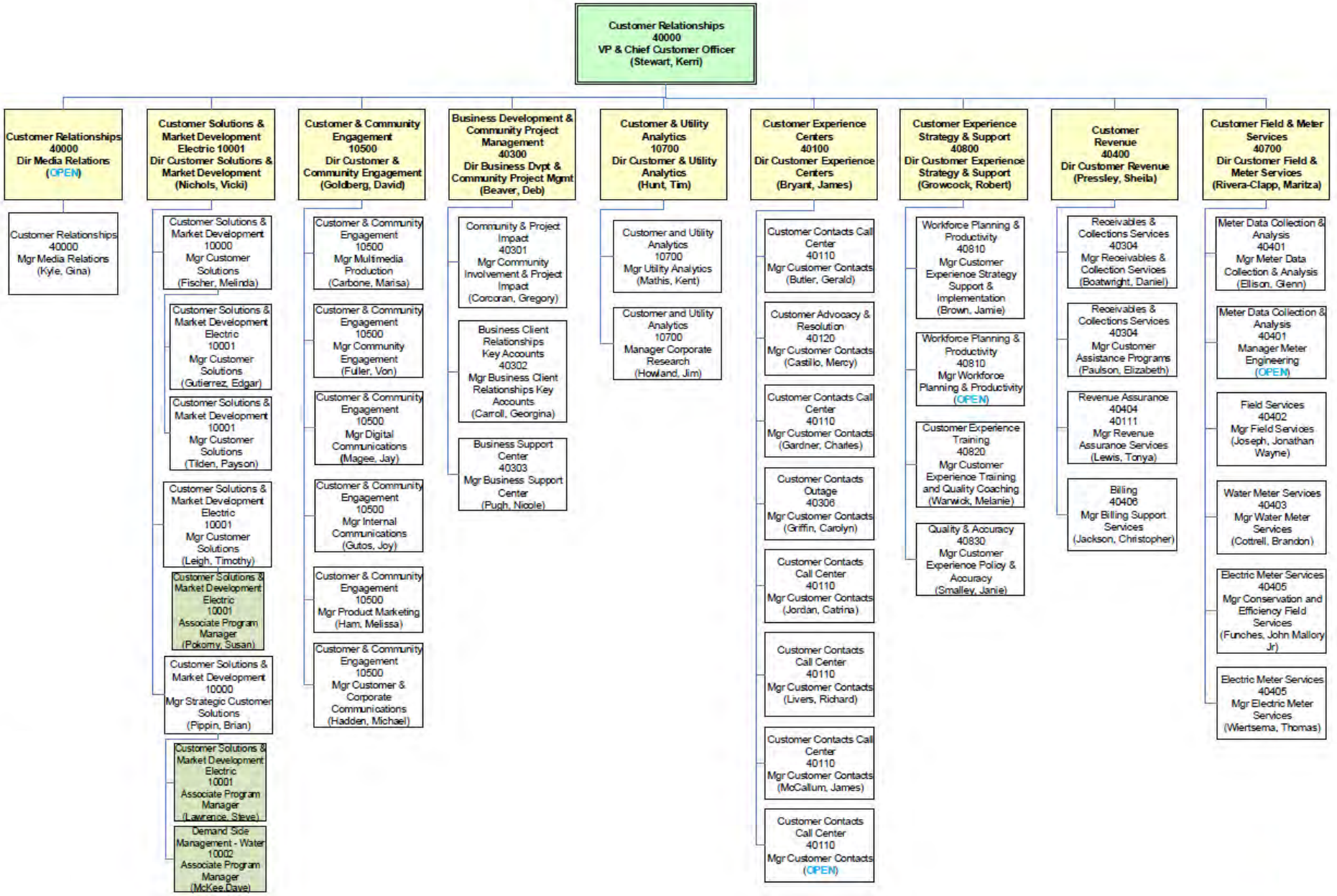
Organizational Chart | Water & Wastewater System Leadership Team



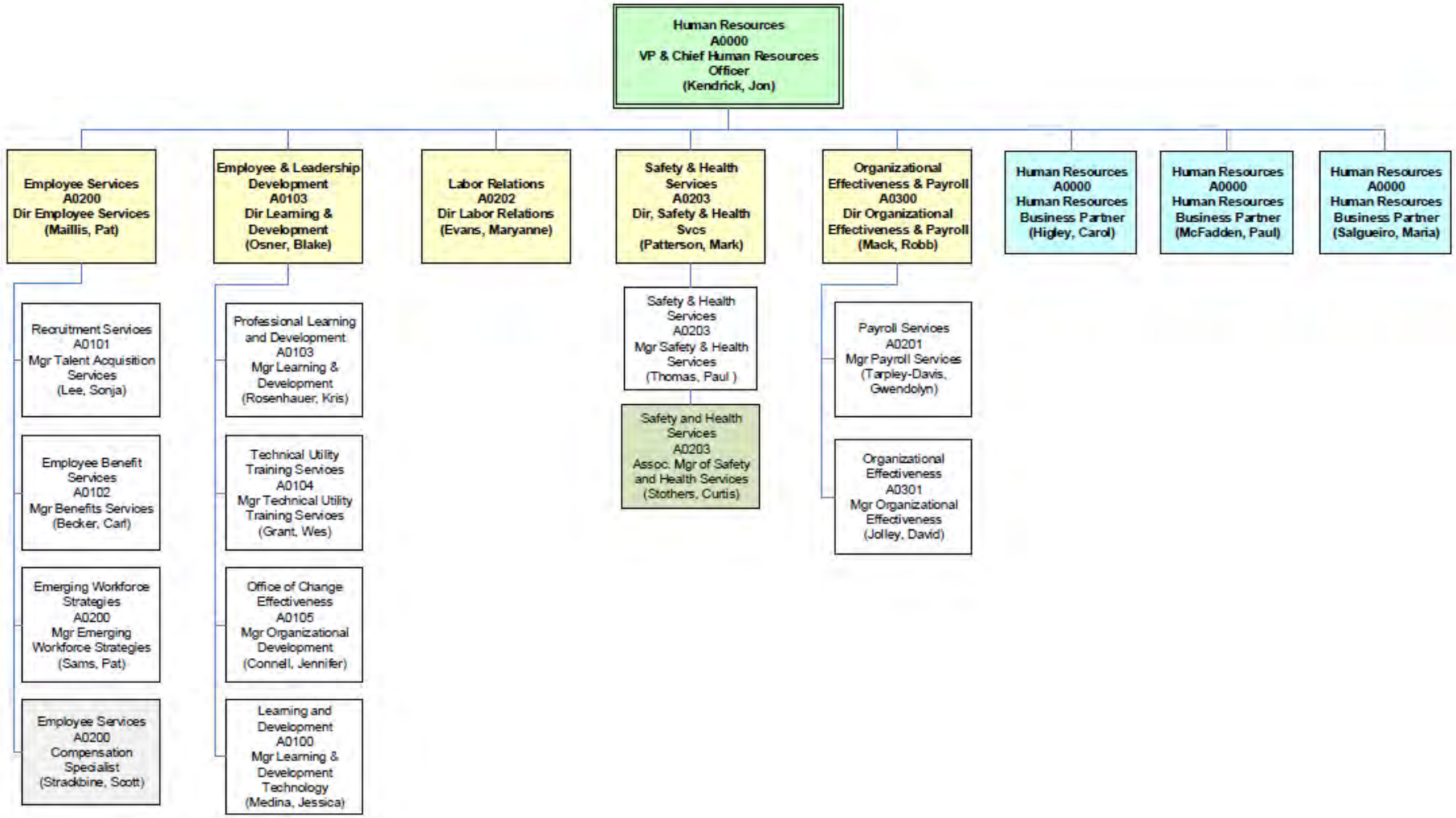
Organizational Chart | Financial Services Leadership Team



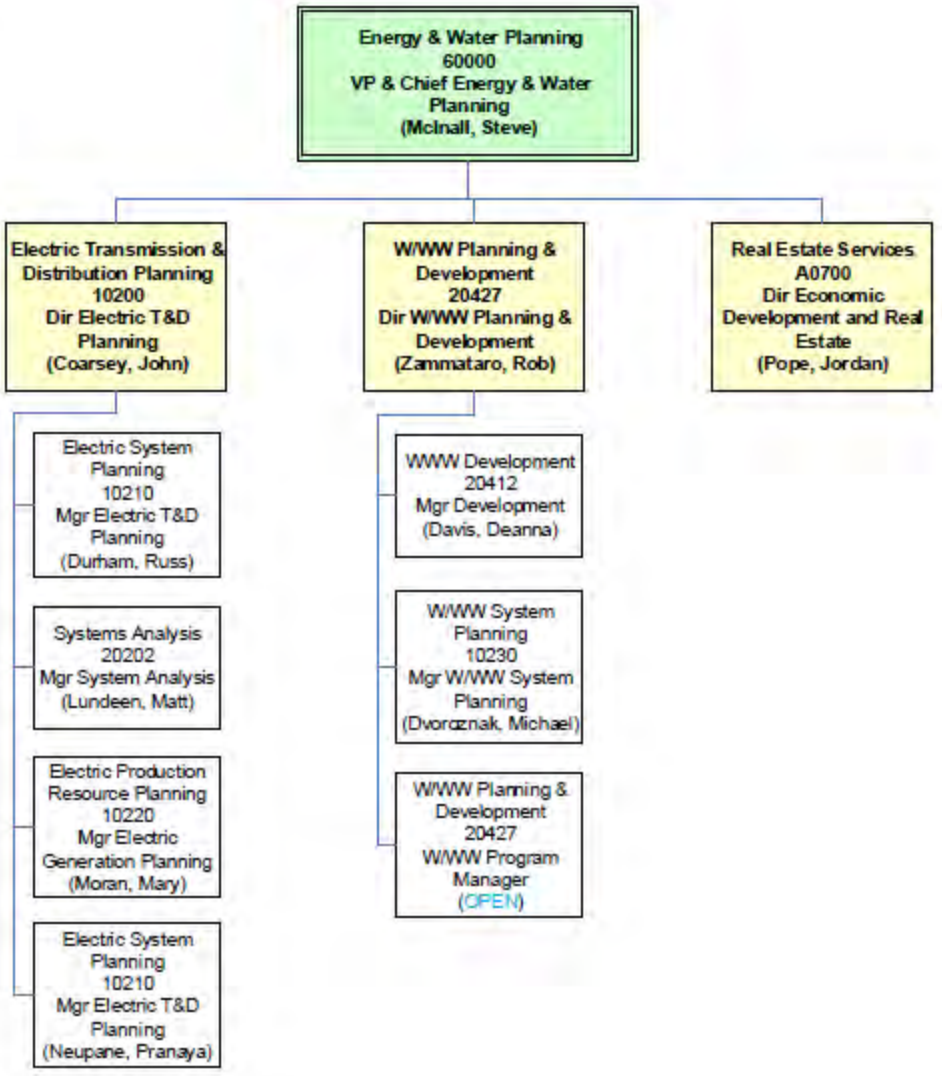
JEA Workforce | Customer Engagement Leadership Team



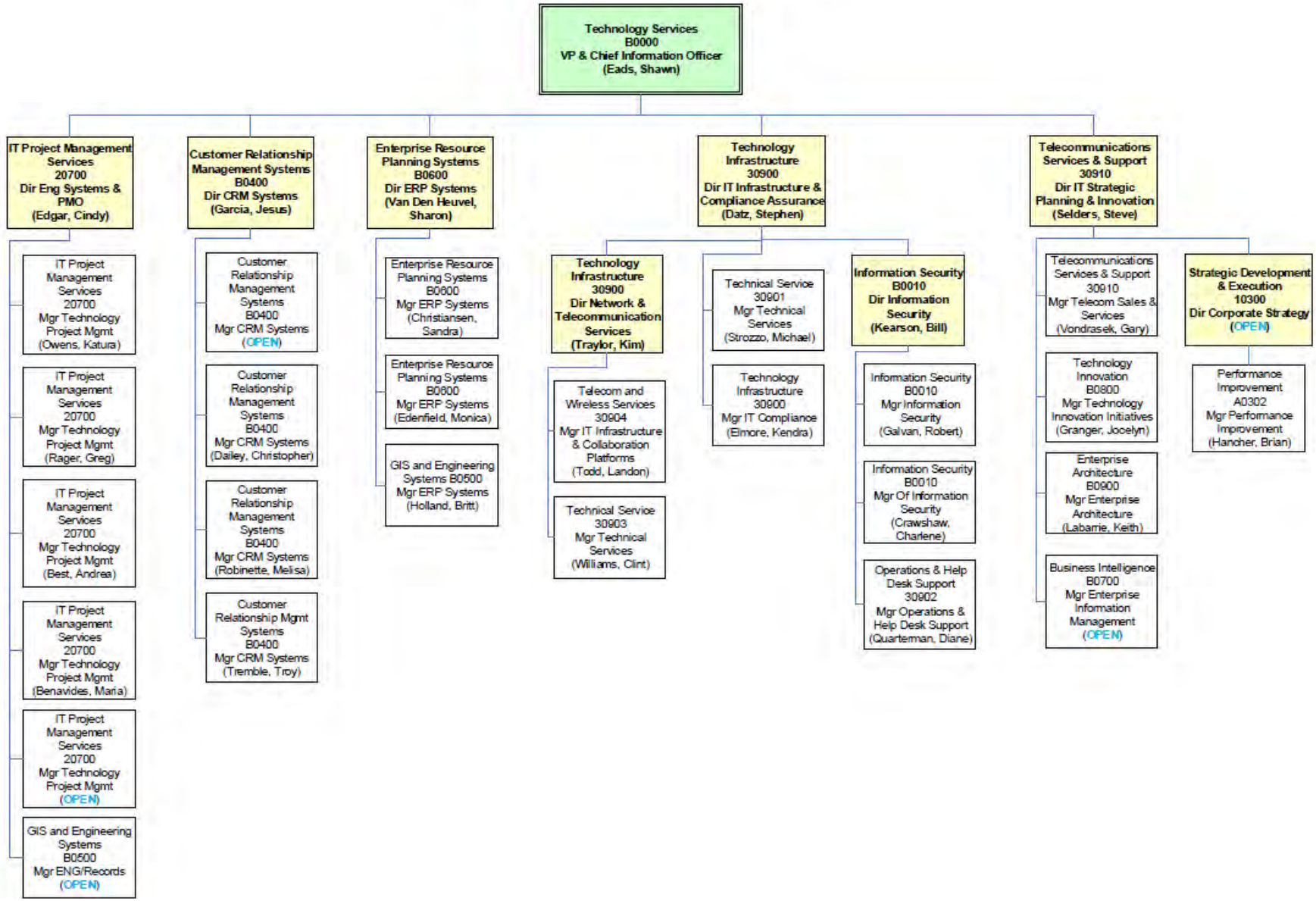
Organizational Chart | Human Resources Leadership Team



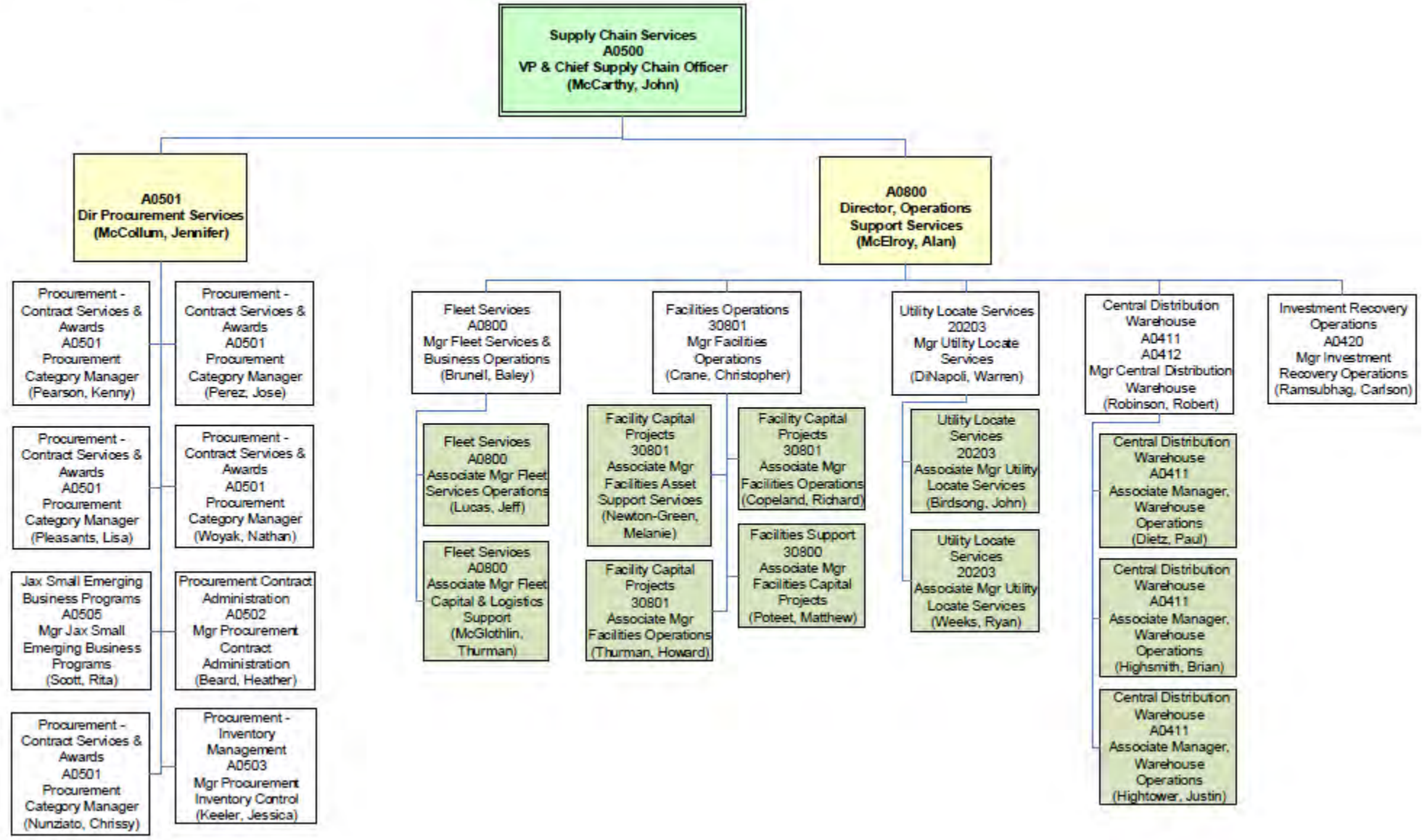
Organizational Chart | Planning Leadership Team



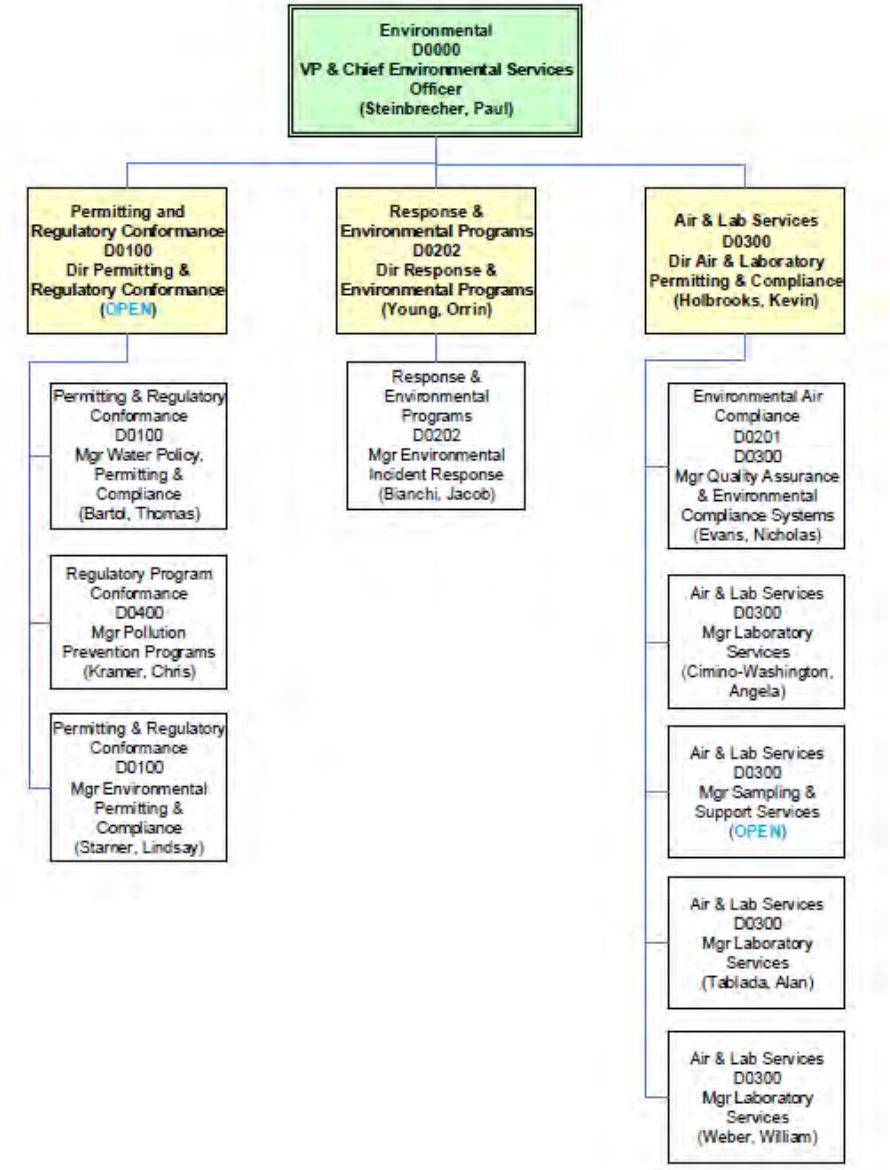
Organizational Chart | Technology Services & Innovation Leadership Team



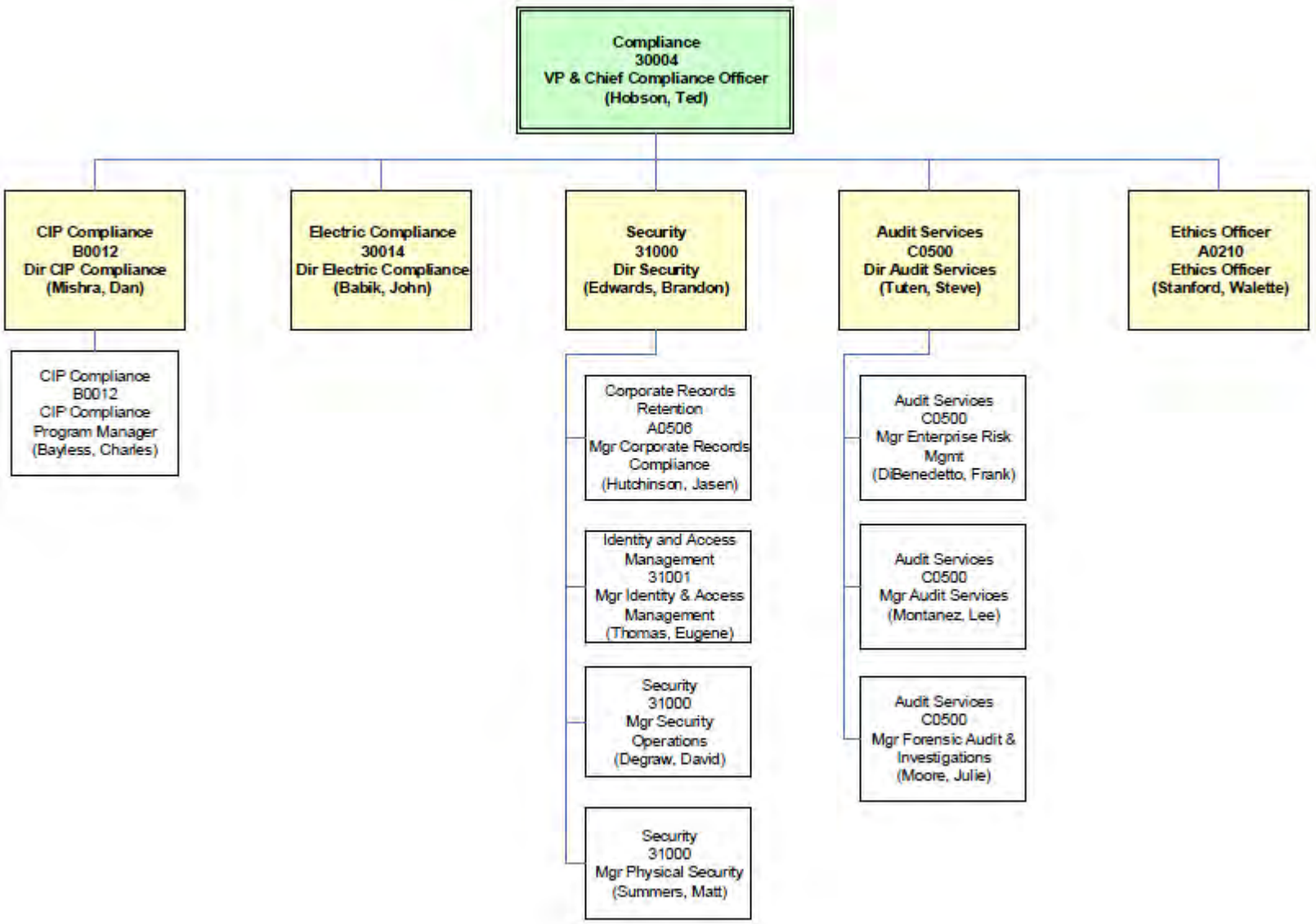
Organizational Chart | Supply Chain Management Leadership Team



Organizational Chart | Environmental Services Leadership Team



Organizational Chart | Compliance Leadership Team





Appendix 3
Accounts & Sales

Accounts & Sales | Electric System

Customer & Sales

In the Fiscal Year ended September 30, 2019, the Electric System served an average of 475,786 customer accounts

Customer Billing Procedures

Customers are billed on a cycle basis approximately once per month. If the customer has not paid a bill within 42 days after the initial bill date, JEA may discontinue service to that customer. New commercial accounts are generally assessed a deposit. Residential customers who meet JEA's credit criteria are not assessed a deposit. Customers who do not meet JEA's credit criteria or do not maintain a good payment record may be assessed a deposit, which may vary with consumption. A late payment fee of 1.5 percent is assessed to customers for past due balances in excess of 27 days. The amount of uncollectible accounts is budgeted to be approximately 0.15 percent of estimated gross Electric System revenues for the Fiscal Year ending September 30, 2020. Actual uncollectible accounts were 0.13 percent of gross Electric System revenues for the Fiscal Year ended September 30, 2019

	Fiscal Year Ended September 30				
	2019	2018	2017	2016	2015
Electric Revenues:					
Residential	$ 629,355	$ 618,171	$ 584,663	$ 599,009	$ 619,897
Commercial and industrial	590,473	594,395	587,972	596,802	627,547
Public street lighting	13,176	12,873	13,069	13,488	11,982
Sales for resale	3,914	5,474	21,813	32,204	32,424
FPL saleback	1,664	30,767	128,737	130,053	128,475
TOTAL	$1,238,582	$1,261,680	$1,336,254	$1,371,556	$1,420,325
Sales (MWh):					
Residential	5,515,428	5,414,721	5,108,945	5,328,245	5,243,002
Commercial and industrial	6,793,557	6,851,803	6,725,201	6,834,601	6,767,836
Public street lighting	57,410	59,176	65,721	80,108	89,376
Sales for resale:					
Off-system	99,563	74,069	300,903	487,334	417,361
FPL saleback	0	332,467	1,693,082	1,856,198	1,862,122
TOTAL	12,465,958	12,732,236	13,893,852	14,586,486	14,379,697
Average Number of Accounts:					
Residential	418,728	410,060	403,164	396,664	389,287
Commercial and industrial	53,204	52,573	52,060	51,472	50,867
Public street lighting	3,854	3,777	3,727	3,649	3,549
Sales for resale[(1)]	0	1	2	3	2
TOTAL	475,786	466,411	458,953	451,788	443,705

Accounts & Sales | Water & Wastewater System

Customer & Sales

Water System

During the Fiscal Year ended September 30, 2019, the Water System served an average of 355,635 customer accounts and 14,267 reuse water customers, respectively.

Wastewater System

During the Fiscal Year ended September 30, 2019, the Wastewater System served an average of 277,815 customer accounts

Customer Billing Procedures

Customers are billed on a cycle basis approximately once per month. If the customer has not paid a bill within 42 days after the initial bill date, JEA may discontinue service to that customer. New commercial accounts are generally assessed a deposit. Residential customers who meet JEA's credit criteria are not assessed a deposit. Customers who do not meet JEA's credit criteria or do not maintain a good payment record may be assessed a deposit, which may vary with consumption. A late payment fee of 1.5 percent is assessed to customers for past due balances in excess of 27 days. The amount of uncollectible accounts is budgeted to be approximately 0.12 percent of estimated gross Water and Wastewater System revenues for the Fiscal Year ending September 30, 2020. Actual uncollectible accounts were 0.12 percent of gross Water and Wastewater System revenues for the Fiscal Year ended September 30, 2019

	Fiscal Year Ended September 30				
	2019	2018	2017	2016	2015
Water Revenues					
Residential	$ 96,699	$ 91,954	$ 96,615	$ 89,946	$ 86,215
Commercial and Industrial	47,619	47,494	47,969	46,212	45,078
Irrigation	34,800	32,004	36,836	34,846	32,681
Subtotal	$179,118	$171,452	$181,420	$171,004	$163,974
Reuse Water	17,909	13,659	13,216	10,267	7,378
TOTAL	$197,027	$185,111	$194,636	$181,271	$171,352
Water Sales (kgals):					
Residential	17,921,588	16,932,812	17,624,952	17,086,586	16,271,698
Commercial and Industrial	13,958,000	14,023,130	13,402,094	13,343,376	12,870,984
Irrigation	5,816,484	5,230,617	6,218,142	5,927,957	5,415,602
Subtotal	37,696,072	36,186,559	37,245,188	36,357,919	34,558,284
Reuse Water	3,884,210	3,119,739	3,290,311	2,644,046	1,783,730
TOTAL	41,580,282	39,306,298	40,535,499	39,001,965	36,342,014
Average Number of Accounts:					
Residential	292,460	285,404	278,838	272,157	265,373
Commercial and Industrial	25,963	25,702	25,423	24,698	23,951
Irrigation	37,212	37,053	36,755	36,284	36,028
Subtotal	355,635	348,159	341,016	333,139	325,352
Reuse Water	14,267	11,498	9,391	7,498	5,891
TOTAL	**369,902**	**359,657**	**350,407**	**340,637**	**331,243**

	Fiscal Year Ended September 30				
	2019	2018	2017	2016	2015
Wastewater Revenues					
Residential	$146,186	$139,174	$143,967	$135,288	$129,976
Commercial and Industrial	110,724	108,126	107,446	103,731	101,910
TOTAL	$256,910	$247,300	$251,413	$239,019	$231,886
Volume (kgals):					
Residential	15,717,129	14,623,682	15,225,124	14,614,026	13,935,981
Commercial and Industrial	12,009,667	11,716,940	11,487,646	11,203,632	10,987,160
TOTAL	27,726,796	26,340,622	26,712,770	25,817,658	24,923,141
Average Number of Accounts:					
Residential	259,308	252,531	246,187	239,738	233,203
Commercial and Industrial	18,507	18,340	18,149	17,981	17,771
TOTAL	**277,815**	**270,871**	**264,336**	**257,719**	**250,974**



Appendix 4
Risks

Risks

Risk	Business Area	Description
Carbon Emission Mitigation/Renewable Energy Standards	• Electric System • Environmental	• JEA's current power generation fleet, fuel mix, and dispatching strategies may not meet expected new regulatory requirements such as mandated by a State or Federal Plan possibly resulting in increased costs for purchased power, more expensive generation, and/or the purchase of allowances
Nuclear Power Portfolio	• Electric System • Financial Services	• Plant Vogtle 3 & 4 are the first new nuclear units to be licensed since 1978. With these units still under construction and already greatly behind schedule and over budget, the potential for further cost and schedule overruns are a concern
Disruptive Technologies/Long-term Planning	• Planning • Electric System • Water System • Financial Services	• Emerging new technologies are providing some customers with an increasing number of options for reducing energy and water usage, and/or using alternative energy sources (e.g., natural gas). If this leads to decreased revenues from these customers, it could increase costs to the customers who are not participating in these new technologies. In addition, the cost of investing in new technologies and maintaining the existing infrastructure while in a period of declining revenues may have a significant negative impact on JEA's financials, and our ability to meet our debt obligations
Black Swan (High Impact - Low probability event)	• All	• JEA would be negatively impacted if certain major catastrophic events occur which would result in the inability to maintain Electric and/or Water/Sewer service for an extended period of time. This would result in significant cost to rebuild our infrastructure, as well as negatively impacting our reputations

Risks

Risk	Business Area	Description
Cooling Water Intake Structures 316(b)	• Electric System	• The EPA promulgated a revised rule for cooling water systems at power plants. The rule is intended to reduce the environmental impact of cooling systems on aquatic life. The new rule may require a modified water intake structure and/or cooling tower upgrades at significant cost to JEA. Regulations impact NGS and Plant Scherer
Spend Management	• Spend Management	• Ineffective Supply Chain Risk Management (SCRM) can result in the potential disruption of services/supplies that would have a significant negative impact to our operations/reliability – including sole sources services, as well as increased regulatory, fiscal or reputational risk. Disruptive events like natural disasters, cyber-attacks and data breaches are often out of the organization's control and are becoming more frequent. SCRM has become even more important as JEA is increasingly entrusting some of their workflows to third parties, thus losing control of those workflows and have to trust the third party to do their job well. An effective vendor management process ensures that the use of third-party products, IT suppliers and service providers does not result in a potential business disruption, or in any negative impact on business performance. Effective vendor risk management process includes adequate screening, data collection, documentation and monitoring of critical suppliers
Physical Security/Terrorism	• Compliance	• JEA may be a primary target for an act of terrorism based upon its designation as critical infrastructure for the City of Jacksonville. The potential types of terrorism include, but are not limited to, suicide bomber, vehicle borne explosive device, improvised explosive device, sabotage, or a mass killing event. This risk may result in the loss/damage to JEA property, injury/death to employees/civilians, and lawsuits • While JEA has an inherent risk of an act of terrorism occurring that involves its personnel and property, the numeric financial/reputational risk values are based upon a terrorist event that caused significant damage to JEA operations

Risks

Risk	Business Area	Description
Water Supply Management/Long Term Planning	• Water System • Environmental • Planning	• Accurate long term planning is becoming increasingly complex due to the inherent difficulty in predicting the impact of changing variables (e.g., regulatory compliance, demand/growth, capital requirements, revenues), sustaining current water/reclaimed infrastructure, and meeting certain provisions of the Consumptive Use Permit (CUP). Specifically, the CUP provisions may require a significant increase in reclaimed water usage and/or place new, more stringent limits on JEA's aquifer withdrawals • CUP restrictions, most notably the South Grid allocation restrictions which came in effect beginning Sept 2014, may result in the inability to meet current and future water needs
Weather & Climate Change Impact Resiliency Efforts	• Electric System • Water System • Environmental • Planning • Financial Services	• Weather patterns and/or short-term or seasonal extreme weather may negatively impact long term planning and JEA's financial and reliability performance., as well as negative reputational impact and decreased customer satisfaction. Impact may include: • Short Term - unforeseen revenue and budget need fluctuations; increased debt and subsequent changes to credit ratings ; rate increases; the inability to meet peak demands; decreased reliability, difficulty meeting seasonal or annual environmental limits, and increased expenses from severe storms • *Long Term - longer-term outages and reliability issues; increased difficulty in load forecasting and planning; as well as the need to protect our infrastructure from the potential impact of severe climate change (e.g. encroachment from rising river water levels, rising shallow groundwater, severe storms; temperature variances). • * The timeframe for significant impact from climate change may be in excess of 20+years
Revenues and Expenses Management	• Financial Services • Planning	• External economic factors and/or weather conditions may significantly reduce revenues, or JEA may not properly manage/control expenses. This could require increased reliance on debt to fund capital projects. Insufficient revenues and inadequately controlled expenses may result in a reduced credit rating, increased cost of debt, deterioration of the financial and structural health of the organization, inability to adequately serve our customers, and loss of reputation
Work Environment	• All	• JEA's organizational health scores in the bottom quartile compared to the OHI global database. When compared to other groups with lower scores, JEA still scores low – including against other utilities

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 25
PARTY: BAB-6
DESCRIPTION: Preliminary Cost Estimate

FIRST COAST REGIONAL UTILITY WATER MAIN AND FORCE MAIN

PRELIMINARY COST ESTIMATE

ITEM NO.	SANITARY SEWER FORCE MAIN: ITEMS 1-12	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	In-Line Booster Pump Station	1	LS	$500,000	$500,000
2	20" FM Plug Valve & Box	13	EA	$13,500	$175,500
3	20" SDR-21 PVC Push-On Joint Pipe	39,100	LF	$185	$7,233,500
4	20" HDPE Directional Drill FM (Under U.S. Highway 301)	200	LF	$480	$96,000
5	20" HDPE Directional Drill FM (Under Wetlands/Stream - "Deep Creek")	100	LF	$300	$30,000
6	20" PVC/HDPE Adapter Fitting	4	EA	$5,000	$20,000
7	20" FM Jack & Bore w/30" Steel Casing	100	LF	$550	$55,000
8	20" Mechanical Joint Restraint for PVC FM	80	EA	$925	$74,000
9	2" Air Release Valve w/Manhole	3	EA	$5,500	$16,500
10	DIP Fittings for PVC FM	12	TN	$1,250	$15,000
11	Guardrail Removal & Replacement	250	LF	$150	$37,500
				SUB-TOTAL	$8,253,000

ITEM NO.	WATER MAIN: ITEMS 12-24	QUANTITY	UNIT	UNIT PRICE	TOTAL
12	In-Line Booster Pump Station	1	LS	$600,000	$600,000
13	24" PVC C-900 Push-On Joint Pipe	39,100	LF	$195	$7,624,500
14	24" MJ Gate Valve & Box	21	EA	$28,500	$598,500
15	24" DIP Fittings for PVC WM	12	TN	$1,450	$17,400
16	24" Mechanical Joint Restraint for PVC WM	120	EA	$1,250	$150,000
17	Temporary Sample Points	16	EA	$300	$4,800
18	Fire Hydrant Assemblies	30	EA	$2,500	$75,000
19	Connect 24" WM to Existing WM	1	EA	$9,850	$9,850
20	24" HDPE Directional Drill (Under U.S. Highway 301)	200	LF	$525	$105,000
21	24" HDPE Directional Drill (Under Wetlands/Stream - "Deep Creek")	100	LF	$330	$33,000
22	24" PVC/HDPE Adapter Fitting	4	EA	$5,750	$23,000
23	24" FM Jack & Bore w/36" Steel Casing	100	LF	$750	$75,000
24	2" Air Release Valve w/Manhole	3	EA	$6,500	$19,500
				SUB-TOTAL	$9,335,550

ITEM NO.	ROADWAY & SOD RESTORATION: ITEMS 25-31	QUANTITY	UNIT	UNIT PRICE	TOTAL
25	1-1/2" SP-9.5 (Type S-III) Asphalt Pavement	600	SY	$17	$10,200
26	8" Compacted Shellrock	700	SY	$13	$8,750
27	12" Compacted Subgrade	800	SY	$5	$3,800
28	Hydroseed	25,350	SY	$3	$76,050
29	Sod (15-foot width)	27,000	SY	$5	$135,000
30	Tree Removal up to 4" Diameter and/or Palm up to 12" Diameter	30	EA	$775	$23,250
31	Remove & Replace Street Signs & Striping	1	LS	$25,000	$25,000
				SUB-TOTAL	$282,050

ITEM NO.	MISCELLANEOUS: ITEMS 32-38	QUANTITY	UNIT	UNIT PRICE	TOTAL
32	Mobilization	1	LS	$30,250	$30,250
33	Maintenance of Traffic	1	LS	$27,350	$27,350
34	Construction Survey- Stake-out & Record Drawings	1	LS	$180,000	$180,000
35	Density Tests	1	LS	$10,000	$10,000
36	Preconstruction Video	1	LS	$3,500	$3,500
37	Trench Safety	1	LS	$7,500	$7,500
38	Erosion Control	1	LS	$8,500	$8,500
				SUB-TOTAL	$267,100

ITEM NO.	CONTINGENCY	QUANTITY	UNIT	UNIT PRICE	TOTAL
39	10% Contingency	1	LS	$1,813,770	$1,813,770
				GRAND TOTAL	$19,951,470

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 26
PARTY: BAB-7
DESCRIPTION: Life Cycle Cost Analysis

TABLE 1
FCRU CONNECTS TO JEA Scenario 1

		ANNUAL OPERATING COSTS			PERIODIC COSTS			
Year	Installation Cost	Pipeline Costs	Pumping Costs	Electricity	Painting	Pump Rebuild	Total Cost Per Year	Present Value
0	$24,939,000						24,939,000	24,939,000
1		17,200	66,600	7,178			90,978	86,646
2		17,587	68,099	14,680			100,365	91,034
3		17,983	69,631	22,515			110,128	95,133
4		18,387	71,197	30,695			120,280	98,955
5		18,801	72,799	39,233			130,833	102,511
6		19,224	74,437	48,138			141,800	105,813
7		19,657	76,112	57,425			153,194	108,872
8		20,099	77,825	67,105			165,029	111,698
9		20,551	79,576	77,192			177,319	114,301
10		21,013	81,366	87,699	12,217	12,828	215,124	132,067
11		21,486	83,197	98,639			203,322	118,878
12		21,970	85,069	110,028			217,066	120,871
13		22,464	86,983	121,878			231,325	122,677
14		22,970	88,940	134,207			246,116	124,306
15		23,486	90,941	147,028			261,456	125,765
16		24,015	92,987	160,359			277,361	127,062
17		24,555	95,080	174,215			293,850	128,206
18		25,108	97,219	188,613			310,940	129,202
19		25,672	99,406	203,571			328,650	130,058
20		26,250	101,643	219,107	15,262	16,025	378,287	142,572
21		26,841	103,930	235,239			366,010	131,376
22		27,445	106,268	251,986			385,699	131,851
23		28,062	108,659	269,367			406,089	132,211
24		28,694	111,104	287,403			427,201	132,461
25		29,339	113,604	306,114			449,057	132,608
26		29,999	116,160	325,522			471,681	132,656
27		30,674	118,774	345,648			495,096	132,611
28		31,364	121,446	366,515			519,325	132,477
29		32,070	124,179	388,145			544,394	132,259
30		32,792	126,973	410,564	19,065	20,018	609,412	141,004
AL COSTS OVER 30 YEAR		$ 725,759	$ 2,810,205	$ 5,196,009	$ 46,544	$ 48,871	$ 33,766,387	
NPV								$ 28,587,140

INPUT:

Inflation Rate		2.25%	2.25%	2.25%	2.25%	2.25%
Discount Rate		5.00%	5.00%	5.00%	5.00%	5.00%
Annual Costs						
Years 1-30		$17,200	$66,600	$7,178		
Additional Cost Yrs 2-30				$7,178		
Periodic Costs						
Year 10					$10,000	$10,500
Year 20					$10,000	$10,500
Year 30					$10,000	$10,500
Columns						
Installation Cost	24,939,000					
Pipeline Costs		17,200				
Pumping Costs			66,600			
Electricity				7,178		
Painting					10,000	
Pump Rebuild						10,500

ASSUMPTIONS

These numbers are year 1 present value

1. Operating Cost for pipeline is $17,200
2. Operating cost for pump station is $66,600
3. The exposed areas need to be painted every 10 years. Year 10, 20 and 30. $10,000 present value
4. Pumps need to be rebuilt every 10 years as well, starting at year 10. $10,500 per year present value
5. Electricity is a little bit complicated because it depends on flow. Present value for pumping the full capacity is $215,350 A simple assumption is that year 1 will be 1/30 of that and add an additional 1/30 per year.

Docket No. 20190168-WS
Life Cycle Cost Analysis
BAB-7, Page 1 of 1

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A DESIGN BUILD COMPANY



DBIA Certified

Paul Gandy, P.E., DBIA
President / CEO

YEARS OF EXPERIENCE 35

AREAS OF EXPERTISE

- Design-Build Project Delivery
- Program/Project Management
- Process Mechanical (water and
- wastewater treatment)
- Large Capacity Pumping Stations
- Value Engineering
- Operation and Maintenance
- Construction
- Maintenance of Plant Operations

EDUCATION

B.S., Mechanical Engineering
University of Florida

LICENSURE / CERTIFICATIONS

Florida Professional Engineer
No. 37928

Florida Certified General Contractor
No. CGC 1507230

Florida Certified Mechanical
Contractor No. CMC 1249255

Florida Certified Plumbing Contractor
No. CFC 1427843

Florida Certified Underground Utility
and Excavation Contractor
No. CUC 1224907

Designated Design-Build Professional
(DBIA)

Paul Gandy has worked in the consulting engineering business for 30+ years. He has experience in the planning, design, and construction of all facets of water and wastewater treatment as well as collection and distribution, hydraulics, fluids handling, and pumping. He has been involved with projects ranging in size from under 0.1 million gallons per day (MGD) to over 100 MGD. Water treatment projects have included: raw water supply including wellheads, pumping & piping; lime softening facilities; filtration, sludge dewatering and handling; membrane softening, brackish/seawater reverse osmosis; in-plant pumping and chemical facilities; concentrate disposal systems; and ground storage, high service pumping, and standby power systems at these facilities. In addition to his many engineering and construction services projects,

Wastewater treatment plant projects include design for wastewater pretreatment for screening and grit removal, primary treatment, secondary treatment with aeration systems and clarification, sludge digestion, sludge dewatering and handling, odor control, effluent disinfection, effluent pumping, deep injection well disposal, reuse storage, and ocean outfall. Wastewater collection and pumping projects include the design of gravity sewers, lift station, and force mains.

Paul has been at the helm of Globaltech for over 25 years and has overseen the delivery of in excess of 250 design-build projects totaling over $100M. Mr. Gandy has also been certified as a credentialed Design-Build Professional by the Design-Build Institute of America (DBIA).

FEATURED EXPERIENCE



PBCWUD Optimization & Improvements D/B Continuing Services Contract */ West Palm Beach, FL*

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Paul served as the Principal in Charge for this program, which is comprised of four 3-year term master continuing design build projects. The first master contract was approved in 2008 with subsequent contracts being issued in 2012, 2015 and 2019. For the 2015 design-build contract Globaltech was awarded the DBIA Florida Region Project of the year in the Water/Wastewater category.

The 2019 continuing contract is currently ongoing. Projects included a vast array of treatment and process related improvements for all unit processes involved at all of the County's major treatment facilities as well as various lift stations, wellfields, and remote pumping and storage facilities. For each of the contracts there were many tasks related to upgrade or replacement of electrical switchgear and emergency power diesel standby generator facilities. Project elements included gensets, fuel storage and delivery systems, structural and architectural support elements, switchgear, and building and environmental permitting. A total of 96 projects were delivered at a value of $41,366,633.

Paul has specific involvement in the following additional projects, full project descriptions are included in Tab D, Company Overview/Qualifications of Firm.

City of Riviera Beach WTP Softener 3 Rehabilitation / *Riviera Beach, FL*

City of Riviera Beach Water Plant Improvements / *Riviera Beach, FL*

City of Riviera Beach Avenue C Repump Modifications / *Riviera Beach, FL*

FPUA Chemical Storage Improvements / *Fort Pierce, FL*

PBCWUD WTP 3 Chemical Improvements Phase 1 / *West Palm Beach, FL*

PBCWUD WTP 3 Chemical Improvements Phase 2 / *West Palm Beach, FL*

OTHER DESIGN/BUILD EXPERIENCE

LW Master Lift Station FY2020 Miscellaneous Improvements / *Lake Worth, FL*

SUA Hood Road WTP Process Evaluation / *Palm Beach Gardens, FL*

FPUA Construction Improvements to Electric HSP 2 / *Fort Pierce, FL*

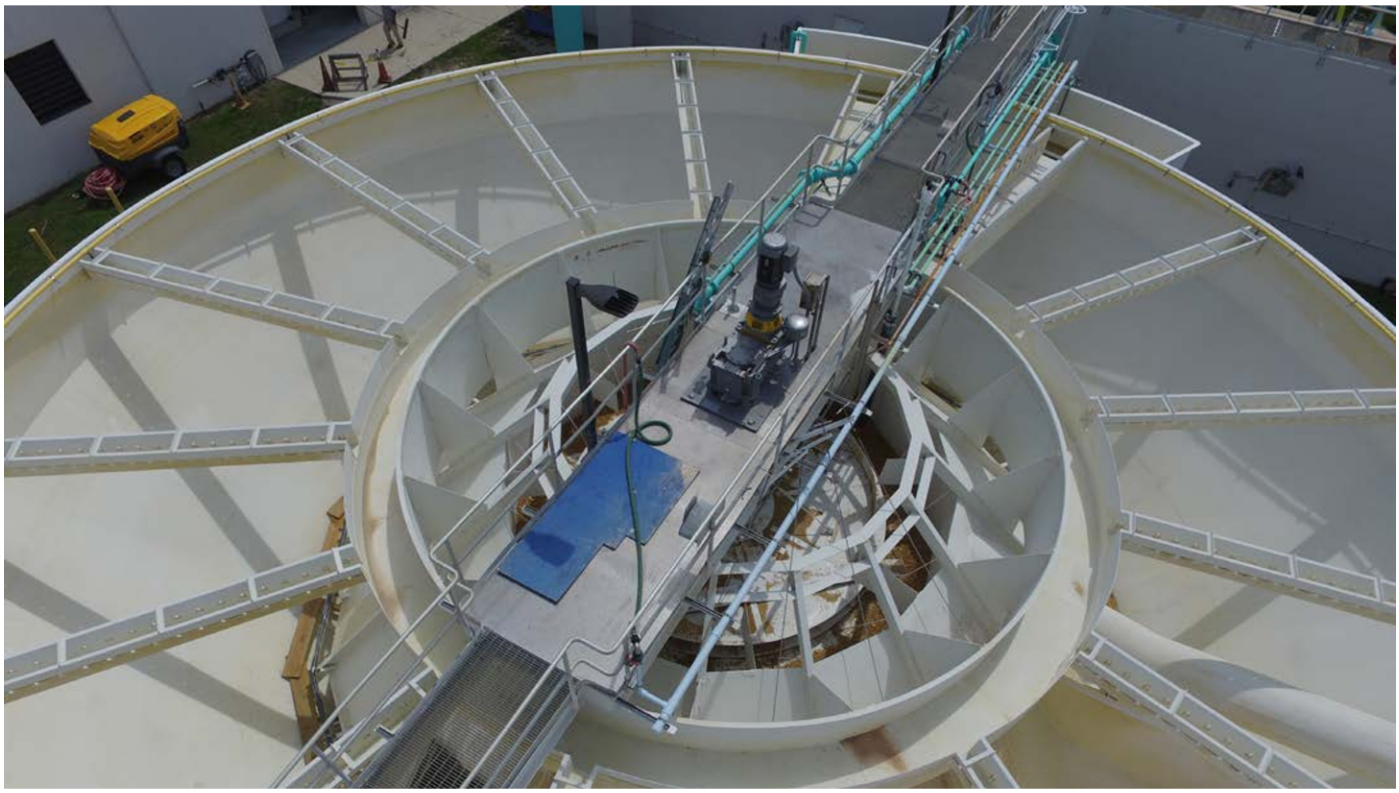
SUA WWTP Headworks Improvements / *Palm Beach Gardens, FL*

SUA Lift Stations 19 and 68 Control Panel Replacements / *Palm Beach Gardens, FL*

SUA Lift Station 36 Replacement / *Palm Beach Gardens, FL*

SUA LPRO Interstage Boost & Energy Recovery Improvements / *Palm Beach Gardens, FL*

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FPUA Design-Build Continuing Services Contract

Fort Pierce Utilities Authority / Fort Pierce, FL

Globaltech is now performing under its fourth consecutive multi-year continuing design-build contract with FPUA. Service Authorizations are issued for various regulatory compliance, fast track, emergency, and planned projects for improvements at FPUA facilities. To date, projects have totaled over $14 million with no reported delays or budget overruns. All projects are designed, permitted and constructed by Globaltech as the single point of responsibility assisted by our subcontractors. Some of the more notable projects include:

- Installation of new sulfuric acid, sodium hydroxide and flouride storage and feed systems
- Rehabilitation and retrofit of Softeners 1 and 2 (Accelators)
- Addition of chemical feed facilities, including a new standalone bulk hypochlorite storage and feed facility to replace the aging chlorine gas system Rehabilitation of filter media, piping, valves, pumps and controls in Filters 1 through 10
- 3.0 MGD expansion to the existing Floridan RO facility, including new 3.0 MGD RO skid, addition of chemical feed systems, degasifier transfer pumping, and high service pumping
- Installation of new ammonia storage, feed, and analytical equipment
- Repairs and rehabilitation to existing clarifiers and aeration basins at the WWTP
- Capacity expansion to existing RO skids 1 and 2
- Hurricane hardening in the aftermath of multiple hurricanes (new 2,000 KW standby generator, seawall replacement on Hutchinson Island, elevating pumping facilities at critical locations, hardening of critical buildings
- New combination diesel/electric 250 HP high service pump
- Two new 400 HP electric high service pumps with VFDs
- Construction of new surficial Wells 2, 4, 15, 16, 17, 18, and 19; Construction of new Floridan Wells 6 and 7
- Replacement of pumps and controls for three filter transfer pumps
- Painting and repairs to existing lime silo and installation of new bag house facility
- Various buried water main and valve replacement projects for piping

Client Contact

Keith Stephens
Water Resources Superintendent
Fort Pierce Utility Authority
715 S 25th Street
Fort Pierce, FL 34947
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kstephens@fpua.com

Project Timeframe

Globaltech is currently performing under its 4th consecutive multi-year continuing design-build contract.

Project Costs

Ranging from $75,000 to $3 million

Our Role

Design-Builder

Aruba Department of Public Works Wastewater Treatment Plants

As a subconsultant to Florida Aquastore, Globaltech provided process design, mechanical design, and services during construction for three separate wastewater treatment plants in Aruba.



SBR Treatment Units

Project Highlights

- **Wastewater Treatment**
- **Sludge Handling**
- **Effluent Disinfection/Filtration**
- **Odor Control**
- **Reuse**

Project Description

The $18,000,000 design-build project included a 4.5 mgd expansion to an existing oxidation ditch WWTP (Bubali), a new 2.7 mgd SBR WWTP (Zeewijk), and a new 1.2 mgd SBR WWTP (Parkietenbos) that treats only high strength septage. Globaltech provided the design (specifications and drawings) for all three (3) WWTPs which included; headworks facilities, aeration treatment systems, clarification facilities, solids handing and dewatering systems, odor control systems, reuse systems, storage tanks and pump stations for each WWTP.

The headworks facilities included: influent screens, grit removal (centrifugal, detritor and rolling-aeration style system), grit conveyors, fat removal facilities, influent structure and septage unloading facilities. The aeration treatment systems included two (2) sets of sequencing batch reactors, blowers and the addition of new mixer brushes and baffles to an existing oxidation ditch. Both primary and secondary clarifiers were installed. The solids handling systems included sludge storage tanks, mixers, gravity sludge thickening, sludge grinding, two (2) belt filter presses, a polymer system, and screw conveyors. All of the sludge dewatering facilities are located at the Parkietenbos WWTP while only sludge storage facilities are located at the other WWTPs. Biofilter odor control systems were installed at each plant. The reuse system at each plant included cloth disc filters, UV disinfection, reuse pumping and storage facilities.



Belt Filter Press

Client

John Welchel
Florida Aquastore
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Suite C102
Boca Raton, FL 33431
Phone: (561) 994-2400

Owner

Giovanni Trump
Department of Public Works
Oranjestad, Aruba
Phone: (297) 582-4700



PBCWUD Optimization & Improvements Design-Build Contracts

Palm Beach County Water Utilities Department / West Palm Beach, FL

Globaltech is currently completing work on our third consecutive continuing Design-Build services contract (2015-2018) with Palm Beach County Water Utilities Department (PBCWUD). Under this contract and the two previous ones, Globaltech has completed more than 90 design-build projects for various water and wastewater facility improvements.

Globaltech executed projects that needed to be expedited due to funding time limits, regulatory compliance, or near-emergency repairs. Others were executed to bring long-planned projects to fruition. The projects were designed, permitted, and constructed by Globaltech and our subcontractors.

For the 2015-2018 contract, tasks included process upgrades and replacements, process expansions for regulatory compliance, operational improvements, system-wide safety improvements, and pump system and controls upgrades. All improvements were executed in functioning facilities with critical on-line requirements. Permitting responsibilities included building department, FDEP (PBCHD), and planning and zoning.

For all work, Globaltech served as the prime design-build contractor with responsibility for all aspects of contract performance. As a vertically integrated design-build company, Globaltech self-performed over 75% of all project work.

The total awarded dollar volume under the 2015-2018 contract is approximately $15 million. Some of the more notable projects awarded under this contract have included:

- SRWRF Safety Improvements
- ECRWRF/FPL Reuse Facility Improvements
- WTP 11 Degasifer/Clearwell Modifications
- Pahokee Elevated Storage Tank Rechloramination
- WTP 11 Odor Control Improvements
- WTP 11 Floridan Wellfield Expansion
- WTP 11 Phase II Improvements
- WTP 3 Chemical Improvements
- WRWWTF Power Improvements Phase I
- System-wide Safety Improvements
- Belle Glade Water Storage Tank Improvements
- WTP 9 Permeate Flush

Client Contact

Vincent Riccobono, P.E.
Construction Services Manager
Palm Beach County Water Utilities
8100 Forest Hill Boulevard
West Palm Beach, FL 33413
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vmriccobono@pbcwater.com

Project Timeframe

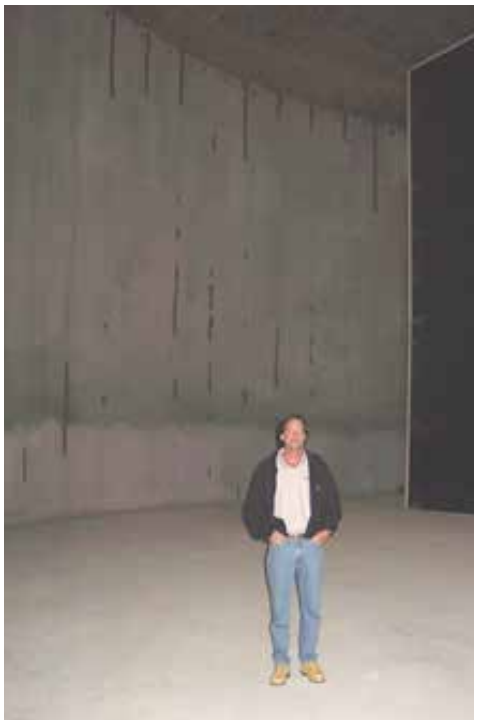
2015 - 2018

Project Costs

Ranging from $200,000 to $2 million

Our Role

Design-Builder





Cooper City Two Million Gallon Ground Storage Tank

City of Cooper City / Cooper City, FL

Because certain geographic areas were being annexed into the City of Cooper City's existing service area, the City anticipated that a new 2.0 MG ground storage tank (GST) and 4.0 MGD repump station would be needed to meet future fire flow and potable water storage requirements.

The City hired Globaltech as a design-build contractor to construct the initial component of the overall project—a prestressed concrete GST along Pine Island Road. The tank was constructed before the repump station in order to take advantage of favorable pricing from the tank manufacturer (CROM Corporation).

Globaltech permitted the project through the Broward County Health Department, Cooper City Building Department, and the South Broward Water District.

Project Achievements / Benefits

- The new 2.0 MG GST was an above-grade pre-engineered prestressed concrete tank with integral concrete base slab and domed concrete roof. It had a nominal diameter of 100 feet, side water depth of 34 feet 1 inch, total overall height of 45 feet 7 inches, and a wall thickness of approximately 6 inches.
- Tank accessories included a side wall manway hatch, dome fiberglass access hatch, tank outlet, interior piped tank overflow line, fiberglass ventilator at dome crest with dormer style screened vents at tank periphery, local level indication via a mechanical fiberglass liquid level indicator on tank exterior for visual level indication, remote level indication via ultrasonic level transmitter, and polypropylene baffle curtain.

Client Contact

Mike Bailey, Director of Utilities
City of Cooper City
11791 SW 49th Street
Cooper City, FL 33330
(954) 434-5519

Project Timeframe

5 months
Completed August 2006

Project Cost

$785,000

Our Role

Design-Builder







FPUA Reverse Osmosis Plant — Phase 2 Expansion

Fort Pierce Utilities Authority / Fort Pierce, FL

In the mid-2000s, the Fort Pierce Utilities Authority (FPUA) identified the need to expand the treatment capacity of its reverse osmosis (RO) water treatment plant in order to meet a projected increase in demand. Under a design-build continuing services contract with FPUA, Globaltech permitted, designed, built, and commissioned the RO plant expansion. We also assisted the Authority in obtaining a grant from the South Florida Water Management District (SFWMD) for the project.

The existing plant consisted of two 2.0 mgd RO trains. These two trains were expanded by the addition of new membrane vessels and elements, boosting the capacity of each train to 2.25 MGD. A third larger 3.25 MGD RO train was added within the existing footprint of the membrane building.

The project also included installation of a fourth cartridge filter, third membrane feed pump, second degasifier and blower, and a third transfer pump. With blending of the raw water, the total capacity of the RO facility was increased to 10.27 MGD.

Project Achievements / Benefits

- The project nearly doubled the treatment capacity of the RO water treatment plant, from 5.33 MGD to 10.27 MGD.
- By agreeing to an 11-month completion schedule, Globaltech helped FPUA obtain a $500,000 SFWMD alternative water supply grant. The project was fast- tracked, and Globaltech succeeded in meeting the dead-line requirements of the grant program. The design began in September 2005 and construction was completed in September 2006.

Client Contact

Bo Hutchinson, P.E.
Director of Water/Wastewater Systems
Fort Pierce Utilities Authority
715 South 25th Street
Fort Pierce, FL 34947
Phone: (772) 466-1600
bhutchinson@fpua.com

Project Timeframe

11 months
Completed in September 2006

Project Cost

$2.6 million

Our Role

Design-Builder

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Corkscrew WTP 4.0 MG Storage Tank and Clearwell Addition

Lee County Department of Public Works, Utilities Division / Fort Myers, FL

Lee County needed to increase detention time of chloramine-treated finished water at its Corkscrew Water Treatment Plant in order to meet CT disinfection requirements. The County's Utilities Division chose Globaltech to design and implement the necessary water storage improvements. As part of the project, Globaltech provided value engineering options to reduce cost and improve operational flexibility.

During the construction phase, we installed a new, 4.0 MG, CROM prestressed concrete storage tank along with a new 36" DIP finished water pipe connecting the transfer pumps to the new tank. We provided baffles in the new 4.0 MG tank and in an existing 2.0 MG tank. We also installed new clearwell and transfer pumps and modified the existing transfer pump system. Finally, we provided new instrumentation to interface with one of three existing Allen-Bradley Control Logix PLC's in Citect format.

Project Achievements / Benefits

Globaltech's value engineering recommendations saved the County money and gave them more operational flexibility. For example:

- A parallel 18" finished water (FW) pipe was installed in lieu of replacing the existing 24" FW with a 36" FW main.
- Polypropylene baffle curtains were installed instead of concrete baffle walls in the new 4.0 MG ground storage tank and existing 2.0 MG ground storage tank. Polypropylene curtains are NSF approved and are more economical, easier, and faster to install.
- Perforated storage tank inlets were installed to increase baffling factor and to lower the number of baffles in both the new and existing storage tanks. Perforated inlet pipe provides dispersion of water in the storage tank and increases contact time. It also allows the storage tanks to operate in series without the addition of a costly new inlet pipe.

Client Contact

Luis Molina, P.G., P.E.
Dept. of Public Works, Utilities Division
Lee County Bd. of County Commissioners
1500 Monroe Street
Fort Myers, FL 33901
Phone: (239) 533-8598

Project Timeframe

18 months
Completed July 2009

Project Cost

$2.9 million

Our Role

Design Builder



FPL WCEC Booster Pump Station and 30-Inch Interconnect

Florida Power & Light / Loxahatchee, FL

Florida Power & Light needed to increase the amount of potable water supplied by Palm Beach County Water Utilities to its West County Energy Center to meet elevated demands and overcome pressure deficiencies. In order to achieve this, FP&L retained Globaltech to design and build a potable water booster pump station at the entrance to the Center that would increase the water supply capacity from 2 MGD to a peak supply of 10 MGD.

This fast track project involved a new parallel 12-inch potable water main, parallel RPZ backflow preventers, and 150 HP HSC pump with field mounted VFD. Power, controls, and remote telemetry were included.

Globaltech also installed overhead 30-inch ductile iron interconnecting piping within the plant as the last phase of a 22-mile reuse main.

Project Achievements / Benefits

- Available flow and pressure to the new facilities was nearly doubled.
- The project was fast-tracked due to approaching start-up of new facilities. Global met the accelerated schedule, completing the project in 7 months.
- For commissioning of the 22-mile reuse main, Globaltech constructed a 36-inch flushing blow-off discharge outlet and flume at the Energy Center's holding lagoon and assisted with the flushing operation over several days.

Client Contact

Robert Leonard
Construction Manager
Florida Power & Light
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Juno Beach, FL 33408
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robert.leonard@fpl.com

Project Timeframe

7 months
Completed 2010

Project Cost

$317,645

Our Role

Design-Builder







FPUA Sodium Hypochlorite Conversion and 4-Log Virus Treatment

Fort Pierce Utilities Authority / Fort Pierce, FL

In order to improve community and operator safety, FPUA wanted to convert its water treatment disinfection system at the Henry A. Gahn Water Treatment Facility from chlorine gas to liquid sodium hypochlorite. At the same time, FPUA wanted additional modifications made at the facility's reverse osmosis (RO) and lime softening (LS) plants so its treated water would meet the Four-Log Virus Treatment requirement of the EPA's Ground Water Rule—namely, to reliably achieve 99.99 percent inactivation or removal of viruses.

Globaltech was retained to permit, design, construct, and commission these disinfection improvements.

A new building was constructed for the sodium hypochlorite storage and feed system. Four 8,750-gallon nominal high-density polyethylene (HDPE) bulk storage tanks and four pump skids (8 pumps total) are housed inside the building. The four bulk tanks are capable of providing a 15-day supply of sodium hypochlorite to the LS and RO plants as allowed by FDEP.

Project Achievements / Benefits

- For the Four-Log Virus Treatment, baffle curtains were installed in the RO clear-well to increase chlorine contact time. Chlorine (sodium hypochlorite) injection points were added to provide a free chlorine residual prior to ammonia addition.
- Globaltech improved the existing direct feed ammonia gas system, included relocating the 1,000 gallon ammonia hydroxide storage tank and installing two new ammoniators with flow- pacing capabilities.
- A single ammonia injection point was installed downstream of where the water from the LS and RO plants combine.
- An ammonia residual analyzer (HACH APA 6000) and HF Scientific free chlorine analyzers were installed for Four-Log Virus treatment monitoring and flow-pacing of the chemical feeds.

Client Contact

Keith Stephens
Water Resources Superintendent
Fort Pierce Utility Authority
715 S. 25th Street
Fort Pierce, FL 34947
Phone: (772) 466-1600 ext. 4515
Email: kstephens@fpua.com

Project Timeframe

22 months
Completed September 2014

Project Cost

$1.8 million

Our Role

Design Builder





CSID WWTP Influent Screen Replacement

Coral Springs Improvement District / Coral Springs, FL

The Coral Springs Improvement District (CSID) was experiencing persistent pump clogging issues at its wastewater treatment plant (WWTP), requiring pump de-ragging maintenance at least every shift. The ragging material was passing through the existing 3/8" mechanical bar screen and coalescing into large clumps, resulting in pump ragging and other interferences in the wastewater treatment process.

CSID hired Globaltech, under a continuing design-build services contract, to conduct an engineering analysis, evaluate options, and install a replacement influent screen with finer screening capability and better reliability.

The existing influent screen was replaced with a new 6mm perforated plate automated 316 SS influent screen. A new stainless steel hopper was installed to direct the screenings to the existing washer/compactor. A new control panel was also installed.

The project required permits from the Broward County Health Department and the Florida Department of Environmental Protection (FDEP).

Project Achievements / Benefits

- Globaltech and CSID visited six other Florida WWTP facilities to inspect screen installations and gather comments from Owners. This data, combined with results of hydraulic and flow calculations, helped Globaltech recommend the right replacement influent screen to alleviate CSID's clogging issues.
- To install the new influent screen, the existing isolation gates were closed and the influent screen channel bypassed for one week. During that time, Globaltech coordinated construction work carefully to complete the screen removal, concrete work, screen installation, metal work, coating repairs, electrical, and I&C work to get the new influent screen operational within one week.

Client Contact

David McIntosh
Director of Utilities
Coral Springs Improvement District
10300 NW 11th Manor
Coral Springs, FL 33071
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davidm@csidfl.org

Project Timeframe

10 months
Completed August 2015

Project Cost

$314,883

Our Role

Design-Builder





PBCWUD WTP 11 Production Wells 9 & 10

All Webb's Enterprises, Inc. / Belle Glade, FL

Working as a subcontractor to a Florida-based well-drilling company, Globaltech assisted in the creation of two new production wells at Palm Beach County Water Utilities Department (PBCWUD) Water Treatment Plant 11 in Belle Glade, Florida.

Globaltech's role was to:

- Construct underground HDPE pipelines from the existing raw water main
- Construct 316 SS wellheads, supports, and appurtenances
- Provide and install the power and control panels, including SCADA and telemetry, for the two new Floridan Aquifer wells (PW-09 and PW-10)

Project Achievements / Benefits

- The addition of wells PW-09 and PW-10 provided needed additional capacity to the existing wellfield supplying this water plant.
- Globaltech provided startup and commissioning services for pumps, controls, and SCADA systems.

Client Contact

David Webb, Jr.
All Webb's Enterprises, Inc.
309 Commerce Way
Jupiter, FL 33458
(561) 746-2079
davidwebbjr@allwebbs.com

Project Timeframe

12 months
Completed May 2015

Project Cost

$540,800

Our Role

Construction Subcontractor







CSID Production Wells 4 and 7 Replacement

Coral Springs Improvement District / Coral Springs, FL

The quality of raw water pumped by two older wells in the Coral Springs Improvement District's wellfield had diminished to unacceptable levels. Well 4, originally drilled in 1978, and Well 7, which dated back to 1988, had developed holes in the well casings, producing sediment. The District retained Globaltech as a design-build contractor to replace the wells.

Globaltech began by provided engineering design and permitting services to build the new wells and wellheads. Subsequent construction entailed:

- Drilling pilot holes and conducting geophysical tests
- Drilling new production wells containing 24" steel casing and 16" inner stainless steel casing
- Preparing the sites and constructing concrete slabs for the wellheads
- Installing new 8" Certa-lok column piping and submersible pumps in each well
- Building the above-ground wellheads, discharge piping, valves, and flowmeters
- Furnishing and installing new electrical service and control panel with variable frequency drive (VFD).

The project concluded with demolishing, plugging and abandoning existing wells 4 and 7.

Project Achievements / Benefits

- CSID is now pumping much higher quality raw water
- VFDs give the District more control over well flows in response to changing drawdown conditions
- Globaltech provided startup services to CSID operations staff, ensuring the new wells were operating properly and training staff on the new equipment

Client Contact

Joe Stephens
Chief Operator
Coral Springs Improvement District
10300 NW 11th Manor
Coral Springs, FL 33071
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joes@fladistricts.com

Project Timeframe

2014 - 2016

Project Cost

$1.03 million

Our Role

Design Builder



FPUA High Service Pumps No. 3 and 4 Replacement

Fort Pierce Utilities Authority / Fort Pierce, FL

Two of the electric high service pumps (HSPs) that send finished drinking water out for distribution from the Fort Pierce Utilities District (FPUA) Henry Gahn Water Treatment Facility were aging, deteriorated, and in need of improvement. Under a continuing design-build services contract, FPUA retained Globaltech to provide design and construction/installation services for the sequential replacement of HSP No. 3 and HSP No. 4.

In both cases, Globaltech installed new pumps, frames, 400 hp electric motors, and coupling assemblies to match the flow and pressure capacity of the existing HSPs.

The existing pump bases were brought up to current Hydraulic Institute Standards.

A new variable frequency drive (VFD) and electrical service to HSP No. 4 was provided, while HSP No. 3's existing VFD was reused.

Additional project elements included:

- New suction and discharge elbows and piping
- Suction and discharge flanged manual butterfly valves
- Replacement of the existing pump discharge hydraulic control valve with a hydraulically dampened tilting disc swing check valve
- Installation of a new HDMI panel in the pump room for local control and monitoring of all four high service pumps
- Installation of related minor piping, accessories, and I&C elements

Project Achievements / Benefits

- Greatly improved reliability and parts uniformity with new equipment
- Improved operating efficiency and control with the installation of the new VFD
- Improved operational functionality with local HDMI display and control

Client Contact

Keith Stephens
Water Resources Superintendent
Fort Pierce Utilities Authority
715 South 25th Street
Fort Pierce, FL 34947
(772) 466-1600 Ext. 4515
kstephens@fpua.com

Project Timeframe

19 months
Completed October 2016

Project Cost

$793,308

Our Role

Design-Builder







PBCWUD WRWWTF Power Improvements

Palm Beach County Water Utilities Department / Belle Glade, FL

The existing 300-kilowatt emergency back-up generator and main switchboard inside Generator Building No. 1 at the Western Regional Wastewater Treatment Facility (WRWWTF) had both surpassed their reliable life spans and needed to be replaced. Under a continuing design-build contract, Palm Beach County Water Utililities Department (PBCWUD) hired Globaltech to design, permit, and install a new generator system.

The project included removing and recycling the old generator and main switchboard from Generator Building No. 1, then sealing and insulating the building, installing air conditioning to provide a temperature-controlled environment, installing a new main switchboard, and upgrading other electrical controls.

The new generator system included a new 500 kW diesel-engine generator with an integrated noise-attenuating aluminum enclosure mounted on top of a 4,500-gallon belly fuel tank.

Project Achievements / Benefits

- The small existing generator (circa 1982) could not power all loads connected to the main switchboard (MSB-1). The new generator is capable of supplying emergency power to all the connected loads plus expected future loads.
- The new stand-alone generator sits on a reinforced concrete slab built on auger-cast piles due to poor soil conditions.
- During the project, Globaltech minimized facility downtime by performing some of the work at night.
- Globaltech coordinated with Florida Power & Light to replace the 40-year-old transformers.

Client Contact

Steven McGrew, P.E.
Plant Design Manager
PBC Water Utilities Department
8100 Forest Hill Boulevard
West Palm Beach, FL 33413
(561) 493-6000
smcgrew@pbcwater.com

Project Timeframe

12 months
Completed September 2016

Project Cost

$811,498

Our Role

Design-Builder







Boynton Beach Raw Water Pipeline

City of Boynton Beach, Utilities Department / Boynton Beach, FL

Two water treatment plants serve the residents of Boynton Beach—one on the east side of town, the other on the west. The East plant had excess capacity to treat raw water, but did not have access to the highly productive western wells. By connecting the wells feeding each plant, the City could provide raw water to either plant, utilizing treatment capacity and increasing the reliability of the raw water supply.

In order to achieve this goal, the City constructed 6 miles of raw water pipeline alongside busy Woolbright Road, tunneling beneath TriRail commuter rail tracks and Interstate 95. The general contractor used open cut, directional drill, and jack and bore methods to install 36-inch ductile iron and 42-inch high density polyethylene (HDPE) piping.

Globaltech served as the City's construction manager, utilizing our pipeline engineering and construction expertise to oversee the contractor, provide general project administration services, design the connection to the existing raw water main, develop a flushing and disinfection plan, and close out all permits.

Project Achievements / Benefits

- Identified an error in the construction drawings early and avoided an unnecessary change order
- Provided thorough quality inspections of HDPE piping as long as 2300-LF, and insisted that damaged sections be repaired to meet industry standards and specifications when necessary
- Provided 24-hour/day inspection coverage during pullbacks of HDPE piping to ensure pipe was not damaged
- Designed connections to the existing piping, after the contract was awarded, that minimized plant shutdowns and increased operational flexibility
- Coordinated with Palm Beach County Traffic Division and developed an effective repair plan after frac-outs and road settling occurred

Client Contact

Chris Roschek, Manager of Engineering
City of Boynton Beach
124 E. Woolbright Road
Boynton Beach, FL 33435
(561) 742-6413
roschek@bbfl.us

Project Timeframe

18 months
Completed April 2017

Project Cost

Fee for construction management: $311,250
Construction award: $6.5 million

Our Role

Construction Manager





SUA High Service Pumps 2, 3 and 7 Replacements

Seacoast Utility Authority / Palm Beach Gardens, FL

Seacoast Utility Authority (SUA) needed to replace three aging horizontal split case centrifugal pumps and make other improvements to their existing Hood Road Water Treatment Plant high service pumping facility. Under a continuing design-build services contract, Globaltech provided SUA with alternatives evaluation, design, procurement, permitting, construction, startup, and commissioning services for this project.

New pumps included 150 hp motors and horizontal split case centrifugal pumps, each capable of pumping 3,300 GPM at a TDH of 145 feet.

The pumps and suction volutes were carefully selected at 1,750 RPM operating speed to replace the aging and much more expensive 1,180 RPM pumps. Stringent design parameters were chosen to assure that limited cavitation would occur with the low available suction pressures in order to meet similar operating parameters.

Project Achievements / Benefits

- Our selection of higher-speed, smaller casing pumps saved SUA approximately $215,000 in projected original equipment costs.
- Globaltech constructed new replacement piping, valves, and flexible connections as well as instrumentation on the suction and discharge piping of each pump.
- Modifications were made to each concrete pump base to meet the new pump frame foot print and to comply with the current Hydraulic Institute Standards
- Using Operations & Maintenance data from the pump vendor, Globaltech compiled an O&M manual specifically for SUA. We also prepared and delivered record drawings for SUA based on the completed installation.

Client Contact

Brandon Selle, P.E.
Chief Operations Officer
Seacoast Utility Authority
4200 Hood Road
Palm Beach Gardens, FL 33410
(561) 627-2900
bselle@sua.com

Project Timeframe

19 months
Completed May 2017

Project Cost

Total value of project: $439,466
Savings returned to Owner: $215,000

Our Role

Design-Builder



ECRWRF FPL Reuse Improvements Phases 1 & 2

Palm Beach County Water Utilities Department / West Palm Beach, FL

Under a continuing design-build services contract with Palm Beach County Water Utilities Department (PBCWUD), Globaltech was asked to design, permit, and construct improvements to the East County Regional Water Reclamation Facility (ECRWRF) in two phases.

At a total demand of 29 MGD, the facility is the primary source of cooling water to FPL's West County Energy Center.

Of primary importance among the many assigned tasks was construction of immediate, facility-wide safety improvements identified in a previous consultant's report. These improvements were fast-tracked for design and permitting, and prioritized in the construction projects.

The project involved multiple stakeholders, including PBCWUD, ECRWRF Operations, FPL, and Globaltech. Due to the critical nature of the facility, a specialized shutdown and notification procedure was developed to alert and solicit buy-in electronically from all stakeholders prior to any interruption of service.

Project Achievements / Benefits

- Installation of Owner-supplied 600HP vertical turbine high service can pump and header expansion
- Installation of 420 LF of buried 48-inch CLDI bypass piping and valves, testing, and commissioning of same
- Replacement of baffle curtain in 2.0 MG storage tank
- Flash mix slide gate replacement and installation of new flash mixer drives, shafts, and paddles
- New progressing cavity hypochlorite feed pumps
- New 600HP VFD and switchgear modifications
- Two new grinder pump stations
- Repairs and modifications to existing hypochlorite tank farm and piping system
- Installation of additional instrumentation at the West County Energy Center to provide feedback to plant staff
- Safety improvements including handrail and grating modifications and replacements, fall protection improvements, walkway egress, and labeling and signage

Client Contact

David Dalton
Plants O&M Manager
PBC Water Utilities Department
8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6080
ddalton@pbcwater.com

Project Timeframe

26 months
Completed December 2018

Project Cost

$3.5 million

Our Role

Design-Builder

GLOBALTECH
A DESIGN BUILD COMPANY





PGA WWTP Biosolids Equipment Upgrades

Seacoast Utility Authority (SUA) / Palm Beach Gardens, FL

In an effort to replace the aging and maintenance intensive belt filter presses which are no longer adequately supported by the manufacturer, the SUA elected to upgrade the biosolids processing equipment and transition to a centrifuge solids dewatering machine.

The objective of the project was to reduce incoming aerobically digested waste activated sludge (WAS) to 20% solids content by weight based upon a feed rate to the centrifuge of 120gpm with a 1.5% solids content of 15,000 mg/L (1.5%).

Under a Continuing Design-Build Services Contract with the SUA, Globaltech provided Engineering and Design/Build for the installation of centrifuge, and associated support facilities.

Globaltech's scope of services included engineering design and permitting, centrifuge pilot testing for competitive quotes from three manufacturers, construction services, installation and commissioning.

Project Achievements / Benefits

- Installation of centrifuge which exceeded D-B criteria. performance requirements
- New polymer feed systems.
- Installation of 5-ton bridge crane to support dewatering operations.
- New truck loading operation with motorized bin gate.
- Over $230,000 savings to Owner through competitive equipment selection and sales tax savings by Owner Direct Purchase.

Client Contact

Brandon Selle, PE
Chief Operations Officer
Seacoast Utility Authority
4200 Hood Road
Palm Beach Gardens, FL 33410
(561) 627-2900
bselle@sua.com

Project Timeframe

24 months
Completed August 2019

Project Cost

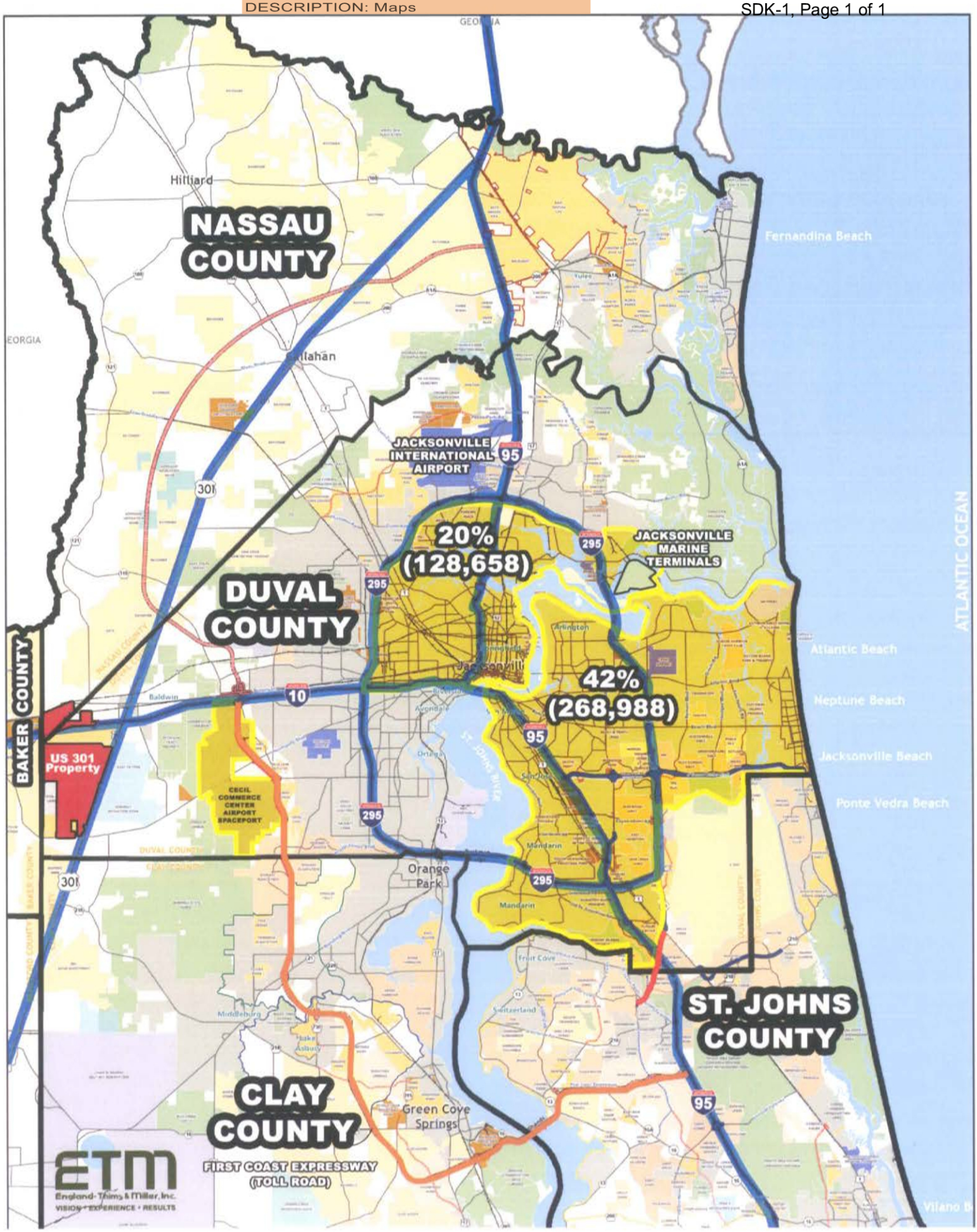
Original: $1,615,536.00

After Owner Direct Purchase (ODP): $1,309,336.00

After ODP and Gross Maximum Price adjustment-Final Contract Value: $1,085,709.00

Our Role

Design-Builder


NASSAU COUNTY
DUVAL COUNTY
CLAY COUNTY
ST. JOHNS COUNTY
BAKER COUNTY
20%
(128,658)
42%
(268,988)
JACKSONVILLE INTERNATIONAL AIRPORT
JACKSONVILLE MARINE TERMINALS
US 301 Property
CECIL COMMERCE CENTER AIRPORT SPACEPORT
FIRST COAST EXPRESSWAY (TOLL ROAD)
ATLANTIC OCEAN
Hilliard
Fernandina Beach
Callahan
Baldwin
Orange Park
Green Cove Springs
Atlantic Beach
Neptune Beach
Jacksonville Beach
Ponte Vedra Beach
Middleburg
Fruit Cove
Mandarin
Arlington
Ortega
Switzerland
England-Thims & Miller, Inc.
VISION + EXPERIENCE + RESULTS

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 30
PARTY: SDK-2
DESCRIPTION: Maps



First Coast Regional Utilities
Location Map

NORTH

Deborah D. Swain, Vice President

Milian, Swain & Associates, Inc.

EDUCATION

Bachelor of Science, Accounting
Florida State University, 1976

LEADERSHIP

- Miami-Dade A&E Society, Founding President
- Citizens for a Better South Florida, Board of Directors, Treasurer, Secretary
- Transportation Advisory Board, Coral Gables, Past Chairperson
- Miami-Dade County Transportation Aesthetic Review Committee, Vice Chair
- Miami-Dade County Small Business Advisory Committee

EMPLOYMENT

- Milian, Swain & Associates, Inc., Vice President, Principal - Management and Financial Consulting
- Deltona Utilities, Inc., Vice President, Controller
- Southern States Utilities, Inc., Controller

EXPERTISE

Mrs. Swain is the Vice President and Principal of MSA's Financial and Management Consulting Services with over 35 years of experience specializing in utilities, including management, financial planning and modeling, accounting, systems development, rate regulation, rate design, revenue deficiency, and cost of service studies.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 31
PARTY: DDS-4
DESCRIPTION: Resume

SELECT EXPERIENCE

Project Manager
Water and Sewer Retail and Satellite City Rate Study
City of Miami Beach – Miami Beach, FL
Responsible for conducting a detailed rate study for the water and sewer utility. The work included determining the cost to provide water and sewer service by analyzing of operating, maintenance and administrative cost, debt service, renewal and replacement of existing infrastructure and capital expenditures, forecasting costs over a five-year period, determining revenue required and resulting rates, and presenting the findings to the Finance & Citywide Projects Committee and to the full City Commission.

Project Manager
Water and Sewer Rate Study, 2010, 2015, 2019
City of Hialeah – Hialeah, FL
Responsible for preparation of a water and sewer rate study. The work involved determining the utility costs including operation and maintenance, administrative, renewal and replacement, capital outlays, debt-funded capital costs, debt service on existing and prospective bonds. The revenue requirement was determined, and rates were proposed, including the development of a five-year forecast and projection of revenues.

Project Manager
Water and Sewer Revenue Bonds
City of Hialeah Water and Sewers Department
Project Manager responsible for directing the work related to the services provided to the City of Hialeah Water and Sewers Department. MSA performed an assessment of the City's financial and operational condition of its water and wastewater system in support of its planned issuance of approx. $50 million in Water and Sewer Revenue Bonds, Series 2011. Services provided included an evaluation of the systems owned and operated by the city of Hialeah; an analysis of the records and capital improvement programs of the City's department of Water and Sewers, physical inspection of a sample of water and sewer system facilities, and coordination with rating agencies, counsel, and bond purchasers.

Project Manager
Financial Feasibility for New RO Water Treatment Plant
City of Hialeah – Hialeah, FL
Responsible for conducting a financial analysis to determine the feasibility of constructing an Upper Floridian Aquifer reverse osmosis water treatment plant. Analyzed various scenarios considering different phasing schedules and several funding sources. Results were used by the City to determine whether they would proceed with the construction of the facility, and the appropriate phasing.

Project Manager
Rating Agency Review, 2013, 2015, 2017, 2019
City of Hialeah – Hialeah, FL
Worked with the City of Hialeah Department of Water and Sewers and Finance Department to provide information to Fitch Ratings in response to their bi-annual surveillance.

Project Manager
Bond Feasibility
Broward County Water and Sewer Department
Project Manager - Directed the financial component of Broward County Water and Sewer Department's Bond Feasibility Report in support of the issuance of approximately $100 million Revenue Bonds (2003) and $200 million (2008).

Deborah D. Swain
Vice President

Milian, Swain & Associates, Inc.

Project Manager
Bond Financial Feasibility
City of Ft. Lauderdale Water and Sewer Department
Directed the financial component of the City of Fort Lauderdale Water and Sewer Department's Bond Feasibility Report in support of the issuance of approximately $90 million Revenue Bonds.

Project Manager
Annual Report, 2000 - 2012
Broward County Water and Sewer Department
Project Manager - Directed the preparation of Broward County Water and Wastewater Engineer's Annual Report in compliance with Bond Resolutions. The water and wastewater systems annual report for the Broward County Office of Environmental Services (BCOES) presented engineering and financial information regarding the water and wastewater systems.

Project Consultant
Wastewater Reuse Feasibility Study Update, 2017
Miami-Dade Water and Sewer Department
Responsible for all public involvement aspects of the services provided to Miami-Dade Water and Sewer Department for the completion of a Wastewater Reuse Feasibility Study Update. Facilitated, coordinated, and prepared all meeting materials for meetings with targeted stakeholders, including regulatory agencies, potential major users and other major stakeholders. Specific stakeholder meetings were held with FDEP, RER-DERM, Biscayne National Park, Everglades National Park, MDPROS, MDAD, City of Homestead, SFWMD, DSWM, Farm Bureau, FIU, American Dream, Graham Properties, FPL, and Zoo Miami. Additionally, coordinated and conducted two large public stakeholder workshops to share the proposed reuse alternatives and to obtain input. Minutes from each meeting were prepared by MSA, and incorporated into the final Reuse Feasibility Study. In addition, performed the economic and present value analysis, components of the reuse feasibility report.

Project Manager
Waterworks 2011
City of Ft. Lauderdale Water and Sewer Department
Directing the financial component of the City's Water and Wastewater ten-year $700 million Capital Program (Waterworks 2011). The financial plan includes a combination of user fees, connection charges, capital expansions fees, revenue bonds and state revolving fund bonds, and grants. Directed the development of rates, the development and implementation of connection fees, and the development and implementation of miscellaneous charges and capital expansion fees.

Project Manager
Alternative Water Supply Master Plan, Wastewater Reuse Feasibility Study and Alternative Water Supply Plan
Miami-Dade Water and Sewer Department
Directing the firms work efforts on several tasks as a subconsultant on the Water Master Plan Team. Primary responsibilities include overseeing development of the monitoring plan for the Coastal Wetlands Rehydration Demonstration Project, research and investigation of large scale aquifer recharge opportunities in South Miami-Dade County and in the Bird Drive Basin, and serve in the lead role in planning and facilitating large scale stakeholder meetings.
Directed the financial component of the Reuse Feasibility and Alternative Water Supply Study, including an analysis of the impact on user rates and impact and/or mitigation fees. Directed the public and regulator input workshops by providing facilitation and coordination. Evaluated potential major users by reviewing current large potable water customers, obtaining input from Miami-Dade Parks and Recreation, and other potential user groups.

Project Manager
Efficiency and Competitiveness Analysis
Miami-Dade Water and Sewer Department
Performed financial analysis to aid in determination of competitiveness of Miami-Dade Water & Sewer Department. Coordinated and conducted thirty employee workshops to solicit input from employees to become more efficient. Coordinated and conducted process improvement team workshops to develop implementation strategies.

Deborah D. Swain
Vice President

Milian, Swain & Associates, Inc.

Project Manager
Various Rate Studies
Miami-Dade County Water and Sewer Department
Prepared Wholesale (Bulk) Rate Study in 2017.Participated in the Analysis of Future Rates in 2000. Directed the rate design and bulk user fee analysis for the Rate Study in 1997. Directed the Miscellaneous User Fees Study in 1997. Directed the study on the impact of rate structure on poverty level customers in 1993.

Rate Expert
Water and Wastewater Rate Studies
Various Utilities
Performed and supervised cost of service studies for over 300 individual private and public utility systems, calculated revenue deficiencies and revenue requirements, design rates, including determination and implementation of conservation water rates, and reuse rates. Calculated and implemented service availability fees (impact or connection fees), allowance for funds prudently invested (AFPI) and ancillary charges (miscellaneous service charges).
Developed other revenue sources for water and wastewater utilities, in particular wastewater disposal products, including effluent and sludge, and performed rate studies to support sales fees. Provided expert testimony in public hearings when required. Participated in negotiations with end users on pertinent issues, including shared benefits, required utilization, and liability.
Prepare and present expert testimony in the area of regulatory accounting, rate regulation, and utilities in general before federal, county, and state courts and regulatory agencies.

Project Manager
Large Group Meeting Facilitation / Strategic Planning
Miami-Dade Water and Sewer Department
Planned, developed, prepared and conducted over 40 workshops involving an average of 50 individuals to gain consensus on a variety of planning and strategic issues. Participated in the development and facilitation of strategic planning sessions for various groups. Directed, coordinated and conducted six-day process improvement team workshops for water and wastewater utilities. Recent project resulted in over $4 million for Miami-Dade Water and Sewer Department. Workshop involved leading team members to develop process flow charts, problem-solve, and develop implementation plans and mechanisms to measure success of plan.

Lead Senior Consultant
Contract Management – Post Construction Contract Analysis & Forensic Accounting Services
Miami Dade County Water & Sewer Department
Participated on project for Miami-Dade County, requiring investigation, analysis, financial determination, and preparation of possible litigation related to the Water and Sewer Department's Pump Station Improvement Program (PSIP). The project required reviewing contracts, payments, invoices, change orders and other documentation to determine potential overpayment under select contracts.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 32
PARTY: DDS-5
DESCRIPTION: Moody's Investor Services

MOODY'S
INVESTORS SERVICE

Rating Action: Moody's downgrades to Aa2 JEA, FL Variable Rate Water a Sewer System Revenue Bonds LOC-backed 2008 Series A-2

23 Oct 2018

New York, October 23, 2018 -- Moody's Investors Service has downgraded to Aa2 from Aa1 the joint support letter of credit-backed rating of JEA, FL Water & Sewer Enterprise (the Issuer) Variable Rate Wat and Sewer System Revenue Bonds, 2008 Series A-2 (the Bonds). The short-term VMIG 1 rating assigned to such Bonds remains unchanged.

RATINGS RATIONALE

Moody's downgrade of the long-term joint default analysis rating (JDA) of the Bonds resulted from Moody's downgrade of the underlying rating on the Bonds on October 11, 2018 to A2 from Aa2. For information o that rating action please see the rating update report published on such date. The Bonds continue to be supported by an irrevocable direct pay letter of credit (LOC) provided by the Sumitomo Mitsui Banking Corporation (the Bank). Moody's current long-term and short-term Counterparty Risk (CR) Assessment of Bank are A1(cr) and P-1(cr), respectively.

The long-term rating of the Bonds is based on JDA, which reflects Moody's approach to rating jointly supp transactions. The JDA incorporates (i) the long-term CR Assessment of the Bank, (ii) the credit quality the Issuer, (iii) the probability of default in payment by the Bank and the Issuer; and (iv) the structural and legal protections of the transaction, which provide for timely debt service payments. Moody's has determined th the joint probability of default between the Bank and the Issuer is low which results in risk consistent wit a JDA rating of Aa2 for the Bonds.

FACTORS THAT COULD LEAD TO AN UPGRADE

• Moody's upgrades the long-term CR Assessment of the Bank or long-term underlying rating of the Bo

• A short-term rating upgrade is not applicable.

FACTORS THAT COULD LEAD TO A DOWNGRADE

• Moody's downgrades the long-term CR Assessment of the Bank or long-term underlying rating of the Bonds.

• Moody's assessment of the default dependence between the Bank and the Issuer increases.

• Moody's downgrades the short-term CR Assessment of the Bank.

The principal methodology used in this rating was Rating Transactions Based on the Credit Substitution Approach: Letter of Credit-backed Debt, Insured and Guaranteed Debts published in May 2017. Please see the Rating Methodologies page on www.moodys.com for a copy of this methodology.

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MJKK and MSFJ also maintain policies and procedures to address Japanese regulatory requirements.

MOODY'S
INVESTORS SERVICE

Rating Action: Moody's assigns A2 to JEA Water and Sewer System senic subordinate lien revenue bonds; outlook negative

26 Jun 2020

New York, June 26, 2020 -- Moody's Investors Service has assigned an A2 rating to the planned iss JEA, FL Water & Sewer Enterprise of approximately $103.7 million Water and Sewer System Rever 2020 Series A and $26.3 million Water and Sewer System Subordinated Revenue Bonds, 2020 Ser Moody's maintains the A2 rating on JEA's senior lien water and sewer system debt and an A2 on the s subordinate lien debt. The outlook is negative.

RATINGS RATIONALE

JEA, FL - Water and Sewer system's credit profile primarily reflects governance and social risks rela pending litigation and significant ongoing organizational changes. JEA

has exposure to nuclear construction risk at the Vogtle projects through JEA's Electric Enterprise's 2 power purchase agreement (PPA) with the Municipal Electric Authority of Georgia (MEAG) and the pressure on JEA's fixed obligation charge coverage (FOCC) ratio because of increasing obligations PPA.

Despite significant construction delays at the Vogtle project and efforts by JEA to mitigate its exposu PPA through litigation, JEA is making timely payments to MEAG. On June 17, 2020, a judge in the U Court for the Northern District of Georgia rendered a judgment regarding the JEA lawsuit that the PF and enforceable increasing the likelihood that JEA will be required to honor its contractual obligation "hell or high water" take-or-pay arrangement. As part of that decision, the stay relating to JEA's addi claim that MEAG was negligent in its performance under the contract was lifted, while an additional MEAG that JEA breached its contract with MEAG can also be pursued. While JEA continues to pay amounts due under the PPA as billed by MEAG, the utility continues to pursue the additional claim in the ong litigation which calls into question JEA's willingness to abide by the take-or-pay "hell or high water" t governing the PPA. JEA is also considering its options relating to the recent judgement about the va PPA, which could include an appeal process which would add delay to any final resolution of this liti

JEA also faces credit challenges relating to substantial organizational changes following the abrupt in late 2019 to cancel plans to restructure or privatize JEA and to terminate JEA's CEO, with cause, without cause. In May 2020, JEA has since replaced the entire seven-member Board, terminated its CEO, and hired a former JEA CEO to fill the interim CEO role for a six-month term while undertaking for a new CEO. More recently, nine additional senior leaders were placed on 30-day paid administra pending their dismissal and were replaced with interim leaders primarily from within JEA.

Also tied to social risks, we regard the coronavirus outbreak as a social risk under our ESG framewo the substantial implications for public health and safety. The coronavirus crisis is not a key driver for action. We do not see any material immediate credit risks for JEA or the City of Jacksonville (A2 neg However, the situation surrounding coronavirus is rapidly evolving and the longer term impact will de both the severity and duration of the crisis. If our view of the credit quality of JEA or Jacksonville cha will update the rating and/or outlook at that time.

These credit negative characteristics are partially balanced by JEA's sizeable and diverse customer extends outside of the city, strong coverage and sound liquidity, competitive rates, and a manageab program.

RATING OUTLOOK

The negative rating outlook primarily reflects JEA's governance and social risks. The utility's heighte ongoing litigation and nuclear construction risks persist, as does the credit negative overhang of gra the recent terminations of senior management and complete replacement of the board of directors.

FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATINGS

- The rating is not likely to be upgraded in the near term owing to governance and social risks that a in the negative outlook

- The outlook could improve if JEA withdraws its lawsuit filed against MEAG Power or there is a non appealable final court ruling in favor of MEAG Power's own lawsuit against the City of Jacksonville a

FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATINGS

- Inability to reestablish stability around governance and social risks

- Developments in the pending lawsuits that favor JEA's claims or call into further serious question J willingness to continue abiding by the terms of its PPA with MEAG Power

- Further construction delays and cost overruns at the Vogtle project materially beyond the latest rev schedule and cost to complete

- Prolonged demand declines due to coronavirus which erode the system's financial position

LEGAL SECURITY

The senior lien water and sewer bonds are secured by net revenues of the combined water and sew and legally-available capacity fees. The subordinated bonds are secured by a subordinate lien on ne of the combined water and sewer system and legally-available capacity fees.

USE OF PROCEEDS

Proceeds from issuance of the 2020 Series A Bonds will be used to refund all or a portion of the Ref Bonds as defined in related documents, including 2010 Series D and E; 2012 B; and 2014 A bonds. net present value savings are approximately $20.7 million or 16.5% of refunded bonds.

Proceeds from the issuance of the 2020 Series A subordinated bonds will be used to refund all or a the Refunded Subordinated Bonds as defined in related documents, including 2010 Series B; 2012 A. Estimated net present value savings are approximately $5 million or 15.6% of refunded bonds.

PROFILE

JEA is a municipal utility whose service territory covers Jacksonville, Florida (Duval County), and pa adjacent counties. It is split into three enterprise funds, including the Electric Enterprise; the Water a Enterprise Fund; and the District Energy System. Jacksonville is a major ground transportation cent also considered a significant rail hub and has one of the largest ports on the South Atlantic Seaboar local economy is diversified among defense, transportation and distribution, financial services, cons goods,

information services, manufacturing and insurance sectors.

METHODOLOGY

The principal methodology used in these ratings was US Municipal Utility Revenue Debt published i 2017 and available at https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBM_109 Alternatively, please see the Rating Methodologies page on www.moodys.com for a copy of this me

REGULATORY DISCLOSURES

For further specification of Moody's key rating assumptions and sensitivity analysis, see the sections Methodology Assumptions and Sensitivity to Assumptions in the disclosure form. Moody's Rating Sy Definitions can be found at https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBC

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Regulatory disclosures contained in this press release apply to the credit rating and, if applicable, th rating outlook or rating review.

Moody's general principles for assessing environmental, social and governance (ESG) risks in our c analysis can be found at https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBC_1

At least one ESG consideration was material to the credit rating action(s) announced and described

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From the Jacksonville Business Journal:
https://www.bizjournals.com/jacksonville/news/2020/02/24/s-p-downgrades-jea-water-and-sewer-bonds.html

S&P downgrades JEA water and sewer bonds

Feb 24, 2020, 2:40pm EST

Standard & Poor's Global Ratings downgraded its ratings of JEA's water and sewer bonds late last week, citing "uncertainty surrounding transparency and independence of both senior management and the board of directors.

The rating on JEA's $1.15 billion senior-lien water and sewer revenue bonds was dropped to AA+ from AAA and the rating on its $224 million in subordinate revenue bonds fell to AA from AA+.

The rating agency's outlook on all JEA bonds is "developing," it said in its Friday announcement. That outlook means that a rating may be "raised, lowered or affirmed"; the other options are positive, negative or stable.

"The downgrade and developing outlook on the water and sewer system bonds reflect recent events suggesting governance instability and evidence of weak controls on the heels of the utility terminating its CEO, the departure of the CFO, and the resignation of five of the six sitting board members," credit analyst Edward McGlade said in the announcement. "In our view, these events are not in keeping

with the former ratings."

While the water and sewer system have a strong financial profile, the rating agency said, the uncertainty around the utility's leadership "cause us to believe it is more likely than not that the rating will be lowered over the next two years."

Earlier in the week, Moody's Investors Service announced that it had completed a periodic review of JEA's Electric Enterprise rating, but did not announce a change.

Earlier in February, Fitch Ratings kept its AA rating on JEA and said its outlook was stable.

"Fitch Ratings believes the recent resignation of JEA's entire board of directors, culminating from a string of events dating back to 2018, is a distraction for the utility but is unlikely to present near-term credit risks," the company said in a statement. "However, the utility's credit quality could be influenced over the intermediate term by significant changes in the strategic direction of the utility following the appointment of a new board and the hiring of new senior staff."

Bond ratings became a flashpoint for JEA in 2018 when Moody's downgraded both JEA electrical system bonds and Jacksonville municipal bonds over the utility's attempt to get out of its agreement related to funding the construction of a nuclear power plant known as Plant Vogtle in Georgia.

'"The city's action calls into question its willingness to support an absolute and unconditional obligation of its largest municipal enterprise, which weakens the city's creditworthiness on all of its debt," Moody's said in October 2018, when it lowered the city's rating and JEA's senior lien electric system revenue bond ratings to A2 from Aa2, a drop of three levels.

That move came after S&P Global Ratings in September 2018 dropped JEA's senior-lien bond rating to A+ from AA- and said its outlook was negative.

Timothy Gibbons
Editor in chief
Jacksonville Business Journal



FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 33
PARTY: DDS-6
DESCRIPTION: Cash Flow Statements

JEA

Combining Statement of Cash Flows
(In Thousands)

Year Ended September 30, 2018

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Elimination of intercompany transactions	Total JEA
Operating activities								
Receipts from customers	$ 1,249,048	$ 104,261	$ (34,089)	$ 1,319,220	$ 430,685	$ 8,446	$ (17,753)	$ 1,740,598
Payments to suppliers	(655,986)	(90,429)	34,089	(712,326)	(104,124)	(4,012)	20,567	(799,895)
Payments to employees	(160,943)	(35,736)	–	(196,679)	(61,403)	(554)	–	(258,636)
Other operating activities	16,148	60,089	–	76,237	11,446	–	(2,814)	84,869
Net cash provided by operating activities	448,267	38,185	–	486,452	276,604	3,880	–	766,936
Noncapital and related financing activities								
Contribution to General Fund, City of Jacksonville, Florida	(91,538)	–	–	(91,538)	(25,031)	–	–	(116,569)
Net cash used in noncapital and related financing activities	(91,538)	–	–	(91,538)	(25,031)	–	–	(116,569)
Capital and related financing activities								
Defeasance of debt	(405,105)	(128,280)	–	(533,385)	(460,305)	–	–	(993,690)
Proceeds from issuance of debt	383,840	–	–	383,840	437,160	–	–	821,000
Acquisition and construction of capital assets	(171,075)	–	–	(171,075)	(203,416)	(1,053)	–	(375,544)
Repayment of debt principal	(135,105)	(41,330)	–	(176,435)	(51,020)	(1,640)	–	(229,095)
Interest paid on debt	(97,134)	(16,685)	–	(113,819)	(67,659)	(1,371)	–	(182,849)
Capital contributions	–	–	–	–	28,043	–	–	28,043
Other capital financing activities	44,011	(6,974)	–	37,037	26,160	–	–	63,197
Net cash used in capital and related financing activities	(380,568)	(193,269)	–	(573,837)	(291,037)	(4,064)	–	(868,938)
Investing activities								
Purchase of investments	(506,359)	(252,593)	–	(758,952)	(279,014)	–	–	(1,037,966)
Proceeds from sale and maturity of investments	462,211	428,653	–	890,864	288,607	–	–	1,179,471
Investment income	10,225	(2,050)	–	8,175	7,023	103	–	15,301
Distributions from The Energy Authority	3,513	–	–	3,513	–	–	–	3,513
Net cash provided by (used in) investing activities	(30,410)	174,010	–	143,600	16,616	103	–	160,319
Net change in cash and cash equivalents	(54,249)	18,926	–	(35,323)	(22,848)	(81)	–	(58,252)
Cash and cash equivalents at beginning of year	340,063	121,027	–	461,090	145,909	7,035	–	614,034
Cash and cash equivalents at end of year	$ 285,814	$ 139,953	$ –	$ 425,767	$ 123,061	$ 6,954	$ –	$ 555,782
Reconciliation of operating income to net cash provided by operating activities								
Operating income	$ 242,739	$ 21,239	$ –	$ 263,978	$ 125,247	$ 1,750	$ –	$ 390,975
Adjustments:								
Depreciation and amortization	203,075	10,987	–	214,062	145,424	2,403	–	361,889
Recognition of deferred costs and revenues, net	1,546	(859)	–	687	6,169	–	–	6,856
Other nonoperating income, net	103	700	–	803	270	–	–	1,073
Changes in noncash assets and noncash liabilities:								
Accounts receivable	13,184	15,812	–	28,996	(2,200)	(310)	–	26,486
Accounts receivable, restricted	13	–	–	13	3	–	–	16
Inventories	2,136	52,297	–	54,433	(8,014)	–	–	46,419
Other assets	(3,287)	–	–	(3,287)	675	–	–	(2,612)
Accounts and accrued expenses payable	10,076	(10,441)	–	(365)	1,330	14	–	979
Current liabilities payable from restricted assets	–	(49,998)	–	(49,998)	–	–	–	(49,998)
Other noncurrent liabilities and deferred inflows	(21,318)	(1,552)	–	(22,870)	7,700	23	–	(15,147)
Net cash provided by operating activities	$ 448,267	$ 38,185	$ –	$ 486,452	$ 276,604	$ 3,880	$ –	$ 766,936
Non-cash activity								
Contribution of capital assets from developers	$ 1,597	$ –	$ –	$ 1,597	$ 52,517	$ –	$ –	$ 54,114
Unrealized gains (losses) on fair value of investments	$ (4,052)	$ 4,146	$ –	$ 94	$ (3,480)	$ –	$ –	$ (3,386)

JEA

Combining Statement of Cash Flows
(In Thousands)

Year Ended September 30, 2019

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Elimination of intercompany transactions	Total JEA
Operating activities								
Receipts from customers	$ 1,244,236	$ 22,150	$ (28,693)	$ 1,237,693	$ 449,924	$ 9,514	$ (17,604)	$ 1,679,527
Payments to suppliers	(646,113)	(4,877)	28,693	(622,297)	(104,542)	(4,028)	20,959	(709,908)
Payments to employees	(167,477)	41	–	(167,436)	(65,347)	(594)	–	(233,377)
Other operating activities	22,771	459	–	23,230	13,209	4	(3,355)	33,088
Net cash provided by operating activities	453,417	17,773	–	471,190	293,244	4,896	–	769,330
Noncapital and related financing activities								
Contribution to General Fund, City of Jacksonville, Florida	(92,829)	–	–	(92,829)	(39,878)	–	–	(132,707)
Net cash used in noncapital and related financing activities	(92,829)	–	–	(92,829)	(39,878)	–	–	(132,707)
Capital and related financing activities								
Defeasance of debt	(100,090)	–	–	(100,090)	(94,955)	–	–	(195,045)
Proceeds from issuance of debt	–	–	–	–	2,000	–	–	2,000
Acquisition and construction of capital assets	(260,413)	–	–	(260,413)	(205,559)	(758)	–	(466,730)
Repayment of debt principal	(130,690)	(1,720)	–	(132,410)	(51,720)	(1,660)	–	(185,790)
Interest paid on debt	(92,619)	(11,167)	–	(103,786)	(64,705)	(1,345)	–	(169,836)
Capital contributions	–	–	–	–	29,538	–	–	29,538
Other capital financing activities	(2,588)	(59)	–	(2,647)	(1,188)	–	–	(3,835)
Net cash used in capital and related financing activities	(586,400)	(12,946)	–	(599,346)	(386,589)	(3,763)	–	(989,698)
Investing activities								
Purchase of investments	(235,745)	(97,635)	–	(333,380)	(82,023)	–	–	(415,403)
Proceeds from sale and maturity of investments	515,390	109,768	–	625,158	237,846	–	–	863,004
Investment income	14,565	4,679	–	19,244	8,071	156	–	27,471
Distributions from The Energy Authority	2,443	–	–	2,443	–	–	–	2,443
Net cash provided by investing activities	296,653	16,812	–	313,465	163,894	156	–	477,515
Net change in cash and cash equivalents	70,841	21,639	–	92,480	30,671	1,289	–	124,440
Cash and cash equivalents at beginning of year	285,814	139,953	–	425,767	123,061	6,954	–	555,782
Cash and cash equivalents at end of year	$ 356,655	$ 161,592	$ –	$ 518,247	$ 153,732	$ 8,243	$ –	$ 680,222
Reconciliation of operating income to net cash provided by operating activities								
Operating income	$ 274,039	$ 6,580	$ –	$ 280,619	$ 129,640	$ 1,763	$ –	$ 412,022
Adjustments:								
Depreciation and amortization	207,427	410	–	207,837	153,268	2,429	–	363,534
Recognition of deferred costs and revenues, net	20,074	14,061	–	34,135	10,657	–	–	44,792
Other nonoperating income, net	171	–	–	171	1,864	–	–	2,035
Changes in noncash assets and noncash liabilities:								
Accounts receivable	8,314	(6,009)	–	2,305	(5,330)	622	–	(2,403)
Accounts receivable, restricted	7	–	–	7	1	–	–	8
Inventories	4,928	1,574	–	6,502	(287)	–	–	6,215
Other assets	2,527	–	–	2,527	(109)	–	–	2,418
Accounts and accrued expenses payable	(23,717)	(292)	–	(24,009)	1,179	87	–	(22,743)
Current liabilities payable from restricted assets	–	(5,299)	–	(5,299)	–	–	–	(5,299)
Other noncurrent liabilities and deferred inflows	(40,353)	6,748	–	(33,605)	2,361	(5)	–	(31,249)
Net cash provided by operating activities	$ 453,417	$ 17,773	$ –	$ 471,190	$ 293,244	$ 4,896	$ –	$ 769,330
Non-cash activity								
Contribution of capital assets from developers	$ 5,431	$ –	$ –	$ 5,431	$ 62,757	$ –	$ –	$ 68,188
Unrealized gains on fair value of investments	$ 7,690	$ 52	$ –	$ 7,742	$ 5,572	$ –	$ –	$ 13,314

JEA
Combining Statement of Cash Flows
(in thousands - unaudited) for the year-to-date ended March 2020

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Elimination of intercompany transactions	Total JEA
Operating activities								
Receipts from customers	$ 590,165	$ 12,401	$ (12,814)	$ 589,752	$ 226,764	$ 3,706	$ (8,171)	$ 812,051
Payments to suppliers	(282,864)	(5,821)	12,814	(275,871)	(53,226)	(1,875)	9,716	(321,256)
Payments for salaries and benefits	(90,627)	(5,046)	-	(95,673)	(35,582)	(344)	-	(131,599)
Other operating activities	16,691	164	-	16,855	7,888	-	(1,545)	23,198
Net cash provided by operating activities	233,365	1,698	-	235,063	145,844	1,487	-	382,394
Noncapital and related financing activities								
Contribution to General Fund, City of Jacksonville, Florida	(46,859)	-	-	(46,859)	(12,456)	-	-	(59,315)
Net cash used in noncapital and related financing activities	(46,859)	-	-	(46,859)	(12,456)	-	-	(59,315)
Capital and related financing activities								
Defeasance of debt	(48,070)	-	-	(48,070)	(45,425)	-	-	(93,495)
Acquisition and construction of capital assets	(112,928)	-	-	(112,928)	(96,171)	(657)	-	(209,756)
Repayment of debt principal	(122,380)	(13,780)	-	(136,160)	(54,705)	(1,690)	-	(192,555)
Interest paid on debt	(42,240)	(5,564)	-	(47,804)	(29,466)	(665)	-	(77,935)
Capital contributions	-	-	-	-	16,214	-	-	16,214
Other capital financing activities	(4,317)	159	-	(4,158)	(1,266)	-	-	(5,424)
Net cash used in capital and related financing activities	(329,935)	(19,185)	-	(349,120)	(210,819)	(3,012)	-	(562,951)
Investing activities								
Purchase of investments	(135,890)	(11,846)	-	(147,736)	(17,080)	-	-	(164,816)
Proceeds from sale and maturity of investments	82,582	11,922	-	94,504	34,589	-	-	129,093
Investment income	4,164	1,283	-	5,447	1,854	51	-	7,352
Distributions from The Energy Authority	(85)	-	-	(85)	-	-	-	(85)
Net cash provided by (used in) investing activities	(49,229)	1,359	-	(47,870)	19,363	51	-	(28,456)
Net change in cash and cash equivalents	(192,658)	(16,128)	-	(208,786)	(58,068)	(1,474)	-	(268,328)
Cash and cash equivalents at beginning of year	356,655	161,592	-	518,247	153,732	8,243	-	680,222
Cash and cash equivalents at end of period	$ 163,997	$ 145,464	$ -	$ 309,461	$ 95,664	$ 6,769	$ -	$ 411,894
Reconciliation of operating income to net cash provided by operating activities								
Operating income	$ 147,106	$ (1,867)	$ -	$ 145,239	$ 77,043	$ 622	$ -	$ 222,904
Adjustments:								
Depreciation and amortization	100,927	205	-	101,132	80,474	1,234	-	182,840
Recognition of deferred costs and revenues, net	5,432	6,149	-	11,581	2,985	-	-	14,566
Other nonoperating income, net	69	-	-	69	262	-	-	331
Changes in noncash assets and noncash liabilities:								
Accounts receivable	36,967	56	-	37,023	448	(252)	-	37,219
Inventories	(6,576)	106	-	(6,470)	553	-	-	(5,917)
Other assets	(3,111)	-	-	(3,111)	(226)	(17)	-	(3,354)
Accounts and accrued expenses payable	(24,076)	1,382	-	(22,694)	(4,983)	(127)	-	(27,804)
Current liabilities payable from restricted assets	-	(2,610)	-	(2,610)	-	-	-	(2,610)
Other noncurrent liabilities and deferred inflows	(23,373)	(1,723)	-	(25,096)	(10,712)	27	-	(35,781)
Net cash provided by operating activities	$ 233,365	$ 1,698	$ -	$ 235,063	$ 145,844	$ 1,487	$ -	$ 382,394
Non-cash activity								
Contribution of capital assets from developers	$ 814	$ -	$ -	$ 814	$ 30,133	$ -	$ -	$ 30,947
Unrealized investment fair market value changes, net	$ 1,576	$ (13)	$ -	$ 1,563	$ 487	$ -	$ -	$ 2,050

Docket No. 20190168-WS
2021 Budget Snapshot
Exhibit DDS-7, Page 1

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 34
PARTY: DDS-7
DESCRIPTION: 2021 Budget Snapshot

FY2021 Budget Snapshot

Energy System

Revenue	FY2021B	FY2020B	Δ	FY20F
(in millions)	$1,247	$1,250	-$3	$1,166^

Unit Sales Growth
- Flat system sales from FY2020B to keep sales aligned with growth assumptions and trends
- 5.0% weather contingency

COJ Transfer	FY08	FY18	FY19	FY20F	FY21P
Total ($ in millions)	$121	$195	$198	$197	$196

O&M Expenses

Decreases by $29.3m or 10% versus prior year's budget
- Includes bargaining unit step increases per contractual agreements and estimated general increases.
- Includes funding for DSM/Environmental

Capital (millions)	FY20F	FY21*	FY22	FY23
Depreciation	$198	$198	$205	$212
Expenditures	$237	$224	$178	$156

Funding	FY20F	FY21*
R&R	$66	$64
OCO	$165	$218
Environmental OCO	$13	$12
Prior	-$7	-$70
Debt	$0	$0
	$237	$224

*FY21 Budget Includes 10% budget reserve

Metrics	FY21B	Pricing Policy
Coverage	4.4x	≥ 2.2x
Debt to Asset	55.4%	≤ 60%
Days of Liquidity	318	150-250 days
Total Debt**	$1.83bn	–
Change in Debt**	($232m)	–

^Does not include $25m net bond buyback revenue adjustment
**Total debt and change in debt assumes $100m defeasance of SJRPP Issue 3 debt

Water/Wastewater System

Revenue	FY2021B	FY2020B	Δ	FY20F
(in millions)	$499	$494	$5	$497^

Unit Sales Growth
- 2.7% unit sales increase to properly align sales with growth assumptions and trends
- 5.0% weather contingency

COJ Transfer	FY07	FY18	FY19	FY20F	FY21P
Total ($ in millions)	$27	$50	$50	$51	$53

O&M Expenses

Decreases by $7.9m or 4.2% versus prior year's budget
- Includes bargaining unit step increases per contractual agreements and estimated general increases.
- Includes funding for DSM/Environmental

Capital (millions)	FY20F	FY21*	FY22	FY23
Depreciation	$155	$156	$162	$170
Expenditures	$236	$360	$377	$294

Funding	FY20F	FY21*
R&R	$25	$27
OCO/Capacity	$185	$198
Environmental	$11	$16
Prior	$15	$0
Debt**	$0	$119
	$236	$360

*FY21 Budget Includes 10% budget reserve

Metrics	FY21B	Pricing Policy
Coverage	5.2x	≥1.8 x
Debt to Asset	42.6%	≤ 50%
Days of Liquidity	272	–
Total Debt	$1.39bn	–
Change in Debt	$55m	–

^Does not include $34m net bond buyback revenue adjustment
**New debt money requirement from either revolving credit facility advance or new bond proceeds

2

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 35
PARTY: DDS-8
DESCRIPTION: Preliminary Finance Terms

MBS CAPITAL MARKETS, LLC

July 20, 2020

Robert Kennelly, CPA, Esq.
President, First Coast Regional Utilities, Inc.
Post Office Box 238
Lake Butler, FL 32054

Re: First Coast Regional Utilities, Inc.; Bond Financing

Dear Mr. Kennelly,

MBS Capital Markets, LLC appreciates the opportunity to assist First Coast Regional Utilities, Inc. ("FCRU") with the financing needs for its water and wastewater utility facilities.

Since the time that we first began discussing this matter, the bond market has improved significantly for a borrower with the financial strength behind it that FCRU enjoys. We believe, based upon our examination of the FCRU project, its anticipated absorption schedule, and the credit support of 301 Capital Partners, LLC, that an indicative rate of interest for a 30 year tax exempt industrial development bond, the proceeds of which would be utilized to finance the construction of the water and wastewater utility works envisioned by FCRU, would be approximately 5% in today's market. Further, as we have done in other recently concluded successful transactions, we may be able to structure the financings under favorable terms to account for the early years of the FCRU utility. Of course, the market is time sensitive, and interest rates are subject to fluctuation as to market conditions on the date of sale; however, for planning purposes, 5% is reasonable.

Should you have any questions or comments concerning the above, please do not hesitate to contact me.

Sincerely,

Edwin M. Bulleit
Managing Partner

EMB/FCRU

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 36
PARTY: DDS-9
DESCRIPTION: Revised Accounting Schedules

Schedule 4

Revised July 31, 2020

First Coast Regional Utilities, Inc.

Initial Rates and Charges

Projected Capital Structure When Utility Reaches 80% Capacity

Line No.	(1) Class of Capital	(2) Reconciled to Rate Base (Schedule 1) Year 4 - 80%	(3) Ratio	(4) Cost Rate	(5) Weighted Cost
1	Long Term Debt	$ 22,519,463	97.95%	5.00%	4.90%
2	Short Term Debt	-			
3	Preferred Stock	-			
4	Common Equity	-			
5	Customer Deposits	472,000	2.05%	2.00%	0.04%
6	Tax Credits - Zero Cost				
7	Tax Credits - Weighted Cost				
8	Accumulated Deferred Income Tax				
9	Other (Explain)				
10					
11	Total	$ 22,991,463	100.00%		4.94%
12					
13	Note: The cost of equity is based on the leverage formula in effect pursuant to Order No. PSC-2018-0327-PAA-WS				
14					
15					

16			General	
17	Outstanding Customer Deposit Balance	Residential	Service	
18	New Customers connected years 3 and 4	1,000	120	
19	Average monthly bill	$ 158.54	$ 232.59	
20	Deposit requested	$ 400.00	$ 600.00	
21				
22	Deposit balance Year 4 from new customers	$ 400,000	$ 72,000	$ 472,000

Schedule 5
Revised July 31, 2020

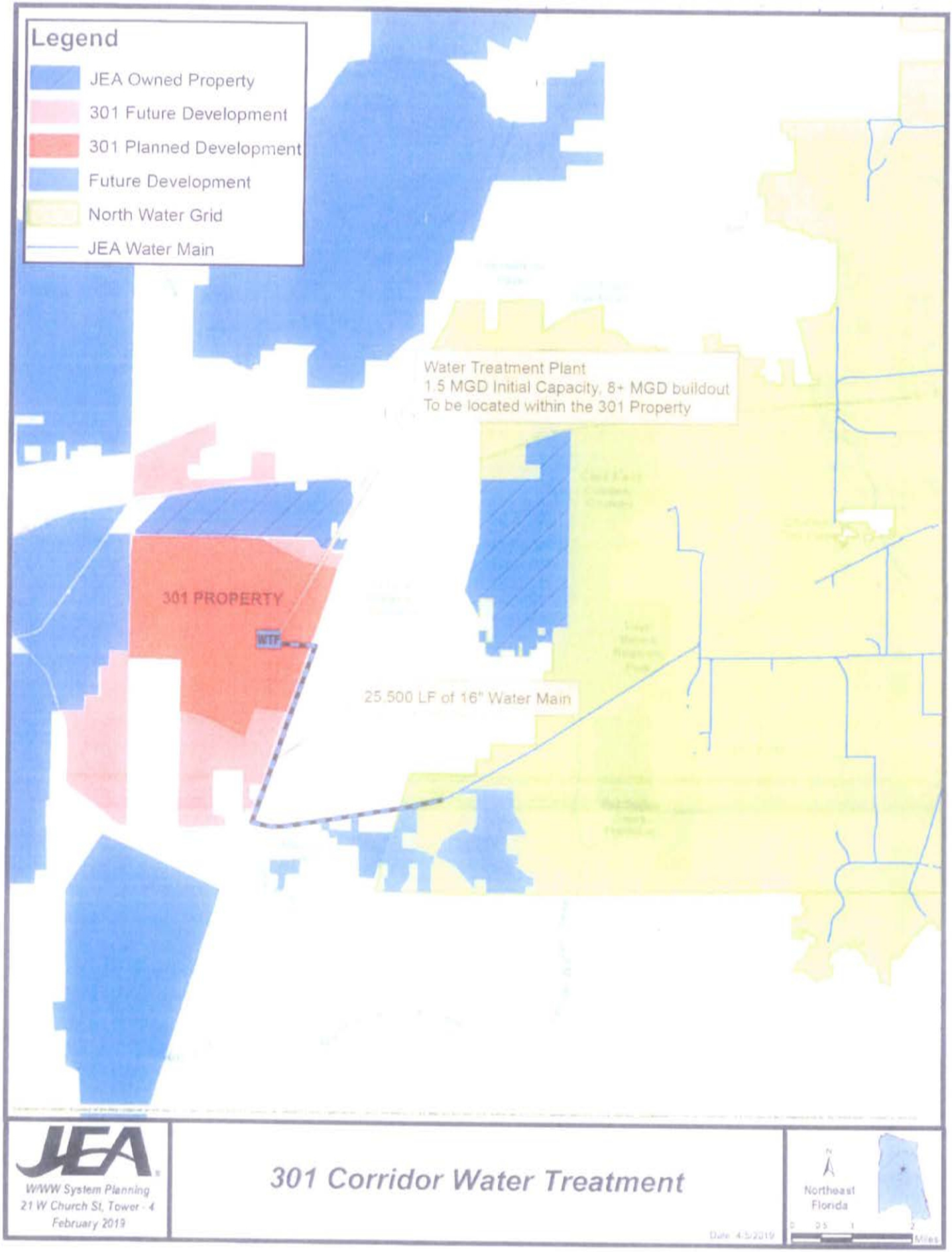
First Coast Regional Utilities, Inc.
Initial Rates and Charges
Proof of Revenue
Projected December Year 4

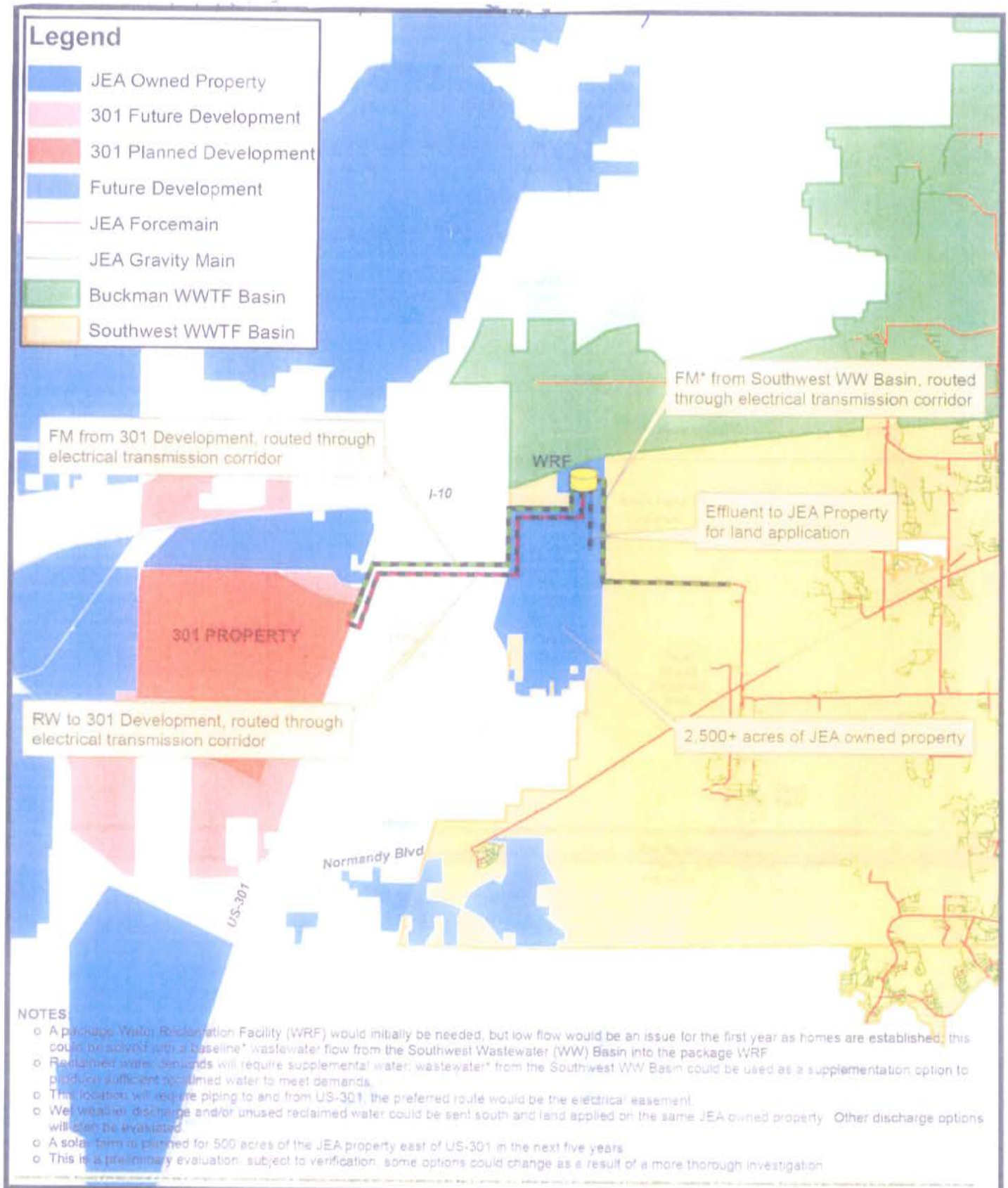
Line No		Rates for Revenue Requirement	Total ERCs	Total Gallons	Revenue Required Annual Revenue
1	**Revenue Proof For Water**				
2	**Requested Rates - Residential - Monthly**				
3	Base Facility Charge	**$ 31.75**	24,000		$ 762,000.00
4	Gallonage Charge				
5	First 3,000 gls	**$ 1.55**		72,000	$ 111,600.00
6	Over 3,000 gls - 10,000 gls	**$ 2.33**		99,871	$ 232,699.90
7	Over 10,000 gls	**$ 4.66**		0	$ -
8	**Total Residential Revenues**				**$ 1,106,299.90**
9	**Average Residential Bill**				**$ 46.10**
10					
11	**Requested Rates - General Service**				
12	5/8" x 3/4"	**$ 31.75**	2,160		$ 68,580.00
13	3/4"	**47.63**	0		-
14	1"	**79.38**	720		57,153.60
15	1-1/2" Turbine	**158.75**	0		-
16	2" Turbine	**254.00**	0		-
17	3" Turbine	**555.63**	0		-
18	Charge per 1,000 gallons	**$ 1.58**		32,522	$ 51,383.97
19	**Total General Service Revenues**				**$ 177,117.57**
20	**Average General Service Bill**				**$ 61.50**
21					
22	Revenues from Miscellaneous Charges (50% to water)	**$ 15.00**	560		**$ 8,400.00**
23					
24	**Total Water Revenue at 80% Design Capacity**				**$ 1,291,817.47**
25					
26					
27	**Revenue Proof For Wastewater**				
28	**Requested Rates - Residential - Monthly**				
29	Base Facility Charge	**$ 84.35**	24,000		$ 2,024,400.00
30	Gallonage Charge, 10,000 gallons cap	**$ 5.09**		132,451	$ 674,176.61
31	**Total Residential Revenues**				**$ 2,698,576.61**
32	**Average Residential Bill**				**$ 112.44**
33					
34	**Requested Rates - General Service**				
35	5/8" x 3/4"	**$ 84.35**	2,160		$ 182,196.00
36	3/4"	**126.53**	0		-
37	1"	**210.88**	720		151,833.60
38	1-1/2" Turbine	**421.75**	0		-
39	2" Turbine	**674.80**	0		-
40	3" Turbine	**1,476.13**	0		-
41	Charge per 1,000 gallons	**$ 6.10**		26,017	$ 158,704.92
42	**Total General Service Revenues**				**$ 492,734.52**
43	**Average General Service Bill**				**$ 171.09**
44					
45	**Requested Rates - Reclaimed Water**				
46	Charge per 1,000 gallons	**$ 0.50**		25,229	$ 12,614.40
47					
48	Revenues from Miscellaneous Charges (50% to sewer)	**$ 15.00**	560		**$ 8,400.00**
49					
50	**Total Wastewater Revenue at 80% Design Capacity**				**$ 3,212,325.53**

Additional Support
Revised July 31, 2020

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Projected Net Operating Income
Projected Year 4

Line No.		Projected Costs	Additional Revenues and RAFs	Revised Required Revenues
1	**Water**			
2	Operating Revenue		$ 1,219,401	$ 1,219,401
3				
4	Operating Expenses			
5	Operation & Maintenance Expenses	$ 294,600		$ 294,600
6	Depreciation net of CIAC Amortization	324,216		324,216
7	Amortization	2,000		2,000
8	Taxes Other Than Income	259,161	54,873	314,034
9	Income Taxes		0	0
10	Total Operating Expenses	$ 879,977	$ 54,873	$ 934,850
11				
12	Net Operating Income (Loss)	$ (879,977)	$ 1,164,528	$ 284,551
13				
14	Rate Base	$ 5,760,141		$ 5,760,141
15				
16	Rate of Return			4.94%
17				
18				
19	**Wastewater**			
20	Operating Revenue		$ 3,211,591	$ 3,211,591
21				
22	Operating Expenses			
23	Operation & Maintenance Expenses	$ 599,580		$ 599,580
24	Depreciation net of CIAC Amortization	1,063,762		1,063,762
25	Amortization	2,000		2,000
26	Taxes Other Than Income	550,500	144,522	695,022
27	Income Taxes		-	-
28	Total Operating Expenses	$ 2,215,843	$ 144,522	$ 2,360,364
29				
30	Net Operating Income (Loss)	$ (2,215,843)	$ 3,067,070	$ 851,227
31				
32	Rate Base	$ 17,231,322		$ 17,231,322
33				
34	Rate of Return			4.94%


Legend
JEA Owned Property
301 Future Development
301 Planned Development
Future Development
North Water Grid
JEA Water Main
Water Treatment Plant
1.5 MGD Initial Capacity, 8+ MGD buildout
To be located within the 301 Property
301 PROPERTY
WTP
25,500 LF of 16" Water Main
JEA
WWW System Planning
21 W Church St, Tower - 4
February 2019
301 Corridor Water Treatment
Date: 4/5/2019
Northeast
Florida
Miles



NOTES:

- A package Water Reclamation Facility (WRF) would initially be needed, but low flow would be an issue for the first year as homes are established; this could be solved with a baseline* wastewater flow from the Southwest Wastewater (WW) Basin into the package WRF.
- Reclaimed water demands will require supplemental water; wastewater* from the Southwest WW Basin could be used as a supplementation option to produce sufficient reclaimed water to meet demands.
- This location will require piping to and from US-301; the preferred route would be the electrical easement.
- Wet weather discharge and/or unused reclaimed water could be sent south and land applied on the same JEA owned property. Other discharge options will often be evaluated.
- A solar farm is planned for 500 acres of the JEA property east of US-301 in the next five years.
- This is a preliminary evaluation; subject to verification; some options could change as a result of a more thorough investigation.

JEA
WWW System Planning
21 W Church St, Tower - 4
February 2019

301 Corridor Wastewater Treatment

Date: 4/2/2019



20190168-WS Staff Hearing Exhibits 00001

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 38
PARTY: Staff Exhibit 38
DESCRIPTION: FCRU's Response to Staff's 1st Interrogatories Nos. 1-20. (including attachments for Nos. 1 and 16) ...

38

FCRU's Response to Staff's 1st Interrogatories Nos. 1-20.

(including attachments for Nos. 1 and 16)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: June 26, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S ANSWERS TO STAFF'S FIRST INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. ("Applicant" or "FCRU"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Staff's First Interrogatories to Applicant.

Interrogatory 1: Please refer to witness Beaudet's direct testimony, Exhibit BAB-2, page 21, Table 2; and witness Swain's direct testimony, Schedules 1A and 1B. Please reconcile the costs listed in Table-2 with Schedules 1A and 1B.

Answer: Please see the Excel Spreadsheet attached hereto as Exhibit "A".

Interrogatory 2: Please refer to page 12. Are the ERCs estimated for the projected water demand in section 4.1, the same as the number of ERCs for the projected wastewater/reclaimed water demand in section 4.2? If not, please explain.

Answer: Yes.

Interrogatory 3: Please refer to page 12. Please explain the disposal method of reclaimed water if the demand is not met.

Answer: The wastewater/reclaimed water system is designed for 100% beneficial reuse, specifically irrigation. The full demand can easily be met initially not only by irrigation of all common areas within the development, but also on the 733 acre sod farm and on the approximately 4675 acres of pine silviculture much of which will remain operational until the final phases of the 8700-acre property within Duval County are developed. As development progresses, common experience in Florida has demonstrated that the common space demand for reclaimed water (including parks, golf courses, etc.) will exceed the volume that the wastewater plant can produce. Additionally, in conformance with F.S. 62-610-414, the wastewater treatment plant will be equipped with a 3-MGD reclaimed water treatment tank to accommodate three days of storage at full 1-MGD plant design capacity. In the early stages of development when wastewater flow is low, this 3-MGD tank will be able to hold many more than three days of storage.

Interrogatory 4: Please refer to page 12. Please explain why the conservative value of 270 gallons per day was selected as the average daily flow (ADF) per ERC, and how this compares to other commonly accepted values for ADFs per ERC.

Answer: The value of gallons per day per ERC can vary widely depending on locale, type of housing/commercial development and whether reclaimed water is used to irrigate only common property or individual lots. The value of 270 gallons/ERC was selected by reviewing data from the St. Johns Water Management District (SJWMD) Water Supply Plan, supplemented by more detailed data available from the South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan (LECWSP).

According to Technical Fact Sheet SJ2019-FS1 2018 Survey of Annual Water Use for the SJWMD, the per capita public water supply is 128 gallons/day. This document is attached as Exhibit A for reference. At a conservative 2.4 persons per dwelling unit, the value per ERC would equal 307 gpd/ERC. This value was decreased by 12% to 270 gpd/ERC due to the 100% irrigation by reclaimed water for this subject project which would slightly reduce demand. The SFWMD LECWSP provides more detail on public water supply demand by reference in Appendix E. the per capita demand for each of the utilities within the plan area. Palm Beach County Water Utilities' per capita water demand is listed as 111 g/d. Its planning ERC, matched by water sales data, is 270 gpd/ERC. Palm Beach County Water Utilities' reclaimed water use percentage is about half of the 55% district-wide reclaimed water use percentage reported by the SJWMD, which would align well with the use of 270 gpd/ERC value selected as the demand for water by the planned development.

Interrogatory 5: Please refer to pages 16 and 20-21. Please identify the proposed water or wastewater facilities in Table-2, if any, that are sized to meet the potential two million gallons per day flows in the future.

Answer: The facilities planned to be built in Phase I, which are sized for Phase II, are the underground yard piping, the raw water main from the wellfield, the reclaimed water force main within the plant boundaries, the control/administration building and the site paving.

Interrogatory 6: Please refer to page 20 for the following questions.

a. Please identify if labor costs were included in any of the cost estimates in Table-2. If so, please provide the labor cost amounts for each item. If not, please explain and

identify where the labor costs are captured.

Answer: There are no labor costs included in Table-2, JEA Water and Wastewater Standards, with the exception of the General Conditions which are typically included in a project's capital cost.

b. Please list and describe the costs included in the General Conditions line item totaling $1,800,000.

Answer: The General Conditions include bonding insurance, temporary facilities such as work or supply trailers, electric and water costs during construction and the labor for inspecting, scheduling, administering and permitting (building permit only) the projects.

Interrogatory 7: Please refer to pages 23-24. On page 23, it is stated that "Table-4 gives a budget level cost estimate for the internal infrastructure. Total estimated cost for Phase I is $18,572,000." On page 24, the table shows a total internal infrastructure cost of $18,619,000. Please explain this discrepancy between the internal infrastructure total costs.

Answer: The text on page 23 is a typographical error. Table 4 contains the correct total infrastructure cost of $18,619,000.

Interrogatory 8: Please refer to page 24. For the each of the following listed in Table-3, please identify the pipe material.

Answer: a. Gravity Sewer Mains

Gravity Sewer Mains – 6-12" PVC AWWA C900; 16" and greater PVC AWWA C905; Section 428 JEA Water and Wastewater Standards.

b. Sewer Laterals

Sewer Laterals – PVC AWWA C900; Section 428 JEA Water and Wastewater Standards.

c. <16" Sewer Force Main

Wastewater Force Mains - <16" PVC AWWA C900.

d. 16" Sewer Force Main

>16" PVC AWWA C905; Section 429 JEA Water and Wastewater Standards.

e. <16" Water Main

Water Mains - <16" PVC AWWA C900.

f. 16" Water Main

>16" Ductile Iron AWWA C150; Section 350 JEA Water and Wastewater Standards.

g. 20" Water Main

>16" Ductile Iron AWWA C150; Section 350 JEA Water and Wastewater Standards.

h. Water Services

Water Services HDPE AWWA C901; Section 350 JEA Water and Wastewater Standards.

Interrogatory 9: Please refer to page 25 for the following questions.

a. Please identify the comparably sized systems that were utilized to develop the operation and maintenance (O&M) costs for chemicals.

Answer: Comparably sized systems used to develop O&M costs for chemicals:

a. Royal Utility Company, Coral Springs, FL;

b. Rolling Oaks Utilities, Beverly Hills, FL;

c. Clay County Utility Authority, Middleburg, FL;

d. Palm Beach County Water Utilities (Western Region), Belle Glade, FL.

b. Please explain how the following O&M costs were developed:

1) Contractual Services – Engineering (water and wastewater)

2) Contractual Services – Testing (water and wastewater)

3) Purchased Sewage Treatment (wastewater)

4) Sludge Removal Expense (wastewater)

Answer: The following O&M Costs were developed from the PSC or local utility Annual Reports of the systems named in Interrogatory 9a (a-d) verified by the following:

Contractual Services for Engineering were verified with experience from other similar sized utilities. Cost for engineering services is usually small for a start-up utility and can vary greatly for older facilities depending on many unforeseen variables.

Contractual Services for Testing were verified based on current costs for regulatory-required annual (and bi-annual) parameter laboratory tests.

Purchased Sewage Treatment listed in Table 7 is an error and should not have been included in the total costs. This item is not included in Table 8.

The digested Class B sludge from the Sequencing Batch Reactor will be removed by staff and be spread on nearby agricultural land following receipt of a commonly granted permit from FDEP. Should the permit not be issued, there are several

private contractors in North Florida who will be contracted to haul the sludge to their permitted disposal facilities.

Interrogatory 10: Please refer to witness Kennelly's direct testimony, Exhibit RK-1, Part V, Accounting and Rate Information, subpart 2. Please explain the Utility's basis for reaching 80 percent design capacity in Year 4.

Answer: At the time of filing the Application, based on discussions with the landowners regarding expressions of demand from homebuilders, Applicant's consultants believed it to be prudent to project the conservative view as to the earliest time that the utility would likely reach 80 percent capacity.

Interrogatory 11: Please refer to witness Kennelly's direct testimony, Exhibit RK-1, page 129, Schedule 1A. Please explain why there is no amount shown for Account No. 334, Meters and Meter Installations.

Answer: At this time, we do not recall why the cost of meters and meter installations was not included in the assets. We did include a schedule that shows the cost per unit (Schedule 5), $285/meter. If it is to be included, it would be number of ERCs x $285. It would be offset by an exactly equivalent CIAC.

Interrogatory 12: Please refer to witness Kennelly's direct testimony, Exhibit RK-1, page 130, Schedule 1B. Please explain why there is no amount shown for Account No. 363, Services to Customers.

Answer: Sewer laterals were inadvertently included in Account 361, Gravity Mains.

Interrogatory 13: Please refer to witness Kennelly's direct testimony, Exhibit RK-1, page 130, Schedule 1B, and page 134, Schedule 2B, Page 1 of 3. Please explain why there is no amount shown for Account No. 363, Services to Customers, on Schedule 1B, yet there is an amount shown for "Sewer Laterals" on Schedule 2B.

Answer: Sewer laterals were inadvertently included in Account 361, Gravity Mains.

Interrogatory 14: Please refer to witness Kennelly's direct testimony, Exhibit RK-1, page 13. The current land use designation for Baker County is listed as Agricultural. If the proposed development will require a revision to the comprehensive plan, describe the steps taken in the past and any steps to be taken in the future to facilitate those changes, including changes needed to address the proposed need for service.

Answer: The current owner of the Baker County property is not an owner or officer of Applicant but has requested to be included in the proposed service territory. Applicant is without knowledge of any steps taken by the current owner to facilitate land use designation changes for that property. The current owner, however, anticipates that it will conclude its planning process, and complete said changes within 3-4 years and will, therefore, require service within 4-5 years.

Interrogatory 15: Please identify the contractor that First Coast intends to engage to perform the O&M of the water and wastewater systems. Additionally, please explain the contractor's operational plans to comply with regulatory mandates.

Answer: The O&M contractor will be selected at the appropriate time following receipt of the CSA from the PSC. There are many fully qualified O&M contractors operating in the State of Florida and the contract between the O&M contractor and FCRU will detail the contractor's operational plans to comply with regulatory mandates.

Interrogatory 16: Please describe the qualifications of Globaltech Design Builders.

Answer: Globaltech Design Builders, Inc. qualifications are submitted as Exhibit B to this response. Globaltech is a privately-owned design/build firm with corporate headquarters in Boca Raton, FL. The company has been serving Florida water and wastewater utilities for over 25 years. Globaltech offers comprehensive services in water and wastewater treatment system ranging from conceptual planning, design, building, and permitting during construction, commissioning and operations. For further information on specific projects, please refer to Exhibit B attached hereto.

Interrogatory 17: Please describe the qualifications of Jacobs Engineering and its subsidiary, OMI.

Answer: Jacobs Engineering and its subsidiary OMI have designed, built and operated water and wastewater facilities across the globe and the United States, including Florida. For example, North Miami Beach entered into a 15-year partnership with the company for its water and wastewater services wherein Jacobs' integrated program management platform is saving the city's residents and taxpayers more than $55 million and improving the overall level of service. Additionally, the company is working with the City of Miami on a significant number of infrastructure projects that will lead to an eventual end to the City's

wastewater ocean outfall. CH2M Hill, the predecessor of Jacobs, designed and built the Ave Maria utility facility in Collier County and they are still on site. These facilities are an excellent example of a new startup utility and during and after Hurricane Michael, they were the only facilities in the area not to suffer any overflow or flooding problems. More information can be found on their website https://www.jacobs.com. FCRU has not made a final decision as to whether it will contract with Jacobs as its O&M contractor and, at this stage of the process, it is premature for FCRU to make such a selection.

Interrogatory 18: Please identify who will be responsible for providing customer service.

Answer: An FCRU employee (included in the reported O&M costs) has been designated to provide primary customer service supplemented by the contractual billing/accounting contractor to be selected at the appropriate time.

Interrogatory 19: Please identify who will be responsible for billing services.

Answer: A billing/accounting contractor will be selected at the appropriate time to provide billing services.

Interrogatory 20: Please provide a statement of First Coast's experience in the water and wastewater industry. This statement should include the water and wastewater systems the Applicant or its owners/officers have built, owned, and/or operated.

Answer: Neither the Applicant nor its owners and officers have previously owned and/or operated water and wastewater systems. Consequently, the Applicant has engaged seasoned professionals with decades of experience in the water and wastewater industry in

Florida. Specifically, Applicant has engaged: Bevin A. Beaudet, P.E., as program manager to organize and oversee the execution of all design, construction and operation of the proposed facilities; Deborah Swain of Milian Swain & Associates for accounting, financial and rate making services; and Sundstrom & Mindlin, LLP for legal representation. Additionally, Applicant will, upon the granting of this Application, engage a nationally recognized design build contractor such as Globaltech, and a recognized contractor like Jacobs Engineering and its subsidiary OMI to perform operations and maintenance. At this stage, however, it is premature to engage such entities pending a final resolution of the Application process.

Respectfully submitted this 26th day of June, 2020, by:

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20190168-WS Staff Hearing Exhibits 00014

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 39
PARTY: Staff Exhibit 39
DESCRIPTION: FCRU's Response to Staff's 2nd Interrogatories Nos. 21-25 Bates Nos. 00014-00018

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FCRU's Response to Staff's 2nd Interrogatories Nos. 21-25

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: July 10, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSES TO STAFF'S SECOND INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. ("Applicant" or "FCRU"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Staff's Second Interrogatories to Applicant.

Interrogatory 21: Please explain in detail the demographics of the proposed service territory including any anticipated seasonality as well as percentage of seasonality.

Response: The demographics for the Duval County portion of the property is based upon the current zoning allowing for: 11,250 single-family and 3,750 multi-family residential; 750,000 gross square feet of commercial; and 300,000 gross square feet of office space. The Nassau County property is zoned commercial and industrial so no residential housing is anticipated. The Baker County property will likely be a mixture similar to the Duval property. Seasonality will depend on the product mix as the property is developed.

Interrogatory 22: It is Commission practice to recover no more than 40 percent of the water revenues through the base facility charge (BFC) with the exception of a seasonal customer base. In Witness Swain's Testimony, Schedule 5, on pages 2, the utility proposed a 74

percent BFC allocation for its water. Please explain why the Utility believes this allocation is appropriate for this case.

Response: The rates were designed to provide rate stability to the utility.

Interrogatory 23: It is Commission practice to recover no more than 50 percent of the wastewater revenues from the base facility charge with the exception of a seasonal customer base. In Witness Swain's Testimony, Schedule 5, on page 3, the utility proposed a 74 percent BFC allocation for its wastewater. Please explain why the Utility believes this allocation is appropriate for this case.

Response: The rates were designed to provide rate stability to the utility.

Interrogatory 24: The utility proposed a reclaimed water rate for residential customers shown on Schedule 5, page 1. The Commission evaluates the pricing of reclaimed water based on rates charged by other reclaimed water providers in the area. Please explain how the utility determined the reclaimed water rate.

Response: We reviewed reclaimed water rates charged by nearby utilities, in particular Clay County Utilities, which at the time charged $.76/1000 gallons for up to 15,000 gallons.

Interrogatory 25: The Commission sets initial residential customer deposits based on two times the average residential consumption for the 5/8" x ¾" meter size and two times the estimated bill for all general service meter sizes. Please explain the utility's methodology for determining the initial customer deposit and if different from the Commission methodology, please provide why the utility believes it is appropriate.

Response: We calculated customer deposits equal to approximately two times an average bill. While the customer deposits were calculated at $400 for residential, and $600 for general service for combined water and sewer, or twice the estimated bill, a review of the tariffs, however, erroneously lists the customer deposits as $400 and $600 each for water and sewer.

Respectfully submitted this 10th day of July, 2020, by:

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FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 40
PARTY: Staff Exhibit 40
DESCRIPTION: FCRU's Response to Staff's 3rd Interrogatories Nos. 26-27 Bates Nos. 00019-00026

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FCRU's Response to Staff's 3rd Interrogatories Nos. 26-27

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: August 28, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSES TO STAFF'S THIRD INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. ("Applicant" or "FCRU"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Staff's Third Interrogatories to Applicant.

Interrogatory 26: Please refer to witness Swain's direct testimony, Exhibit DDS-1, pages 6 and 7. Please explain what costs are included in account 301/351 Organization.

Response: The Organization Costs referenced above include the cost of preparing and submitting the application for original certificate. Please note the costs did not include the costs associated with JEA's objection, the discovery process or preparing for and participating in a hearing.

Financial Milian, Swain & Associates, Inc.	35,000
Engineering Beaudet/Globaltech Design Builders	40,000
Legal Sundstrom Law Firm	75,000
Filing Fee	6,000
Expenses	4,000

Interrogatory 27: Please refer to witness Swain's direct testimony, Exhibit DDS-1, pages 14 and 15 for the following questions.

a. Please explain the allocation of shared expenses between the water and wastewater systems.

Response: The Engineering Assessment Report, Section 6. b) states:

6.) Operation and Maintenance Costs. Preliminary cost estimates for Operation and Maintenance ("O&M") are shown on Figures 5 though 8. O&M Costs are estimated separately for water supply, treatment and distribution; and for wastewater collection, treatment, reclaimed water irrigation and sludge disposal. Costs are presented for 80% and 100% build-out of the Villages Phase 1, based on the absorption schedule of 500 residential ERC's and 60 commercial ERC's per year with a 5-year build-out (total 2800 ERC's).

Staffing is compliant with FAC 62-699-310. Given the co-location of the water and wastewater systems and facilities it is reasonably assumed that costs such as tools, spare parts, vehicles and labor can be shared between the systems. Labor sharing is applicable to mechanics, electricians and line technicians, but excludes operators. Power costs are based on installed horsepower of equipment in preliminary design. Chemical costs are based on comparably sized systems with similar treatment processes.

Common Expenses were based on actual estimates of cost where possible. The remainder were allocated 50-50 between water and wastewater. Mr. Beaudet obtained the 2018 Annual Operating reports for two utilities that he is very familiar with that are of similar size. He estimated the non-labor expenses for FCRU based on the Water Operation Section and Wastewater Operation Section of these reports adjusted where

necessary based on his 40+ years of utility experience as well as any differences in their facilities relative to FCRU. Full copies of these Annual Reports were produced in response to Staff's Production of Documents Request #12.

For Royal Utilities he relied on water expenses reported on pages W-10(a) and 10(b) Group 1 of the water Operation Section and pages compliant with FAC 62-699-310. For wastewater expenses he relied on pages S-10(a) and 10(b) of the Wastewater Operation Section.

b. For each position reflected in the proposed salaries and wages expense, please list the job title, description, and duties, along with the individual's annual compensation.

Response: The compensation for each employee is listed in the Raw Labor Worksheet produced in response to Staff's Production of Documents Request #12. The balance of the information requested in this subsection b is listed below:

Plant Superintendent: Minimum Class B Certified Operator in both Water and Wastewater Treatment. Duties include overall responsibility for plant operations, supervision of all facility employees, work scheduling, required report preparation, and procurement administration.

Water and Wastewater Plant Operators: Minimum Class C Certified Operator in both Water and Wastewater Treatment. Duties include plant operation, light repair and preventative maintenance of equipment, obtaining and analyzing insitu samples, maintaining operations log.

Mechanic and Electrician: Responsible for more complex repair and preventative maintenance of equipment.

Technician: Minimum Class C Certified Operator for Water Distribution and Wastewater Collection. Duties include routine inspection and maintenance of lines, lift stations, hydrants and other appurtenances. Repair of minor system leaks and breaks.

c. Please explain how the following Operating and Maintenance (O&M) costs were developed.

1. Salaries and Wages – Employees

Response: See response to 27b. Employee positions are compliant with FAC 62-699.310. Annual raw labor costs for each category of employee are based on median salaries of Palm Beach County Water Utilities salaries.

2. Employees Pensions and Benefits

Response: Please see Response to 27a above.

3. Purchased Power

Response: Please see Response to 27a above.

4. Materials and Supplies

Response: Please see Response to 27a above.

5. Contractual Services – Accounting

Response: Please see Response to 27a above.

6. Contractual Services – Legal

Response: Please see Response to 27a above.

7. Contractual Services – Other

Response: Please see Response to 27a above.

8. Transportation Expense

Response: Please see Response to 27a above.

9. Insurance – Vehicle

Response: Please see Response to 27a above.

10. Insurance – General Liability

Response: Please see Response to 27a above

11. Insurance – Workers Comp

Response: Please see Response to 27a above.

12. Insurance – Other

Response: Please see Response to 27a above.

13. Advertising Expense

Response: Please see Response to 27a above.

14. Miscellaneous Expense

Response: Please see Response to 27a above.

Respectfully submitted this 28th day of August, 2020, by:

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FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 41
PARTY: Staff Exhibit 41
DESCRIPTION: FCRU's Response to Staff's 4th Interrogatories Nos. 28-36 Bates Nos. 00027-00059

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FCRU's Response to Staff's 4th Interrogatories Nos. 28-36

20190168-WS Staff Hearing Exhibits 00028

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: November 30, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S FOURTH SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 28 - 36)

First Coast Regional Utilities, Inc. ("Applicant" or "FCRU"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Staff's Fourth Interrogatories to Applicant.

INTERROGATORIES

28. Is it First Coast's intention to continue to be the water and wastewater service provider to the customers in the requested service territory upon completion of the development? Please explain.

Response: Absolutely. FCRU commits to be the provider and is ready willing and able to provide water, wastewater and reuse services throughout the life of the development, and beyond. The project will be jeopardized if First Coast relies on a tenuous third-party provider. JEA's intention to remain in the water and wastewater business is seriously called in to question in light of press reports and the recent bidding process conducted by JEA to specifically sell the systems to private investors and/or water and wastewater holding companies.

JEA's unreliability includes its massive problems which it must first address within its existing service area, such as several hundred million dollars in capital that needs to be invested in order to be in compliance with its SJRWMD water use permit obligations on a going forward basis, several hundred million more dollars needed to eliminate wastewater discharges to the St. Johns River, and scores of millions more to address excessive sewer system overflows ("SSOs"), replacing crumbling infrastructure, etc. The JEA water and sewer system is a perfect candidate

for privatization given these capital needs and the reciprocal need to dramatically increase water and wastewater rates and charges. It would be irresponsible and shortsighted for First Coast to subject its customers to these financial perils.

At a meeting on February 14, 2020, JEA representative Zammataro described JEA's need for service in the Cecil Field area, and JEA's inability to provide such services for at least six years. In an effort to settle this matter, FCRU proposed to reserve capacity in its wastewater facilities to accommodate JEA's need in that area. Attached as Exhibit 1 to these interrogatory responses is a letter to JEA's counsel recounting the meeting and offering to reserve said capacity. In short, JEA cannot service its own area, let alone FCRU's.

29. Alternatively, does First Coast intend to dedicate the systems to JEA in the future, as the 2030 Comprehensive Plan directs? Please explain.

Response: Absolutely not. The City's 2030 Comprehensive Plan does not require dedication of the facilities and FCRU does not intend to dedicate the facilities to JEA. Early in this process FCRU attempted to negotiate with JEA for a future option for sale of the FCRU facilities in order to avoid the cost and delay occasioned by the JEA herein. JEA rebuffed those efforts to resolve the current conflict, and those options are now off the table. Moreover, JEA's tortured interpretation of the dedication language in the PUD Ordinance doesn't make any sense. If the City, in drafting the Ordinance, had intended for the facilities to be dedicated to JEA, the addition of the phrases "for operation and maintenance or contract operations" would not be necessary. If the owner were to turn over ownership of the facilities to JEA, as they claim, the language stated would be unnecessary and superfluous. It must be assumed that the City knew what it meant when it drafted the Ordinance. Accordingly, if the ownership of the facilities were to be transferred to JEA, the

City would have clearly said so instead of saying that the owners of the facilities would merely turn over some operational functions to JEA. JEA's suggested interpretation of the Ordinance renders the subject language vague and nonsensical. Under JEA's proposed tortured interpretation, FCRU would turn over ownership of the facilities and then enter into a contract with JEA for JEA to be the contract operator of those same facilities.

30. Please refer to witness Beaudet's rebuttal testimony, page 8, lines 2-5. Please provide the American Waterworks Association and the Water Environment Federation national benchmarks that were used for comparison.

Response: Please see Exhibit 2 hereto. Further, in witness Beaudet's rebuttal testimony, page 8, lines 2-5 a comparison was made between operational benchmarks published in JEA's December 12, 2019 Management Presentation (see Exhibit BAB 5, Rebuttal Testimony) to benchmarks presented in the 2019 publication: American Water Works Association ("AWWA") Utility Benchmarking, Performance Management for Water and Wastewater. This publication is the most recent and thorough benchmarking publication available in the industry. It contains aggregate data from over 150 water utilities including 80 combined water/wastewater utilities similar to JEA from 38 US states, 2 US Territories and 2 Canadian Provinces. Mr. Beaudet believed when writing his rebuttal that the Water Environment Federation was a joint sponsor of the above referenced publication; however, the AWWA is the sole sponsor.

Wastewater – Two of the three benchmarks presented in the JEA's Management Presentation can be compared to those published in the AWWA document, Wastewater Permit Exceedances by fiscal year and the number of SSOs occurring per year per 100 miles of pipe. In

reviewing these two benchmarks it was apparent to Mr. Beaudet that they were not presented in a manner that allowed them to be compared directly to AWWA's published benchmarks.

For example, the Environmental Compliance numbers presented on page 72 of the JEA Management Presentation showed an annual average of 45 days per year of National Pollution Discharge Elimination System ("NPDES") exceedances over a ten-year period. This is an appalling number of exceedances. The JEA presentation puts lipstick on a pig by comparing the number of exceedances to the number of tests run (compliance opportunities) and called that excellent. The number of tests run per year are irrelevant to the benchmark. An NPDES violation is a violation even if only one of many daily tests are exceeded on a given day and is to be avoided at all costs. Utilities generally set a goal of zero violations per year. Figure-1 in the attached Exhibit 2 shows a comparison of JEA's benchmark to the AWWA benchmark based on days per year of NPDES violations. Note that JEA, at only 81.7 percent compliance, is far below even the lowest 25th percentile of the 47 AWWA surveyed utilities.

Another example is the SSO benchmark reported by JEA, also on page 72 of the JEA Management Presentation, as an average over eight years of 0.72 SSOs per 100 miles of pipe. At first glance, this number appears to be reasonable. However, the number reported is only for SSOs that impacted Waters of the United States (WOTUS). These are the most serious of SSOs and in Mr. Beaudet's long experience usually make up about a third of total SSOs. The other two thirds consist of local overflows which occur during rainfall events due to infiltration and inflow within aging collection systems. These local overflows do not impact WOTUS but are an indication of the condition and reliability of the collection system and were not reported in the JEA Management Presentation. Furthermore, it is unclear whether or not the SSOs impacting WOTUS include the 56 SSOs documented in FDEP Consent Order 06-1796 (Fourth Amendment 2017) issued as a result of Hurricane Matthew and the 65 SSOs documented in FDEP Consent Order 17-210 (2018)

issued as a result of Hurricane Irma. Figure-2 of the attached Exhibit 2 compares JEA's SSOs as presented in its Management Presentation impacting WOTUS and an adjusted figure estimated by Mr. Beaudet to include non-WOTUS SSOs. As can be seen from Figure-2, the adjusted figure falls above (worse) than the 25th percentile of AWWA's benchmark of 66 combined water/wastewater systems surveyed.

The third benchmark presented by JEA in its Management Report is based on their TMDL permit level of 683 tons of Nitrogen per year discharged into the St. Johns River. The graph shown in page 72 of the JEA Management Presentation is difficult to read, but it appears that at least once or twice during the past ten years this permit level has been exceeded. AWWA does not publish benchmarks for comparison to a utility's individual TMDL permits.

Water - The water system benchmarks presented by JEA on page 73 of the JEA Management Presentation are not benchmarked by AWWA. Two of these are common parameters measured by utilities based on regulatory requirements, the Percent of Customers Affected by Unplanned Outages, and the Water Distribution System Average Minutes of Water Pressure Less Than 30 psi. Based on JEA's own goals reported in the Management Presentation for unplanned outages, JEA failed to meet their own goal of 2 percent in three of the eight years presented. JEA also failed to meet the regulatory goal of 30 psi water pressure in 2019. JEA also reported in its Management Presentation that JEA failed to meet their own goal of 65 minutes Customer Response Time in nine of the ten years reported.

31. Please refer to witness Beaudet's rebuttal testimony, page 9, lines 16-17. Witness Beaudet testified that the "cost of connecting the reclaimed water lines to the plant's major line is a cost to be paid for by the third-party developers, not a cost incurred by FCRU, as is common practice." Please describe any instances that the witness has knowledge of where

the cost of connecting reclaimed water lines to a plant's major line was paid for by third-party developers.

Response: Most large Florida water/wastewater/reuse utilities have line extension policies which dictate both the utility's and the developer's responsibility for connecting to the utility and receiving service. The line extension policy is the prerogative of the utility, set by the governing board or management of the utility. As Mr. Beaudet stated in his Rebuttal Testimony, in his long experience as both a consulting engineer and a utility director in Florida, the most common policy is that the utility constructs only the major transmission lines through corridors planned or zoned for development. In the case of reuse transmission lines, the utility will often construct these major transmission lines along major arterial roads external to the developments that currently, or in the future, have an anticipated need for reuse water. It is typically the responsibility of the developer or existing homeowner's association to construct the lines that connect to the major reuse transmission lines and to construct the internal irrigation infrastructure within their developments.

Some examples of this common policy, among the many in Florida, include: Palm Beach County Water Utilities; Broward County Utilities; Orange County Utilities; and The TOHO Water Authority. Examples of private or non-profit cooperative utilities which adhere to this policy include Ave Maria Utility Company in Collier County and Bonita Springs Utilities in Lee County. It is Mr. Beaudet's understanding that the JEA also adheres to this common policy, although there are examples where they have constructed reuse lines directly into developed areas or areas planned to be developed. In at least one case, JEA has entered into specific agreements with the developers to do so. Nocatee is an example of an exception where JEA agreed to construct, at JEA's sole cost, the reuse lines on all arterial and collector roads internal to the Nocatee development in addition to all reuse facilities external to the development. The majority of the

Nocatee development was remote to the JEA service area at the time of the agreement, being located in St. Johns County. Similarly, the 301 Capital Partners' development is remote to JEA facilities, but JEA has never offered to provide facilities or the associated infrastructure at its cost to the proposed service territory.

The St. Johns River Water Management District requires that new and existing developments connect to a utility's major reuse transmission line at the developer's expense when such connection is economically feasible, per the District's sole determination.

The City of Jacksonville 2030 Comprehensive Plan, Natural Groundwater Aquifer Recharge Sub-Element Goals, Objectives and Policies, Objective 1.2, paragraph 1.2.9 states that the City shall support the development of reuse water and other alternative supplies. Additionally, it is stated among other practices that the City shall require where economically feasible the connection of new development or substantial redevelopment to a reuse system to supply uses that do not require potable water, unless the use of a lower quality source is otherwise authorized by SJRWMD (specific verbiage in 1.2.9 has been intentionally omitted for the sake of brevity). FCRU will have the capacity and is ready, willing and able to economically provide reuse water to the 301 Capital Partners' development.

FCRU plans to adopt a line extension policy requiring that third-party developers connect to the reuse transmission line which terminates at the boundary of the wastewater treatment facility. Provision of reuse water to the 301 Capital Partners' development is without question economically feasible because the first two phases of the 301 Capital Partners' development are compact and close to the point of connection (POC).

32. Please refer to witness Beaudet's rebuttal testimony, page 11, lines 1-14, and Exhibit BAB-6. Please describe how these cost estimates were developed and what materials were relied upon.

Response: The cost estimates referred to in Mr. Beaudet's Rebuttal Testimony page 11, lines 1-14 and detailed in Exhibit BAB-6 were developed under Mr. Beaudet's direct supervision by an experienced cost estimation engineer with whom he sub-contracted. The first step was to determine the exact location and line size of the JEA water and wastewater pipelines point of connection ("POC") which are on Normandy Boulevard and closest to the 301 Project. Mr. Beaudet personally verified that this POC has not changed since the Engineering Assessment Report was written and submitted. The second step was to choose the most direct and feasible pipeline route for the connecting water and wastewater lines to the POC, utilizing public rights-of-way wherever possible. Given that this cost estimate is a planning level estimate, no costs for purchasing what would be small lengths of private rights-of-way were included in the estimate. A hydraulic analysis, which Mr. Beaudet reviewed, was performed to determine pipe sizes as well as any pumping stations and/or storage tanks needed to convey FCRU's buildout capacity of 4.0 MGD along the 7.2-mile route. The cost estimates presented in BAB-6 detail all the materials, specialized equipment and labor for each task required to construct this large and lengthy conveyance project. The costs presented are based on standard engineering cost estimation practice which considers current material prices, labor and specialized equipment needed to perform the project as compared to similar projects completed in Florida within a recent timeframe. In personally reviewing these costs Mr. Beaudet took into consideration his long and extensive experience in overseeing similar projects performed by Palm Beach County Water Utilities. It is important to note that JEA's proposed conveyance facilities, which are the subject of the cost

estimate shown in Exhibit BAB-6, are only for water distribution and wastewater force main pipelines.

JEA's closest reuse water POC is over 20 miles away from the proposed FCRU facilities at JEA's Southwest Regional Wastewater Treatment Plant. Therefore, the Engineering Assessment Report, when comparing JEA's conveyance project to on-site water/wastewater/reuse facilities constructed by FCRU is not truly an apples to apples comparison. The JEA option does not provide for reuse water, the provision of which would add much higher costs. Preliminary estimates exceed $20 million to construct the reuse transmission line from the Southwest Regional Wastewater Treatment Plant to a point of connection at the 301 Capital Partners' development. The preliminary estimates did not, however, include the necessary multi-million dollars onsite improvements at the Southwest Regional Wastewater Treatment Plant which would be needed to produce acceptable quality reuse water. The Engineering Assessment Report cost estimate for FCRU's on-site facilities includes the provision of reuse water. 301 Capital Partners and their advisors have concluded that reuse will be required in the development for a number of reasons, including a commitment to conserve water and preserve the water supply for future generations. 301 Capital Partners also recognizes that the provision of reuse water is a requirement of the SJRWMD in the consumptive use permitting process. 301 Capital Partners wholeheartedly supports this requirement.

33. Please refer to witness Beaudet's rebuttal testimony, page 12, lines 6-10, and Exhibit BAB-7. Please describe how these cost estimates were developed and what materials were relied upon.

Response: Mr. Beaudet's rebuttal testimony on page 12, lines 6-10, and Exhibit BAB-7 is a Life Cycle Cost (LCC) analysis of JEA's proposed interconnection from their POC on Normandy Blvd. to the FCRU plant site. The Engineering Assessment Report only compared the capital cost ("Capex") of JEA's interconnection project to the Capex of FCRU constructing its own on-site water/wastewater/reuse facilities. A more accurate comparison would include the Life Cycle Costs of operating the conveyance system for a 30-year period. The 30-year period is commonly used in an LCC analysis because 30 years is generally the life of the bonds issued to finance a large project, or otherwise, the cost of money to the owner. Note that the amortized operational costs within the LCC analysis are only applicable to JEA's conveyance project. FCRU, by constructing its facilities on-site, completely avoids conveyance costs. The LCC analysis in question was performed in accordance with ASTM Standard F1675. This Standard considers the cost of money to the owner of a project, the future operational costs over time adjusted for inflation, as well as the cost of any replacement materials or equipment needed over the 30 years. The relevant assumptions used in the subject analysis are clearly stated in Exhibit BAB-7. The largest LCC cost is the cost of electricity needed for pumping the water and wastewater 7.2 miles for 30 years. The method of calculation can be found in the attached Exhibit 3, which is a peer reviewed paper of which Mr. Beaudet was the primary author: **LIFE CYCLE COST ANALYSIS FOR DECISION MAKING IN COLLECTION SYSTEM REHABILITATION,** presented at the 2019 ASCE Pipelines Convention in Nashville, TN .

34. Please refer to witness Beaudet's rebuttal testimony, page 15, lines 4-15.

a. Please describe any developments plans that are underway which would necessitate construction of the treatment facilities be completed in the estimated 30-month

timeframe, opposed to the five-year projection for access to treatment facilities provided by JEA.

Response: The PUD Ordinance grants the developers the necessary entitlements to develop the property as more fully described in the certificate application, and the developers have begun various preliminary earthwork plans and preparations necessary for the future construction of homes and commercial development within the property. The developers have conferred and negotiated with several national and statewide developers and homebuilders that would ultimately construct the homes and commercial parcels. However, while these developers and homebuilders are fairly comfortable with knowing that facilities will be available from FCRU within the 30 month planning horizon, the JEA's nebulous 5-year estimate, JEA's current management uncertainty, and potential for change in capital planning direction has kept the homebuilders and developers from committing to the takedown of all of the Phase I lots under consideration until the utility provider and timing issue is resolved. Until homebuilders see water and wastewater facilities coming out of the ground, or are confident that construction is imminent, they will not commit.

35. Please describe other benefits or need, if any, for constructing the treatment facilities in the estimated 30-month timeframe, rather than the five-year projection.

Response: Construction by FCRU within the 30-month timeframe provides a level of certainty and a planning horizon required by the large statewide and national homebuilders that have expressed a high level of interest in the 2,500 units comprising Phase I of the proposed development. FCRU commits, without qualification or equivocation, to provide the service it has

proposed to provide. To the contrary, there is no certainty that the JEA will ever provide service to this development or if it does upon what terms, cost, or conditions. The 5-year projection is merely a back-of-the-envelope estimate by JEA. In stark contrast to FCRU, absolutely no affirmative steps have been taken by JEA to either design, engineer or plan for the building of the facilities, nor has JEA even begun the process to budget for such a project. On the contrary, as Ms. West testified in her pre-filed testimony, JEA is prohibited under the City's 2030 Comprehensive Plan from investing in water and wastewater facilities in the area encompassing the proposed development. JEA's plan, such as it is, is to have FCRU, and ultimately FCRU's customers, pay for and build infrastructure off-site, in violation of the PUD Ordinance, that will serve as the backbone of systems JEA will then use to serve other future developments.

In addition to certainty, FRCU's construction of facilities on-site in 30 months to serve the proposed development will help fulfill the need for new housing in Jacksonville to meet the growing need, and alleviate the current shortage, of housing in Jacksonville. Development of the property will also provide jobs and economic energy to Jacksonville as well as in Baker and Nassau Counties. The Duval County portion of the development is located relatively near to Cecil Field and all the land within the proposed territory is located near Interstate 10 and SR 301 which will allow a mobile workforce to efficiently reach different parts of Jacksonville, Baker and Nassau Counties. In fact, the Florida Department of Transportation, in recognition of the importance of the future growth of this area, has committed significant resources to complete the ongoing construction of improvements to the I-10/SR 301 interchange located near the NE corner of the service area.

36. Please refer to JEA's Response in Opposition to First Coast Regional Utilities' Motion for Partial Summary Final Order, Exhibit A – Application for Minor Modification to a PUD, Application No. MM-20-08. The document assigns a Planning Commission Hearing Date of September 3, 2020. Please describe the outcome of that hearing and provide the current status of the application.

Response: The Application for Minor Modification to a PUD ("Application") was originally scheduled to be heard by the Planning Commission on September 3, 2020. However, JEA intervened and had the Application pulled from consideration. As of this submission, the matter has not been heard.

Respectfully submitted this 30th day of November, 2020, by:

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Attorneys for First Coast Regional Utilities, Inc.

AFFIDAVIT

STATE OF FLORIDA)

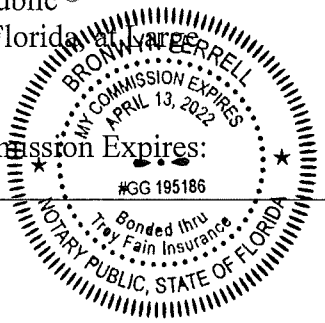
COUNTY OF LEON)

I hereby certify that on this 30th day of November, 2020, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared Robert Kennelly, who is personally known to me, and he acknowledged before me that he provided the answers to interrogatory number(s) 28, 29 and 34-36 from STAFF'S FOURTH SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 28 - 36) in Docket No. 20190168-WS, and that the responses are true and correct based on his personal knowledge.

In Witness Whereof, I have hereunto set my hand and seal in the State and County aforesaid as of this 30th day of November, 2020.

Bronwyn Kennelly

Notary Public
State of Florida at Large



My Commission Expires:

AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF LEON)

I hereby certify that on this 30th day of November, 2020, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared Bevin A. Beaudet, who is personally known to me, and he acknowledged before me that he provided the answers to interrogatory number(s) 30-33 from STAFF'S FOURTH SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 28 - 36) in Docket No. 20190168-WS, and that the responses are true and correct based on his/her personal knowledge.

In Witness Whereof, I have hereunto set my hand and seal in the State and County aforesaid as of this 30th day of November, 2020.

Bronwyn Ferrell

Notary Public
State of Florida, at Large

My Commission Expires:

BRONWYN FERRELL MY COMMISSION EXPIRES APRIL 21, 2022 #GG 195186 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

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March 16, 2020

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Re: Offer of Settlement by First Coast to the JEA

Dear Tom, Susan and Miriam,

On February 14th, a meeting took place at the JEA headquarters. In attendance on behalf of the JEA were Robert Zammataro, Director of Water and Wastewater Planning and Development, and Susan West, its consulting engineer; on behalf of First Coast Regional Utilities, Inc. ("First Coast") were Bob Kennelly, its President, and Bevin Beaudet, P.E., its chief engineer.

The thrust of that meeting was that the JEA has a need for wastewater service near Cecil Field and is under some pressure from the Chamber of Commerce, the building industry and others to assemble wastewater capacity so as to allow for additional development in that area. Additionally, Mr. Zammataro made it clear that it will be at least six years before the JEA will be in a position to build wastewater capacity to serve that area. Under the current JEA fee structure, the projected plant would cost about $30 million, however, the JEA would only be able to recover about $10 million thereof. The JEA officials also indicated that other portions of Duval County are a higher priority for wastewater plant investment than Cecil Field, such as the property in and around the Jacksonville International Airport. The JEA representatives were hopeful that, somehow, First Coast could provide a solution to the JEA's problem.

As can be determined by a review of the attached map, the entirety of the First Coast certificate application involves lands on the west side of US 301 and at the western extremities of Duval County. First Coast has the option of building its utility facilities in Baker County should it elect to do so.

In an effort to forge a "win-win" solution for both parties, First Coast hereby offers to build its wastewater plant in Duval County and to reserve 25% of the treatment plant capacity in its Phase I wastewater facility for the use and benefit of the JEA. First Coast is further willing to discuss reservation of additional capacity in its Phase II wastewater plant expansion if the JEA so desires. First Coast can have that wastewater plant capacity on-line and ready to serve customers within 24 months from the time that the parties execute the appropriate bulk service agreement.

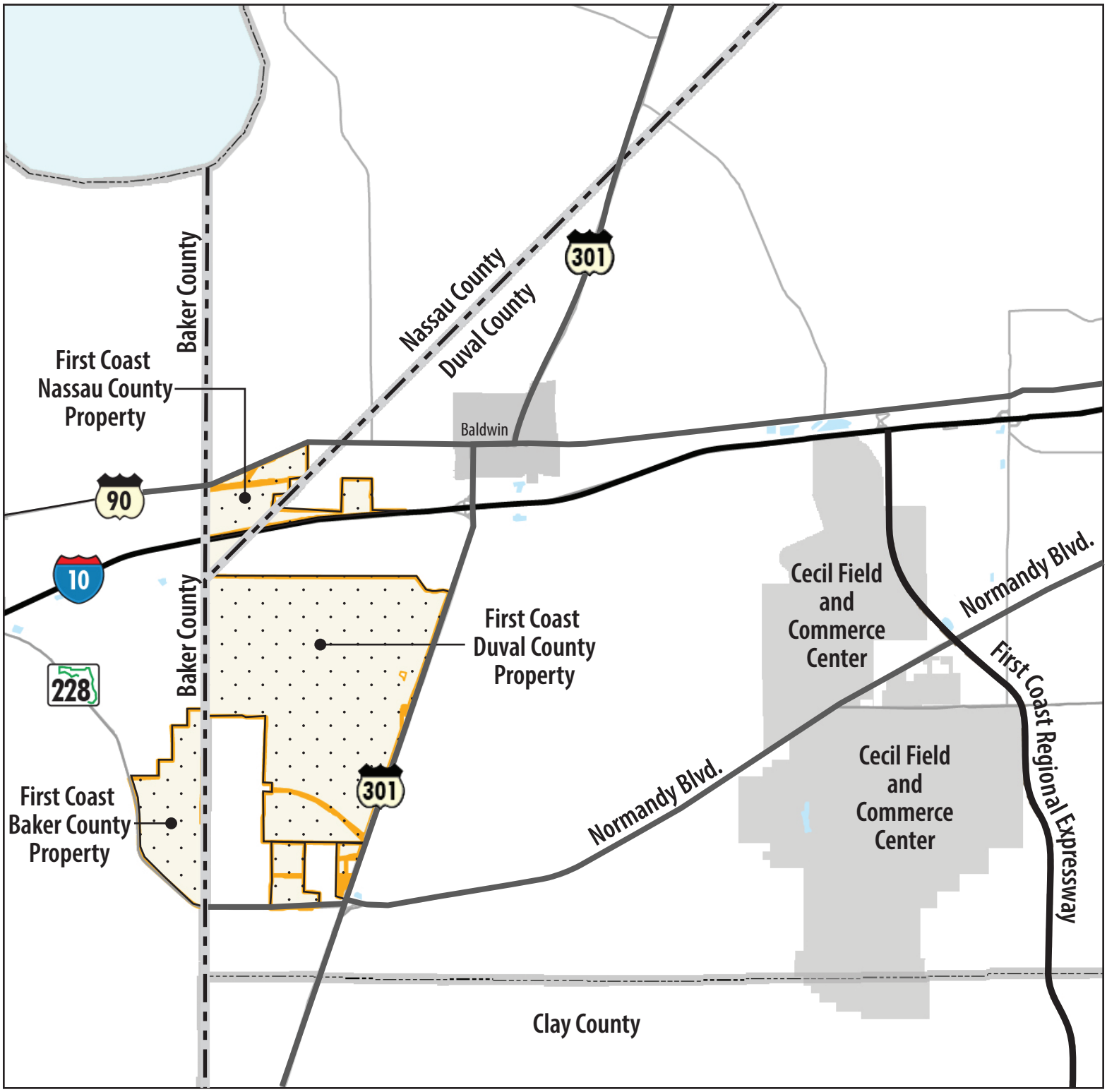
We look forward to working with you towards a mutually acceptable resolution of this matter.

Sincerely,

SUNDSTROM & MINDLIN, LLP

William E. Sundstrom, P.A.
For the Firm

WES/brf

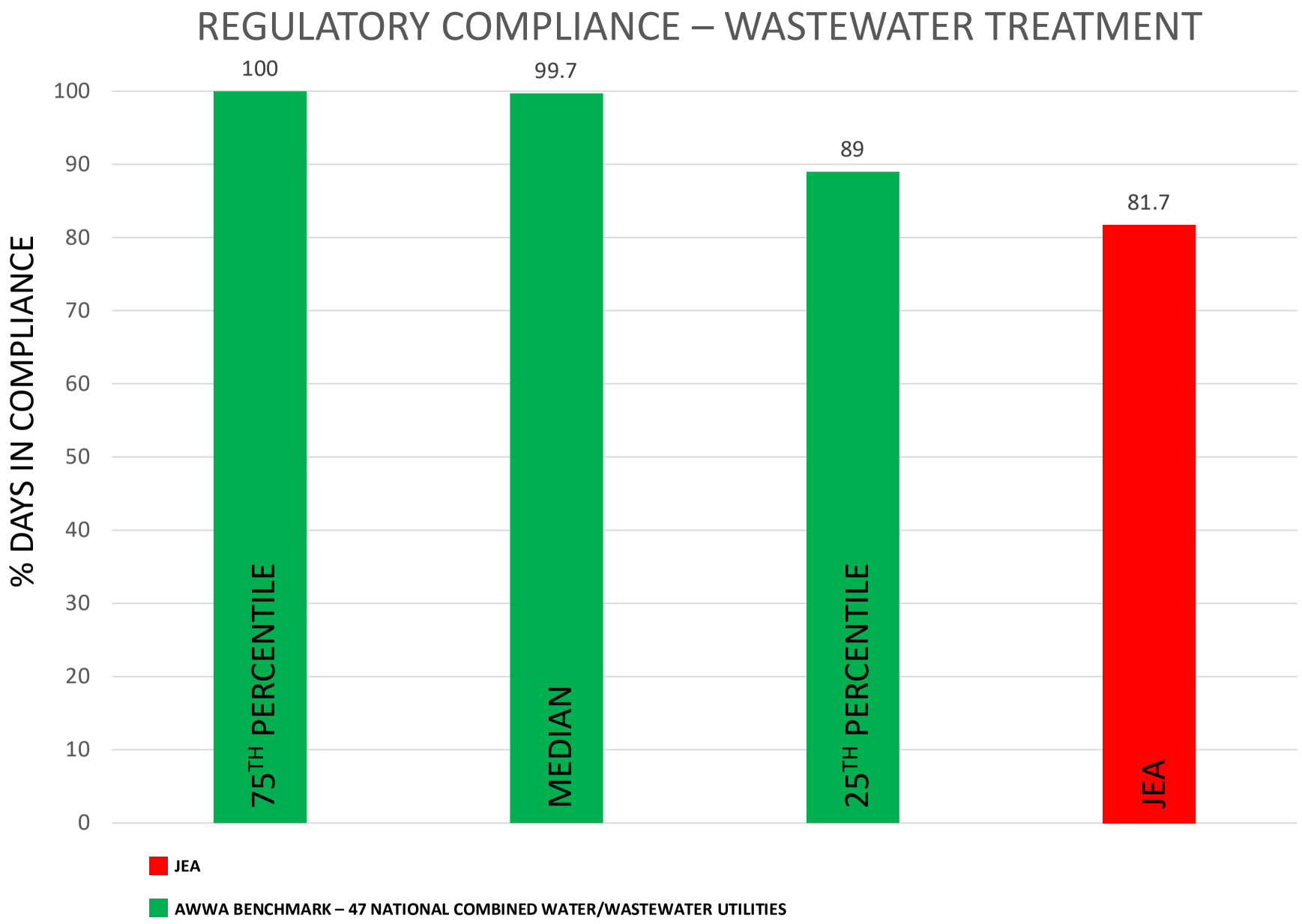


First Coast Regional Utilities

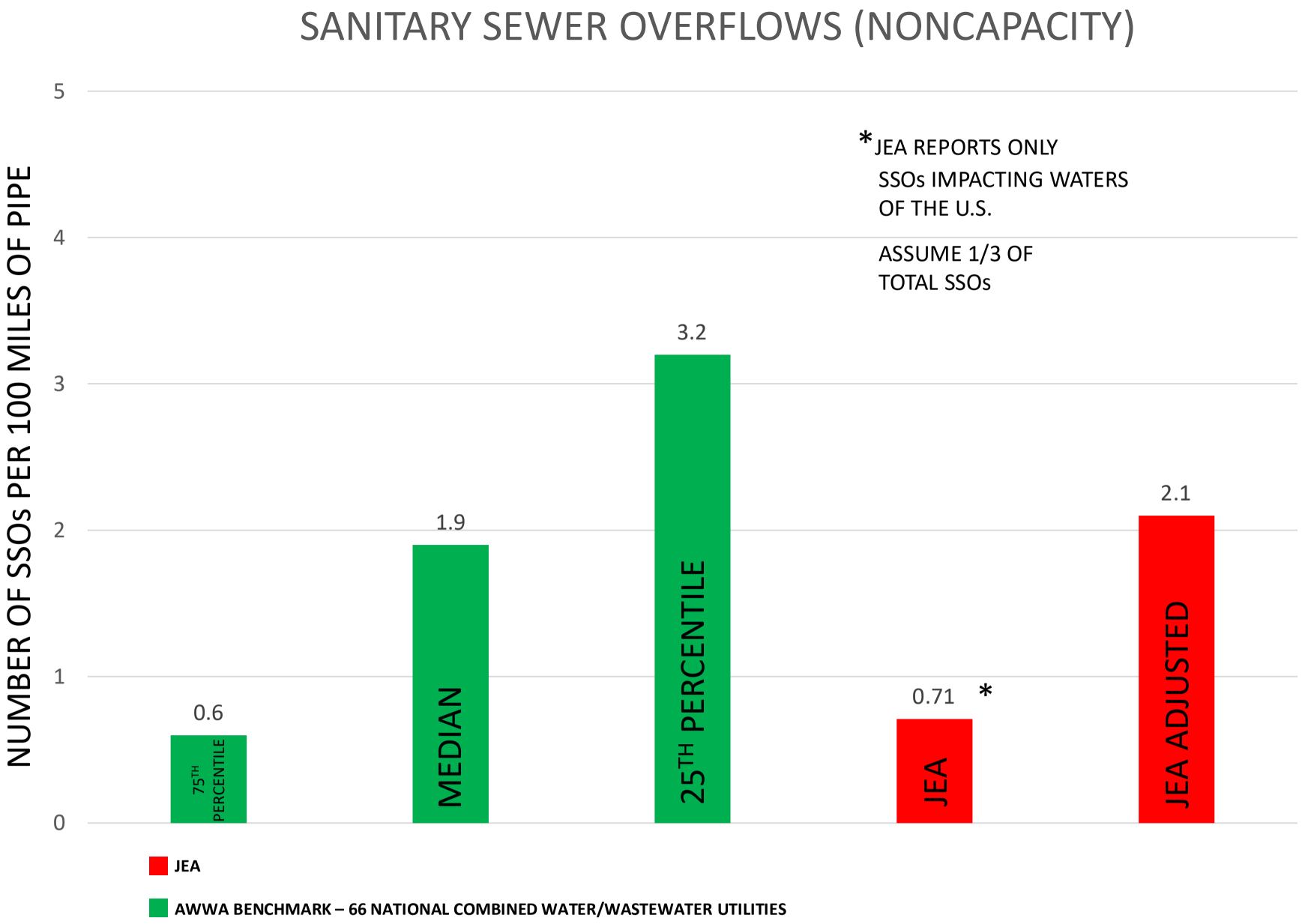
Location Map

NORTH

20190168-WS Staff Hearing Exhibits 00046



20190168-WS Staff Hearing Exhibits 00047



ASCE 2019 PIPELINES CONFERENCE
Nashville, Tennessee
July 21-24, 2019

LIFE CYCLE COST ANALYSIS FOR DECISION MAKING IN COLLECTION SYSTEM REHABILITATION

Bevin A. Beaudet, P.E. M.ASCE[1], Bruce Tobey, Esq.[2], and Scott E. Harder, P.E.[3]

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1. ABSTRACT

Life Cycle Cost analysis (LCC) is a tool allowing utility owners to make sound project decisions, considering both capital and operating costs over a long-term analysis period. Capital projects prioritized by rigorous LCC analyses facilitate strongly supportable business case decisions. More often performed for projects such as treatment plants or pumping stations, rarely is LCC used to make decisions on collection system rehabilitation. This is unfortunate because rehabilitation projects are consuming a greater percentage of utilities' capital budgets. This paper presents a detailed description of the LCC methodology as it pertains to collection system rehabilitation decisions. A simple spreadsheet-based case study is presented for collection system rehabilitation of lateral liners using Cured In Place Plastic (CIPP) lining. During the presentation many often overlooked variables influencing life cycle rehabilitation costs will be identified and methods to incorporate them into the LCC will be described. These include not only initial capital and long-term operating costs, but also a broad range of other evidence including job site tests, published reports, manufacturer product data as well as historical local experience. The broader the range of evidence incorporated into the analysis, the more accurate is the LCC and corresponding business case.

2. INTRODUCTION

The American Society of Civil Engineers has assigned a D+ to the condition of U.S. wastewater infrastructure. In the U.S., there are over 800,000 miles of public sewers and 500,000 miles of private lateral sewers connecting private property to public sewer lines (1). Each of these conveyance systems is susceptible to structural failure, blockages, and overflows. The EPA estimates that $271 billion is needed for wastewater infrastructure over the next 25 years. Of that amount, $51 billion is needed for conveyance system repair (2). Clearly, this expenditure, however financed, will ultimately be passed on to rate payers / utility customers. Maximizing the benefit of every dollar spent on collection system repair and rehabilitation should be the goal

of every utility decision maker. Too often, only initial investment (least cost) is the main priority in the process of capital planning for collection system rehabilitation.

Fortunately, there is an analytical tool, Life Cycle Cost analysis (LCC), which provides the decision maker a tool to determine the cost of rehabilitation alternatives based on the full life cycle (service life) of each alternative. LCC takes into consideration operation and maintenance costs, performance and service life of each alternative, and other considerations. LCC is such an important tool in maximizing cost effectiveness that the Water Resources Reform and Development Act of 2014 (WRRDA) amended the Clean Water Act to include section 602(b)(13) mandating LCC for federally funded projects.

3. WHAT IS LCC?

ASTM International defines LCC analysis in its Standard F1675 – 13, *Standard Practice for Life-Cycle Cost Analysis of Plastic Pipe Used for Culverts, Storm Sewers and Other Buried Conduits* (3) as:

> Section 1.2: The LCC technique measures the present value of all relevant costs to install, operate and maintain alternative drainage systems such as engineering, construction, maintenance, rehabilitation, or replacement over a specified period of time.
> Section 1.3: The decision maker, using the results of the LCC analysis, can then identify the alternative(s) with the lowest estimated total cost based on the present value of all costs.

For the LCC to be as useful as possible, it should follow the procedures detailed in F1675. After carefully defining independent, mutually exclusive alternatives that satisfy the same functional requirements and provide the same benefit, the following data should be compiled:

- Initial installed cost
- Material service life
- Operating costs
- Maintenance costs
- Rehabilitation cost
- Replacement cost
- Terminal value (commonly called salvage or estimated value of an asset in the future)

In compiling these costs, F1675 recommends that use of job site reports, published reports, manufacturer product data, and local experience with the alternatives to be considered. The broader the range of information assessed by the LCC analysis the more accurate the analysis will be.

4. EXAMPLE LCC ANALYSIS

A common method of trenchless rehabilitation of gravity sewer pipes is CIPP lining. CIPP lining provides a structurally sound pipe-within-a pipe that significantly reduces infiltration from the old, deteriorated mainline pipe. However, lining only the mainline pipe is not a complete solution.

The laterals (pipes from residences and other buildings that drain into the mainline) also need to be lined as leaking laterals can contribute from 25-75% of the total I&I depending on environmental conditions. Figure – 1 depicts a typical lateral after lining and sealing.



Figure – 1 Typical CIPP-Lined Lateral Showing Seals at Mainline Pipe and Within the Lined Lateral

CIPP methods are also commonly used to line the laterals, which must be sealed tightly to both the mainline and the upper portion of the old lateral. The main difference between the various CIPP lateral lining methods is the type of seal used. There are two generic type of seals: seals which use a hydrophilic paste or adhesive and seals which use pre-engineered, molded rubber hydrophilic gaskets. The only type of seal with specific standards are the rubber seals: ASTM F2561 (4) and ASTM F3240 (5).

In order to demonstrate an LCC analysis, a theoretical example is shown below. This example compares a "Do Nothing" alternative with two different CIPP lateral lining alternatives. The example analysis is conducted over a 50-year period, which is the projected service life of a CIPP lined mainline pipe. The three alternatives are:

1. "Do Nothing" and leaving in service an old, leaking lateral and controlling the resultant leakage by scheduled maintenance activities including inspection, cleaning and grouting. Grouting is a short-term maintenance activity where a resin or other sealing material is injected into a leaking lateral to minimize leakage
2. CIPP lining using hydrophilic adhesive or paste-based seals
3. CIPP lining using pre-engineered, molded Neoprene rubber gaskets in compliance with ASTM F3240

Costs considered in the example analysis include initial installation and periodic replacement costs (if applicable), and two specific annual recurrent costs: conveyance and treatment of leakage flow volumes; and periodic maintenance by CCTV inspection, cleaning and grouting (if applicable) of the lateral.

5. COST ASSUMPTIONS USED IN THE ANALYSIS

- **Leakage –** the volume of leakage from a failed lateral was estimated using data from the paper given at the April 2014 NASTT No-Dig Conference: Rehabilitation of the Coral Gables Wastewater Collection System (6). In this paper the measured flow within a basin after the mainline pipe and laterals were fully lined by CIPP was reduced from 65 to 13 gpm. This indicates that 80% of the unlined flow resulted from I&I, assuming a generally accepted sewerage flow of 220 gpd from an equivalent residential connection. Fifty (50) percent of the I&I was assumed to come from the unrehabilitated mainline and 50% from the laterals, again a generally accepted figure. The cost of conveyance and treatment in 2018 dollars was assumed to be $2.50 per 1000 gallons.

- **CCTV Inspection and Grouting** – These costs were obtained from the authors' personal experience and that of several other utilities and contractors. The per lateral costs were based on the number of laterals that can be serviced by a single crew in one shift and the costs of labor and equipment for that shift.

- **Initial Installation Costs –** These costs were obtained from 2018 competitive bids for each type of lateral, without the installation of cleanouts. These bids were for lining 3-feet into the lateral connection from the sewer main.

6. DATA USED TO DETERMINE MATERIAL SERVICE LIFE

As previously reported, F1675 allows use of job site reports, published reports, manufacturer product data and local experience for each of the alternatives to be considered. This analysis makes use of such data to develop the assumptions on leakage, operating costs, and service life contained in the example LCC analysis. Review of the data in the spreadsheets shows that the leakage in the Do Nothing alternative can be mitigated for a number of years by inspection, cleaning and grouting, a practice conducted by many utilities. Such mitigation rarely results in eliminating leakage, only reducing it for a number of years until the process must be repeated to be of any value. It is also assumed that old, crumbling laterals can deteriorate to a stage that eventually grouting will have little to no effect. The example spreadsheets assumes that after 25 years, grouting will reach that stage, so no further leakage mitigation is assigned.

There are a number of reports and technical studies, which show limitations in material service life of the CIPP lining using the hydrophilic, adhesive or paste seals alternative. Recent tests conducted by an independent laboratory (7) (8) summarize the amount of expansion when submerged of both a commonly used paste seal (Adeka P-201A) compared to an ASTM F3240 compliant, molded neoprene rubber seal. Figure-2 demonstrates the results of this test. The hydrophilic paste seal expands to approximately 100% of its original volume, while the ASTM F3240 seal expands to approximately 800%.

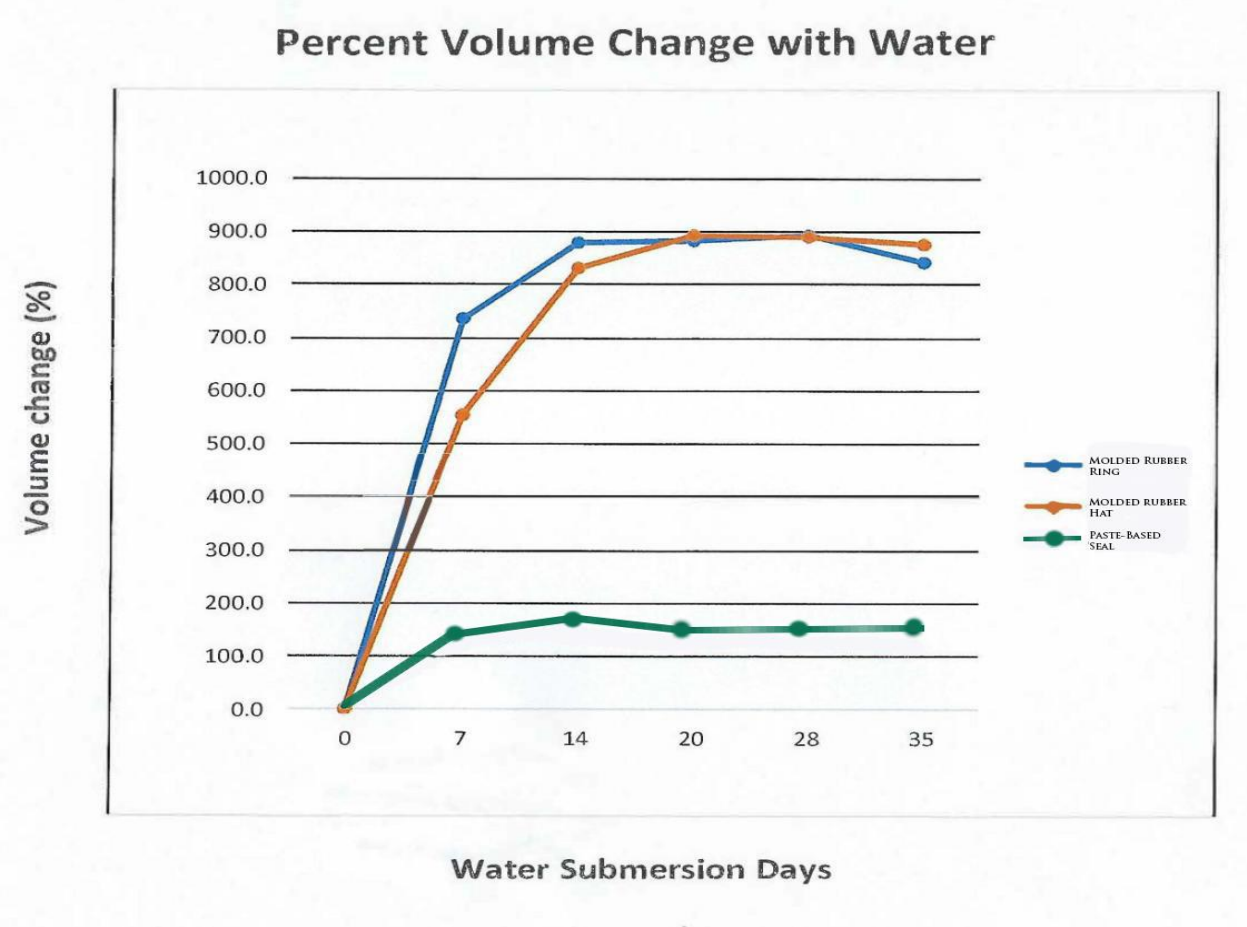


Figure – 2 Submersion/Expansion Test Results

Even in a best case, when the installers faithfully adhere to the controlled cool-down process which keeps the paste-based lateral CIPP liner full wrap barrel tight to the host's wall surface, there remains to be considered the issue of dimensional shrinkage from long-term creep. Creep is defined as the movement of the host pipe away from the liner due to external perpendicular forces, particularly the hydrodynamic head of surrounding groundwater. The gap formed after analyzing a standard barrel wrap under just 5.0 feet of groundwater after 8 years exceeds .012 inches, and that is equivalent to what has been proposed to be the maximum swelling capability of the caulk. The gap over 50-years is approximately 0.050 inches (a U.S. quarter is 0.07 inches thick), and this distance is well beyond the capabilities of the "squashed paste" at its thickest assuming that it still possesses the ability to grow 100% volumetrically. Figure – 3 demonstrates the effect of creep on the long-term performance of both sealing alternatives. This figure is derived from calculations using published material data and Thépot's creep analysis (9) (10).

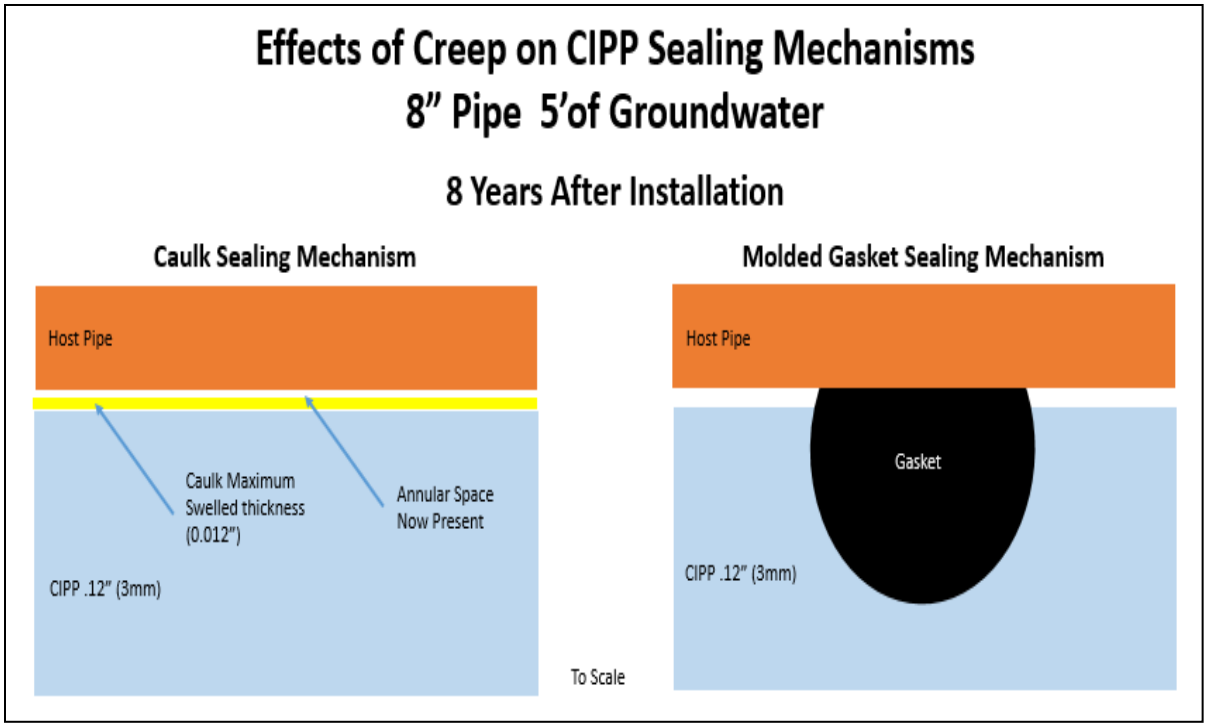


Figure – 3 Effects of Creep on CIPP Sealing Mechanisms

7. LCC METHOD OF CALCULATION

As previously discussed, Life Cycle Costs are overall costs spent by the owner during the entire life cycle of the project. The costs are incurred during the investment phase (installation), the operating phase, and the end-of-life phase. The alternative with the lowest net present value (NPV) over the analysis period is then considered the most cost-effective. To consider both the time value of money using the discount rate and the effect of annual inflation, future costs are adjusted for inflation prior to discounting.

Equation [1] is the standard equation for determining inflated costs:

$$InflC = C * (1 + ir)^t \qquad [1]$$

where: InflC = the cost after inflation at time = t
C = initial cost at time t = 0
t = time in years
ir = annual inflation rate

The next step is to discount all inflated annual costs to present costs and then add these discounted costs together to derive a single NPV result for each alternative. In order to calculate the NPV a discount rate is necessary. This discount rate represents the time value of money and is normally set to the utility's long-term cost of borrowing.

Equation [2] is the equation used for determining NPV (11):

$$NPV = \sum_{t=0}^{T} \frac{C_t}{(1+dr)^t} \qquad [2]$$

where: NPV = the net present value of the stream of costs considered over the analysis period
C_t = all relevant costs during year t
dr = the discount rate expressed as a percentage
t = the time in years (t=0……T) (years)
T = the selected analysis period

An Annual Inflation Rate of 2.25% and a Discount Rate of 5.00% have been assumed for the example given below, The analysis period has been defined to be 50 years, the generally accepted service life for CIPP mainline lining. Salvage (Terminal) values have been defined based on straight-line depreciation. For instance, if an asset with a useful life of 20 years were only 10 years into its service life at the end of the analysis period, then 50% of its installation cost would be credited at the end of the analysis period

8. RESULTS

Tables – 1, 2 and 3 are spreadsheets which use the above equations to calculate the NPV of each alternative.

The NPV results for each of the three alternatives are:

1. Do Nothing Alternative - $9494.85
2. CIPP lining using hydrophilic adhesive or paste-based seals - $6185.37
3. CIPP lining using pre-engineered, molded rubber gaskets, ASTM F3240 compliant - $3192.42

TABLE 1
No Action Alternative
Inflation Rate = 2.25% Discount Rate = 5.00%

Year	Installation Cost	I/I Treatment	Inspect/ Grout	Total Annual Cost	Present Value
0	$0.00				$0.00
1		$400.00		$400.00	$380.95
2		$409.00		$409.00	$370.98
3		$418.20		$418.20	$361.26
4		$427.61		$427.61	$351.80
5		$437.23	$524.68	$961.91	$753.68
6		$55.88		$55.88	$41.70
7		$114.28		$114.28	$81.22
8		$233.71		$233.71	$158.18
9		$358.45		$358.45	$231.06
10		$488.69	$586.42	$1,075.11	$660.02
11		$62.46		$62.46	$36.52
12		$127.73		$127.73	$71.13
13		$261.21		$261.21	$138.53
14		$400.63		$400.63	$202.35
15		$546.19	$655.43	$1,201.63	$578.00
16		$69.81		$69.81	$31.98
17		$142.76		$142.76	$62.29
18		$291.95		$291.95	$121.31
19		$447.78		$447.78	$177.20
20		$610.47	$732.56	$1,343.03	$506.17
21		$78.03		$78.03	$28.01
22		$159.56		$159.56	$54.55
23		$326.30		$326.30	$106.24
24		$500.47		$500.47	$155.18
25		$682.31		$682.31	$201.49
26		$697.66		$697.66	$196.21
27		$713.36		$713.36	$191.07
28		$729.41		$729.41	$186.07
29		$745.82		$745.82	$181.19
30		$762.60		$762.60	$176.45
31		$779.76		$779.76	$171.83
32		$797.30		$797.30	$167.33
33		$815.24		$815.24	$162.94
34		$833.58		$833.58	$158.68
35		$852.34		$852.34	$154.52
36		$871.52		$871.52	$150.47
37		$891.13		$891.13	$146.53
38		$911.18		$911.18	$142.70
39		$931.68		$931.68	$138.96
40		$952.64		$952.64	$135.32
41		$974.08		$974.08	$131.77
42		$995.99		$995.99	$128.32
43		$1,018.40		$1,018.40	$124.96
44		$1,041.32		$1,041.32	$121.69
45		$1,064.75		$1,064.75	$118.50
46		$1,088.70		$1,088.70	$115.40
47		$1,113.20		$1,113.20	$112.38
48		$1,138.25		$1,138.25	$109.43
49		$1,163.86		$1,163.86	$106.57
50		$1,190.04		$1,190.04	$103.78
NPV					$9,494.85

TABLE 2
CIPP Lined with Adhesive Seals Alternative
Inflation Rate = 2.25% Discount Rate = 5.00%

Year	Installation Cost	I/I Treatment	Inspect/ Grout	Lining Replacement	Total Annual Cost	Present Value
0	$1,290.00					$1,290.00
1		$0.00			$0.00	$0.00
2		$0.00			$0.00	$0.00
3		$0.00			$0.00	$0.00
4		$0.00			$0.00	$0.00
5		$0.00			$0.00	$0.00
6		$55.88			$55.88	$41.70
7		$85.71			$85.71	$60.91
8		$116.85			$116.85	$79.09
9		$179.22			$179.22	$115.53
10		$305.43	$586.42		$891.85	$547.52
11		$62.46			$62.46	$36.52
12		$95.80			$95.80	$53.34
13		$130.60			$130.60	$69.26
14		$200.32			$200.32	$101.17
15		$273.10			$273.10	$131.36
16		$349.05			$349.05	$159.90
17		$428.29			$428.29	$186.86
18		$510.91			$510.91	$212.29
19		$597.03			$597.03	$236.27
20		$610.47		$1,968.76	$2,579.23	$972.08
21		$0.00			$0.00	$0.00
22		$0.00			$0.00	$0.00
23		$0.00			$0.00	$0.00
24		$0.00			$0.00	$0.00
25		$0.00			$0.00	$0.00
26		$87.21			$87.21	$24.53
27		$133.75			$133.75	$35.83
28		$182.35			$182.35	$46.52
29		$279.68			$279.68	$67.95
30		$476.62	$915.12		$1,391.74	$322.02
31		$97.47			$97.47	$21.48
32		$149.49			$149.49	$31.37
33		$203.81			$203.81	$40.74
34		$312.59			$312.59	$59.50
35		$426.17			$426.17	$77.26
36		$544.70			$544.70	$94.05
37		$668.34			$668.34	$109.90
38		$797.28			$797.28	$124.86
39		$931.68			$931.68	$138.96
40		$952.64		$3,072.27	$4,024.91	$571.72
41		$0.00			$0.00	$0.00
42		$0.00			$0.00	$0.00
43		$0.00			$0.00	$0.00
44		$0.00			$0.00	$0.00
45		$0.00			$0.00	$0.00
46		$136.09			$136.09	$14.42
47		$208.72			$208.72	$21.07
48		$284.56			$284.56	$27.36
49		$436.45			$436.45	$39.96
50		$743.78	$1,428.05	($1,918.94)	$252.88	$22.05
NPV						$6,185.37

TABLE 3
CIPP Lined with ASTM 3240 Compliant Seals
Inflation Rate = 2.25% Discount Rate = 5.00%

Year	Installation Cost	I/I Treatment	Inspect	Lining Replacement	Total Annual Cost	Present Value
0	$2,440.00					$2,440.00
1		$0.00			$0.00	$0.00
2		$0.00			$0.00	$0.00
3		$0.00			$0.00	$0.00
4		$0.00			$0.00	$0.00
5		$0.00			$0.00	$0.00
6		$0.00			$0.00	$0.00
7		$0.00			$0.00	$0.00
8		$0.00			$0.00	$0.00
9		$0.00			$0.00	$0.00
10		$0.00	$277.94		$277.94	$170.63
11		$9.37			$9.37	$5.48
12		$9.58			$9.58	$5.33
13		$9.80			$9.80	$5.19
14		$10.02			$10.02	$5.06
15		$10.24			$10.24	$4.93
16		$10.47			$10.47	$4.80
17		$10.71			$10.71	$4.67
18		$10.95			$10.95	$4.55
19		$11.19			$11.19	$4.43
20		$11.45	$347.20		$358.65	$135.17
21		$15.61			$15.61	$5.60
22		$15.96			$15.96	$5.45
23		$16.32			$16.32	$5.31
24		$16.68			$16.68	$5.17
25		$17.06			$17.06	$5.04
26		$17.44			$17.44	$4.91
27		$17.83			$17.83	$4.78
28		$18.24			$18.24	$4.65
29		$18.65			$18.65	$4.53
30		$19.06	$433.73		$452.79	$104.77
31		$29.24			$29.24	$6.44
32		$29.90			$29.90	$6.27
33		$30.57			$30.57	$6.11
34		$31.26			$31.26	$5.95
35		$31.96			$31.96	$5.79
36		$32.68			$32.68	$5.64
37		$33.42			$33.42	$5.49
38		$34.17			$34.17	$5.35
39		$34.94			$34.94	$5.21
40		$35.72	$541.81		$577.54	$82.04
41		$48.70			$48.70	$6.59
42		$49.80			$49.80	$6.42
43		$50.92			$50.92	$6.25
44		$52.07			$52.07	$6.08
45		$53.24			$53.24	$5.93
46		$54.44			$54.44	$5.77
47		$55.66			$55.66	$5.62
48		$56.91			$56.91	$5.47
49		$58.19			$58.19	$5.33
50		$59.50	$676.84		$736.34	$64.21
NPV						$3,192.42

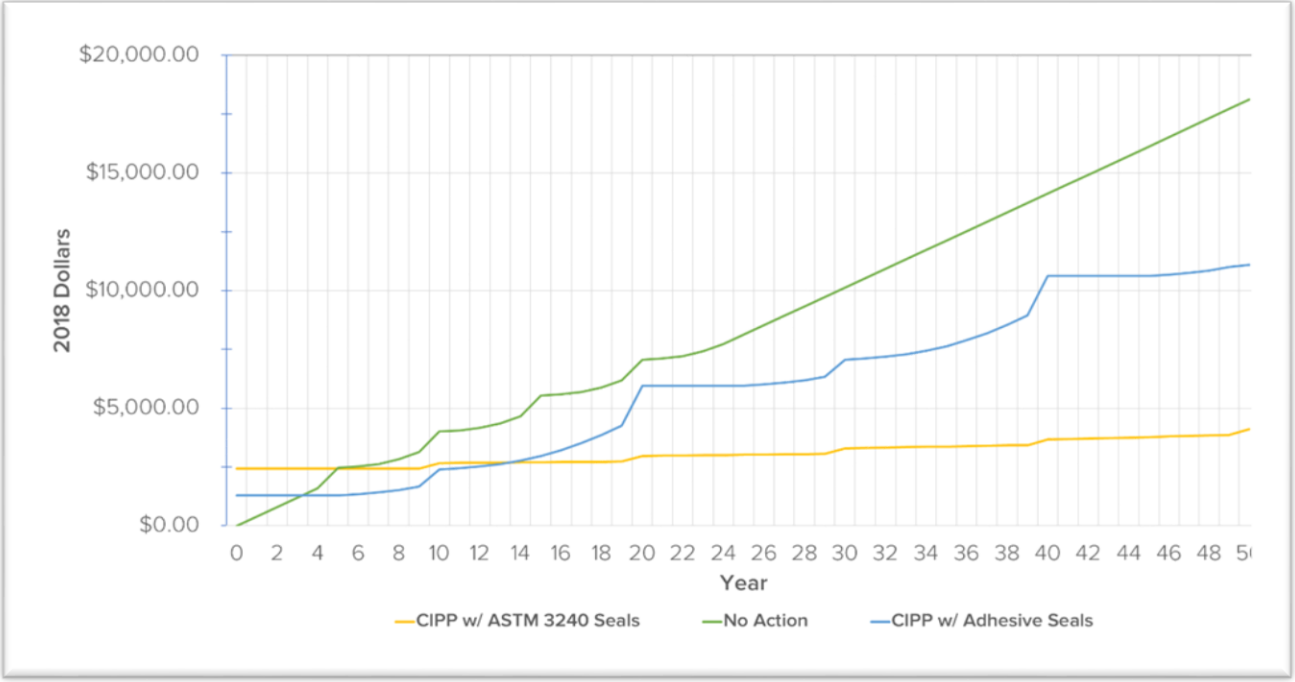


Figure 4 Cumulative Annual Costs (Uninflated)

9. CONCLUSIONS

The results of the example analysis demonstrate the value of the LCC analysis to a utility considering alternatives for rehabilitation of laterals in a collection system. In this example, the higher initial cost alternative is shown to be the most cost effective long-term alternative to the utility and its customers. Not only is the 50-year NPV much less, but according to Figure – 4, the cumulative annual costs of the ASTM F3240 compliant alternative are achieved and begin to benefit the utility in year 15 following installation. Further, since the ASTM F3240 alternative has lower annual costs, its economic advantage is much less sensitive to inflation.

The same method of LCC analysis, described in this paper, can be used to compare alternatives for other collection system projects, including conveyance system projects such as pumping stations. Treatment plant projects can also be analyzed for NPV using this method as long as the alternatives analyzed provide the same project benefits and that time-related variable costs can be reasonably estimated.

Perhaps one of the most important benefits of LCC to a utility decision maker is the solid documentation of a business case for the most cost effective alternative. Utility managers are under tremendous pressure to stretch capital budgets as much as possible, given all the pressing needs for infrastructure rehabilitation throughout the utility. An LCC analysis can be used to insure decision makers that they are making the best decision for their customers in the long-term.

10. REFERENCES

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10. Thépot, O. (2000), A New Design Method for Non-Circular Sewer Linings, Trenchless Technology Res., Volume 15-1
11. Beaudet, B.; Kampbell, N.; Muenchmeyer, G; Back, T. (2017), Best Value Engineered Design for a Sealed CIPP Collection System TA-T3-04, North American Society for Trenchless Technology, Palm Springs, CA
12. Heralova, R. S., (2014), Life Cycle Cost Optimization Within Decision Making on Alternative Designs of Public Buildings, Procedia Engineering Vol. 85, Prague, Czech Republic

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 42
PARTY: Staff Exhibit 42
DESCRIPTION: FCRU's Response to Staff's Amended 5th Interrogatories Nos. 37-49 Bates Nos. 00060-00071

42

FCRU's Response to Staff's Amended 5th Interrogatories Nos. 37-49

20190168-WS Staff Hearing Exhibits 00061

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: February 23, 2021

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S AMENDED FIFTH SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 37 - 49)

First Coast Regional Utilities, Inc. ("Applicant" or "FCRU" or the "Utility"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Staff's Fifth Interrogatories to Applicant.

INTERROGATORIES

37. Please describe whether the utility anticipates a seasonal customer base. If so, please provide the percentage of seasonality.

Response: The Utility does not anticipate a seasonal customer base.

38. Please explain in detail the demographics of the proposed service territory.

Response: The PUD Ordinance that applies to the Duval County portion of the proposed service territory permits the construction of: 11,250 single-family residential units; 3,750 multi-family residential units; 750,000 square feet of commercial space and 300,000 square feet of office space. There is a significant need for workforce housing in the area, and there will be a mixture of lot types for single-family detached products. However, as national and regional home builders will purchase the lots and construct the individual units, they will determine the ultimate specific mix of home sizes and prices. The multi-family attached products will vary with ranges facilitating condominiums, single family houses, townhomes and/or apartments. Again, the specific mix will be determined by the home builders that will buy the lots and construct the units. Within each Village

Center, the non-residential intensity within individual parcels will be 7,500 retail square feet per net acre and 12,000 office square feet per net acre. The primary types of commercial customers anticipated to be served include offices, retail stores and restaurants. It is also anticipated that medical facilities and recreational facilities will be constructed.

The Nassau County portion of the proposed service territory is primarily zoned industrial.

The Baker County portion of the proposed service territory has yet to be determined but will likely be a mix of residential product including single-family homes, townhomes and apartments with some supporting commercial and retail.

39. In Witness Swain's Testimony, the utility proposed a reclaim water rate for residential customers, which is shown on Schedule 5, page 1 of 3. The Commission evaluates the pricing of reclaim water based on rates charged by other reclaim water providers in the area. Please explain how the utility determined the reclaim water rate.

Response: The Utility evaluated the reclaimed rates for Jacksonville Electrical Authority (JEA) and Clay County Utility Authority (CCUA) to determine the proposed rates. The rates were as follows:

JEA:	$0.37/kgal
CCUA:	
1st 15,000 gals	$0.76/kgal
Next 5,000 gals	$1.50/kgal
Over 20,000 gals	$2.26/kgal

40. In Witness Swain's Testimony, as shown on Schedule 5, page 2 of 3, the utility made a reduction (reclaimed water) to gallons for the water system in its calculation. Please explain in detail why the utility believes this reduction (reclaimed water) to the water gallons is appropriate.

Response: The Utility believes that approximately 15% of the residential potable water will be replaced by reclaimed water thereby reducing water gallons billed.

41. It is Commission practice to recover no more than 40 percent of the water revenues through the base facility charge (BFC) with the exception of a seasonal customer base. In Witness Swain's Testimony, as shown on Schedule 5, page 2 of 3, the utility proposed a 74 percent BFC allocation for its water. Please explain the methodology for the utility's proposed allocation and the appropriateness for this case.

Response: The methodology used was in line with the Utility's objectives to maintain rates that will not only provide revenue stability but allows customers to pay rates more closely associated with the actual cost of providing service. Excessive consumption is discouraged through conservation levels.

42. In Witness Swain's testimony, as shown on Schedule 5, page 3 of 3, the utility removed reclaimed water from the residential wastewater in its calculation. Please explain why the utility believes the removal of reclaimed water from wastewater gallons is appropriate.

Response: The Utility believes that approximately 15% of the residential potable water will be replaced by reclaimed water thereby reducing wastewater gallons billed.

43. It is Commission practice to recover no more than 50 percent of the wastewater revenues from the base facility charge with the exception of a seasonal customer base. In Witness Swain's Testimony, Schedule 5, page 3 of 3, the proposed a 74 percent BFC allocation for its wastewater. Please explain the methodology for the utility's proposed allocation and the appropriateness for this case.

Response: The methodology used was in line with the Utility's objectives to maintain rates that will not only provide revenue stability but allows customers to pay rates more closely associated with the actual cost of providing service. Excessive consumption is discouraged through conservation levels.

44. The utility requested a violation reconnection charge at actual cost. Pursuant to Rule 25-30.460(1) (c), Florida Administrative Code (F.A.C.), it is appropriate for the violation reconnection charge to be actual cost for wastewater service. Please provide the appropriate cost justification for the utility's requested violation reconnection charges for its water system.

Response: For the Water Tariff, the violation reconnection charges should be $30.00, the same amount as the normal reconnection for which cost justification has been provided.

45. Regarding the utility's labor calculation for its requested miscellaneous service charges, the utility calculated the labor component using an hourly salary of $20 and 1.33 hours to administer miscellaneous services. Typically, the Commission evaluates the labor component of requested miscellaneous service charges based on the separate administrative and field duties involved with administering miscellaneous services. Furthermore, the Commission typically approves miscellaneous service charges based on one-fourth hour of administrative labor and one-third hour of field labor.

a. Please specify how much of the 1.33 hours is attributable to administrative and field labor respectively and the job functions performed by each.

Response: The total 1.33 hours is allocated to field labor and supervisor labor in the amount of 1.25 hours and .08 hour respectively. Job functions include the initial connection

for new customers, normal reconnection of service, premise visits in lieu of disconnection and supervision of these services. There is no allocation to administrative as this function is included in contracted services account 632/732.

46. Please explain if there is supervisorial labor performed while processing miscellaneous service charges as similarly indicated while processing the utility's requested late payment charge. If not, please explain why.

Response: Yes. Supervisory labor is performed and included in the cost as indicated in response to 45. (a) above.

47. The Commission sets initial residential customer deposits based on two times the average residential consumption for the 5/8" x ¾" meter size and two times the estimated bill for all general service meter sizes. Please explain the utility's methodology for determining the initial customer deposits for residential and general service shown on Schedule 7B and if different from the Commission methodology, please provide why the utility believes it is appropriate.

Response: The Utility's methodology for calculating the initial residential and general service customer deposits are in line with Commission methodology. The proposed customer deposit was calculated based on two times the average estimated bill, rounded, as shown on Schedule 7B.

48. Please identify the appropriate dollar amount of customer deposits per service (residential and general service) for the water and wastewater systems.

Response: The appropriate customer deposit for residential customers as calculated on

Schedule 7B is $408.76, rounded to $400.00. The appropriate customer deposit for general service customers as calculated on Schedule 7B is $611.30, rounded to $600.00

49. As shown on Schedules 6A, 6B, and 7A, the utility proposed service availability charges (main extension charges, plant capacity charges, and meter installation charges). Please provide a service availability policy pursuant to Rule 25-30.580, F.A.C.

Response: See attached Exhibit 1.

Respectfully submitted this 23rd day of February, 2021, by:

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Attorneys for First Coast Regional Utilities, Inc.

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF St Johns

I hereby certify that on this 22 day of February, 2021, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared Robert Kennelly, who is personally known to me, and he acknowledged before me that he provided the answers to interrogatory number(s) 37-38 from Staff's Amended Fifth Set of Interrogatories to First Coast Regional Utilities, Inc. (Nos. 37 - 49) in Docket No. 20190168-WS, and that the responses are true and correct based on his personal knowledge.

In Witness Whereof, I have hereunto set my hand and seal in the State and County aforesaid on the date aforesaid.

Notary Public
State of Florida, at Large

My Commission Expires:
10/30/2023

Notary Public State of Florida
Christopher Morin
My Commission GG 927955
Expires 10/30/2023

State of FLORIDA
County of ST. JOHNS
The foregoing was acknowledged before me this 22nd day of Feb, 2021,
by Robert Kennelly (name of person acknowledging)

Notary Public

FDL KS907075336020

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Miami-Dade

I hereby certify that on this 22 day of February, 2021, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared Deborah Swain, who is personally known to me, and he acknowledged before me that he provided the answers to interrogatory number(s) 39-48 from Staff's Amended Fifth Set of Interrogatories to First Coast Regional Utilities, Inc. (Nos. 37 - 49) in Docket No. 20190168-WS, and that the responses are true and correct based on his personal knowledge.

In Witness Whereof, I have hereunto set my hand and seal in the State and County aforesaid on the date aforesaid.

Notary Public
State of Florida, at Large

MIGUEL MARTINEZ
Notary Public - State of Florida
Commission # GG 279992
My Comm. Expires Nov 28, 2022
Bonded through National Notary Assn.

My Commission Expires:

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Leon

I hereby certify that on this 22nd day of February, 2021, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared F. Marshall Deterding, who is personally known to me, and he acknowledged before me that he provided the answers to interrogatory number 49 from Staff's Amended Fifth Set of Interrogatories to First Coast Regional Utilities, Inc. (Nos. 37 - 49) in Docket No. 20190168-WS, and that the responses are true and correct based on his personal knowledge.

In Witness Whereof, I have hereunto set my hand and seal in the State and County aforesaid on the date aforesaid.

Bronwyn Ferrell

Notary Public
State of Florida, at Large

My Commission Expires:

BRONWYN FERRELL
MY COMMISSION EXPIRES
APRIL 13, 2022
#GG 195186
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

20190168-WS Staff Hearing Exhibits 00070

FIRST COAST REGIONAL UTILITIES, INC.
WATER TARIFF

ORIGINAL SHEET NO. 18.0

SERVICE AVAILABILITY POLICY

Developers will install and donate all infrastructure to the Company and pay such Service Availability Charges as set forth herein.

ROBERT KENNELLY
ISSUING OFFICER

PRESIDENT
TITLE

SERVICE AVAILABILITY POLICY

Developers will install and donate all infrastructure to the Company and pay such Service Availability Charges as set forth herein.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 43
PARTY: Staff Exhibit 43
DESCRIPTION: FCRU's Response to Staff's 6th Interrogatories No. 50 Bates Nos. 00072-00075

43

FCRU's Response to Staff's 6th Interrogatories No. 50

20190168-WS Staff Hearing Exhibits 00073

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: October 20, 2021

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S AMENDED SIXTH SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC. (NO. 50)

First Coast Regional Utilities, Inc. ("Applicant" or "FCRU" or the "Utility"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Staff's Amended Sixth Interrogatories to Applicant.

INTERROGATORIES

50. Please refer to witness Kennelly's rebuttal testimony, page 7, lines 15 through 20. Witness Kennelly references homebuilders interested in purchasing lots and building homes, provided utility services will be available when the homes are built. Witness Kennelly goes on to state on lines 18 and 19 that "this can be accomplished if we can deliver the utility services in 30 months." Please indicate the approximate date the witness was referring to regarding delivering utility services in 30-months.

Response: Respectfully, there was no specific date associated with the delivery of utility services. The 30 months I referenced in my rebuttal testimony was intended to run from the date the Commission approved FCRU's Application and granted the requested Certificates as several of the necessary permits cannot be issued or applied for until the Utility is granted its Certificates. Absent the current protest, and taking into account a reasonable period for the Commission to consider the Application, FCRU believes it could have begun providing service to the property sometime during the late summer 2022. The protracted nature of JEA's protest, however, has substantially delayed the project. During the pendency of this matter the housing market in general and interest in new home building

in Florida, including and on our site, has only intensified. Our engineers have confirmed that the necessary facilities can still be designed, permitted, constructed and brought online in 30 months from the date the Commission approves First Coast's Application and issues the necessary Certificates.

Robert Kennelly

Robert Kennelly

Respectfully submitted this 20th day of October, 2021, by:

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Attorneys for First Coast Regional Utilities, Inc.

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF St Johns

I hereby certify that on this 20 day of October, 2021, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared Robert Kennelly, who is personally known to me, and he acknowledged before me that he provided the answers to interrogatory number 50 from Staff's Sixth Set of Interrogatories to First Coast Regional Utilities, Inc. (No. 50) in Docket No. 20190168-WS, and that the responses are true and correct based on his personal knowledge.

In Witness Whereof, I have hereunto set my hand and seal in the State and County aforesaid on the date aforesaid.

MERCEDES MCLEOD
Notary Public - State of Florida
Commission # GG 235920
My Comm. Expires Nov 2, 2022
Bonded through National Notary Assn.

Notary Public
State of Florida, at Large

My Commission Expires:
11-02-22

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 44
PARTY: Staff Exhibit 44
DESCRIPTION: FCRU's Response to Staff's 7th Interrogatories Nos. 51-52 Bates Nos. 00076-00080

44

FCRU's Response to Staff's 7th Interrogatories Nos. 51-52

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: December 21, 2021

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSES TO STAFF'S SEVENTH SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. ("Applicant" or "FCRU"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Staff's Seventh Set of Interrogatories to Applicant.

Interrogatory 51: Please refer to Exhibit G of the application, Schedule 4. Please explain why there are no accumulated deferred income tax included in the projected capital structure.

Response: The only deferred taxes that may be generated would be related to timing differences associated with depreciation. To our knowledge, there have not been any initial rate applications that included deferred taxes due to depreciation timing differences. In the many applications for initial rates that Milian, Swain & Associates, Inc. has filed, deferred income taxes due to depreciation have not been included in the projected capital structure, the Florida Public Service Commission has never indicated that it is an omission, and it is not specifically identified as a required component in the instructions or rules for the Accounting and Rate Information portion of the application. A search through records available online has not resulted in finding any application for Initial Rates that included Deferred Income Taxes due to depreciation. Our interpretation is that Commission policy is to not include them.

Additionally, the financial information provided in support of initial rates is significantly different than that which is provided in Minimum Filing Requirements (MFRs) for a full rate case proceeding. MFRs are filed using a combination of actual historical data, and proforma adjustments based upon supportable near-term estimates. Actual deferred taxes and deferred taxes associated with allowed proforma plant adjustments are included. However, the financial data required for an initial rate application is based entirely on estimates, often for costs not to be incurred for many years. These filings are purely and completely estimates based on professional judgment. To add ADITs into consideration is a level of detail that is burdensome, and does not significantly impact the results.

Examples of Dockets Reviewed where a capital structure was explicitly provided, excluding those filed by Milian, Swain & Associates, Inc.

- Docket No. 090459-WS – Application for original certificates for proposed water and wastewater system and request for initial rates and charges in St. Lucie County by Bluefield Utilities, LLC.
- Docket No. 110022-WU – Application for certificate to operate water utility in Pasco County by HV Utility Systems, L.L.C.
- Docket No. 110298-SU – Application for certificate to provide wastewater service in Volusia and Brevard Counties by Farmton Water Resources LLC.
- Docket No. 130180-WS – Application for original certificates to provide water and wastewater service in Lake County by Sunlake Estates Utilities, L.L.C.
- PAA Order PSC-2020-0059-PAA-WS approving initial rates, charges and customer deposits for River Grove Utilities, Inc.

Interrogatory 52: Please provide a calculation of accumulated deferred income taxes with the Utility's plant investment by primary plant account, as set forth in the National Association of Regulatory Utility Commissioners Uniform System of Accounts.

Response: After consultation with Staff, we respectfully object to providing this calculation because it is burdensome and is not required under any rules for the determination of initial rates.

Respectfully submitted this 21st day of December, 2021, by:

SUNDSTROM & MINDLIN, LLP
2548 Blairstone Pines Drive
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(850) 877-6555
rbrannan@sfflaw.com

By: */s/ Robert C. Brannan*
Robert C. Brannan
For the Firm

AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I hereby certify that on this 20 day of December, 2021, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Deborah Swain, who is personally known to me, and he/she acknowledged before me that she provided the answers to interrogatory number(s) 51-52 from STAFF'S SEVENTH SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 51-52) in Docket No. 20190168-WS, and that the responses are true and correct based on her personal knowledge.

In Witness Whereof, I have hereunto set my hand and seal in the State and County aforesaid as of this 20 day of December, 2021.

Notary Public
State of Florida, at Large

My Commission Expires:

MIGUEL MARTINEZ
Notary Public - State of Florida
Commission # GG 279992
My Comm. Expires Nov 28, 2022
Bonded through National Notary Assn.

20190168-WS Staff Hearing Exhibits 00081

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 45
PARTY: Staff Exhibit 45
DESCRIPTION: FCRU's Response to Staff's 8th Interrogatories No. 53 Bates Nos. 00081-00084

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FCRU's Response to Staff's 8th Interrogatories No. 53

20190168-WS Staff Hearing Exhibits 00082

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: January 14, 2022

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S EIGHTH SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC. (NO. 53)

First Coast Regional Utilities, Inc. ("First Coast"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Staff's Eighth Set of Interrogatories to Applicant, as follows:

INTERROGATORIES

53. If you were to calculate corresponding accumulated deferred income taxes for the plant additions reflected in Exhibit DDS-1, what would the tax depreciation rate be?

Response: First Coast has not retained a tax accountant to provide this information. However, First Coast's position is that PSC policy is not to include ADITs associated with depreciation in original certificate applications, and that there is a lack of specificity in the parameters necessary to make this onerous calculation.

Deborah D. Swain, VP
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/s/ Robert C. Brannan

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AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I hereby certify that on this 14 day of January, 2022, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Deborah D. Swain, who is personally known to me, and she acknowledged before me that she provided the answers to interrogatory number 53 from STAFF'S EIGHTH SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 53) in Docket No. 20190168-WS, and that the responses are true and correct based on her personal knowledge.

In Witness Whereof, I have hereunto set my hand and seal in the State and County aforesaid as of this 14 day of January, 2022.

Notary Public
State of Florida, at Large

My Commission Expires:

MIGUEL MARTINEZ
Notary Public · State of Florida
Commission # GG 279992
My Comm. Expires Nov 28, 2022
Bonded through National Notary Assn.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: January 14, 2022

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of First Coast Regional Utilities, Inc.'s Responses to Staff's Eighth Set of Interrogatories to First Coast Regional Utilities, Inc. (Nos. 53) has been served by electronic mail to the following this 14th day of January, 2022:

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Respectfully submitted by:

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Robert C. Brannan
William E. Sundstrom
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FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 46
PARTY: Staff Exhibit 46
DESCRIPTION: FCRU's Response to Staff's 1st Request for Production of Documents Nos. 1-9 (including attachments f...

46

FCRU's Response to Staff's 1st Request for Production of Documents Nos. 1-9

(including attachments for Nos. 3-9)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: June 26, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S FIRST REQUEST FOR PRODUCTION OF DOCUMENTS TO FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. ("Applicant" or "First Coast"), pursuant to rule 1.350, Florida Rules of Civil Procedure, responds to Staff's First Request for Production of Documents to Applicant.

APPLICANT'S RESPONSES TO STAFF'S SPECIFIC REQUESTS FOR PRODUCTION

Please refer to witness Beaudet's direct testimony, Exhibit BAB-2.

Request 1: Please refer to page 12, section 4.1. Please provide documentation supporting a minimum size on-site water treatment plant of one million gallons per day average daily flow design basis, as recommended by JEA.

Response: While Applicant does not possess documentation responsive to this request, a well-known historic non-rule policy of the JEA is to build no plants smaller than 1.0 MGD. First Coast is obligated to build to JEA standards per the City of Jacksonville development order. First Coast is willing to build smaller facilities; however, in the opinion of our engineer, Bevin Beaudet, it is not cost effective in the long run to do so.

Request 2: Please refer to page 12, section 4.2. Please provide documentation supporting a minimum size on-site wastewater treatment plant of one million gallons per day average daily flow design basis, as recommended by JEA.

Response: While Applicant does not possess documentation responsive to this request, a well-known historic non-rule policy of the JEA is to build no plants smaller than 1.0 MGD. First Coast is obligated to build to JEA standards per the City of Jacksonville development order. First Coast is willing to build smaller facilities; however, in the opinion of our engineer, Bevin Beaudet, it is not cost effective in the long run to do so.

Request 3: Please refer to page 23-24. Please provide the relevant portions of the JEA Water and Wastewater Standards Manual used to develop the internal infrastructure costs.

Response: The sections of the JEA Water & Wastewater Standards are Section 350, Potable Water Mains; Section 428, Gravity Wastewater and Section 429, Wastewater Force Mains. These documents are being produced.

Request 4: Please refer to witness Beaudet's direct testimony, Exhibit BAB-2, page 20; and witness Kennelly's direct testimony, Exhibit RK-1, Exhibit "F", pages 1-3. Please provide a copy of the FEMA flood maps referenced in witness Beaudet's direct testimony with the land under plant, as described in the legal description in the special warranty deed, marked thereon.

Response: The relevant FEMA flood maps are being produced.

Request 5: Please provide documentation from the Florida Department of State, State Corporations Division confirming First Coast's fictitious name has been registered.

Response: This documentation is being produced.

Request 6: Please provide a copy of the final version of the legal description of the territory proposed to be served that was provided to the Commission on November 7, 2019, in response to item 2 of staff's September 25, 2019 deficiency letter to First Coast.

Response: The legal description provided to the Commission on November 7, 2019 is being produced.

Request 7: Please provide a copy of the final version of the territory maps that were consistent with the requirements of Rule 25-30.029(2), F.A.C., and that meet all of the requirements of Rule 25-30.033(1)(j)3., F.A.C., that were provided to the Commission on November 7, 2019, in response to item 2 of staff's September 25, 2019 deficiency letter to First Coast.

Response: The final versions of the territory maps that were provided to the Commission on November 7, 2019 are being produced.

Request 8: Please provide a copy of the affidavit(s) of notice, along with a copy of the notice, that attested to:

a. First Coast's compliance with Rule 25-30.030(5)(a), F.A.C.

b. First Coast's compliance with Rule 25-30.030(5)(b), F.A.C.

c. First Coast's compliance with Rule 25-30.030(5)(c), F.A.C., for Baker County, Duval County, and Nassau County

Response: The copies of affidavits of notice, along with the copy of the notices, are being produced.

Request 9: Please provide a copy of Baker County's Comprehensive Plan.

Response: A copy of the Baker County Comprehensive Plan, Future Land Use Element, is being produced.

Respectfully submitted this 26th day of June, 2020, by:

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By: Robert C. Brannan/brf
Robert C. Brannan
For the Firm

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the following this 26th day of June, 2020.

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Robert C. Brannan/brf
Robert C. Brannan

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 47
PARTY: Staff Exhibit 47
DESCRIPTION: FCRU's Response to Staff's 2nd Request for Production of Documents Nos. 10-11 Bates Nos. 00090-0009...

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FCRU's Response to Staff's 2nd Request for Production of Documents Nos. 10-11

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	))))))	DOCKET NO. 20190168-WS FILED: July 10, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S SECOND REQUEST FOR PRODUCTION OF DOCUMENTS TO FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. ("Applicant" or "First Coast"), pursuant to rule 1.350, Florida Rules of Civil Procedure, responds to Staff's Second Request for Production of Documents to Applicant.

APPLICANT'S RESPONSES TO STAFF'S SPECIFIC REQUESTS FOR PRODUCTION

Request 10: Please provide workpapers in support of the utility's proposed 6,000 gallon wastewater cap.

Response: Because our estimated billable gallons were less than 6,000 gallons per customer per month, we determined that the maximum gallons billable should be 6,000 gallons.

See Exhibit H, page 15 (Schedule 5, page 3 of 3), which provides the total expected billed water gallons for wastewater bills, resulting in an anticipated 5,519 gallons per residential customer. (132,451kgls/12mos/2000 customers = 5,519).

Request 11: Please provide the workpapers in support of the utility's proposed customer deposits.

Response: See Exhibit H, page 12 (Schedule 4, Projected Capital cost). While the customer deposits were calculated at $400 for residential, and $600 for general service for combined water

and sewer, or twice the estimated bill, a review of the tariffs erroneously lists the customer deposits as $400 and $600 each for water and sewer.

Respectfully submitted this 10th day of July, 2020, by:

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By: _____
Robert C. Brannan
For the Firm

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the following this 10th day of July, 2020.

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_____
Robert C. Brannan

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Wastewater System
Calculation of Rates for Wastewater Utility based on projections at 80% Design Capacity
Projected Year 4

Line No.	NARUC Acct. No.	Description	Total Revenue Requirement	Allocation Percentage Base Facility Charge	Allocation Percentage Gallonage Charge	Allocation Amount Base Facility Charge	Allocation Amount Gallonage Charge
1		Operations & Maintenance Expenses					
2	701	Salaries and Wages - Employees	252,750	75%	25%	189,563	63,188
3	703	Salaries and Wages - Other					
4	704	Employees Pensions and Benefits	25,280	75%	25%	18,960	6,320
5	710	Purchased Wastewater Treatment			100%	-	-
6	711	Sludge Removal Expense	11,000		100%	-	11,000
7	715	Purchased Power	81,000	75%	25%	60,750	20,250
8	716	Fuel for Power Production					
9	718	Chemicals	45,000		100%	-	45,000
10	720	Materials and Supplies	78,500	75%	25%	58,875	19,625
11	731	Contractual Services - Engineering	10,000	75%	25%	7,500	2,500
12	732	Contractual Services - Accounting	10,000	75%	25%	7,500	2,500
13	733	Contractual Services - Legal	3,000	75%	25%	2,250	750
14	734	Contractual Services - Mgmt. Fees		75%	25%	-	-
15	735	Contractual Services - Testing	12,750	75%	25%	9,563	3,188
16	736	Contractual Services - Other	5,000	75%	25%	3,750	1,250
17	740	Rents				-	-
18	750	Transportation Expense	4,500	75%	25%	3,375	1,125
19	756	Insurance - Vehicle	2,500	75%	25%	1,875	625
20	757	Insurance - General Liability	12,000	75%	25%	9,000	3,000
21	758	Insurance - Workers Comp	6,300	75%	25%	4,725	1,575
22	759	Insurance - Other	5,000	75%	25%	3,750	1,250
23	766	Regulatory Commission Expense				-	-
24		Amortization of Rate Case Expense					
25	767	Regulatory Commission Expense- Other					
26	770	Bad Debt Expense					
27	775	Miscellaneous Expense	35,000	75%	25%	26,250	8,750
28		Total Operations & Maintenance Expenses	$ 599,580			$ 407,685	$ 191,895
29							
30	403	Depreciation - Net of CIAC Amortization	1,063,762	75%	25%	797,822	265,941
31							
32	407	Amortization Expense - Org Cost	2,000	75%	25%	1,500	500
33							
34	408	Taxes Other Than Income	741,709	75%	25%	556,281	185,427
35							
36		Income Taxes	465,115	75%	25%	348,836	116,279
37							
38		Net Operating Income	1,376,913	75%	25%	1,032,685	344,228
39							
40		Less: Revenues from Miscellaneous Charges	(8,400)	100%		(8,400)	-
41							
42		Total Revenue Requirement from Rates	$ 4,240,679			$ 3,136,409	$ 1,104,270
43							
44		Factored Bills (Monthly factored bills X 12)				27,960	
45		Annual Billable Gallons					158,468
46							
47		Base Facility Charge				$ 112.17	
48							
49		Gallonage Charge (per 1,000) - Residential					$ 6.67
50		Gallonage Charge (per 1,000) - General Service					$ 8.00
51		Gallonage Charge (per 1,000) - Reclaimed Water					$ 0.50
52							

53	Monthly factored bills		80%		100%	
54			Bills	Factored	Bills	Factored
55	5/8" (Res)	1	2,000	2,000	2,500	2,500
56	5/8" (Comm)	1	180	180	225	225
57	3/4"	1.5	0	0	0	0
58	1"	2.5	60	150	75	188
59	1-1/2" Turbine	5	0	0	0	0
60	2" Turbine	8	0	0	0	0
61	3" Turbine	17.5	0	0	0	0
62						
63			2,240	2,330	2,800	2,913

64					
65	Annual billable gallons	Less Reclaimed	Adjusted		Annual
66	Residential Gallons - Less Reclaimed Water	132,451	105,961		157,680
67	General Service Gallons	26,017	24,977		26,017
68		158,468	130,937		183,697

Schedule 4
Docket No.

First Coast Regional Utilities, Inc.
Initial Rates and Charges
Projected Capital Structure When Utility Reaches 80% Capacity

Line No.	(1) Class of Capital	(2) Reconciled to Rate Base (Schedule 1) Year 4 - 80%	(3) Ratio	(4) Cost Rate	(5) Weighted Cost
1	Long Term Debt	$ -			
2	Short Term Debt	-			
3	Preferred Stock	-			
4	Common Equity	22,519,463	97.95%	8.12%	7.95%
5	Customer Deposits	472,000	2.05%	2.00%	0.04%
6	Tax Credits - Zero Cost				
7	Tax Credits - Weighted Cost				
8	Accumulated Deferred Income Tax				
9	Other (Explain)				
10					
11	Total	$ 22,991,463	100.00%		7.99%
12					
13	Note: The cost of equity is based on the leverage formula in effect pursuant to Order No. PSC-2018-0327-PAA-WS				
14					
15					

16			General	
17	Outstanding Customer Deposit Balance	Residential	Service	
18	New Customers connected years 3 and 4	1,000	120	
19	Average monthly bill	$ 204.38	$ 305.65	
20	Deposit requested	$ 400.00	$ 600.00	
21				
22	Deposit balance Year 4 from new customers	$ 400,000	$ 72,000	$ 472,000

20190168-WS Staff Hearing Exhibits 00095

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 48
PARTY: Staff Exhibit 48
DESCRIPTION: FCRU's Response to Staff's 3rd Request for Production of Documents Nos. 12-13 (including attachment ...

48

FCRU's Response to Staff's 3rd Request for Production of Documents Nos. 12-13

(including attachment for No. 12)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: August 28, 2020

FIRST COAST REGIONAL UTILITIES INC.'S RESPONSE TO STAFF'S THIRD REQUEST FOR PRODUCTION OF DOCUMENTS TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 12-14)

First Coast Regional Utilities, Inc. ("Applicant" or "First Coast"), pursuant to Rule 28-106.206, Florida Administrative Code, and Rule 1.350, Florida Rules of Civil Procedure, responds to Staff's Third Request for Production of Documents.

12. **Request:** Please provide all documentation and workpapers supporting witness Swain's direct testimony, Exhibit DDS-1, pages 6 and 7.

Response:

With regard to the Schedule of Projected Water and Wastewater Plant: Mr. Beaudet's handwritten Raw Labor Worksheet, and the Annual Reports of Rolling Oaks Utilities and Royal Utilities are attached.

Organization Costs – a listing of the Organizational Costs is attached.

Accumulated Depreciation – The relevant workpapers are included in Exhibit DDS-1 pages 8-13.

13. Request: Please provide all documentation, including Excel files, used to calculate and support the accumulated depreciation of plant, Contributions in Aid of Construction (CIAC), accumulated amortization of CIAC, and Operating and Maintenance (O&M) expense reflected in witness Swain's direct testimony, Exhibit DDS-1, pages 8 - 15.

Response: With regard to Plant, Contributions in Aid of Construction (CIAC), accumulated amortization of CIAC, there are no additional workpapers. Exhibit DDS-1, pages 8 – 13 are images of the actual workpapers.

With regard to Operating and Maintenance (O&M) expense, Mr. Beaudet's Raw Labor Worksheet, and the Annual Reports for Royal Utilities and Royal Oaks Utilities are attached in response to Request #12 above.

[redacted]

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By: */s/ Robert C. Brannan*
Robert C. Brannan
For the Firm

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: August 28, 2020

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served by electronic mail to the following:

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/s/ Robert C. Brannan
Robert C. Brannan

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 49
PARTY: Staff Exhibit 49
DESCRIPTION: FCRU's Response to Staff's 4th Request for Production of Documents No. 16 Bates Nos. 00099-00101

49

FCRU's Response to Staff's 4th Request for Production of Documents No. 16

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: November 30, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S FOURTH REQUEST FOR PRODUCTION OF DOCUMENTS TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 15 – 16)

First Coast Regional Utilities, Inc. ("Applicant" or "First Coast" or "FCRU"), pursuant to Rule 28-106.206, Florida Administrative Code, and Rule 1.350, Florida Rules of Civil Procedure, responds to Staff's Fourth Request for Production of Documents.

DOCUMENTS REQUESTED

15. Please refer to JEA's Response in Opposition to First Coast Regional Utilities' Motion for Partial Summary Final Order, page 13, the third paragraph where it references, "An affidavit of David Haas, the individual who provided the language at Block 3 on page 26 of 28 in 2011 is attached hereto, indicating that was not his intent in providing the language sought to be removed." Please provide a copy of the referenced affidavit.

Response: FCRU does not have such affidavit.

16. Please refer to JEA's Response in Opposition to First Coast Regional Utilities' Motion for Partial Summary Final Order, Exhibit A – Application for Minor Modification to a PUD, Application No. MM-20-08. Please provide a copy of all documents filed by First Coast with the City of Jacksonville Department of Planning and Development in the proceedings for Application No. MM-20-08 to date, and all documents issued in this case by the City of Jacksonville Department of Planning and Development to date.

Response: FCRU is not a party to the Application for Minor Modification to the ICI Villages PUD and has neither filed any documents with the City of Jacksonville Department of

Planning and Development in the subject proceedings, nor has the City forwarded any documents to First Coast with regard to said proceedings.

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By: */s/ Robert C. Brannan*
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For the Firm

and

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Attorneys for First Coast Regional Utilities, Inc.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 50
PARTY: Staff Exhibit 50
DESCRIPTION: FCRU's Response to Staff's 5th Request for Production of Documents Nos. 17-20 (including all attachm...

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FCRU's Response to Staff's 5th Request for Production of Documents Nos. 17-20

(including all attachments)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: December 18, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S FIFTH REQUEST FOR PRODUCTION OF DOCUMENTS TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 17 - 20)

First Coast Regional Utilities, Inc. ("Applicant" or "First Coast" or "FCRU"), pursuant to Rule 28-106.206, Florida Administrative Code, and Rule 1.350, Florida Rules of Civil Procedure, responds to Staff's Fifth Request for Production of Documents.

DOCUMENTS REQUESTED

17. In response to staff's Third Request for Production of Documents, No. 12, the Utility stated that the work papers supporting the calculation of accumulated depreciation reflected on Exhibit DDS-1, pages 6-7, were included in pages 8-13 of the same exhibit. These work papers are labelled Schedule Nos. 2A and 2B for water and wastewater, respectively, and reflect the calculation of each system's capacity fee using specific plant accounts, along with corresponding calculations of accumulated depreciation, CIAC, accumulated amortization of CIAC, depreciation expense, and CIAC amortization expense only for those specific accounts. Please provide these same support calculations for the remaining plant accounts.

Response: The requested documentation is attached as Exhibit 1 to this Fifth Request for Production of Documents.

18. In First Coast's response to staff's third set of interrogatories, No. 27, a list of organization costs were listed, please provide supporting documentation for these amounts.

Response: Attached as Exhibit 2 to this Fifth Request for Production of Documents is a spreadsheet of the costs expended from the initial discussions and the filing of the Application and continuing through the defense to JEA's objections. Applicant realizes that until the resolution of the current matter costs will continue to accrue.

19. Please provide documentation in reference to the Palm Beach County Water Utilities salaries that were used to determine labor costs.

Response: Attached as Exhibit 3 to this Fifth Request for Production of Documents is a listing of the Palm Beach County WUD's job descriptions with the associated pay grades as well as the 2020 minimum pay scales for each pay grade. Mr. Beaudet has highlighted in yellow the job descriptions he included in his total salary estimate. While Mr. Beaudet no longer has access to the 2019 pay scales, they would be lower by approximately 2%.

20. Please provide the annual report for Royal Utilities referenced in the Utility's response to staff's request for production of documents number 12.

Response: **A**ttached as Exhibit 4 to this Fifth Request for Production of Documents is the 2018 Annual Report for Royal Utilities, previously filed as FCRU bate stamp 001095 - 1180.

Respectfully submitted this 18th day of December, 2020.

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/s/ *Robert C. Brannan*
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20190168-WS Staff Hearing Exhibits 00105

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 51
PARTY: Staff Exhibit 51
DESCRIPTION: FCRU's Response to Staff's 6th Request for Production of Documents No. 21-23 Bates Nos. 00105-00107

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FCRU's Response to Staff's 6th Request for Production of Documents No. 21-23

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: February 23, 2021

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S SIXTH REQUEST FOR PRODUCTION OF DOCUMENTS TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 21 – 23)

First Coast Regional Utilities, Inc. ("Applicant" or "First Coast" or "FCRU"), pursuant to Rule 28-106.206, Florida Administrative Code, and Rule 1.350, Florida Rules of Civil Procedure, responds to Staff's Sixth Request for Production of Documents.

DOCUMENTS REQUESTED

21. Please provide work papers in support of the utility's proposed 6,000 gallon wastewater cap.

Response:

We based our 6,000-gallon wastewater cap on estimated monthly wastewater flow:

Average gpd = 216 per residential customer

Estimated reclaimed water billing reduction (16%) = (35)

Total adjusted estimated gallons per residential customer = 216 – 35 = 181 gpd

Total estimated monthly gallons per residential customer =

(181 * 365)/12 = 5,500, rounded to 6,000 gallons.

22. Please provide the work papers in support of the utility's proposed customer deposits.

Response: See Exhibit "H" Schedule 7B Lines 33 - 34

23. Please provide the work papers in support of the utility's proposed rates for water and wastewater.

Response: See Exhibit "H" Schedule 5 Page 2 of 3 for water; and Schedule 5 page 3 of 3 for wastewater.

By: _/s/ Robert C. Brannan_____
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For the Firm

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Attorneys for First Coast Regional Utilities, Inc.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 52
PARTY: Staff Exhibit 52
DESCRIPTION: FCRU's Response to Staff's 7th Request for Production of Documents No. 24 Bates Nos. 00108-00123

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FCRU's Response to Staff's 7th Request for Production of Documents No. 24

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: October 20, 2021

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S SEVENTH REQUEST FOR PRODUCTION OF DOCUMENTS TO FIRST COAST REGIONAL UTILITIES, INC. (NO. 24)

First Coast Regional Utilities, Inc. ("Applicant" or "First Coast" or "FCRU"), pursuant to Rule 28-106.206, Florida Administrative Code, and Rule 1.350, Florida Rules of Civil Procedure, responds to Staff's Seventh Request for Production of Documents.

DOCUMENTS REQUESTED

24. Please provide a copy of the Nassau County 2030 Comprehensive Plan.

Response: Due to the voluminous nature of the Nassau County 2030 Comprehensive Plan ("Plan"), FCRU has produced the Water and Wastewater Sub Elements of the Nassau Plan, as referenced in Part II, Section C of the Application, attached as Exhibit 1 to this Response to Staff's Seventh Request for Production of Documents. Should Staff desire to review other sections of the Plan that it may deem relevant, the Nassau County link to the entire 2030 Comprehensive Plan is:

https://www.nassaucountyfl.com/769/2030-Comprehensive-Plan .

Respectfully submitted this 20th day of October, 2021.

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20190168-WS Staff Hearing Exhibits 00111

Nassau County 2030 Comprehensive Plan
Public Facilities Element (WAT) (SEW) (SOL) (STM)
Goals, Objectives and Policies

Potable Water Sub-Element (WAT)

Goal

Provide public potable water supply facilities in a manner, which ensures the health, welfare and safety of the residents of Nassau County; promotes compact, efficient development; reduces urban sprawl; protects and conserves natural resources; and satisfies the requirements of sound fiscal planning.

OBJECTIVE WAT.01

The County shall ensure that adequate potable water facility capacity will be in place to serve new development in accordance with the adopted level of service prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy WAT.01.01

The following level of service (LOS) standards are hereby adopted for regional potable water supply systems serving the unincorporated areas of the County, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development planning to use such systems.

JEA	**100.0 gpd per capita**
Nassau Amelia Utilities	**81.0 gpd per capita**

Policy WAT.01.02

Fire hydrants will be installed in all subdivisions where an existing public water supply can be extended within dedicated or proposed right-of-way that is within one-quarter (1/4) mile of said proposed development. The developer will extend the water supply and provide the fire hydrants as required by the County Fire-Rescue Department.

Policy WAT.01.03

Developments in unincorporated areas of the County which plan to use a municipal potable water supply system shall use the level of service (LOS) standards set by the municipality in its comprehensive plan as the basis for determining the availability of facility capacity and the demand generated by the development.

Policy WAT.01.04

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

Policy WAT.01.05

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the Future Land Use Map. The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

Policy WAT.01.06

The Growth Management Department shall determine where the potential exists for Nassau County to improve public facilities through coordinating County efforts with adjacent county/municipality system planning and recommend to the County Commission intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

20190168-WS Staff Hearing Exhibits 00113

OBJECTIVE WAT.02

The County shall correct deficiencies in potable water systems for which it is responsible.

Policy WAT.02.01

A Schedule of Capital Improvements (SCI) for public facilities, including potable water systems, will be maintained as part of the Capital Improvements Element of this plan. The County shall evaluate and prioritize capital improvement projects based upon the following criteria:

A) Preservation of the health and safety of the public
B) Compliance with all mandates and prior commitments
C) Elimination of existing deficiencies
D) Maintenance of adopted level of service standards
E) Protection of existing capital investments
F) Consistency with the Comprehensive Plan and plans of other agencies
G) Eligibility for grants
H) A demonstrated relationship between projected growth and capital project
I) Impact on operating costs
J) Utilization of economies of scale and timing of other projects
K) Adjustment for unseen opportunities, situations, and disasters
L) Funding sources

OBJECTIVE WAT.03

The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.

Policy WAT.03.01

In order to promote more efficient development patterns, the County shall incorporate provisions into the Land Development Code (LDC) to encourage more compact, higher density and/or intensity development in the designated Urban Development Area (UDA) or in transitioning areas that are either currently served by central water systems or are planned to be served within 4-10 years.

Policy WAT.03.02

In order to lower the cost of regional water system infrastructure, the County shall incorporate provisions into the Land Development Code (LDC) to require minimum densities for residential development in the designated Urban Development Area (UDA) or in transitioning areas.

Policy WAT.03.03

Small community and non-community ("package") water systems shall be encouraged in clustered rural hamlets and rural employment centers. All new systems shall be compatible with the design standards of the nearest regional provider most likely to acquire the facility.

Policy WAT.03.04

The County shall incorporate provisions into the Land Development Code (LDC) to allow the County to establish and collect contributions in aid to construction for the benefit of developers who construct regional potable water treatment and distribution capacity to the standards of the franchised provider.

Policy WAT.03.05

Provisions shall be incorporated in the Land Development Code (LDC) to allow developer agreements for the timing of installation and connection to a regional potable water system. Such agreements may allow temporary use of on-site water or sewer systems at densities or intensities appropriate for the use of such systems until connection to a regional system is achieved. Temporary on-site systems must be approved by the County Department of Health and/or Department of Environmental Protection for proper operation in the specific location and meet design standards for the provider in whose service area the system is located.

OBJECTIVE WAT.04

The County shall reduce the need for water system expansion and protect water resources by promoting water conservation to reduce per capita demand.

Policy WAT.04.01

Nassau Amelia Utilities and/or other County-operated water suppliers shall continue to implement their water conservation plans submitted to SJRWMD as part of the consumptive use permitting process. The County shall continue its public information program utilizing materials available from the Water Management District to alert residents of wasteful water usage practices and enhance the responsible and practical use of potable water resources.

Policy WAT.04.02

Nassau County will seek to reduce potable water consumption by considering regulations in the Land Development Code requiring wastewater reuse for landscape irrigation where available.

Policy WAT.04.03

The County shall continue to coordinate with its water suppliers regarding implementation of water conservation measures and reuse water systems.

OBJECTIVE WAT.05

The County shall provide protection to natural groundwater recharge areas commensurate with their significance to natural systems or their status as current or future sources of potable water.

Policy WAT.05.01

The County shall coordinate with the St. Johns River Water Management District to define the location of significant groundwater recharge areas in the County. These recharge areas will be displayed graphically on a map series within the Comprehensive Plan so that requests for rezoning or land use changes in these areas can be evaluated both in terms of need and potential impact to the aquifer.

Policy WAT.05.02

The County, in coordination with DEP and the St. Johns River Water Management District shall, identify all known point and non-point sources of pollution within the County. All permitted discharge sources shall be required to meet state Water Quality Standards. All discharges under state law not requiring a permit will be required to meet all applicable Best Management Practices.

Policy WAT.05.03

The County shall establish Wellhead Protection Areas consisting of a 500 foot radial setback distance around Public Potable Water Wells to prevent aquifer contamination within the wellhead cone of influence, consistent with Chapter 62-521.400, F.A.C.

A) For potable water wellfields as defined above, the first 200 feet within the Wellhead protection area will serve as a zone of exclusion. Within the 200-foot zone of exclusion, no activities may occur except existing residential uses, uses functionally related to the water supply system, open space, parks and playgrounds. No parking area; structures, or other impervious surfaces, other than those surfaces that are accessory to residential uses, will be allowed within this zone except for playing court, open-air shelters, and other similar recreation facilities. An exemption shall be allowed for one single family dwelling unit per parcel or lot that was created on or before June 1, 1993.

B) Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.

C) Within 500-foot radius around an existing Public Potable Water well, the following activities shall also be prohibited:

   1. Animal feeding operations;

   2. Mines and mining operations;

   3. Excavation of waterways or drainage facilities which intersect the water table.

Policy WAT.05.04

The County shall continue to work with the SJRWMD to identify and plug abandoned, free flowing wells.

OBJECTIVE WAT.06

The County shall maintain a water supply facilities work plan as required by Florida Statutes.

Policy WAT.06.01

The County shall maintain a Water Supply Facilities Work Plan (Work Plan) that is coordinated with SJRWMD's North Florida Regional Water Supply Plan (NFRWSP). The Work Plan and related comprehensive plan policies will be updated, as necessary, within 18 months of an update of the NFRWSP that affects the County.

Policy WAT.06.03

The County's Water Supply Facilities Work Plan (2019-2030) prepared by the Northeast Florida Regional Council (2019) is incorporated into the comprehensive plan and included as Technical Appendix "N".

Policy WAT.06.04

The Water Supply Facilities Work Plan shall identify the water conservation and reuse practices, along with the traditional and alternative water supply projects, necessary to meet existing and future water demands.

Policy WAT.06.05

The Water Supply Facilities Work Plan will incorporate and identify the projects contained in the North Florida Regional Water Supply Plan and selected by the County for implementation.

Sanitary Sewer Sub-Element (SEW)

Goal

Provide public sanitary sewer facilities in a manner, which ensures the health, welfare and safety of the residents of Nassau County; promotes compact, efficient development; reduces urban sprawl; protects and conserves natural resources; allows for mixed-use and industrial development; and satisfies the requirements of sound fiscal planning.

OBJECTIVE SEW.01

The County shall ensure that adequate sanitary sewer facility capacity will be in place to serve new development in accordance with the adopted level of service prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy SEW.01.01

The following level of service (LOS) standards are hereby adopted for regional wastewater treatment systems serving the unincorporated areas of the County, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development planning to use such systems.

[redacted]		
JEA	**100**	**1.2**
Nassau Amelia Utilities	**76.8**	**1.2**

Policy SEW.01.02

Developments in unincorporated areas of the County which plan to use a municipal potable water supply system shall use the level of service (LOS) standards set by the municipality in its comprehensive plan as the basis for determining the availability of facility capacity and the demand generated by the development.

Policy SEW.01.03

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

Policy SEW.01.04

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the Future Land Use Map The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

Policy SEW.01.05

The Growth Management Department shall determine where the potential exists for Nassau County to improve its providing public facilities through coordinating County efforts with adjacent county/municipality system planning and recommend to the County Commission intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

OBJECTIVE SEW.02

The County shall correct deficiencies in sanitary sewer systems for which it is responsible.

Policy SEW.02.01

A Schedule of Capital Improvements (SCI) for public facilities, including sanitary sewer systems, will be maintained as part of the Capital Improvements Element of this plan. The County shall evaluate and prioritize capital improvement projects based upon the following criteria:

A) Preservation of the health and safety of the public
B) Compliance with all mandates and prior commitments
C) Elimination of existing deficiencies
D) Maintenance of adopted level of service standards
E) Protection of existing capital investments
F) Consistency with the Comprehensive Plan and plans of other agencies
G) Eligibility for grants
H) A demonstrated relationship between projected growth and capital project
I) Impact on operating costs
J) Utilization of economies of scale and timing of other projects
K) Adjustment for unseen opportunities, situations, and disasters
L) Funding sources

OBJECTIVE SEW.03

The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.

Policy SEW.03.01

In order to promote more efficient development patterns, the County shall incorporate provisions into the Land Development Code (LDC) to encourage more compact, higher density and/or intensity development in the designated Urban Development Area (UDA) or in transitioning areas that are either currently served by central water systems or are planned to be served within 4-10 years.

Policy SEW.03.02

In order to lower the cost of regional water system infrastructure, the County shall incorporate provisions into the Land Development Code (LDC) to require minimum densities for residential development in the designated Urban Development Area (UDA) or in transitioning areas

Policy SEW.03.03

Proposed residential subdivisions with more than 50 lots, proposed commercial subdivisions with more than 5 lots, and industrial or manufacturing uses within one-fourth mile of an existing regional sewer system, as measured and accessed via existing easements or rights-of-way, will be required to connect to that system when available pursuant to Sec. 381.0065, F.S.

Policy SEW.03.04

The Land Development Code shall provide for cluster development and mixed-use development where regional wastewater treatment is, or will be, available concurrent with the impact of development.

Policy SEW.03.05

Small community and non-community ("package") treatment systems shall be encouraged in clustered rural hamlets, rural employment centers, and in cases where failing septic systems create ground or surface water contamination. All new systems shall be compatible with the design standards of the nearest regional provider most likely to acquire the facility.

Policy SEW.03.06

The County shall incorporate provisions into the Land Development Code (LDC) to allow the County to establish and collect contributions in aid to construction for the benefit of developers who construct developers who build regional wastewater treatment capacity to the standards of the franchised provider.

Policy SEW.03.07

For developments using septic tanks or other on-site wastewater treatment systems, issuance of building permits will be conditioned upon demonstration of compliance with applicable federal, state and local permit requirements for on-site wastewater treatment systems.

Policy SEW.03.08

Provisions shall be made in the Land Development Code (LDC) for the inclusion of water and sewer utility easements and rights-of-way in a subdivision plat to assure the eventual construction and utilization of a sewage system in such subdivision (per Sec. 381.272(1) F.S.).

Policy SEW.03.09

Provisions shall be made in the Land Development Code (LDC) for waivers to the requirement for mandatory connection to a publicly owned or investor-owned sewage system based on the criteria listed in Chapter 381.272 F.S.

Policy SEW.03.10

Provisions shall be incorporated in the Land Development Code (LDC) to allow developer agreements for the timing of installation and connection to a regional wastewater treatment system. Such agreements may allow temporary use of on-site water or sewer systems at densities or intensities appropriate for the use of such systems until connection to a regional system is achieved. Temporary on-site systems must be approved by the County Department of Health and/or Department of Environmental Protection for proper operation in the specific location.

OBJECTIVE SEW.04

The County shall protect water resources by promoting water conservation to reduce per capita demand and minimize environmental impacts.

Policy SEW.04.01

The County shall require that wastewater be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of wastewater by best available technology, including for agriculture or landscaping irrigation, percolation, or other permitted measures unless data are presented to support claims for inability of the system to support such reuse.

Policy SEW.04.02

The County will continue to require additional horizontal and/or vertical setbacks to the St. Marys River for all on-site treatment and disposal components.

Policy SEW.04.03

The County will promote public awareness of the need to periodically maintain septic systems to properly treat the effluent and protect the groundwater supply from contamination.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 53
PARTY: Staff Exhibit 53
DESCRIPTION: FCRU's Response to Staff's 8th Request for Production of Documents Nos. 25-27 (including all attachm...

53

FCRU's Response to Staff's 8th Request for Production of Documents Nos. 25-27

(including all attachments)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.	DOCKET NO. 20190168-WS DATED: October 26, 2021

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO STAFF'S EIGHTH REQUEST FOR PRODUCTION OF DOCUMENTS TO FIRST COAST REGIONAL UTILITIES, INC. (NOS. 25-27)

First Coast Regional Utilities, Inc. (Applicant or First Coast or FCRU) pursuant to Rule 28-106.206, Florida Administrative Code, and Rule 1.350, Florida Rules of Civil Procedure, responds to Staff of the Florida Public Service Commission's Eighth Request for Production of Documents upon First Coast Regional Utilities, Inc.

DOCUMENTS REQUESTED

25. In response to staff's Third Production of Documents, No. 14, the Utility provided the millage rate from 2019. Please provide updated documentation of the most recent millage rate.

Response: See attached chart No. 1696.

26. In response to staff's Fifth Production of Documents, No. 12, the Utility provided a list of support documentation for organizational costs and a statement that costs were anticipated to increase. Please provide supporting documentation, including invoices, for the updated organizational costs.

Response: See Nos. 1697-1705 attached hereto. Due to the detail contained in the individual invoices from Sundstrom & Mindlin, we are attaching a summary of its billings to avoid violating attorney/client confidentiality.

27. Please refer to exhibit DDS-1, page 24, lines 9 and 27. Please provide the work papers used to calculate the income tax expense.

Response: See attached No. 1706. In addition, the excel spread sheet has been provided.

Respectfully submitted this 26th day of October, 2021, by:

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Attorneys for First Coast Regional Utilities, Inc.

OFFICE OF THE PROPERTY APPRAISER
DUVAL COUNTY, FLORIDA

2021 FINAL MILLAGES

DISTRICT	SCHOOLS OPERATION	SCHOOLS BONDS	GOVERNMENT OPERATION	GOVERNMENT BONDS	URBAN SERVICE DISTRICTS OPERATION	URBAN SERVICE DISTRICTS BONDS	WATER MANAGEMENT DISTRICT	FLORIDA INLAND NAVIGATION	2021 FINAL MILLAGES
GENERAL SERVICES	5.8080	0.0000	11.4419	0.0000	0.0000	0.0000	0.2189	0.0320	17.5008
(TOTAL)	5.8080		11.4419		0.0000				
(EXC BEACHES/BALDWIN)									
USD1 'OLD CITY OF JAX'	5.8080	0.0000	11.4419	0.0000	0.0000	0.0000	0.2189	0.0320	17.5008
(TOTAL)	5.8080		11.4419		0.0000				
USD2: JAX BEACH	5.8080	0.0000	8.1512	0.0000	3.9947	0.0000	0.2189	0.0320	18.2048
(TOTAL)	5.8080		8.1512		3.9947				
USD3: ATLANTIC BEACH	5.8080	0.0000	8.1512	0.0000	3.2285	0.0000	0.2189	0.0320	17.4386
(TOTAL)	5.8080		8.1512		3.2285				
USD4:NEPTUNE BEACH	5.8080	0.0000	8.1512	0.0000	3.3656	0.0000	0.2189	0.0320	17.5757
(TOTAL)	5.8080		8.1512		3.3656				
USD5: TOWN OF BALDWIN	5.8080	0.0000	9.6312	0.0000	2.5826	0.0000	0.2189	0.0320	18.2727
(TOTAL)	5.8080		9.6312		2.5826				

First Coast Regional Utility

Date	Num	Name	Memo	Amount	Other Expenses	Sundstrom & Mindlin LLP	Dean Mead	Engineers (BAB)	Accountants (MAS)	Consultants (Scott Kelly)	Management fee
04/10/2019	1078	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC	0.00							
			Sundstrom & Mindlin LLP	30,826.78		30,826.78					
			FIRST COAST REGIONAL UTILITY, BAB Engineering	12,705.70				12,705.70			
			FIRST COAST REGIONAL UTILITY MAS	556.25					556.25		
05/14/2019	1088	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC	-							
			Sundstrom & Mindlin LLP	22,122.47		22,122.47					
			FIRST COAST REGIONAL UTILITY, BAB Engineering	8,505.25				8,505.25			
			FIRST COAST REGIONAL UTILITY MAS	8,419.69					8,419.69		
07/01/2019	1105	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC	-							
			Sundstrom & Mindlin LLP	26,106.25		26,106.25					
			FIRST COAST REGIONAL UTILITY, BAB Engineering	2,650.00				2,650.00			
			FIRST COAST REGIONAL UTILITY MAS	25,518.75					25,518.75		
07/12/2019	1112	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC	-		-					
			Sundstrom & Mindlin LLP	6,897.20		6,897.20					
			FIRST COAST REGIONAL UTILITY MAS	737.50					737.50		
07/30/2019	1119	ENGLAND, THIMS & MILLER, INC.	FIRST COAST MAPPING FOR PSC	840.00	840.00						
07/30/2019	1120	ENGLAND, THIMS & MILLER, INC.	FIRST COAST MAPPING FOR PSC	2,400.00	2,400.00						
07/30/2019	1121	ENGLAND, THIMS & MILLER, INC.	FIRST COAST MAPPING FOR PSC	151.00	151.00						
07/30/2019	1122	CHEMOURS	FIRST COAST MAPPING FOR PSC	115.50	115.50						
07/30/2019	1	CHEMOURS	REIMBURSEMENT OF INVOICE 0191061 FROM ENGLAND THIMS & MILLER	(115.50)	(115.50)						
08/13/2019	1128	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC	2,850.00		2,850.00					
08/22/2019	1131	ENGLAND, THIMS & MILLER, INC.	FIRST COAST MAPPING FOR PSC	306.75	306.75						
09/13/2019	1135	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC	-							
			Sundstrom & Mindlin LLP	2,287.50		2,287.50					
			filing fee	6,000.00	6,000.00						
10/10/2019	1138	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC	5,317.50		5,317.50					
10/22/2019	1147	ETM SURVEYING & MAPPING, INC.	PSC REQUIRED LEGALS	3,800.00	3,800.00						
11/14/2019	1158	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC	2,175.00		2,175.00					
12/20/2019	1173	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING	7,162.50		7,162.50					
01/07/2020	1182	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING	5,637.47		5,637.47					
02/18/2020	1198	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING	-							
			Sundstrom & Mindlin LLP	9,300.00		9,300.00					
			FIRST COAST REGIONAL UTILITY, BAB Engineering	1,125.00				1,125.00			
			FIRST COAST REGIONAL UTILITY MAS	225.00					225.00		
03/18/2020	1204	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING	20,931.89		20,931.89					
04/30/2020	1224	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING	17,400.00		17,400.00					
05/07/2020	1225	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING	-							
			Sundstrom & Mindlin LLP	11,475.00		11,475.00					
			FIRST COAST REGIONAL UTILITY, BAB Engineering	1,125.00				1,125.00			
06/09/2020	1232	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	15,506.25		15,506.25					
06/09/2020	1232	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB ENGINEERING	1,800.00				1,800.00			
07/07/2020	1234	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	12,056.25		12,056.25					
07/07/2020	1234	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB ENGINEERING	4,050.00				4,050.00			
07/07/2020	1234	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING	1,575.00						1,575.00	
07/07/2020	1234	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MAS 44283	1,575.00					1,575.00		
07/07/2020	1234	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MAS 44316	1,125.00					1,125.00		
08/11/2020	1241	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	42,787.50		42,787.50					
08/11/2020	1241	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB ENGINEERING	9,675.00				9,675.00			

20190168-WS Staff Hearing Exhibits 00128
Docket No. 20190168-WS
FCRU 1697
10/26/21 Response to Staff's 8th POD

First Coast Regional Utility

Date	Num	Name	Memo	Amount	Other Expenses	Sundstrom & Mindlin LLP	Dean Mead	Engineers (BAB)	Accountants (MAS)	Consultants (Scott Kelly)	Management fee
08/11/2020	1241	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING	5,512.50						5,512.50	
08/11/2020	1241	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MAS 44344	15,637.50					15,637.50		
08/11/2020	1241	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY FEDX 7-06539877	163.16	163.16						
09/15/2020	1246	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	13,106.25		13,106.25					
09/15/2020	1246	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB ENGINEERING 1157	1,800.00				1,800.00			
09/15/2020	1246	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING	1,068.75						1,068.75	
09/15/2020	1246	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MAS 44374	8,612.50					8,612.50		
10/20/2020	1254	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	17,793.75		17,793.75					
10/20/2020	1254	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB ENGINEERING 1160	9,675.00				9,675.00			
10/20/2020	1254	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING 004	1,687.50						1,687.50	
10/20/2020	1254	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MAS 44423	2,475.00					2,475.00		
10/20/2020	1254	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 373205	16,628.00			16,628.00				
11/19/2020	1257	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	19,293.75		19,293.75					
11/19/2020	1257	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB ENGINEERING 1161	1,350.00				1,350.00			
11/19/2020	1257	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING 005	1,237.50						1,237.50	
11/19/2020	1257	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MAS 44464	1,856.25					1,856.25		
11/19/2020	1257	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 373785	8,273.00			8,273.00				
12/10/2020	1263	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	17,568.75		17,568.75					
12/10/2020	1263	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB ENGINEERING 1164	4,950.00				4,950.00			
12/10/2020	1263	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING 006	1,012.50						1,012.50	
12/10/2020	1263	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MAS 44467	2,317.50					2,317.50		
12/10/2020	1263	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 375242	3,393.00			3,393.00				
12/10/2020	1263	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY NEWS PAPER ACCESS	91.41	91.41						
12/31/2020	10	AJE	record management allocations First Coast Utilities	134,782.83							134,782.83
01/15/2021	1269	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	11,681.25		11,681.25					
01/15/2021	1269	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB ENGINEERING 1166	1,800.00					1,800.00		
01/15/2021	1269	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING 007	562.50						562.50	
01/15/2021	1269	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MSA 44528	3,625.00					3,625.00		
01/15/2021	1269	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 376973	7,605.00			7,605.00				
01/28/2021	1272	ENGLAND, THIMS & MILLER, INC.	FIRST COAST REGIONAL UTILITIES	885.50		885.50					
02/12/2021	1275	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2 with plus $98.00 travel	12,548.00		12,548.00					
02/12/2021	1275	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB 1174	3,150.00				3,150.00			
02/12/2021	1275	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING 008	787.50						787.50	
02/12/2021	1275	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MSA 44556	225.00					225.00		
02/12/2021	1275	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 378093	12,597.00			12,597.00				
03/10/2021	1278	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	22,912.50		22,912.50					
03/10/2021	1278	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB 1175	2,250.00				2,250.00			
03/10/2021	1278	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING 009	1,012.50						1,012.50	
03/10/2021	1278	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MSA 44589	3,962.50					3,962.50		
03/10/2021	1278	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 378892	9,225.00			9,225.00				
04/14/2021	1281	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	14,156.25		14,156.25					
04/14/2021	1281	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB 1177	900.00				900.00			
04/14/2021	1281	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING 010	337.50						337.50	
04/14/2021	1281	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MSA 44631	225.00					225.00		
04/14/2021	1281	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 380939	22,811.00			22,811.00				
05/14/2021	1288	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	2,700.00		2,700.00					
05/14/2021	1288	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY SCOTT KELLY CONSULTING 011	562.50						562.50	
05/14/2021	1288	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MSA 44674	450.00					450.00		

20190168-WS Staff Hearing Exhibits 00129
Docket No. 20190168-WS
FCRU 1698
10/26/21 Response to Staff's 8th POD

First Coast Regional Utility

Date	Num	Name	Memo	Amount	Other Expenses	Sundstrom & Mindlin LLP	Dean Mead	Engineers (BAB)	Accountants (MAS)	Consultants (Scott Kelly)	Management fee
05/14/2021	1288	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 381940	14,482.00			14,482.00				
06/10/2021	1290	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	3,506.25		3,506.25					
06/10/2021	1290	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB 1178	1,800.00				1,800.00			
06/10/2021	1290	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MSA 44709	393.75					393.75		
06/10/2021	1290	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 383463	3,137.33			3,137.33				
06/10/2021	1290	SUNDSTROM & MINDLIN, LLP	TRAVEL EXP	741.95	741.95						
07/21/2021	1295	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	1,481.25		1,481.25					
07/21/2021	1295	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MSA 44738	1,125.00					1,125.00		
07/21/2021	1295	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 385714	5,945.00			5,945.00				
08/27/2021	1300	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	1,931.25		1,931.25					
08/27/2021	1300	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB 1180	1,125.00				1,125.00			
08/27/2021	1300	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 387231	5,272.00			5,272.00				
09/15/2021	1303	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	375.00		375.00					
09/15/2021	1303	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MSA 44803	1,200.00					1,200.00		
09/15/2021	1303	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 387515	8,817.00			8,817.00				
10/18/2021	1312	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY, LLC PSC FILING 1/2	2,793.75		2,793.75					
10/18/2021	1312	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY BAB 1181	1,125.00				1,125.00			
10/18/2021	1312	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY MSA 50005	1,756.25					1,756.25		
10/18/2021	1312	SUNDSTROM & MINDLIN, LLP	FIRST COAST REGIONAL UTILITY DEAN MEAD 389111	495.00			495.00				
				820,466.13	14,494.27	383,573.06	118,680.33	69,760.95	83,818.44	15,356.25	134,782.83

20190168-WS Staff Hearing Exhibits 00130

Docket No. 20190168-WS
FCRU 1699
10/26/21 Response to Staff's 8th POD

ETM
VISION • EXPERIENCE • RESULTS

Avery Roberts
301 Capital Partners, LLC
P.O. Box 238
Lake Butler, FL 32054

July 11, 2019
Project No: 17367.00000
Invoice No: 0190999

Project 17367.00000 U.S. 301 & I-10 Property
> PSC Application Coordination
> Coordination of Legal Descriptions

Professional Services rendered through June 30, 2019

Task 01 Conceptual Site Planning

Professional Personnel

	Hours	Rate	Amount	
Engineer	1.00	151.00	151.00	
Totals	1.00		151.00	
Total Labor				**151.00**

	Current	Prior	To-Date	
Total Billings	151.00	9,656.25	9,807.25	
Contract Limit			15,000.00	
Remaining			5,192.75	
Total this Task				**$151.00**

Task XP Expenses

	Current	Prior	To-Date	
Expenses	0.00	0.00	0.00	
Contract Limit			500.00	
Remaining			500.00	
Total this Task				**0.00**

Invoice Total this Period **$151.00**

ETM
VISION • EXPERIENCE • RESULTS

Mr. Avery Roberts
301 Capital Partners, LLC
P.O. Box 238
Lake Butler, FL 32054

July 12, 2019
Project No: 17-367.01
Invoice No: 0191061

PSC Mapping
(Additional Lands to be included for Chemours)

Professional Services rendered through June 30, 2019

		Hours	Rate	Amount
Engineer				
Welch, Daniel	6/8/2019	.75	$154.00	$115.50

Invoice Total this Period **$115.50**

ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road • Jacksonville, Florida 32258
tel 904-642-8550 • fax 904-642-4165
LB3624

Docket No. 20190168-WS
FCRU 1702
10/26/21 Response to Staff's 8th POD

Avery Roberts
~~Florida Land Group~~
P.O. Bos 233
Lake Butler, FL 32054

July 15, 2019
Invoice No: 0017753

Project S0019.10900 301 Cap Villages W/WWTP ~ Sketch & Description
Per email from Denise Howard dated May 18, 2019
Professional Services rendered through June 30, 2019
Professional Personnel

	Hours	Rate	Amount	
Principal Surveyor	1.00	210.00	210.00	
CADD Technician	6.00	105.00	630.00	
Totals	7.00		840.00	
Total Labor				**840.00**
		Invoice Total this Period		**$840.00**

ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road • Jacksonville, Florida 32258
tel 904-642-8550 • fax 904-642-4165
LB3624

Docket No. 20190168-WS
FCRU 1703
10/26/21 Response to Staff's 8th POD

Avery Roberts
~~Florida Land Group~~
P.O. Bos 233
Lake Butler, FL 32054

July 15, 2019
Invoice No: 0017758

Project S0019.11700 301 Capital Partners ~ Misc. Sketch & Descriptions
Per email from Denis Howard for Avery Roberts dated May 31, 2019
Professional Services rendered through June 30, 2019
Lump Sum Task

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
S & D for Southern 1 & Duval DV	600.00	100.00	600.00	0.00	600.00
Metes & Bounds S & D of Baker Co. Tract	1,800.00	100.00	1,800.00	0.00	1,800.00
Total Fee	2,400.00		2,400.00	0.00	2,400.00

Total Fee **2,400.00**

Invoice Total this Period **$2,400.00**

ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road • Jacksonville, Florida 32258
tel 904-642-8550 • fax 904-642-4165
LB3624

Docket No. 20190168-WS
FCRU 1704
10/26/21 Response to Staff's 8th POD

Denise Howard
301 Capital Partners, LLC
P.O. Box 238
Lake Butler, FL 32054

October 9, 2019
Invoice No: 0017976

Project S0019.23400 Capital Partners Baldwin Parcels ~ Sketch & Description
Per contract dated September 23, 2019 - Email approval September 24, 2019
Professional Services rendered through September 30, 2019
Lump Sum Task

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
Sketch and Description	3,800.00	100.00	3,800.00	0.00	3,800.00
Total Fee	3,800.00		3,800.00	0.00	3,800.00

Total Fee **3,800.00**

Invoice Total this Period **$3,800.00**

Docket No. 20190168-WS

Response to Staff's 8th POD

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#885.50 OK dda

Avery Roberts
301 Capital Partners, LLC
P.O. Box 238
Lake Butler, FL 32054

January 13, 2021
Project No: 17367.01000
Invoice No: 0196632

Re: First Coast Regional Utilities

Project 17367.01000 PSC Mapping (Additional Lands to be included for Chemours)

Professional Services rendered through December 31, 2020

Professional Personnel

		Hours	Rate	Amount
Engineer				
Welch, Daniel	6/1/2019	2.00	154.00	308.00
Welch, Daniel	7/6/2019	1.75	154.00	269.50
Welch, Daniel	7/20/2019	2.00	154.00	308.00
Totals		5.75		885.50
Total Labor				**885.50**
			Invoice Total this Period	**$885.50**

(*) This work was never billed / Revisions for Chemours property required by PSC

OK dda

Pd Ck# 1272 1-28-21

England-Thims & Miller, Inc.
ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-9485
CA-0002584 LC-0000316

20190168-WS Staff Hearing Exhibits 00137

	A	B	C
1	**Staff 8th PODs Number 27**		
2	**Income Tax Calculation**		
3			
4	**Water Revenue Requirement**		
5	Rate Base	5760140.88	DDS-1 page 24
6	Revenues	1566216	DDS-1 page 24
7	Operating Expenses	294600	DDS-1 page 24
8	RAFs	=+B6*0.045	(calculation)
9	Taxes Other Than Income not incl RAF	259161	DDS-1 page 24
10	Depreciation	324216	DDS-1 page 24
11	Amortization	='S:\(PROJ)\F16-01 FIRST COAST REGIO	DDS-1 page 24
12	Interest Expense	=ROUND(0.0004*B5,4)	Cost of Capital: .04 weighted cost of customer deposits x Water Rate base
13	Net Income Before Taxes	=+B6-B7-B8-B12-B9-B10-B11	(calculation)
14	Federal / State Income Tax @ 25.345	=+B13*B18	(calculation)
15	Net Income	=+B13-B14	(calculation)
16	Net Operating Income (Before Interest)	=+B15+B12	(calculation)
17	ROR	=+B16/B5	(calculation)
18	Income Tax Rate	=ROUND(0.055+(0.945*0.21),5)	(calculation)
19			
20			
21			
22	**Wastewater Revenue Requirement**		
23	Rate Base	17231322	DDS-1 page 24
24	Revenues	4249079.416	DDS-1 page 24
25	Operating Expenses	599580	DDS-1 page 24
26	RAF + Franchise	=+B24*0.045	(calculation)
27	Depreciation	1063762.46418605	DDS-1 page 24
28	Amortization	2000	DDS-1 page 24
29	Taxes Other Than Income not incl RAF	550500.078	DDS-1 page 24
30	Interest Expense	=ROUND(0.0004*B23,4)	Cost of Capital: .04 weighted cost x WW Rate base
31	Net Income Before Taxes	=+B24-B25-B26-B30-B27-B28-B29	(calculation)
32	Federal / State Income Tax @ 25.345	=ROUND(B31*B36,4)	(calculation)
33	Net Income	=+B31-B32	(calculation)
34	Net Operating Income (Before Interest)	=+B33+B30	(calculation)
35	ROR	=+B34/B23	(calculation)
36	Income Tax Rate	=ROUND(0.055+(0.945*0.21),5)	(calculation)
37			

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 54
PARTY: Staff Exhibit 54
DESCRIPTION: JEA's Response to Staff's 1st Interrogatories Nos. 1-11 Bates Nos. 00138-00147

54

JEA's Response to Staff's 1st Interrogatories Nos. 1-11

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)))))))	DOCKET NO. 20190168-WS FILED:

JEA'S ANSWERS TO STAFF'S FIRST INTERROGATORIES TO JEA (INTERROGATORIES 1-11)

JEA, pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Staff's First Interrogatories to JEA as follows:

Identities of the Persons Providing Answers:

Robert Zammataro, P.E., JEA Director of Water and Wastewater Planning & Development;

Susan West, P.E., JEA Consulting Engineer; and

JEA counsel of record: Thomas Crabb, Susan Clark, and Jody Brooks.

The addresses and other contact information for Mr. Zammataro and Ms. West are to the attention of counsel of record for JEA.

Interrogatory 1: Does JEA currently have water, wastewater, and/or water reuse facilities in the proposed service territory?

Answer: No.

Interrogatory 2: Does JEA have current, specific plans to serve the territory requested in First Coast's application for original water and wastewater certificates? Please explain.

Answer: Yes. The territory is in a rural area that is presently undeveloped. The only portion of the territory which is currently permitted for development is within the municipal

boundaries of the City of Jacksonville and is subject to the City's Planned Unit Development Ordinance number 2010-874, that requires the developer 301 Capital Partners to build the water and wastewater facilities to levels and standards acceptable to JEA and then dedicate them to JEA for operation and maintenance or for contract operation. If and when the developer complies with its obligations under the PUD Ordinance, JEA is immediately ready, willing, and able to serve the territory by operating and maintaining the facilities as part of JEA's water and wastewater system.

Interrogatory 3: Does JEA have a franchise agreement in Baker County?

Answer: No.

Interrogatory 4: Does JEA believe that the City of Jacksonville's planned unit development ordinance, requiring developers to build water and wastewater facilities and to dedicate them to JEA, supersedes the Commission's authority to grant water and wastewater certificates to privately-owned water and wastewater companies in Duval County? Please explain your response.

Answer: No. The boundaries of the City of Jacksonville and Duval County are not coextensive. It is JEA's position that within the municipal boundaries of the City of Jacksonville, the City's public works authority under chapter 180, Florida Statutes, exercised by the City through an exclusive water and wastewater franchise granted by the City to its wholly-owned subsidiary JEA by ordinance and by contract, make JEA the exclusive provider unless JEA lacks the ability to serve. JEA's authority within the municipal boundaries comes not from any planned unit development ordinance but from Chapter 180 and the City's grant of an

exclusive franchise to JEA. While a planned unit development ordinance may require construction and dedication of facilities in a rural area of the City by a developer to JEA, JEA's exclusive authority to serve is already in place from the City's authority under chapter 180 and the City's grant of an exclusive franchise to JEA.

In this case, the developer 301 Capital Partners (parent of the applicant First Coast) is subject to a specific City of Jacksonville Planned Unit Development Ordinance, number 2010-874, that requires the developer to build the water and wastewater facilities in this rural area to levels and standards acceptable to JEA and then dedicate them to JEA for operation and maintenance or for contract operation. By creating its subsidiary First Coast and then applying for a certificate of authorization, the developer is asking the Commission to abet the developer's blatant violation of this PUD Ordinance. This specific PUD Ordinance does not make JEA the provider for the subject development since JEA already was previously made the provider by the City's authority under chapter 180 and the City's exclusive franchises to JEA within the municipal boundaries.

As more fully explained in JEA's Response In Opposition to First Coast Regional Utilities' Motion To Strike And JEA's Motion For Summary Final Order, the City of Jacksonville's grant of the franchises to JEA provides a prior right to JEA to provide service within the municipal boundaries (provided JEA has the ability to serve, which it does), which prior right cannot now be taken away by the Commission and given to First Coast.

Please refer to witness Zammataro's direct testimony, page 11, lines 4-6 and 9-12, for the following questions.

Interrogatory 5: Please provide a cost breakdown for the alternative of directly connecting the proposed system to JEA's existing system, and an explanation of how these costs were developed.

Answer: The Developer has the option of directly connecting to JEA's existing infrastructure. JEA's existing distribution and collection system has capacity for the 2,800 ERC's currently being requested by the Developer. The Sewer force main from the property line to the JEA connection point is approximately 25,500 linear feet ("LF"). At a cost of $368/LF the total cost was estimated at $10M. Please note, this is a conservative estimate based on previous JEA large diameter pipe projects. Typically, Developer's unit costs are less than JEA's unit costs. The water system has a similar connection point with relatively the same route. Combined the water and sewer cost would be estimated at $20 million. The Water system would need a re-pump facility to handle peak demands in the area and this cost would be covered by JEA. The re-pump facility would cost JEA $2 to $3 million.

Interrogatory 6: Please provide an estimated construction start and completion date for the alternative of directly connecting to JEA's system.

Answer: Typical Pipe Work Schedule:

Preliminary design/ Survey/ Geotechnical work	3 months
Engineering Design	6 months
Permitting	6 months
Construction	18 months

This project could likely be performed in the 2.5 to 3 year range. Please note the 18 months of construction provides 396 work days and the project roughly includes 51,000 LF of pipe. This estimate assumes the contractor can average 130 LF of pipe a day.

Interrogatory 7: On line 9 of page 11, witness Zammataro states that JEA proposed several alternatives to the developer, and three of them are subsequently described. If other alternatives were proposed, please provide a description, a cost breakdown, and an estimated construction start and completion date for each additional alternative.

Answer: Throughout the discussions many variations or scenarios have been discussed but the three alternatives represent the main foundation for all. The three alternatives were as follows:

Alternative one, direct connection to the JEA system: This alternative was discussed previously under answers 5 and 6. The developer would run water and sewer mains from the proposed development to the JEA system, approximately 25,500LF at a total cost of $20 million. JEA would construct at JEA expense a potable water re-pump facility estimated at a cost of $2 to $3 million. This project could serve 2,800 ERC's and construction would take 2.5 to 3 years.

Alternative two, Construct an On Site Facility: Alternative two was essentially the same as what the Developer proposed to build. Construct local water and wastewater facilities to serve the subject community. Upon completion of construction the Developer would dedicate the facilities to JEA and JEA would waive or reimburse the Developer the connection fees as customers connect to the system. This option was outlined in the letter from Steve McInall to Paul Harden dated August 9, 2019. In this option the Developer can control the timeline of

construction and recover the capacity fees collected by JEA. JEA will defer to the Developer's cost and timeline for construction.

Alternative three, construct a JEA Regional Facility: The third option was the most costly and time consuming option. However it served as a starting point for discussions of design since JEA had a long-term plan for serving the surrounding area. It is also the only option that would provide full reclaimed water to the community for irrigation, conserving valuable potable water. JEA owns property directly northwest of Cecil Field. This property was identified as a location for a future JEA regional wastewater treatment facility (WWTF). Under this scenario, the Developer would run the sewer and reclaimed water mains to the proposed WWTF site and JEA would construct a new WWTF. The water connection for service would be the same as alternative one or two. The proposed WWTF site is approximately 30,000 LF away from the development, at $368/LF the cost is estimated at $22 million for the sewer force main and the reclaimed water main. The pipelines would likely take 2.5 to 3 years to construct. The WWTF would take up to 5 years to construct and would cost JEA $15 to $20 million to construct.

Interrogatory 8: Please provide the total wastewater flow capacity in million gallons per day that JEA could accept and treat if the proposed system was directly connected to JEA's system.

Answer: 2,800 ERC's, at 280 gallons/day equals 784,000 gallons per day which is approximately 0.8 MGD.

Please refer to witness Zammataro's direct testimony, page 11, lines 12-13, for the following questions.

Interrogatory 9: Please provide a cost breakdown for the alternative of extending the proposed system's mains to a JEA regional facility, and an explanation of how these costs were developed.

Answer: The Sewer force main from the Development to the JEA proposed site is approximately 30,000 LF at a cost of $368/LF the total cost was estimated at $11 million. The reclaimed water main estimate was calculated with the same approach. The combined estimate is $22 million for the sewer and reclaimed mains. Please see alternative one or two for the water main cost. JEA would construct the WWTF facility at $15/gal for wastewater treatment and $3/gal for reclaimed water facilities thus the combined unit cost for the facility is $18/gal. The project cost to JEA (not the Developer) would be in the $15 to $20 million range.

Interrogatory 10: Please provide an estimated construction start and completion date for the alternative of extending the proposed system's mains to a JEA regional facility.

Answer: JEA can begin the regional facility as soon as needed. The construction time for pipelines are estimated at 3 years while the WWTF construction time is estimated at 5 years.

Interrogatory 11: Please provide the total wastewater flow capacity in million gallons per day that JEA could accept and treat if the proposed system's mains were extended to a JEA regional facility.

Answer: A regional facility can be built and expanded as needed. JEA would most likely build, at JEA expense, a facility that is greater than the needs of the Development to provide

service to the region. JEA would also be able to redirect flow from the existing system to the new facility to provide a stable base flow for better operation and provide a reclaimed water source for the new Development.

[remainder of page left blank, signature page to follow]

JEA

Signed By: _____

Printed Name: Joseph E. Orfano

Title: Treasurer

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Joseph E. Orfano as a representative of JEA, who, being duly sworn, deposes and swears that the above Answers to Interrogatories are true and correct.

SWORN TO AND SUBSCRIBED before me on this 30 day of November, 2020.

Celeste Angela Stevens

Notary Public

My Commission expires:

CELESTE ANGELA STEVENS
Notary Public - State of Florida
Commission # HH 003328
My Comm. Expires Jun 6, 2024
Bonded through National Notary Assn.

20190168-WS Staff Hearing Exhibits 00148
FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 55
PARTY: Staff Exhibit 55
DESCRIPTION: JEA's Response to Staff's 1st Request for Production of Documents Nos. 1-2 Bates Nos. 00148-00153

55

JEA's Response to Staff's 1st Request for Production of Documents Nos. 1-2

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)))))))	DOCKET NO. 20190168-WS FILED:

JEA'S RESPONSE TO STAFF'S FIRST REQUEST FOR PRODUCTION OF DOCUMENTS TO JEA (REQUESTS 1-2)

JEA, pursuant to rule 1.350, Florida Rules of Civil Procedure, responds to Staff's First Request For Production Of Documents To JEA.

Request 1: Please refer to witness Zammataro's direct testimony, page 11, lines 9-13. For the first and second alternative, please provide the system diagram showing how the respective water and wastewater systems would interconnect with JEA.

Response: Inspection and related activities will be permitted as requested. The responsive documents are attached.

Request 2: Please refer to staff's third interrogatory, in Staff's First Set of Interrogatories. Please provide a copy of JEA's franchise agreement with Baker County if applicable.

Response: None.

Respectfully submitted this 30th day of November, 2020.

/s/ Thomas A. Crabb
Thomas A. Crabb
Florida Bar No. 25846
Susan F. Clark
Florida Bar No. 179580

Radey Law Firm
301 South Bronough Street, Suite 200
Tallahassee, FL 32301
(850) 425-6654
tcrabb@radeylaw.com
sclark@radeylaw.com

Attorneys for JEA

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the following this 30th day of November, 2020.

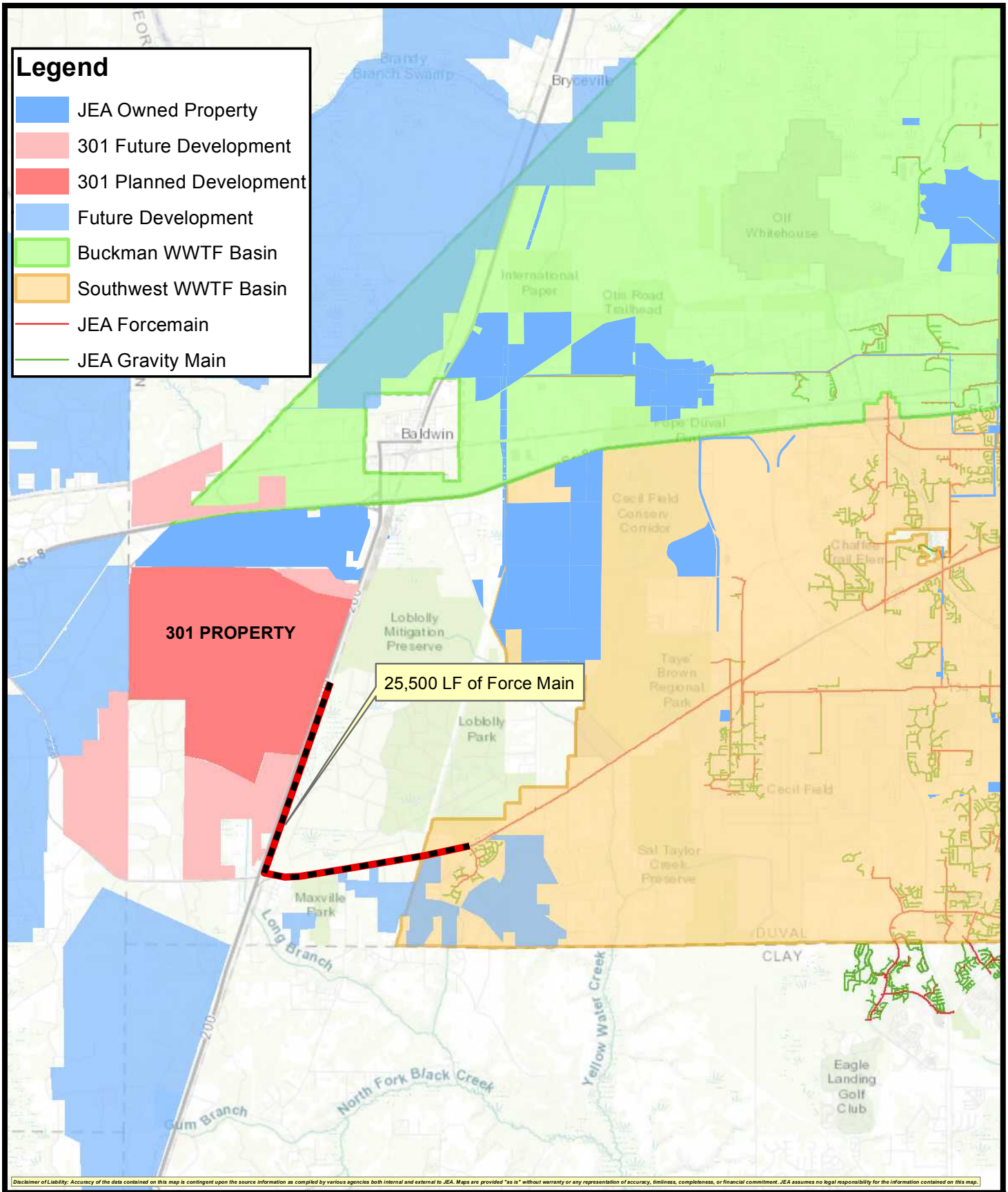
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Bianca Lherisson
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/s/ *Thomas A. Crabb*



JEA
W/WW System Planning
21 W Church St, Tower - 4
November 2020

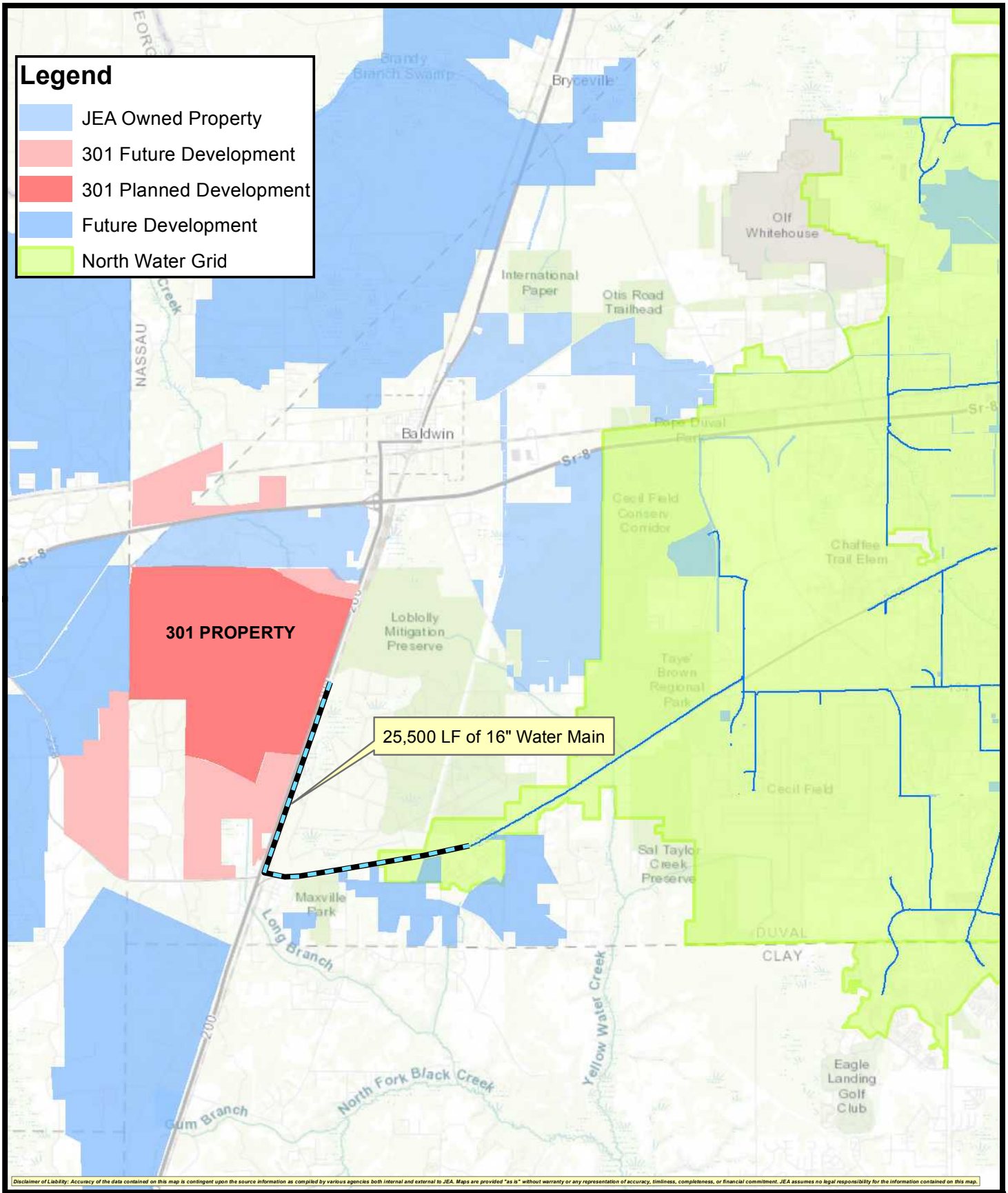
301 Corridor Wastewater Connection Option 1

Date: 11/23/2020

Northeast Florida

0 0.5 1 2 Miles

JEA_001390



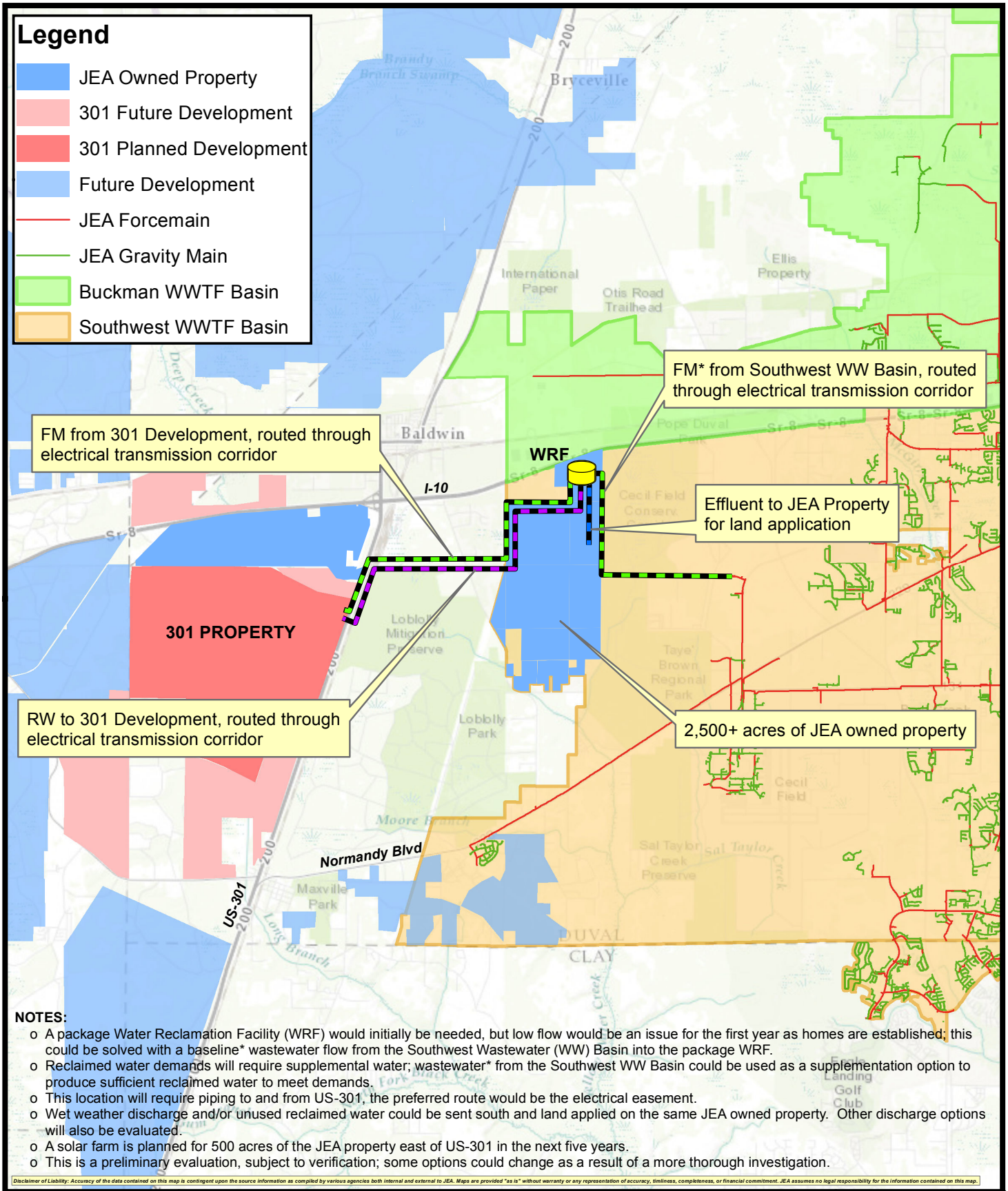
Disclaimer of Liability: Accuracy of the data contained on this map is contingent upon the source information as compiled by various agencies both internal and external to JEA. Maps are provided "as is" without warranty or any representation of accuracy, timliness, completeness, or financial commitment. JEA assumes no legal responsibility for the information contained on this map.

JEA
W/WW System Planning
21 W Church St, Tower - 4
November 2020

301 Corridor Water Connection Option 1

Date: 11/23/2020

N
Northeast Florida
0 0.5 1 2 Miles



NOTES:

- A package Water Reclamation Facility (WRF) would initially be needed, but low flow would be an issue for the first year as homes are established; this could be solved with a baseline* wastewater flow from the Southwest Wastewater (WW) Basin into the package WRF.
- Reclaimed water demands will require supplemental water; wastewater* from the Southwest WW Basin could be used as a supplementation option to produce sufficient reclaimed water to meet demands.
- This location will require piping to and from US-301, the preferred route would be the electrical easement.
- Wet weather discharge and/or unused reclaimed water could be sent south and land applied on the same JEA owned property. Other discharge options will also be evaluated.
- A solar farm is planned for 500 acres of the JEA property east of US-301 in the next five years.
- This is a preliminary evaluation, subject to verification; some options could change as a result of a more thorough investigation.

Disclaimer of Liability: Accuracy of the data contained on this map is contingent upon the source information as compiled by various agencies both internal and external to JEA. Maps are provided "as is" without warranty or any representation of accuracy, timliness, completeness, or financial commitment. JEA assumes no legal responsibility for the information contained on this map.

JEA

W/WW System Planning
21 W Church St, Tower - 4
February 2019

301 Corridor Wastewater Treatment

Date: 4/2/2019

Northeast Florida

0 0.5 1 2 Miles

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 56
PARTY: Staff Exhibit 56
DESCRIPTION: JEA's Response to FCRU's 1st Interrogatories Nos. 6-7 Bates Nos. 00154-00161

56

JEA's Response to FCRU's 1st Interrogatories Nos. 6-7

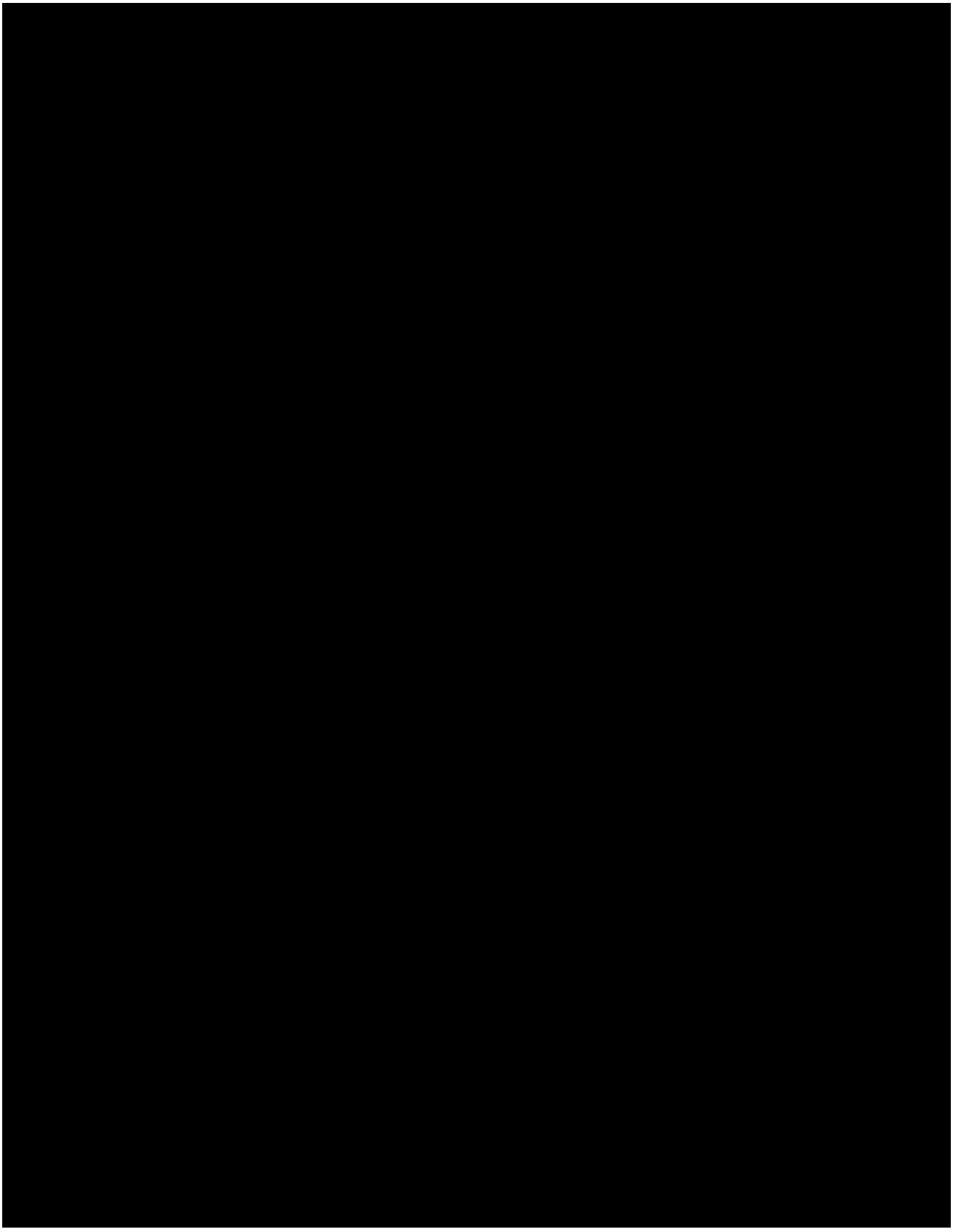
BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED:

JEA'S ANSWERS TO FIRST COAST REGIONAL UTILITIES, INC.'S FIRST INTERROGATORIES TO JEA

JEA, pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Applicant First Coast Regional Utilities, Inc.'s ("Applicant's") First Interrogatories to JEA as follows:







Interrogatory 6: If it is your position that the granting of First Coast's application will adversely affect or impact your present or future utility operations, please state with specificity and particularity the type and manner of such impact; the timing of such impact; and the extent, nature, and severity of such impact.

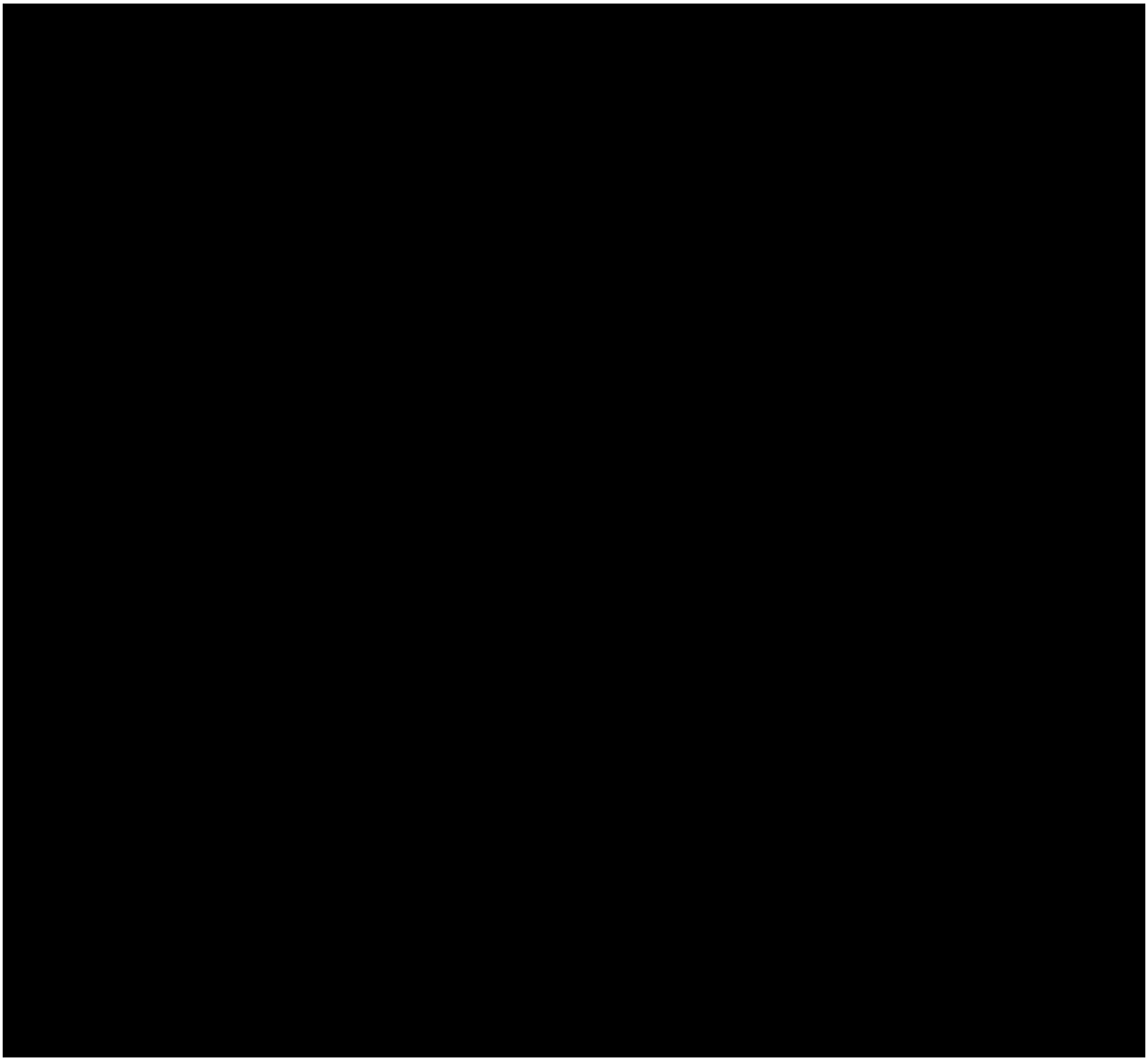
Answer: JEA has exclusive franchise agreements with the City of Jacksonville and Nassau County to provide water and wastewater service in the portions of the proposed development within Duval and Nassau counties. Moreover, the City of Jacksonville planned unit development ordinance to which the development is subject requires the developer to construct at its own expense adequate water and wastewater treatment facilities and then dedicate the same to JEA for operation and maintenance or for contract operation. Notwithstanding the illegal

encroachment of JEA's service territory, violation of the PUD ordinance, and JEA's other objections to the Application, JEA's operations would be adversely affected by issuance of a certificate to First Coast by the virtual certainty that the Applicant would ultimately become dependent on JEA. In Duval County, there are three private utilities. Each one existed before JEA owned and operated the utilities in Duval County. Normandy Village is entering into a FDEP Consent order for failure to meet effluent limits. FDEP has contacted JEA to ask if JEA could handle the additional wastewater if the private utility was unable to financially comply. Regency Utilities has abandoned all potable water treatment and only provides water and wastewater service though a bulk meter with JEA. Neighborhood Utilities is a water-only utility which uses JEA as a backup source of water. Even though it is operating, the owner has contacted JEA to inquire if JEA would purchase the system.

Interrogatory 7: JEA's Petition states that it is ready, willing and able to provide service to the territory sought by the Applicant. Please describe with particularity how and when JEA will provide water and wastewater utility service to the Applicant's proposed service area.

Answer: The planned unit development approved for the service area (City of Jacksonville Ordinance 2010-874), provides in pertinent part: "The Applicant shall provide, at its expense, on-site treatment capacity to serve the needs of this Rural Village PUD for potable water, wastewater, and reuse water at levels and to standards acceptable to JEA, to be dedicated to JEA for operation and maintenance or for contract operation." JEA has provided Applicant with its standards and multiple alternatives by which the Applicant can provide, at the Applicant's expense as required by the PUD, capacity to serve the needs of the service area. Upon

dedication to JEA as required by the PUD, JEA is ready, willing, and able to provide operation and maintenance, or to contract for operation.



[remainder of page left blank, signature page to follow]

JEA

Signed By: _____

Printed Name: ___Steven McInall_____

Title: __VP, Energy and Water Planning_____

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Steven McInall as a representative of JEA, who, being duly sworn, deposes and swears that the above Answers to Interrogatories are true and correct.

SWORN TO AND SUBSCRIBED before me on this 18th day of May, 2020.

_____

Notary Public

My Commission expires:

Abigail Haskins
Expires
01/06/2022
NOTARY PUBLIC
Commission #
GG143254
STATE OF FLORIDA

As to objections:

/s/ Thomas A. Crabb
Thomas A. Crabb
Florida Bar No. 25846
Susan F. Clark
Florida Bar No. 179580
Radey Law Firm
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tcrabb@radeylaw.com
sclark@radeylaw.com
Attorneys for JEA

20190168-WS Staff Hearing Exhibits 00162

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 57
PARTY: Staff Exhibit 57
DESCRIPTION: JEA's Response to FCRU's 3rd Interrogatories Nos. 58-59, 63, 67-71, 76-78, 105, and 110-112 Bates No...

57

JEA's Response to FCRU's 3rd Interrogatories Nos. 58-59, 63, 67-71, 76-78, 105, and 110-112

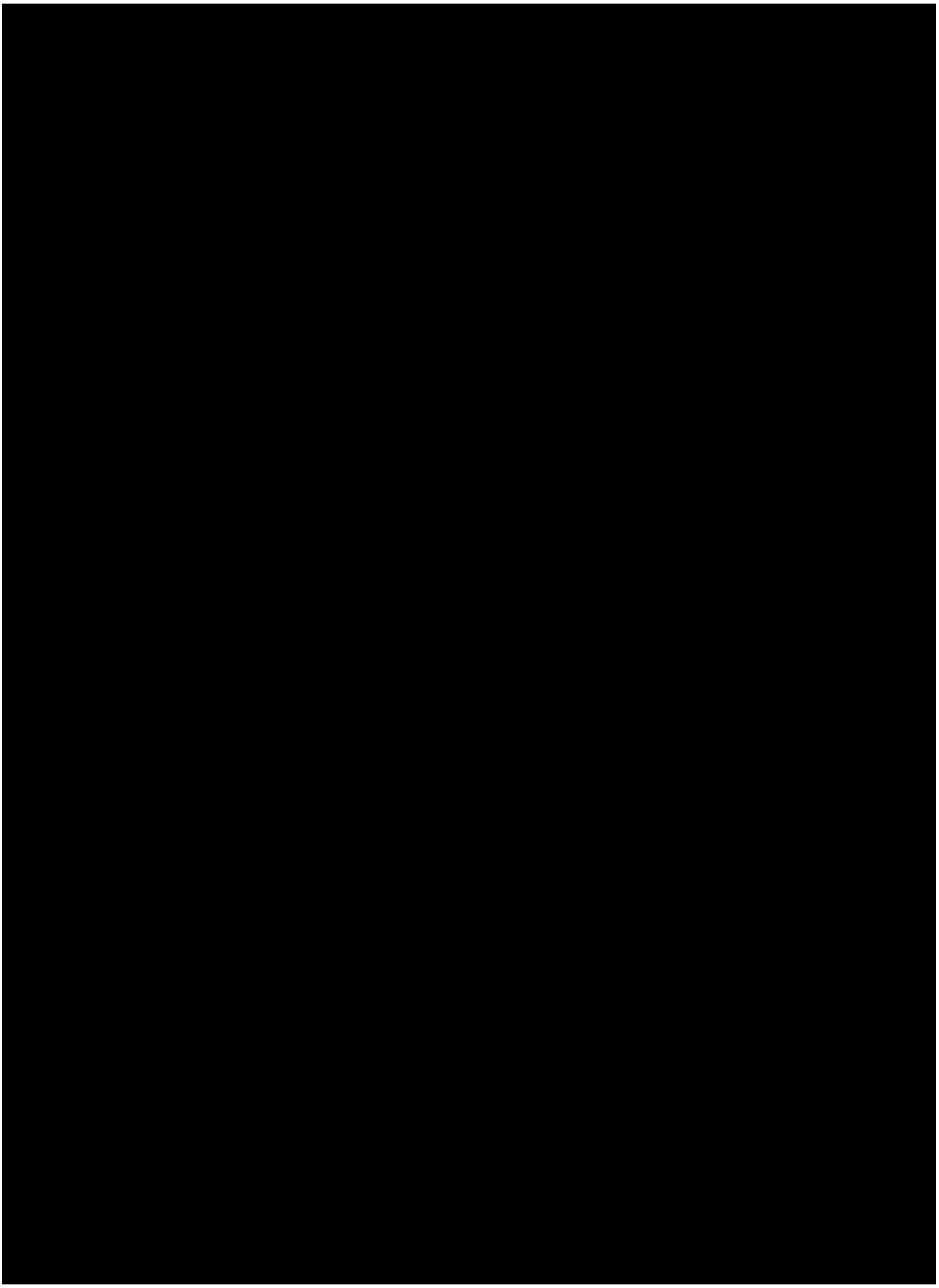
BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED:

JEA'S ANSWERS TO FIRST COAST REGIONAL UTILITIES, INC.'S THIRD INTERROGATORIES TO JEA (INTERROGATORIES 53-113)

JEA, pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to Applicant First Coast Regional Utilities, Inc.'s Third Interrogatories to JEA as follows:





[redacted]

Interrogatory 58: Please state, with specificity, what Florida law authorizes the City of Jacksonville to enter into a Franchise Agreement with JEA.

Answer: Chapter 180, Florida Statutes, other laws as applicable, and see JEA's Motion for Summary Final Order.

Interrogatory 59: What is the ownership relation of the City of Jacksonville and the JEA?

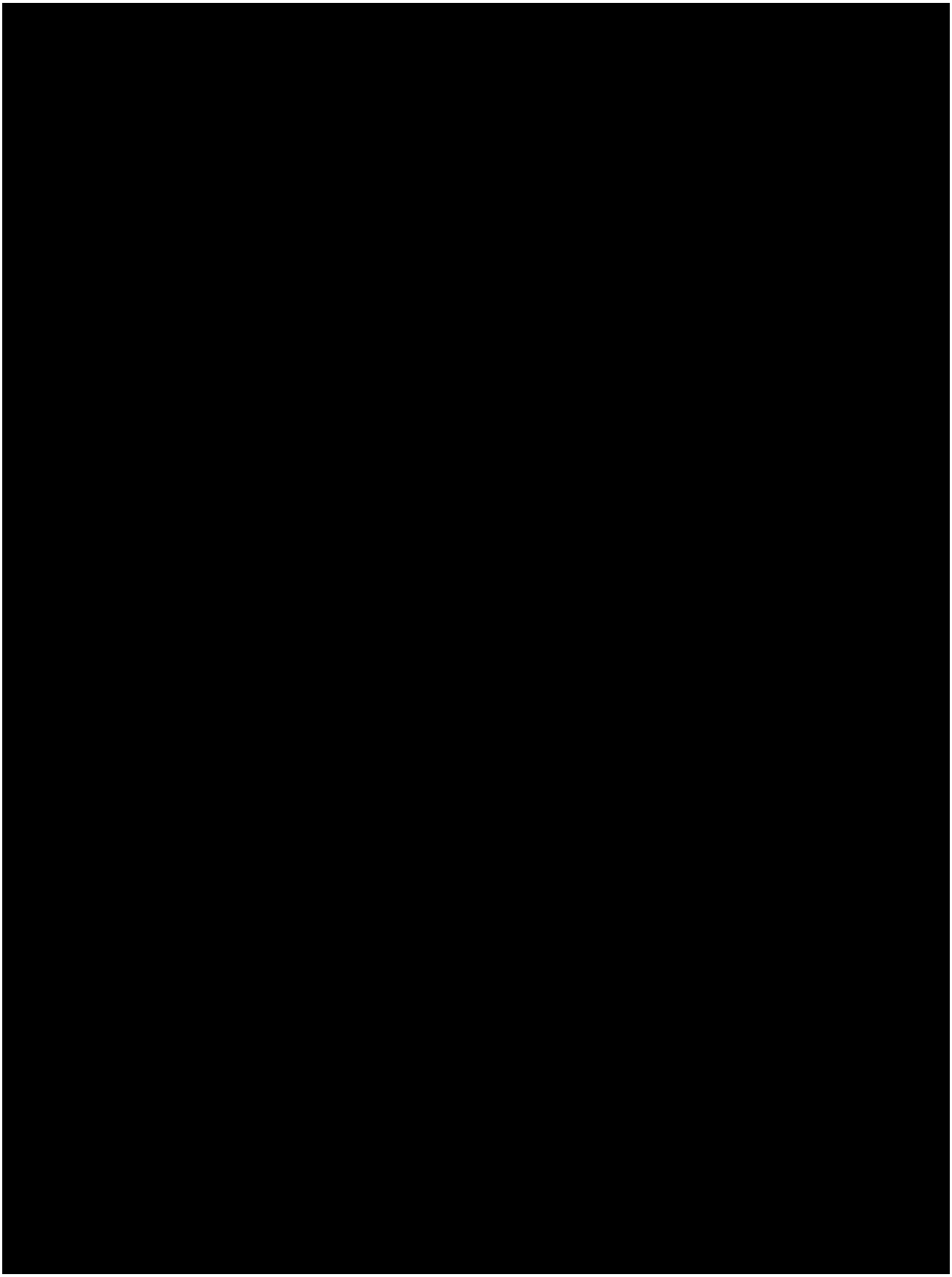
Answer: JEA is wholly owned by the City of Jacksonville.

[redacted]



Interrogatory 63: If 301 Capital Partners were to somehow agree to receive service from JEA, or enter into a contract operations agreement, how will JEA guarantee that future JEA management will abide with the terms, timing and conditions of the agreement?

Answer: JEA would require that any contract with 301 Capital Partners be enforceable by a court with jurisdiction over the parties and subject matter.





Interrogatory 67: Is it the intention of JEA to provide reclaimed water service, under pressure, to the proposed First Coast service area?

Answer: Yes, provided the developer complies with the PUD Ordinance. Under the PUD Ordinance, it is 301 Capital Partners' obligation to provide, at its expense, on-site treatment capacity for reuse water at levels and to standards acceptable to JEA, to be dedicated to JEA for operation and maintenance or for contract operation.

Interrogatory 68: If the answer to Interrogatory 67 above is yes, please state, with specificity, how the JEA would go about providing such reclaimed water service to the proposed First Coast area, and at what specific pressure, expressed in pounds per square inch, that such reclaimed water would be delivered.

Answer: It is for the developer to provide reuse water treatment capacity. Operational pressures must be similar to JEA's existing reclaimed water system, 40 to 70 psi.

Interrogatory 69: If the answer to Interrogatory 67 above is yes, please advise when JEA would be able to provide reclaimed water service to the FCRU proposed area.

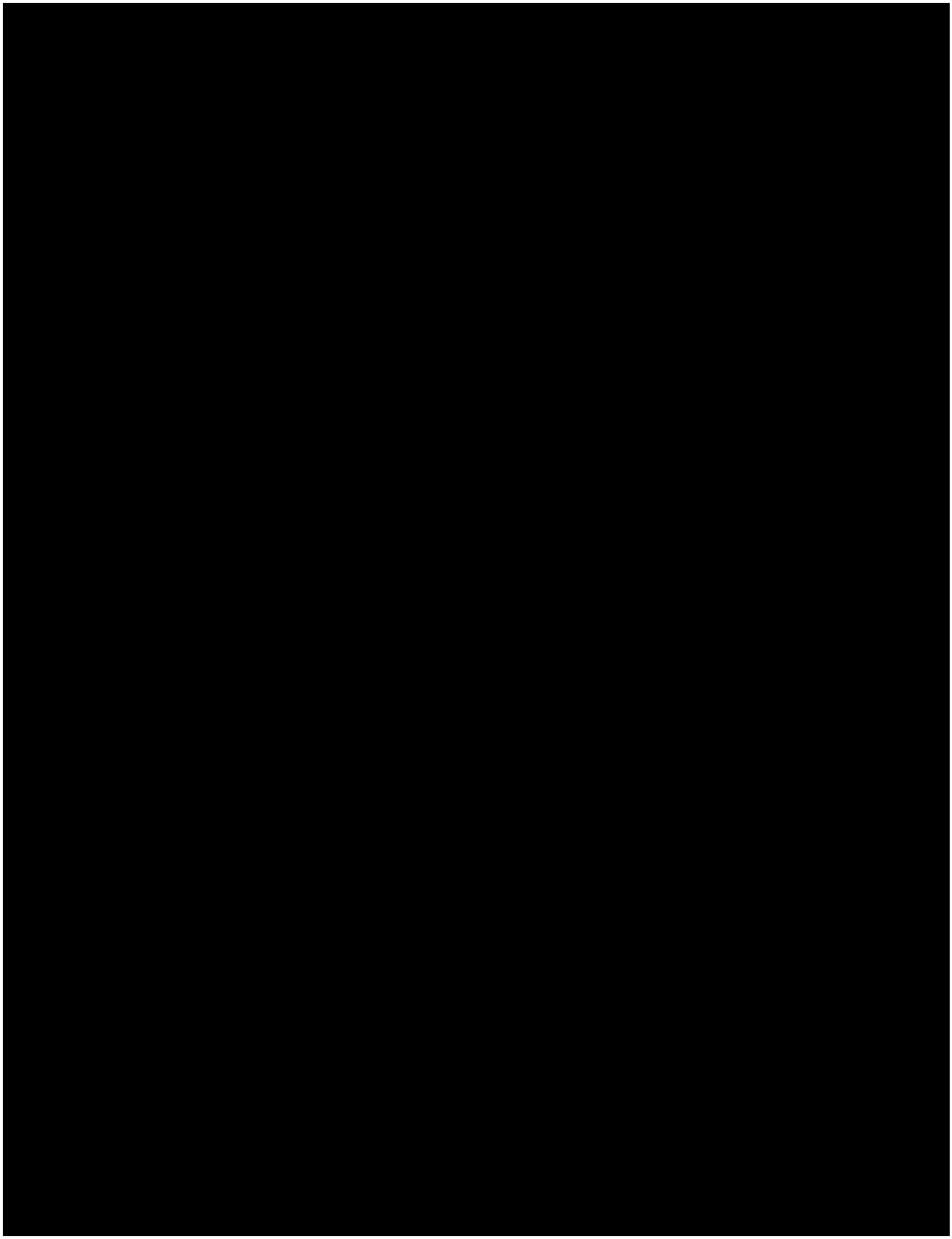
Answer: At such time as the developer complies with the PUD Ordinance.

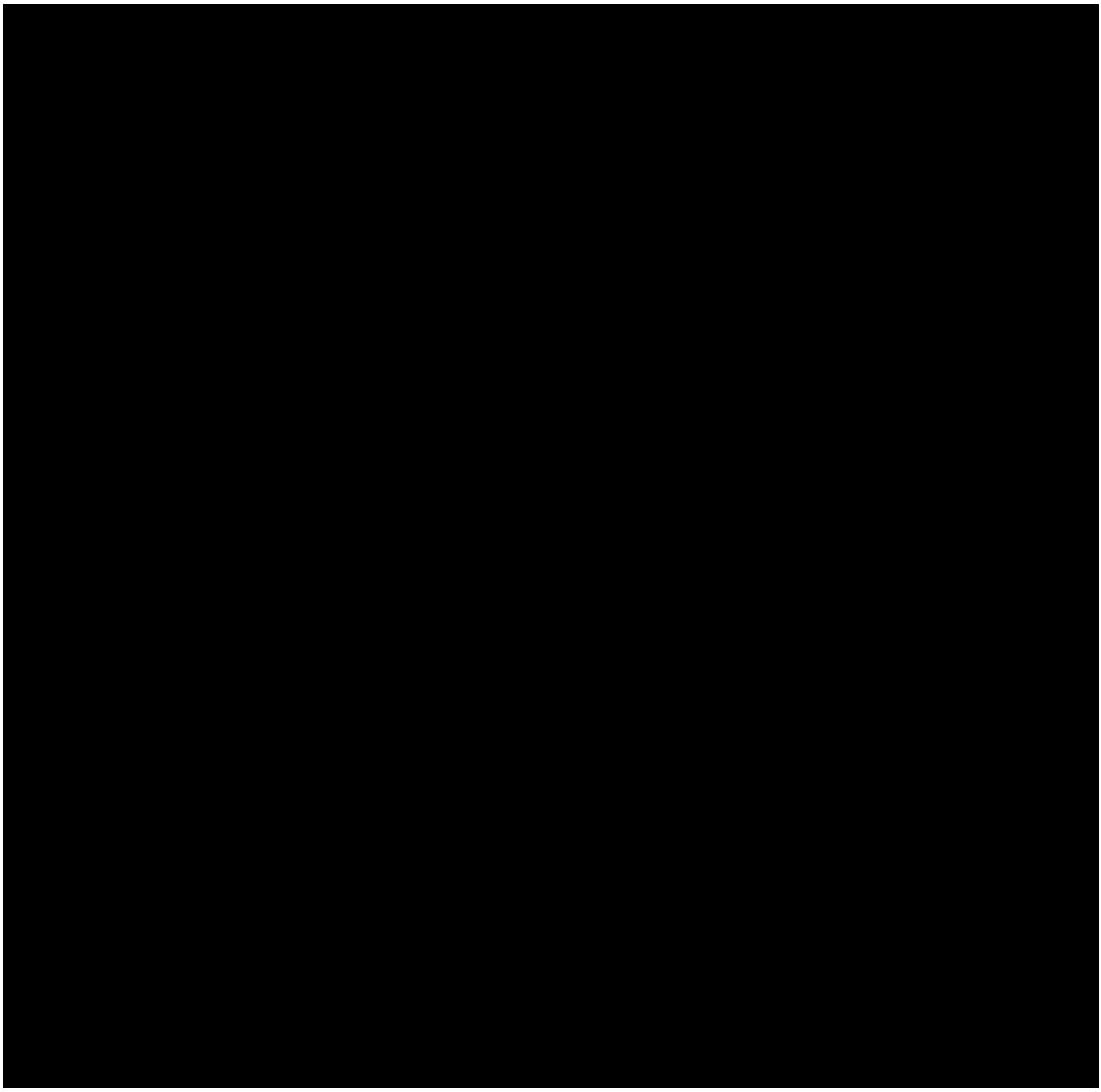
Interrogatory 70: If the answer to Interrogatory 67 above is yes, from what specific facility or facilities would JEA source the reclaimed water for service to the FCRU proposed area.

Answer: Under the PUD Ordinance, it is for the developer to provide reuse water treatment capacity, which could be constructed onsite. Prior discussions with the developer also included connecting to a new regional facility constructed at JEA expense, which idea the developer rejected.

Interrogatory 71: What is the anticipated cost of providing reclaimed water service from JEA's existing facilities to the proposed FCRU service area?

Answer: JEA does not have existing facilities providing reclaimed water service to the proposed service area. Under the PUD Ordinance, the cost of providing facilities for the reuse water treatment capacity is a cost to the developer, not to JEA.





Interrogatory 76: Previously, the JEA proposed that 301 Capital Partners build a new WWTP on the Peterson tract. Please describe, with specificity, the pipeline route that JEA would propose to interconnect the Peterson tract WWTP to the proposed First Coast service area.

Answer: JEA's prior, preliminary, discussions with 301 Capital Partners did not include a pipeline route set forth "with specificity." JEA has no pending proposals, as 301 Capital Partners has rejected all JEA proposals to date.

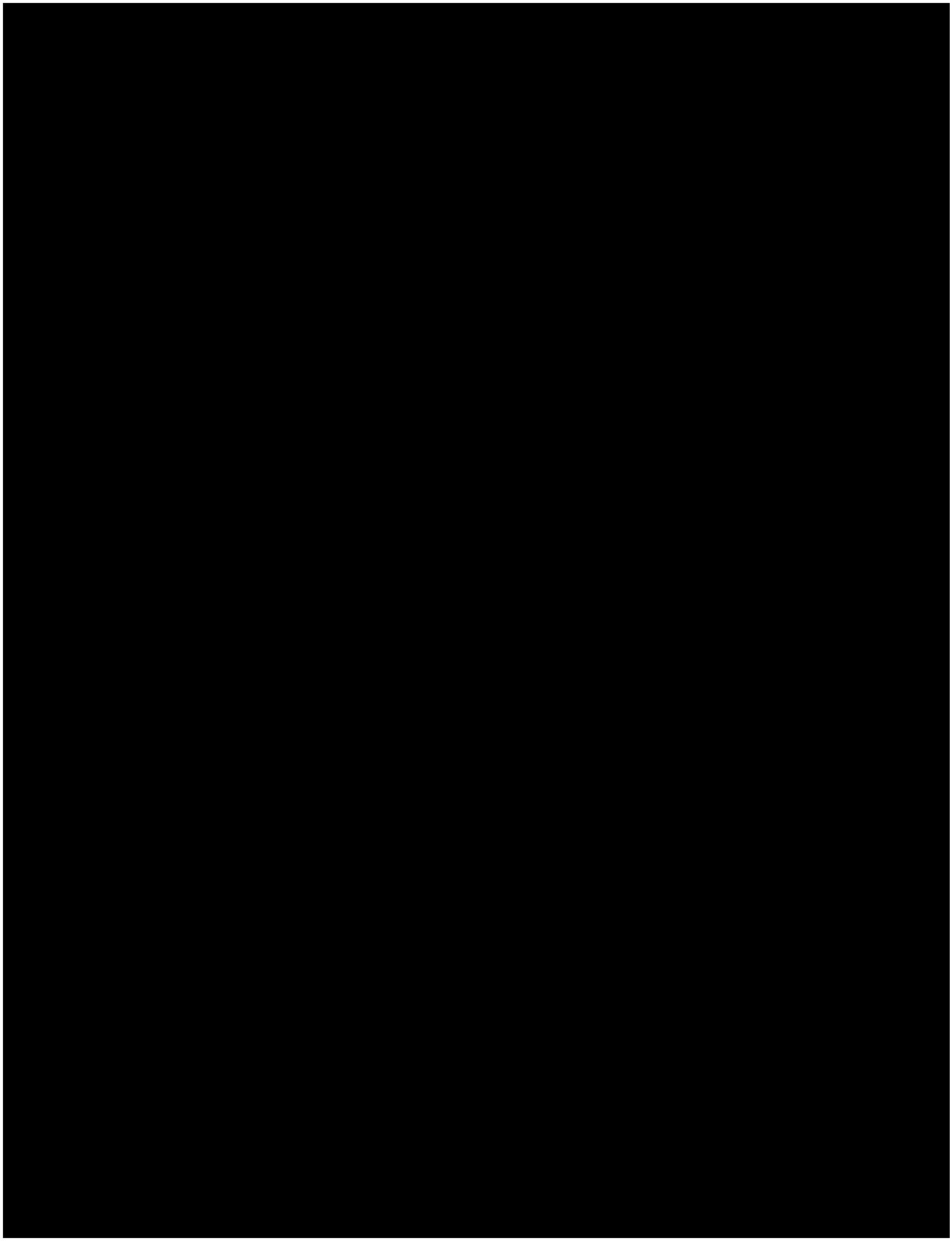
Interrogatory 77: What easements would JEA provide to interconnect the Peterson tract to the proposed First Coast service area?

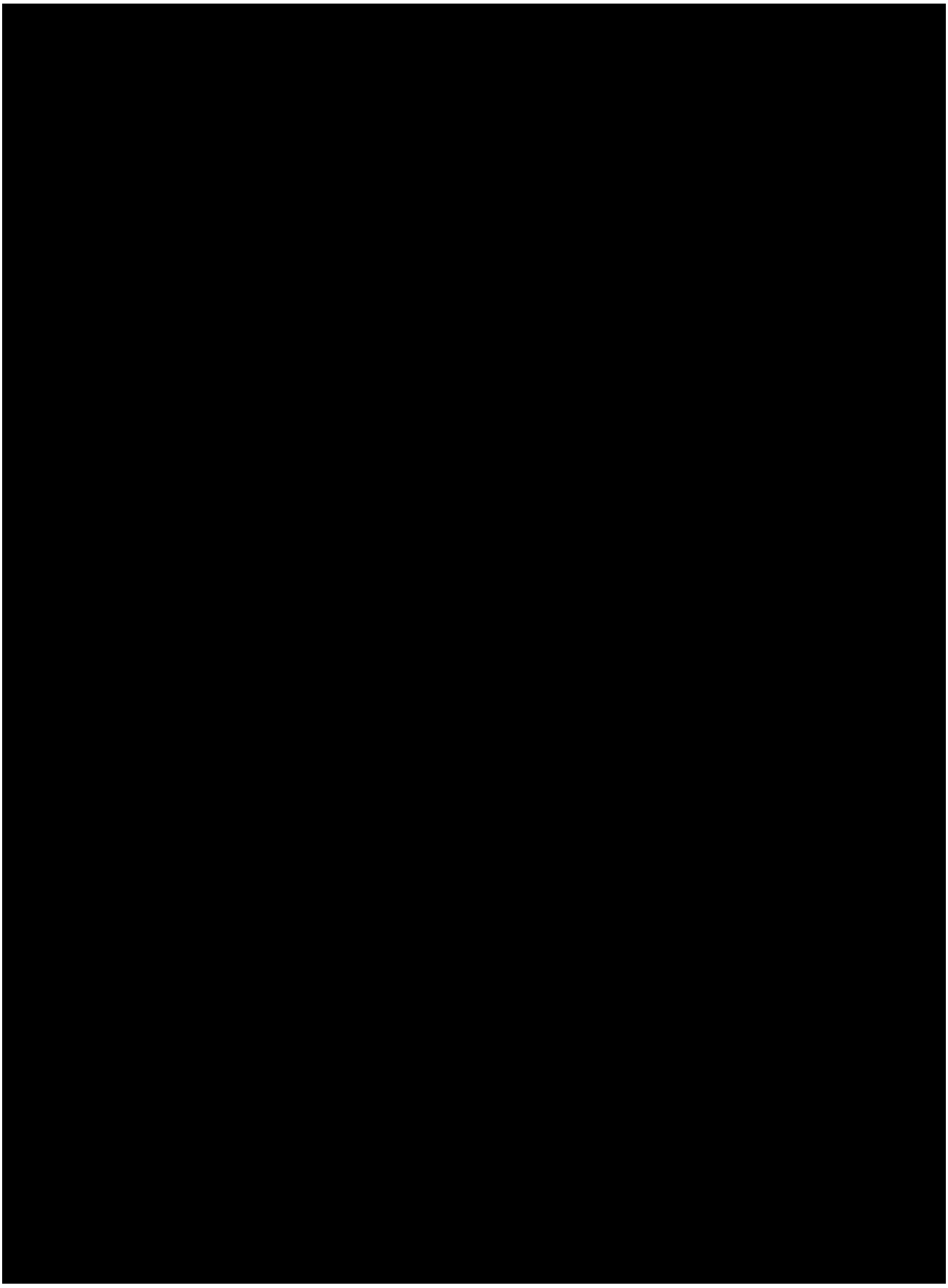
Answer: JEA has no pending proposals, as 301 Capital Partners has rejected all JEA proposals to date. JEA's prior discussions with 301 Capital Partners did not progress to a discussion of specific easements to be provided by JEA.

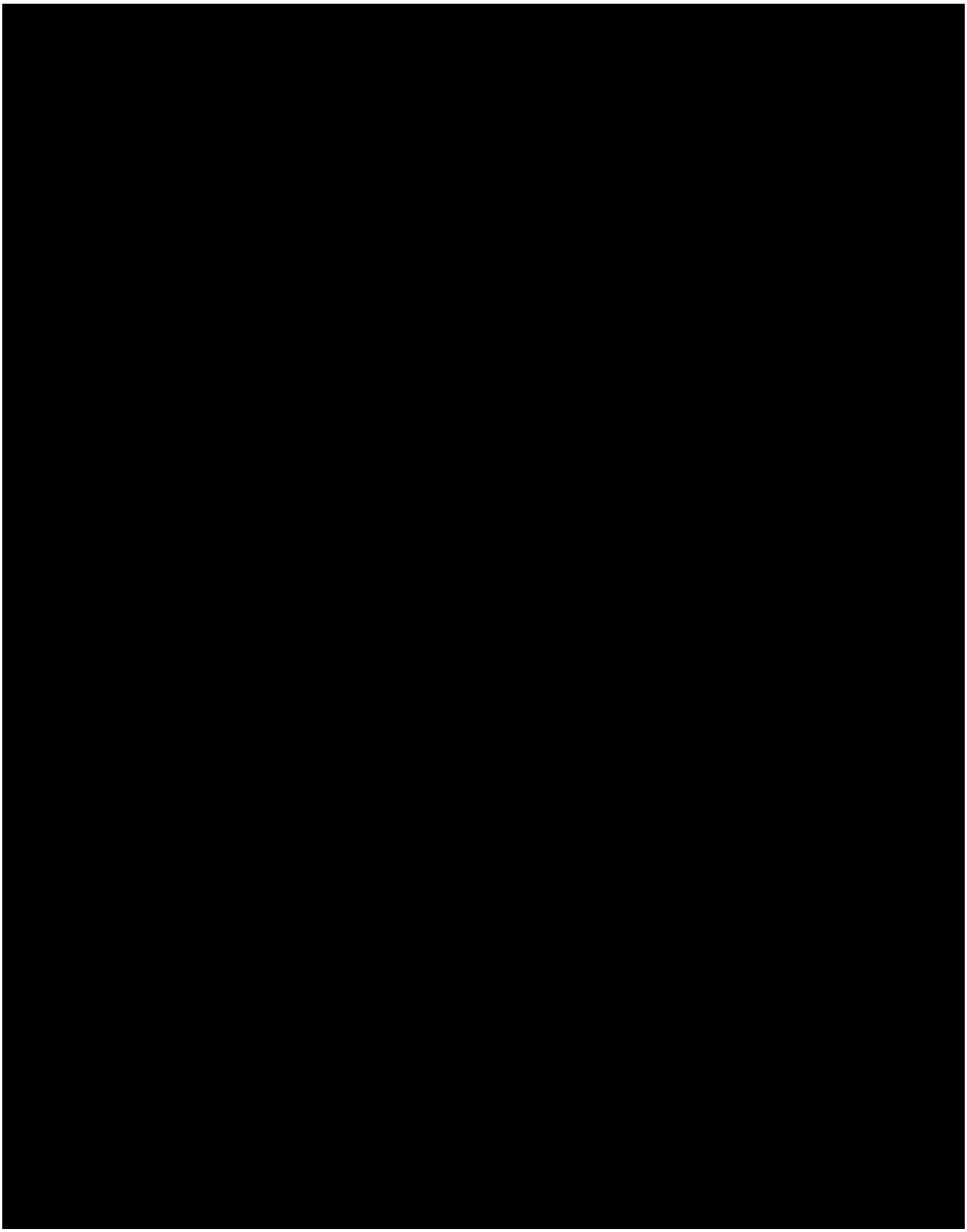
Interrogatory 78: Between the Peterson tract and the proposed FCRU service area, CSX has rail yards and rail lines. With specificity, what is JEA's projected cost for installing pipe lines under the CSX facilities?

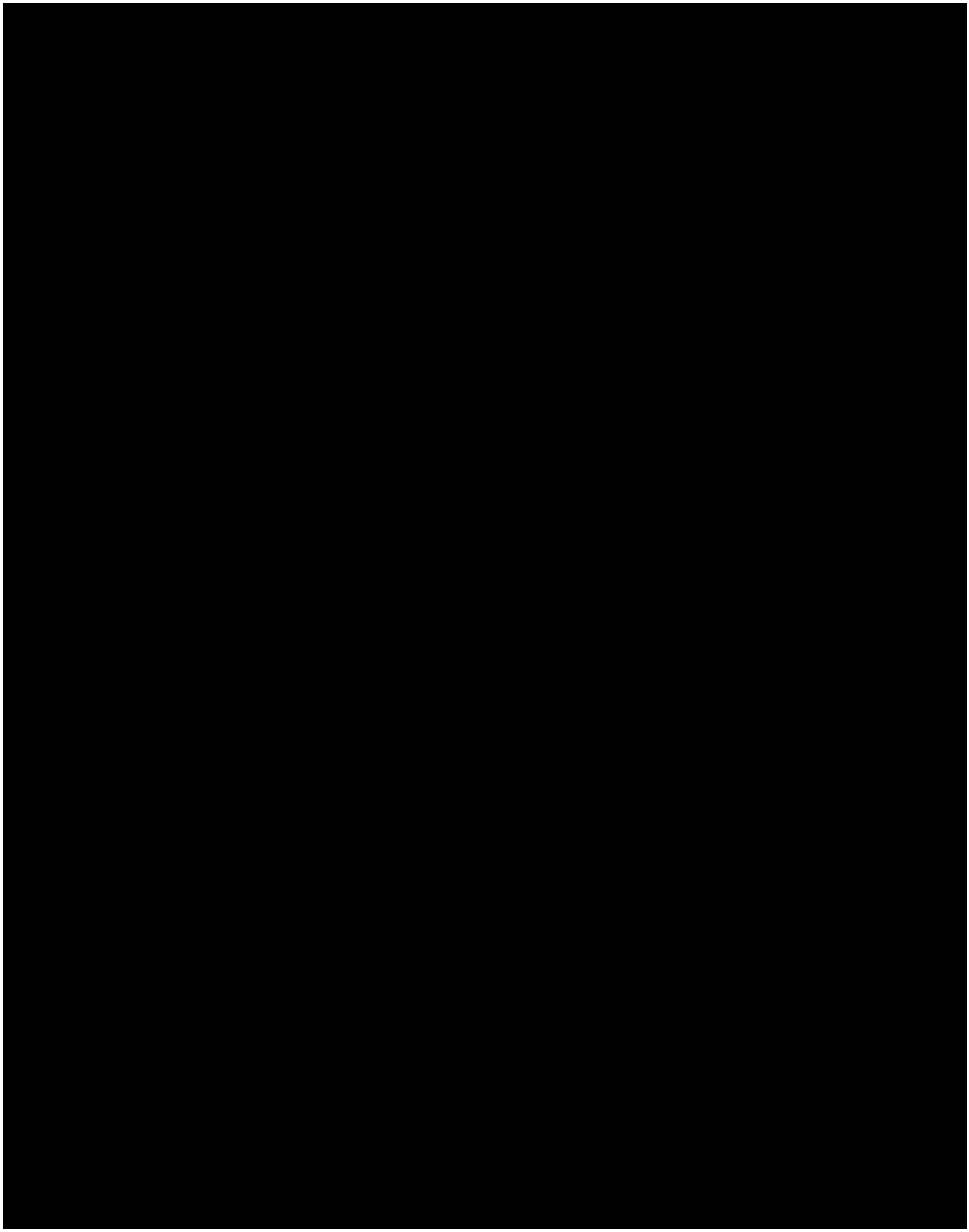
Answer: JEA has no pending proposals, as 301 Capital Partners has rejected all JEA proposals to date. JEA has no specific projection of the cost to install pipelines under CSX rail yards and rail lines.

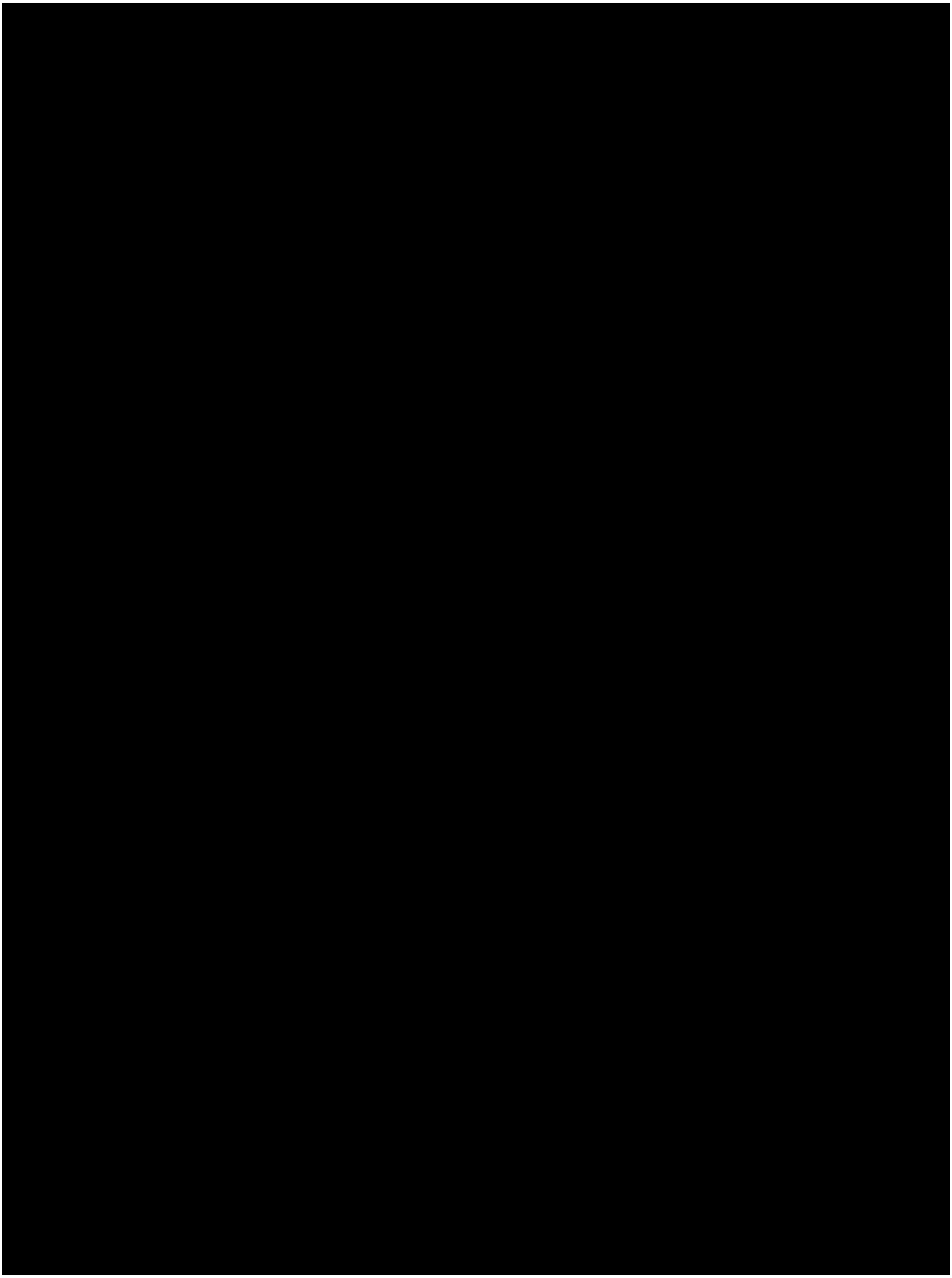


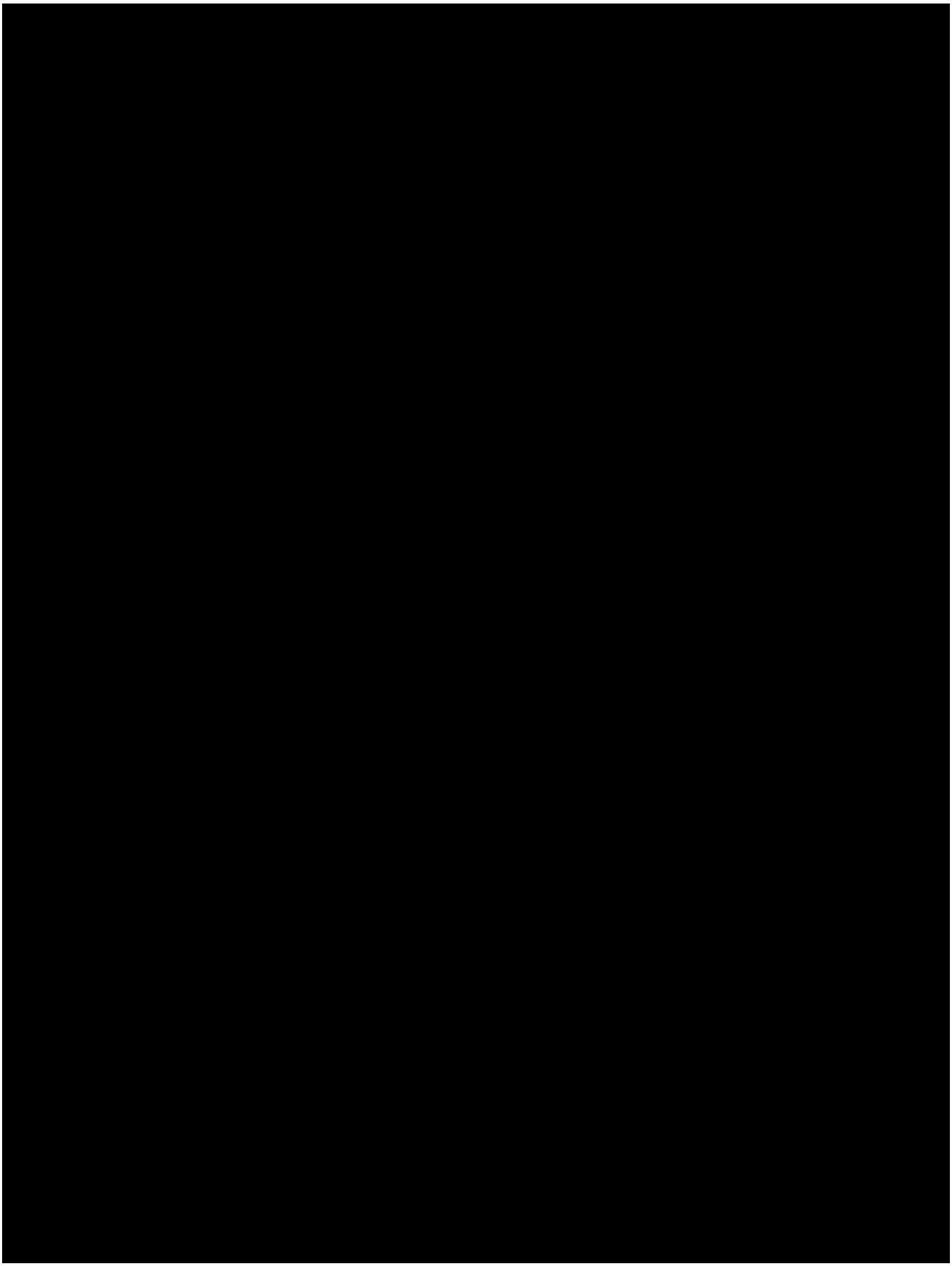


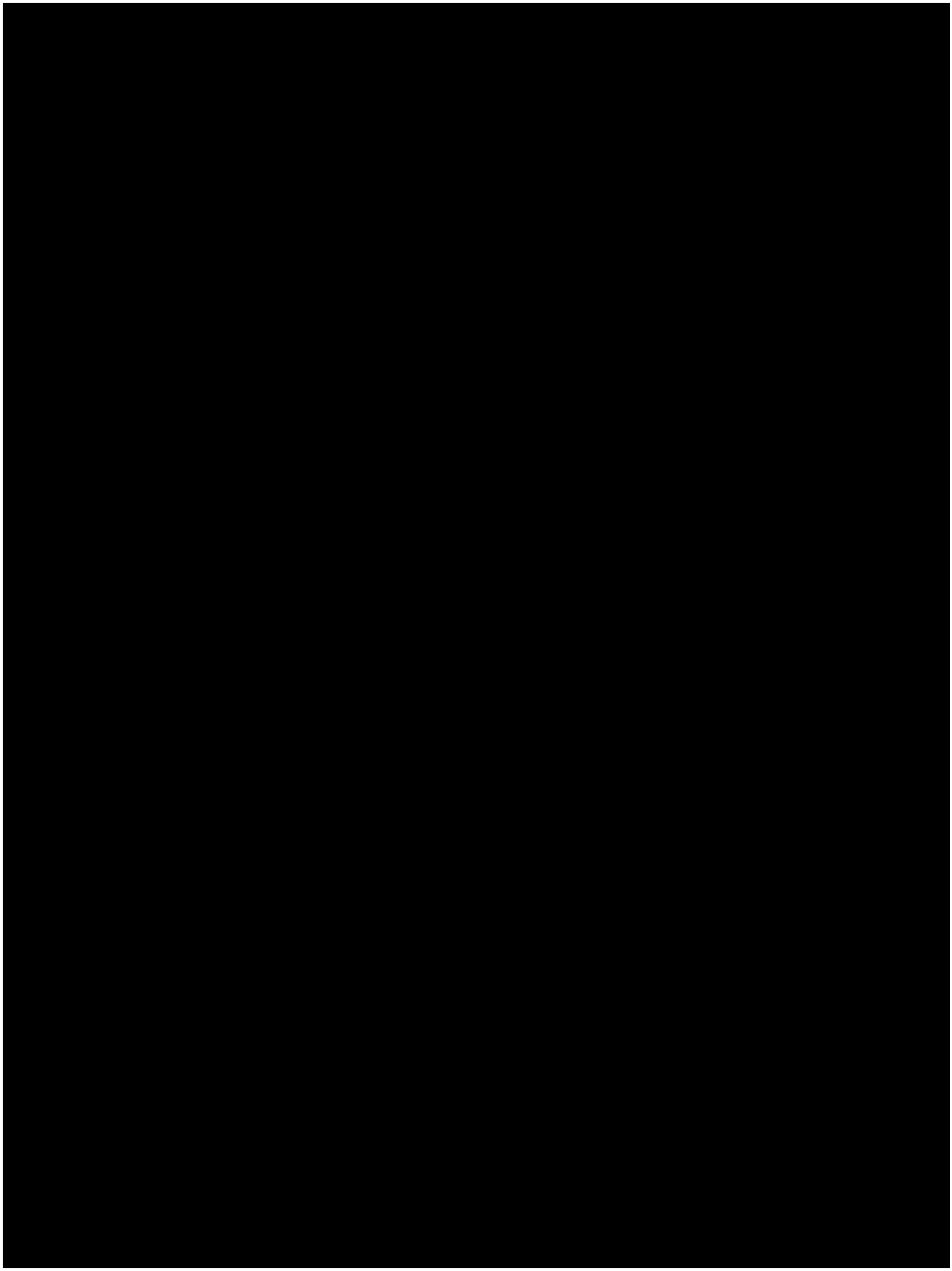


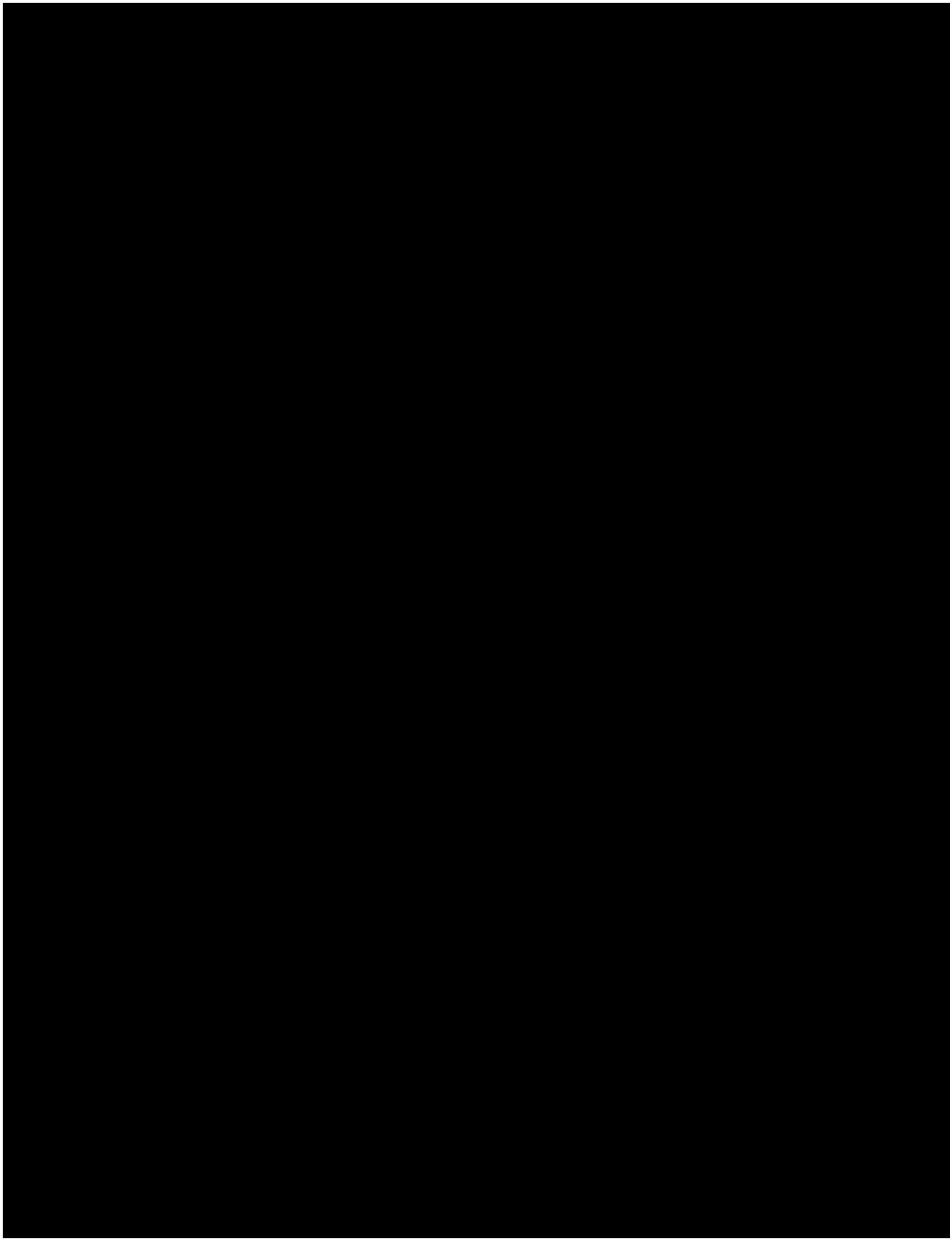










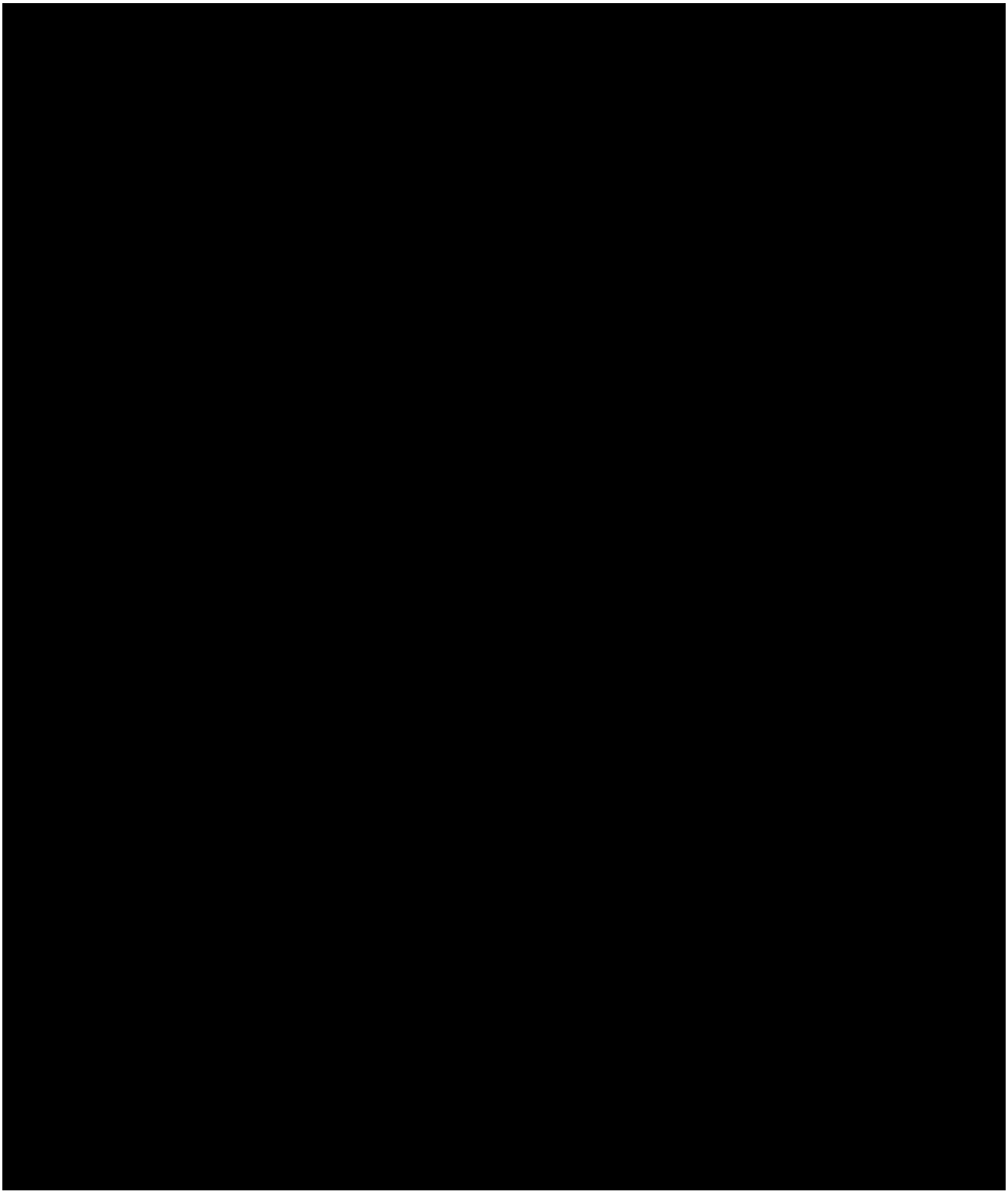


[redacted]

Interrogatory 105: JEA is nearing its permitted Water Use Permit capacity limits as authorized by the SJRWMD. With specificity, please advise as to how JEA intends to comply with its WUP obligations on a going forward basis.

Answer: JEA is not "nearing its permitted Water Use Permit capacity limits. . . ." JEA currently uses approximately 119 MGD of the 142 MGD allocation from the Consumptive Use Permit ("CUP"). JEA intends to continue to comply with its CUP obligations.

[redacted]



Interrogatory 110: One of JEA's proposals to provide water and wastewater service to 301 Capital Partners within the proposed FCRU service area is to extend the JEA's existing water

and wastewater mains. Are the existing mains and the plants from which they originate of sufficient size and capacity to accommodate 17,500 ERCs?

Answer: JEA has no pending proposals, as 301 Capital Partners has rejected all JEA proposals to date. JEA's prior discussions with the developer included connecting the development to JEA's existing system by extending the mains, which would accommodate approximately 3,000 ERCs. Connections beyond that number would require additional treatment facilities.

Interrogatory 111: If the existing mains and plants referenced in the previous interrogatory do not have sufficient capacity to provide service to 17,500 ERCs, how does JEA propose to provide service to the development through buildout and beyond?

Answer: JEA has no pending proposals, as 301 Capital Partners has rejected all JEA proposals to date.

Interrogatory 112: Has JEA identified in its five year Capital Plan the water and wastewater infrastructure projects needed to meet the demands of the 301 development within the proposed First Coast Service area of at least 17,500 ERCs?

Answer: No. The costs of the facilities are the developer's responsibility under the PUD Ordinance.



[remainder of page left blank, signature page to follow]

JEA

Signed By: J E Orfano

Printed Name: Joseph E. Orfano

Title: Treasurer

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, **personally** appeared Joseph E. Orfano as a representative of JEA, who, being duly sworn, deposes and swears that the above Answers to Interrogatories are true and correct.

SWORN TO AND SUBSCRIBED before me on this 13th day of January, 2021.

Celeste A. Stevens

Notary Public

My Commission expires: June 6, 2024

CELESTE ANGELA STEVENS
Notary Public - State of Florida
Commission # HH 003328
My Comm. Expires Jun 6, 2024
Bonded through National Notary Assn.

As to objections:

/s/ Thomas A. Crabb
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Attorneys for JEA

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 58
PARTY: Staff Exhibit 58
DESCRIPTION: JEA's Response to FCRU's 2nd Request for Admissions Nos. 11-15 Bates Nos. 00187-00193

58

JEA's Response to FCRU's 2nd Request for Admissions Nos. 11-15

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED:

JEA'S RESPONSE TO FIRST COAST REGIONAL UTILITIES, INC.'S SECOND REQUEST FOR ADMISSIONS TO JEA (REQUESTS 6-19)

JEA, pursuant to rule 1.370, Florida Rules of Civil Procedure, responds to Applicant First Coast Regional Utilities, Inc.'s ("Applicant's") Second Request For Admissions as follows:

[redacted]



Request 11: Admit that the JEA does not have the present water plant capacity to serve more than 3,000 ERCs in the proposed First Coast Service area.

Answer: Admitted. The PUD Ordinance requires the developer at its expense to construct the water, wastewater, and reuse water capacity for the development and dedicate it to JEA.

Request 12: Admit that the JEA does not have the present wastewater plant capacity to serve more than 3,000 ERCs in the proposed First Coast Service area.

Answer: Admitted. The PUD Ordinance requires the developer at its expense to construct the water, wastewater, and reuse water capacity for the development and dedicate it to JEA.

Request 13: Admit that the JEA has no present plans to construct, on its own, additional water treatment plant capacity in the proposed First Coast service area.

Answer: Admitted. The PUD Ordinance requires the developer at its expense to construct the water, wastewater, and reuse water capacity for the development and dedicate it to JEA.

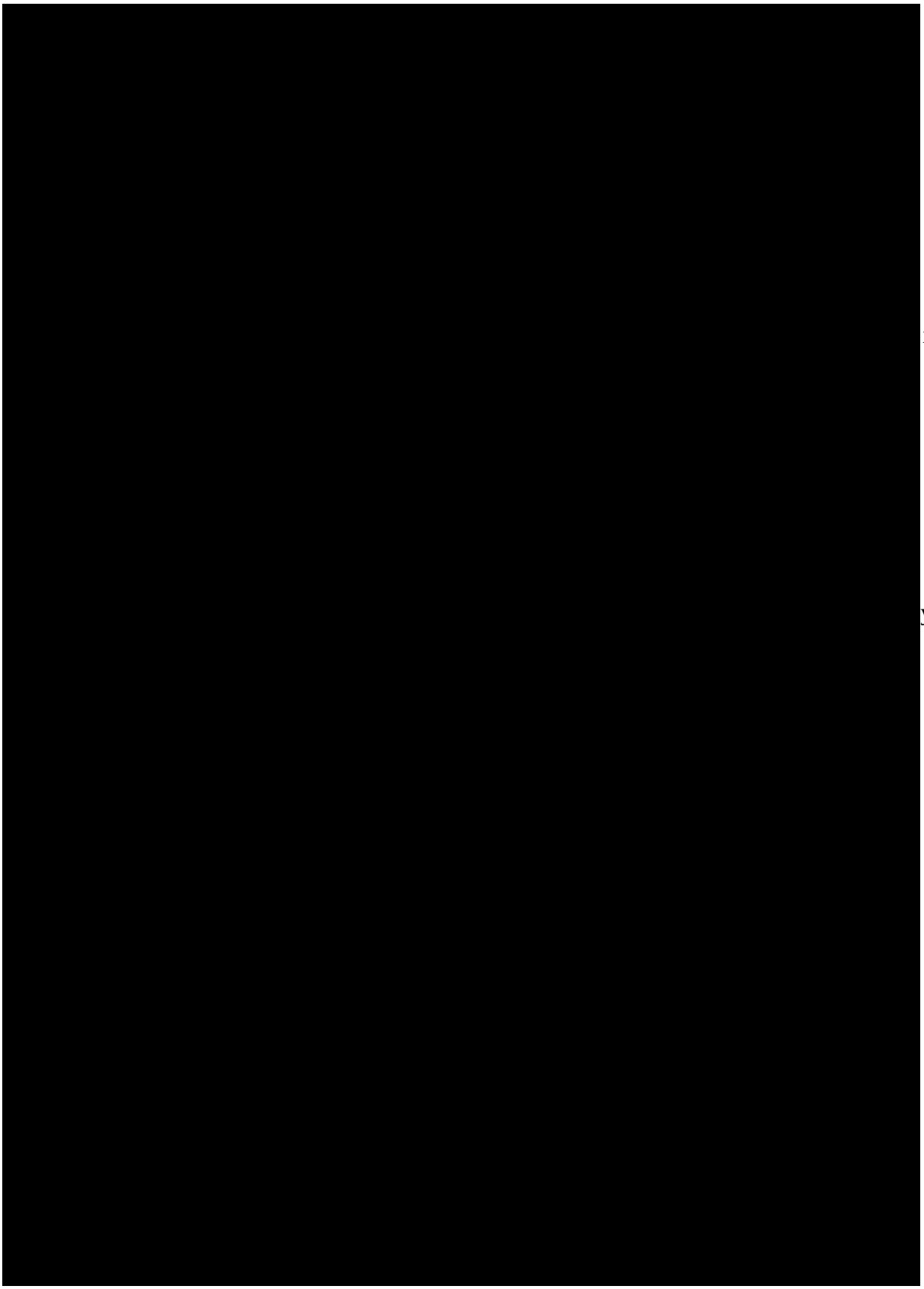
Request 14: Admit that the JEA has no present plans to construct, on its own, additional wastewater treatment plant capacity in the proposed First Coast service area.

Answer: Admitted. The PUD Ordinance requires the developer at its expense to construct the water, wastewater, and reuse water capacity for the development and dedicate it to JEA.

Request 15: Admit that the JEA has no present plans to construct, on its own, additional reuse water treatment plant capacity in the proposed First Coast service area.

Answer: Admitted. The PUD Ordinance requires the developer at its expense to construct the water, wastewater, and reuse water capacity for the development and dedicate it to JEA.





for

its.

y

Respectfully submitted this 13th day of January, 2021.

/s/ Thomas A. Crabb
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Attorneys for JEA

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I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the following this 13th day of January, 2021.

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/s/ *Thomas A. Crabb*

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 59
PARTY: Staff Exhibit 59
DESCRIPTION: FCRU's Response to JEA's 1st Interrogatories Nos. 5, 7, 11-12, 16, 19 Bates Nos. 00194-00205

59

FCRU's Response to JEA's 1st Interrogatories Nos. 5, 7, 11-12, 16, 19

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: June 1, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S ANSWERS TO JEA'S FIRST INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. ("Applicant"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to JEA's First Interrogatories to Applicant. submits the following interrogatories to Applicant.





Interrogatory 5: Unless you are relying solely on the assertions made in the Application, describe your technical ability to provide service to the proposed service area.

Answer: Applicant has hired Bevin A. Beaudet, P.E. as it's program manager to organize and oversee the execution of all design, construction and operation of the proposed facilities. Mr. Beaudet's credentials have been submitted under separate cover in the Pre-filed Direct Testimony submitted on May 15, 2020. Mr. Beaudet, with approval from 301 Capital Partners is in the process of selecting a highly experienced Florida registered and licensed Design/Build company to design and construct the proposed facilities. At the appropriate time, and as noted in the

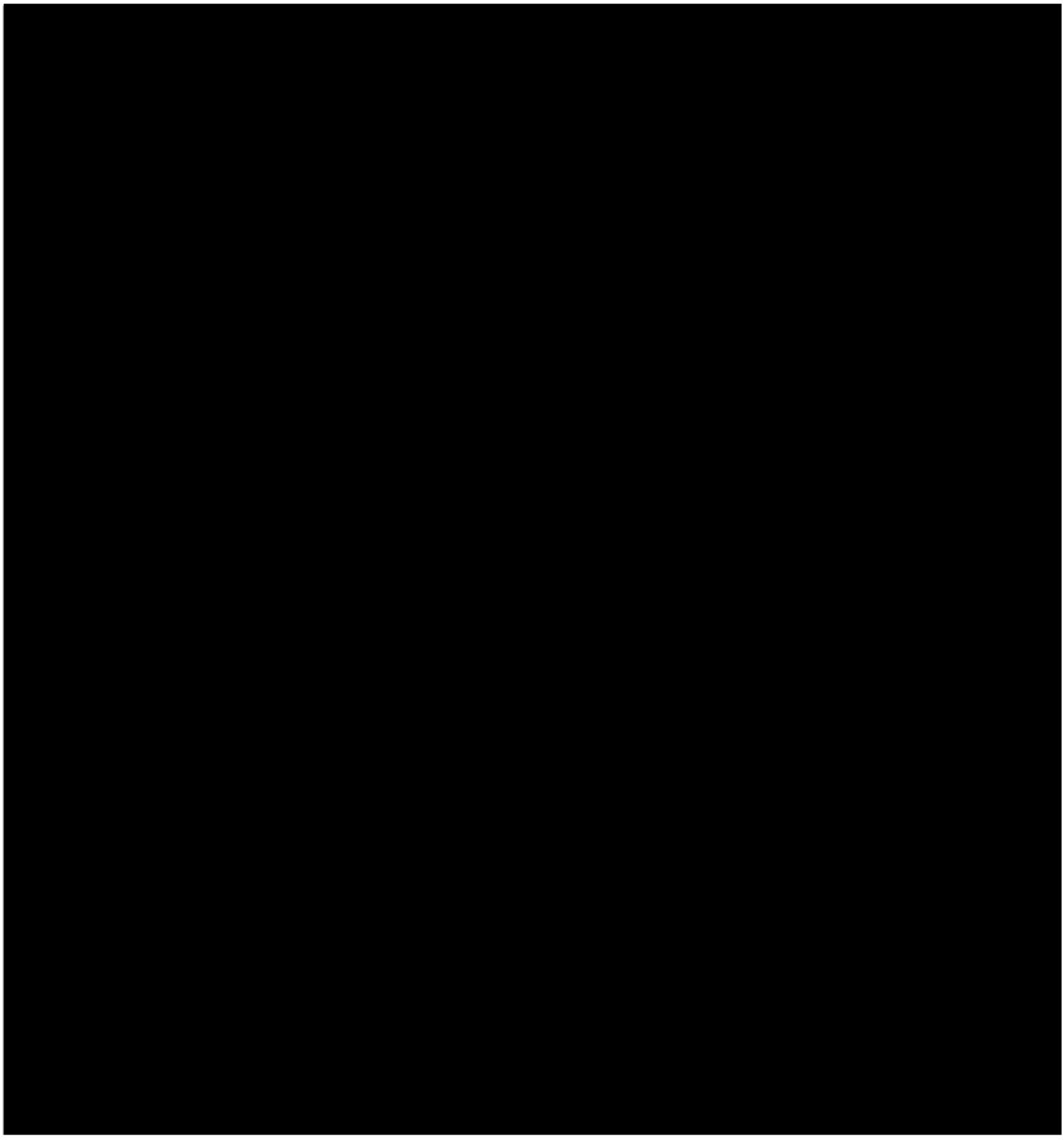
Application, Mr. Beaudet will advise the Applicant on engaging a recognized contract operations company with Florida experience to conduct operations and maintenance of the proposed facilities.

[redacted]

Interrogatory 7: Describe your "plans to begin serving the Development's customers on or before January 2022" (Application, p. 3), including a timeline for construction completion and a timeline for the required regulatory and permit approvals.

Answer: The proposed initial service date of January 2022 was based on a 2 1/3 year period following the Commission's issuance of the certificate. While the initial date of service may need to be adjusted due to the prolonged delay in the review and approval of the Application created by JEA's objection to the application, the 2 1/3 year timeline is unchanged. The timeline requested in this interrogatory is included in the Feasibility Report attached as Exhibit "E" to the Application.

[redacted]



Interrogatory 11: State the factual basis for your allegation on page 7 of the Application that the proposed 50-acre site in Duval County for the water and wastewater utility has "good drainage and soil conditions."

Answer: Soil Condition Report authored by North American Reserve, LLC for ICI Villages, LLC dated April 2010.

Interrogatory 12: Identify all persons, either presently engaged by you or proposed to be engaged by you, for the engineering, design, permitting, construction, and operation of the proposed water and wastewater utility, and the function(s) to be performed by each such person.

Answer: Please refer to the answer provided in response to Interrogatory No. 5. While the Design/Builder has not yet been engaged, pending resolution of this matter before the Commission, the Florida firm Globaltech Design Builders, Inc., participated in producing the Feasibility Assessment attached to the Application as Exhibit "E". Globaltech is under consideration for engagement to design, permit and construct the water and wastewater facilities.

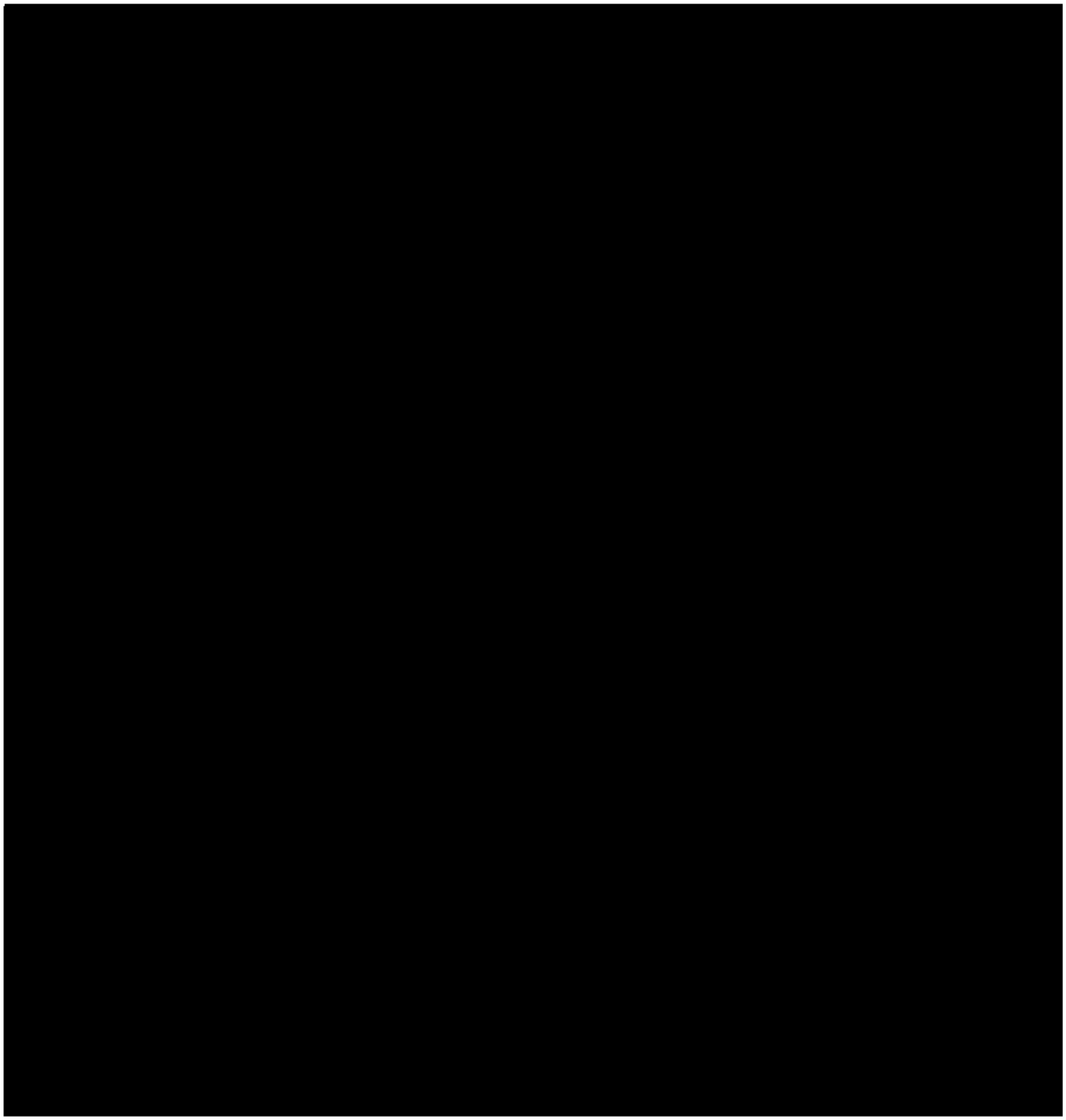




Interrogatory 16: If the COVID-19 pandemic, or changed economic conditions resulting from the pandemic, has altered any of the development plans or allegations of fact set forth in the Application, please identify them and provide revised updated plans or allegations of fact, as applicable.

Answer: Neither the COVID-19 pandemic nor any changed economic conditions has resulted in the alteration of the development plans or facts set forth in the Application. Any Alterations or delays in those plans are solely due to delays in the processing and approval of the Application.





Interrogatory 19: For each consultant, expert, witness, or other person, who files testimony on your behalf in this Docket, please identify by jurisdiction, docket number, and case name every case or matter in which they provided testimony on behalf of any business entity, individual, intervenor, association, organization or otherwise, from 2005 to the present.

Answer: Since 2005, Mr. Beaudet has presented testimony in the following matters:

1. For the Town of Burrillville, RI Sewer Commission vs. Nexom (US), Inc., AAA No. 01-18-0002-8197;

2. For Rolling Oaks Utilities, Inc., vs. Citrus County Water and Wastewater Authority Rate Case, 2018FRC-01;

3. Palm Beach County Inspector General Audit of the Village of Palm Springs, FL Public Service Department Case 216-AP-0001;

4. Palm Beach County Inspector General Contract Oversight Review of the Village of Palm Springs RFP Audit of Services Contract, Case CA-2016-0122;

Florida Department of Environmental Protection SSO Remediation Plan for the City of Riviera Beach, FL Consent Order WO-020-16.

Since 2005, Ms. Swain has presented testimony in the following matters:

1. On behalf of KW Resort Utilities Corp., before the Florida Public Service Commission, Docket No. 20170141-SU, Application for increase in wastewater rates in Monroe County by KW Resort Utilities Corp;

2. On behalf of Utilities, Inc. of Florida, before the Florida Public Service Commission, Docket No. 160101-WS, Application for increase in water and wastewater rates in Charlotte, Highlands, Lake, Lee, Marion, Orange, Pasco, Pinellas, Polk, and Seminole Counties by Utilities, Inc. of Florida;

3. On behalf of KW Resort Utilities Corp., before the Florida Public Service Commission, Docket No. 150071-SU, Application for increase in wastewater rates in Monroe County by KW Resort Utilities Corp.;

4. On behalf of Hillsborough County, before Hillsborough County, Application of Pluris PCU, Inc. for Adjustment of Water and Wastewater Service Rates.

Interrogatory 19: For each consultant, expert, witness, or other person, who files testimony on your behalf in this Docket, please identify each document upon which they relied in preparing such testimony.

Answer: Deborah Swain relied on the following documents:

- Exhibits "H" and "I" to the Application;
- Chapter 25-30, Florida Administrative Code; and
- Chapter 367, Florida Statutes.

Bevin Beaudet relied on the following documents:

- Duval County Zoning Ordinance 2010-874-E as amended and enacted on 2/11/2011;
- Arial photographs and site maps;
- Phase 1 Environmental Site Assessment, Ellis & Associates, Inc, December 2005;
- Soil Condition Report, North American Reserve, LLC for ICI Villages, LLC April 2010;
- Water and wastewater system Assessment Technical Memorandum, Jones Edwards & Associates for ICI Villages, LLC March 2007;
- April 9, 2019 Meeting Notes, containing the JEA interconnection proposal, along with JEA's proposed costs associated therewith;
- JEA Water, Sewer and Reuse Design Guideline for New Developments;
- JEA Standards Manual for Water Treatment Plants;
- Recommended Standards for Sewage Works, Latest Edition, Ten State Standards;

- Water Environment Federation Design of Water Resource Recovery Facilities, MOP 8, 6th Edition;
- FEMA flood plain maps;
- Florida Administrative Code 62-600 and 62-610.

Respectfully submitted this 1st day of June, 2020, by:

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Telephone: (850) 877-6555
rbrannan@sfflaw.com

By: Robert C. Brannan/bf
Robert C. Brannan
For the Firm

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I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the following this 1st day of June, 2020.

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Robert C. Brannan

20190168-WS Staff Hearing Exhibits 00206
FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 60
PARTY: Staff Exhibit 60
DESCRIPTION: FCRU's Response to JEA's 2nd Interrogatories Nos. 23-28, 30-32, 35 Bates Nos. 00206-00254

60

FCRU's Response to JEA's 2nd Interrogatories Nos. 23-28, 30-32, 35

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: July 9, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S ANSWERS TO JEA'S SECOND INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. ("Applicant"), pursuant to rule 1.340, Florida Rules of Civil Procedure, responds to JEA's Second Interrogatories to Applicant, and submits the following Answers.

[redacted]

[redacted]

Interrogatory 23: The Feasibility Assessment (Exhibit BAB-2) indicates it was prepared "in conjunction with" Globaltech Design Builders. Please describe the role and extent to which Globaltech Design Builders participated in the preparation of the Assessment and the level of input and oversight Mr. Beaudet provided in the development of the Assessment.

Answer: Mr. Beaudet was Principle-in-Charge of the entire Feasibility Assessment. Globaltech Design/Builders, Inc. was a subcontractor to Mr. Beaudet and worked under his direction on process selection, facilities layout and cost estimates. Mr. Beaudet provided input to Globaltech and made all final decisions as well as reviewing and approving the final deliverable. Globaltech also provided graphics support for production of the Assessment.

Interrogatory 24: Is the Feasibility Assessment limited to Phase 1 of the development?

Answer: The Feasibility Assessment and its cost estimate were for Phase I of the development. The conceptual design, however, contemplated a mirror image addition to the facilities capable of serving Phase II. Some facilities, such as yard piping, raw water main piping, the administration/control building, and structural components for adding high service and recycled water pumps were included in the Phase I design and costing. The site for the treatment facilities was chosen to be sufficient for the full 4 MGD capacity of the utility at full buildout.

Interrogatory 25: The Feasibility Assessment, on page 7, states its purpose as providing a "preliminary" design, layout, and cost estimate. Please identify the portion(s) of the Assessment that are "preliminary" in nature.

Answer: The American Associations of Cost Estimating ("AACE") sets standards of accuracy for cost estimates and methodology based on the purpose of the estimate. While the Feasibility Assessment technically falls into Estimate Class 4 – Study of Feasibility, the Class 3 – Budget Authorization or control methodology was used for the Assessment at the request of the client. Please refer to the table from AACE attached hereto as Exhibit "A".

Interrogatory 26: Please state how many times Mr. Beaudet visited the proposed development site, date(s), and identify anyone who accompanied him.

Answer: Mr. Beaudet visited and inspected the site twice. The first visit was on 2/21/19. This was an all-day visit accompanied by 301 Capital Partners' representatives Robert Kennelly, Michael Braren, and Austen and Avery Roberts. Also accompanying Mr. Beaudet were William Sundstrom and Robert Brannan of Sundstrom & Mindlin, LLP. Not only was the entire property inspected, the geographical area surrounding the development was toured. This included the properties east of the site: US route 301; the CSX railroad yard and tracks; Normandy Blvd. to the end of JEA's service lines; and the JEA treatment facilities at Cecil Field. Mr. Beaudet made a second visit to the site on 3/9/19, to thoroughly inspect the site where the proposed utility facilities are to be located.

Interrogatory 27: Page 12, section 4.1, of the Feasibility Assessment states that "301 Capital Partners has decided upon an absorption rate of 2500 Equivalent Residential Connections (ERC's) through 2030…." What is meant by "absorption rate"?

Answer: Absorption rate refers to the number of ERC's to be constructed in each phase of the development timetable described in Interrogatory 21. Please refer to the table provided to Mr. Beaudet for use in the Feasibility Assessment attached hereto as Exhibit "B".

Interrogatory 28: Regarding Page 12, Section 4.1 of the Feasibility Assessment, what is the basis for Mr. Beaudet's claim that a water demand rate "of 270 gallons per day (GPD) Average daily Flow (ADF) per ERC" is commonly accepted, and conservative?"

Answer: The value in gallons per day per ERC can vary widely depending on locale, type of housing/commercial development and whether reclaimed water is used to irrigate only common property or individual lots. The value of 270 gallons/ERC was selected by reviewing data from the St. Johns River Water Management District (SJRWMD") Water Supply Plan, supplemented by much more detailed data available from the South Florida Water Management District's ("SFWMD") Lower East Coast Water Supply Plan ("LECWSP").

According to Technical Fact Sheet SJ2019-FS1 2018 Survey of Annual Water Use for the SJRWMD the per capita public water supply is 128 gallons/day and has been dropping annually for the past few years as conservation measures are adopted. The Technical Fact Sheet is attached hereto as Exhibit "C" for reference. At a conservative 2.4 persons per dwelling unit the value per ERC would equal 307 gpd/ERC. This value was decreased by 12% to 270 gpd/ERC due to the 100% irrigation by reclaimed water for this subject project which would slightly reduce demand. The SFWMD LECWSP provided much more detail on public water supply demand by reference

in Appendix E, the per capita demand for each of the utilities with the plan area. Palm Beach County Water Utilities' per capita water demand is listed as 111gpd. Its planning ERC, matched by water sales data, is 270 gpd/ERC. Palm Beach County Water Utilities reclaimed water use percentage is about half of the 55% district-wide reclaimed water use percentage reported by the SJWMD, which would align well with the use of 270 gpd/ERC value selected as the demand for water by the planned development. Certainly, this value is reasonable, but it is also moot, because the FCRU Phase I water and wastewater treatment plants are designed for 1 MGD capacity, which is more than the demand regardless of any reasonable value of gpd/ERC. The 1 MGD capacity is due to a non-published but well known JEA requirement that new development facilities be rated at a minimum 1 MGD capacity.

[redacted]

Interrogatory 30: Regarding page 30, Section 7 of the Feasibility Assessment, what is the basis for the statement that the "on site utilities alternative can be designed and constructed within 2 1/3 years"?

Answer: The 2 1/3-year design and construction schedule referred to in this interrogatory is based on many years of experience in Florida by both Mr. Beaudet and Globaltech Design/Builders. The delivery method of design build expedites project completion, and as private

developers, the time-consuming bureaucracy imposed upon governmental agencies is neither required nor experienced.

Interrogatory 31: Detail what permits will be necessary, what inspections will be necessary, and the specific timelines for the design and construction of the water treatment plant.

Answer: The main permits required would be the Consumptive Use Permit ("CUP") and possibly an Environmental Resources Permit ("ERP") from the SJWMD, and the FDEP construction permit. The timelines for these permits can vary. A reasonable estimate is contained in Table-3, page 22 of the Feasibility Assessment. Inspections will be required by the responsible agencies, generally these are conducted during the course of the project and the time frames for such inspections cannot be estimated at this stage of the project.

Interrogatory 32: Detail what permits will be necessary, what inspections will be necessary, and the specific timelines for the design and construction of the wastewater treatment plant.

Answer: The main permits required would possibly be an Environmental Resources Permit ("ERP") from the SJWMD, the FDEP construction permit, and possibly a land application permit for sludge disposal from the regional office of the FDEP. The timelines for these permits can vary. A reasonable estimate is contained in Table-3, page 22 of the Feasibility Assessment. Inspections will be required by the responsible agencies, generally these are conducted during the course of the project and the time frames for such inspections cannot be estimated at this stage of the project.

[redacted]

Interrogatory 35: On what basis does Mr. Kennelly claim there is "no other entity to provide such service in a timely and economically feasible manner"?

Answer: JEA's timeframe for providing services was too far in the future and too costly compared to the construction of on-site facilities.

[redacted]

[redacted]

Respectfully submitted this 9th day of July, 2020, by:

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For the Firm

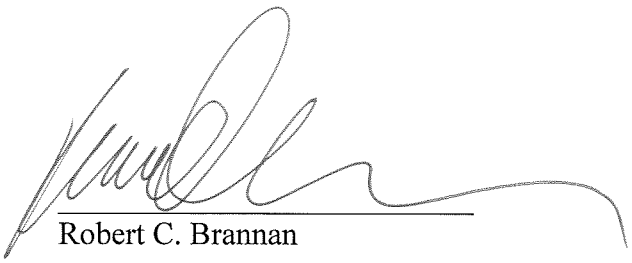
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I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the following this 9th day of July, 2020.

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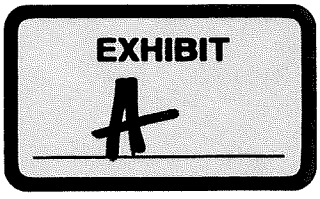
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Robert C. Brannan

Table 4-1 AACE Cost Estimating Classes (AACE, 2019)			
Estimate Class	END USAGE Typical purpose of estimate	Methodology	Expected Accuracy Range
Class 5	Concept screening	Capacity factored, parametric models, judgment, or analogy	L: -20% to -50% H: +30% to +100%
Class 4	Study or feasibility	Equipment factored or parametric models	L: -15% to -30% H: +20% to +50%
Class 3	Budget authorization or control	Semi-detailed unit costs with assembly level line items	L: -10% to -20% H: +10% to +30%
Class 2	Control or bid/tender	Detailed unit cost with forced detailed take-off	L: -5% to -15% H: +5% to +20%
Class 1	Check estimate or bid/tender	Detailed unit cost with detailed take-off	L: -3% to -10% H: +3% to +15%



20190168-WS Staff Hearing Exhibits 00217

301 CAPITAL PARTNERS

PRELIMINARY ABSORPTION SCHEDULE

PHASE	NORTH VILLAGE	CENTRAL VILLAGE	WEST VILLAGE	SOUTH VILLAGE	COMMERCIAL VILLAGE	NASSAU COUNTY PROPERTY	BAKER COUNTY PROPERTY	TOTAL
2020-2025	1,500 ERC's				100 ERC's			1,600 ERC's
2025-2030	1,000 ERC's	500 ERC's			200 ERC's			1,700 ERC's
2030-2035		1,000 ERC's	500 ERC's		200 ERC's	100 ERC's	200 ERC's	2,000 ERC's
2035-2040		1,000 ERC's	1,000 ERC's	500 ERC's	300 ERC's	200 ERC's	300 ERC's	3,300 ERC's
2040-2045			1,000 ERC's	1,000 ERC's	300 ERC's	200 ERC's	500 ERC's	3,000 ERC's
2045-2050				1,000 ERC's	300 ERC's	500 ERC's	500 ERC's	2,300 ERC's
TOTAL	2,500 ERC's	2,500 ERC's	2,500 ERC's	2,500 ERC's	1,400 ERC's	1,000 ERC'S	1,500 ERC'S	13,900 ERC's

EXHIBIT B

FCRU 000940
7/9/20 POD to JEA

EXHIBIT
C

Technical Fact Sheet SJ2019-FS1

2018 Survey of Annual Water Use for St. Johns River Water Management District

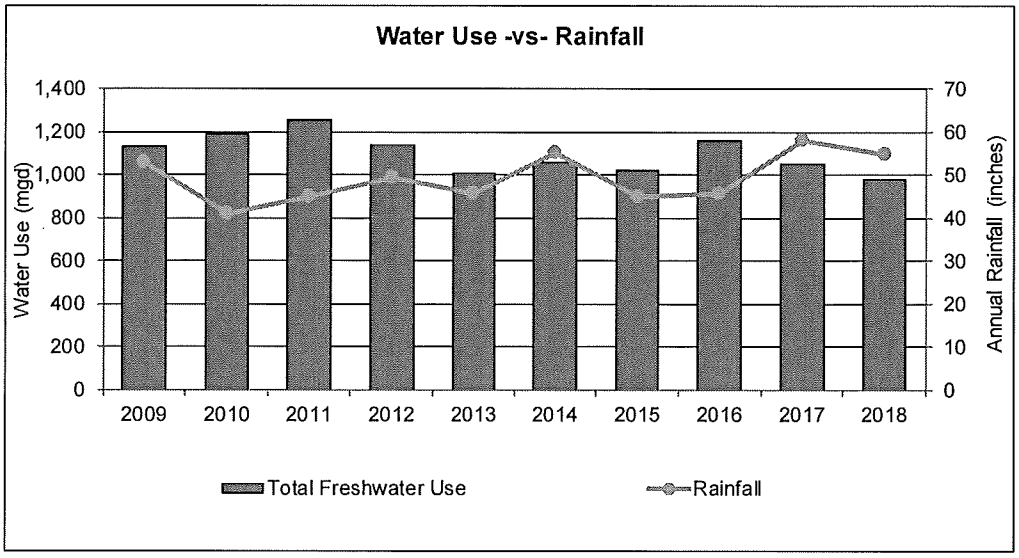
2018 Survey of Annual Water Use for St. Johns River Water Management District

St. Johns River Water Management District
2018 Annual Water Use Executive Summary

This executive summary provides a brief overview and glance of the water use statistics for the last 10 years. Definitions for the categories of water use and explanations regarding changes in water use are included in the report, following the executive summary.

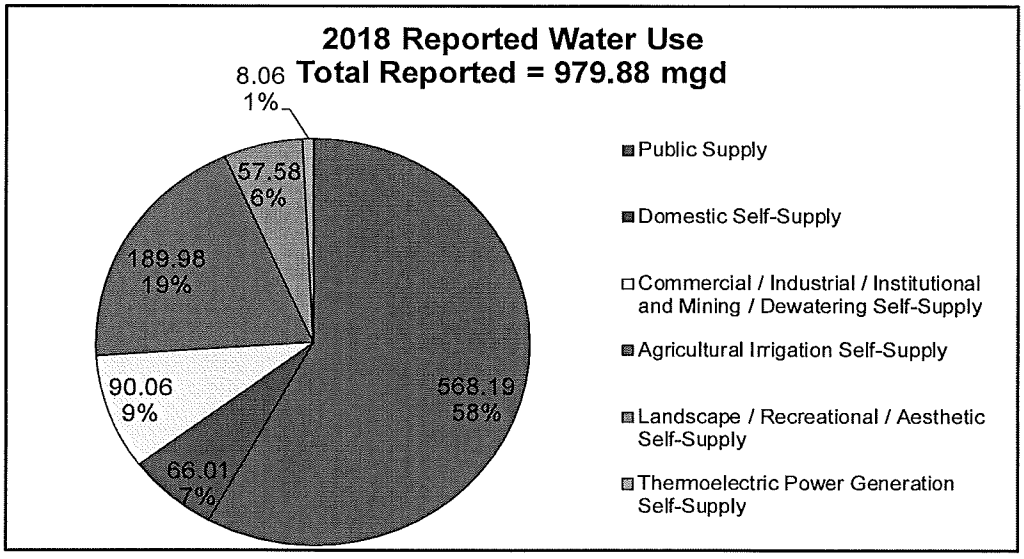
2018 Rainfall

- At 55 inches, it was the third wettest year in the last decade
- 14 inches higher than the 10-year low in 2010 and 5 inches above the 10-year average
- The majority of the rainfall occurred during the second half of 2018



2018 Total Water Use

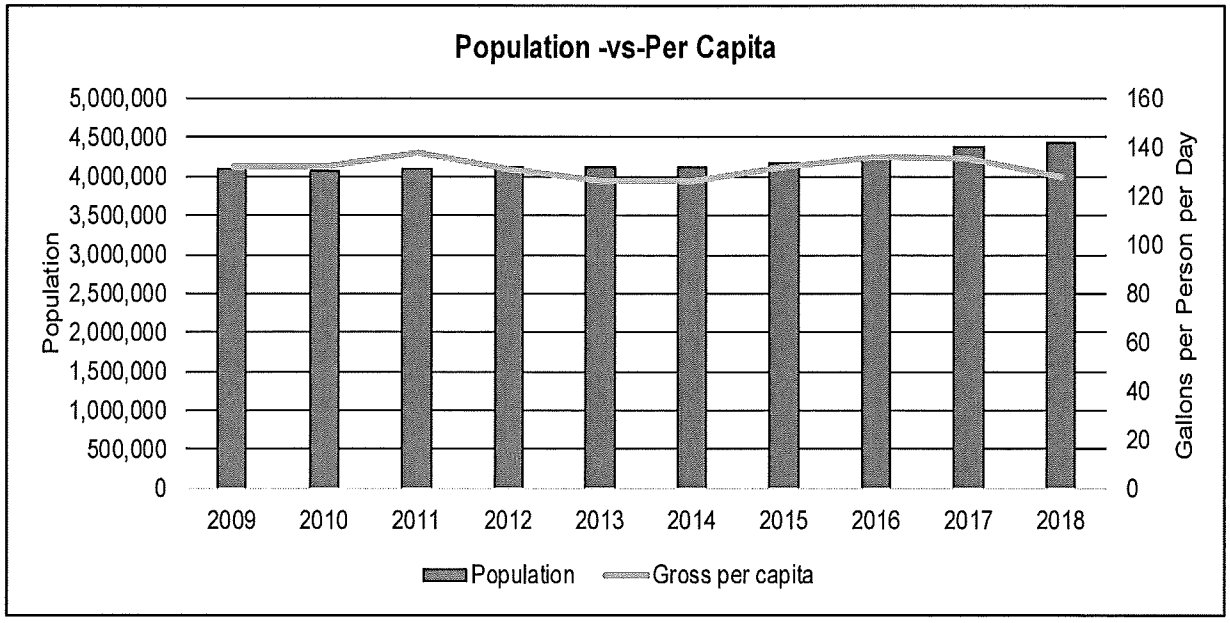
- 11% lower than the 10-year average and 7% lower than 2017 use

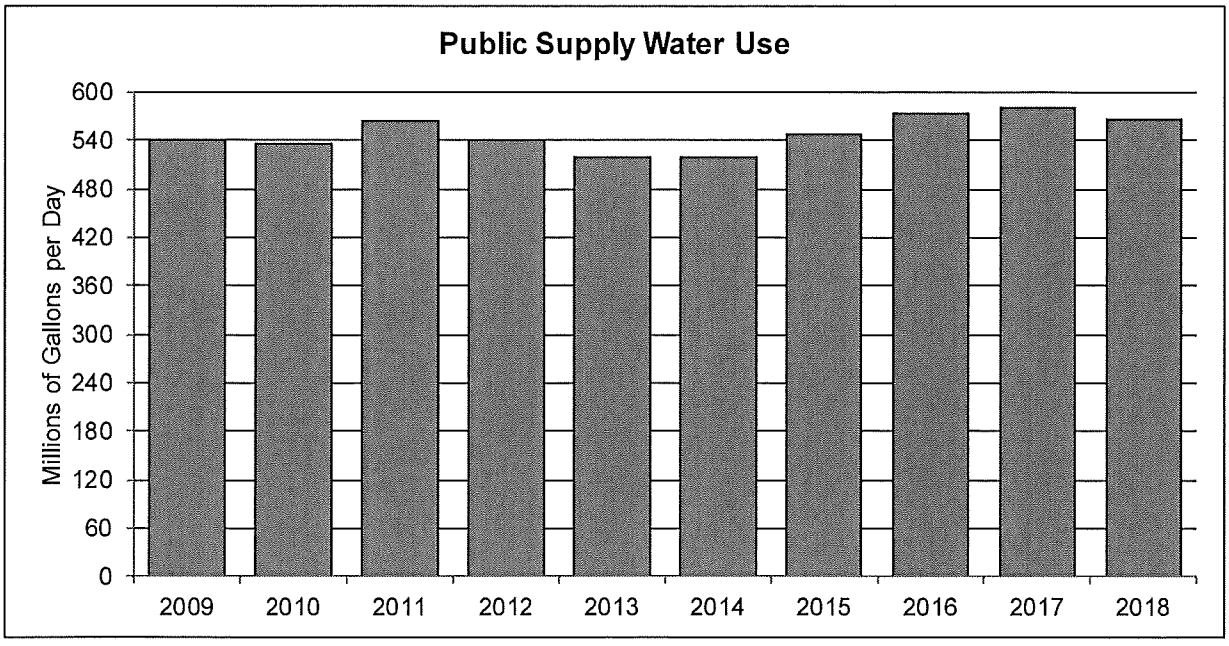


2018 Survey of Annual Water Use for St. Johns River Water Management District

2018 Public Supply Water Use

- Between 2009 and 2018, public supply water use increased 5% from 541.40 million gallons per day (mgd) to 568.19 mgd, while population increased 8% from 4,108,535 to 4,442,419 persons
- Between 2009 and 2018, gross per capita rates decreased 3% from 132 gallons per person per day to 128 gallons per person per day
- Changes in public supply water use can be attributed to several factors, such as rainfall, implementation of conservation, increased use of reclaimed water, economic factors, etc.
- Public supply water use decreased 2% from 2017

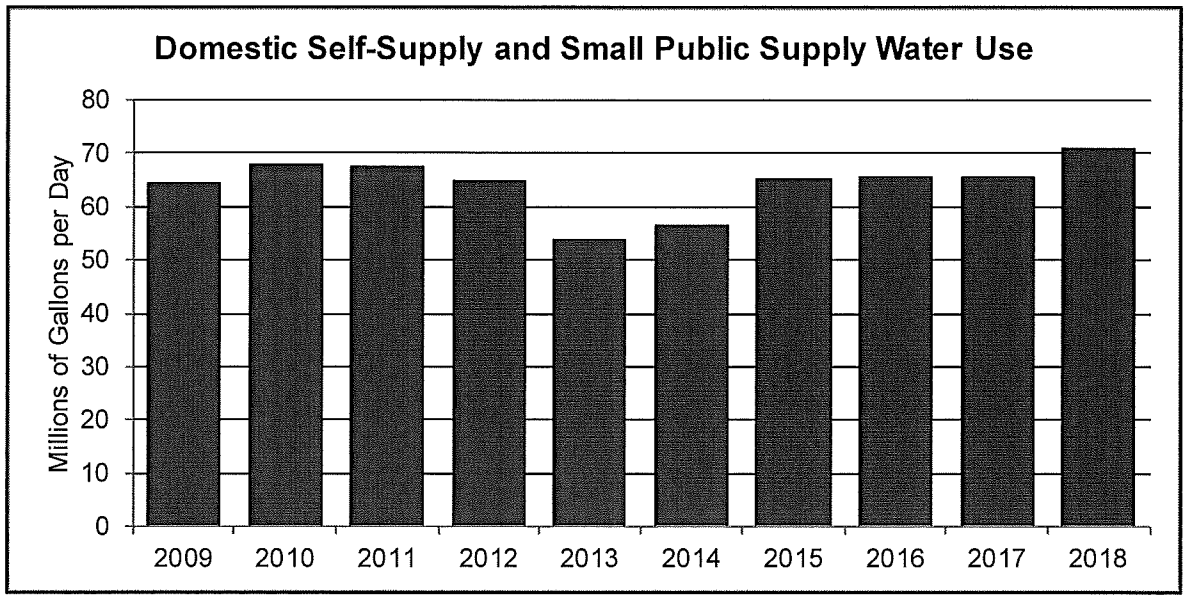




2018 Survey of Annual Water Use for St. Johns River Water Management District

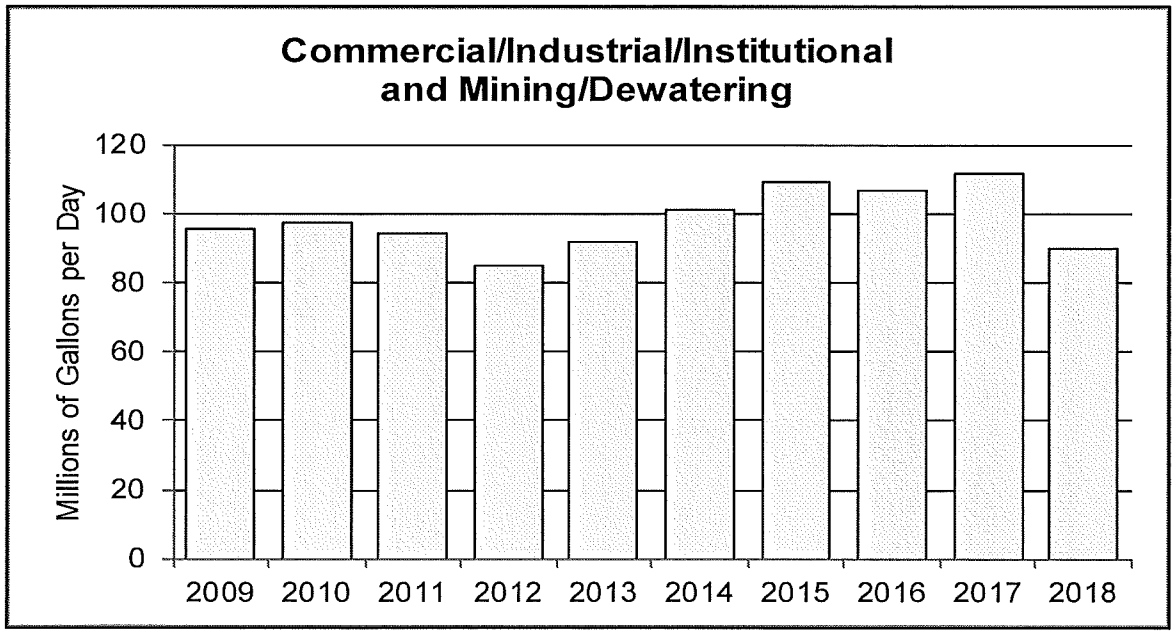
2018 Domestic Self-Supply

- At 66.01 mgd, 2018 use was 4% higher than the average use over the last 10 years
- Additional water use data for small public supply systems was available this year, adding approximately 3.5 mgd
- Self-supplied households consumed an average 84 gallons per person per day



2018 Commercial/Industrial/Institutional and Mining/Dewatering (CII/MD)

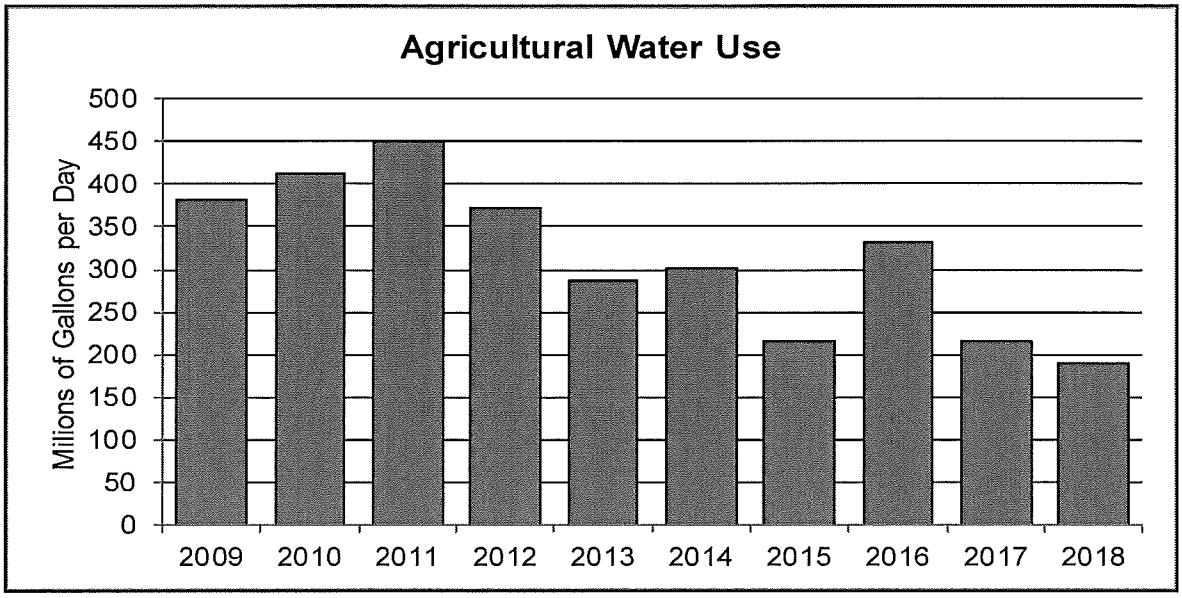
- Mining and pulp and paper make up 99% of CII/MD water use
- At 90.06 mgd, CII/MD use was 8% below the annual average of the last 10 years



2018 Survey of Annual Water Use for St. Johns River Water Management District

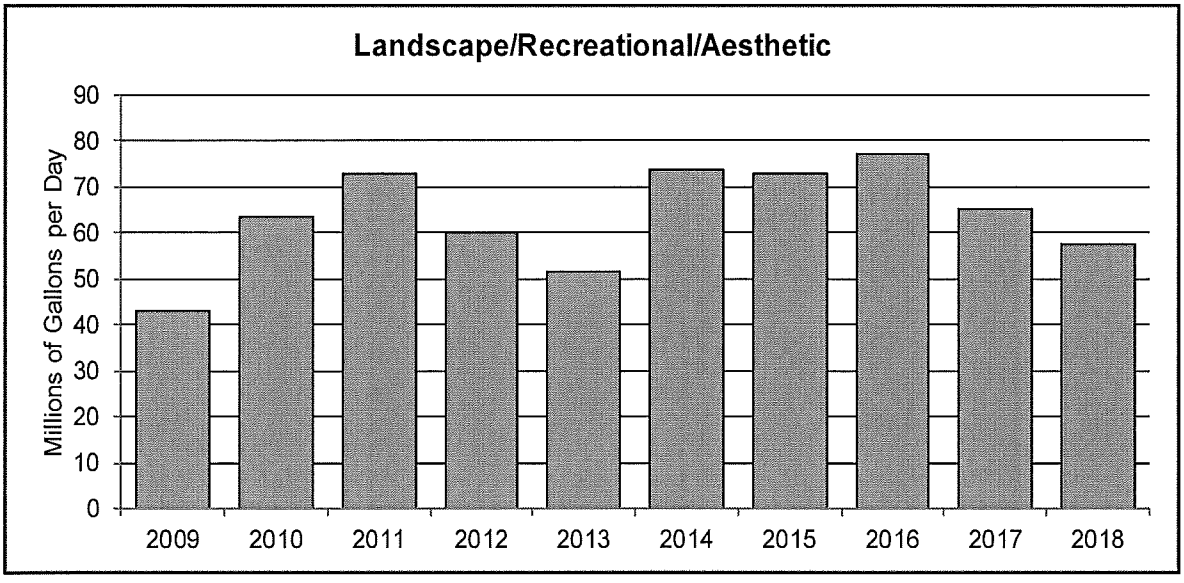
2018 Agricultural Water Use

- At 189.98 mgd, reported water use was 40% lower than the annual average over the last 10 years
- As stated earlier, 2018 was the third wettest year since 2009, with the majority of the rainfall occurring during the second half of the year, requiring less water for irrigation of crops



2018 Landscape/Recreational/Aesthetic (L/R/A)

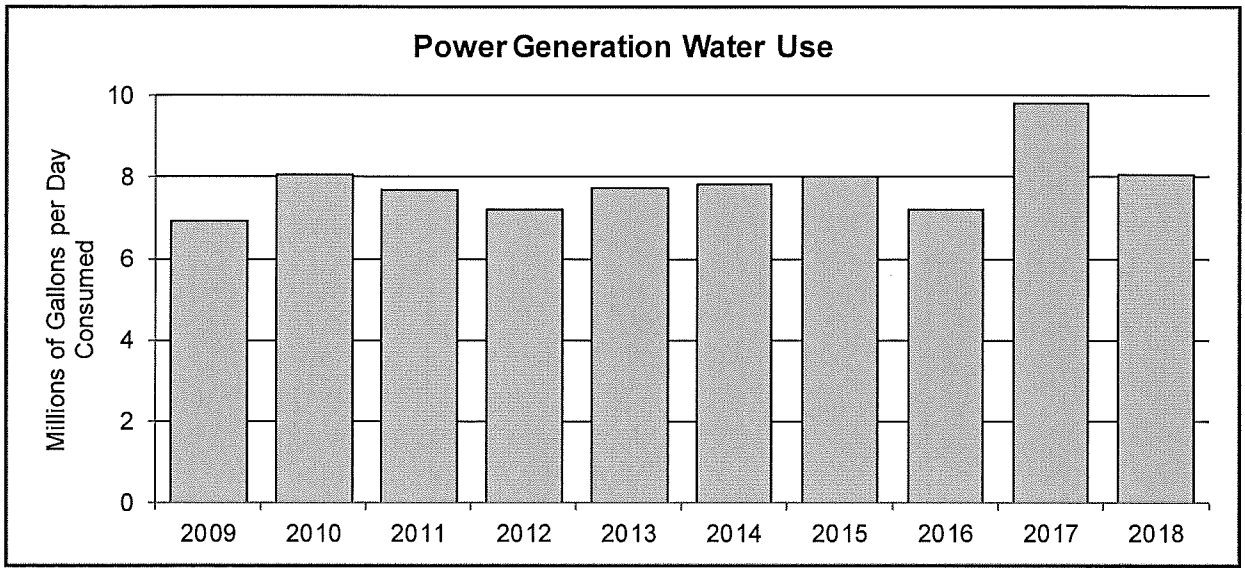
- At 57.58 mgd, active golf courses represent 48% of the water use under this category (26.48 mgd)
- Although total L/R/A water use was 12% lower than 2017, it was 10% lower than the annual average over the last 10 years



2018 Survey of Annual Water Use for St. Johns River Water Management District

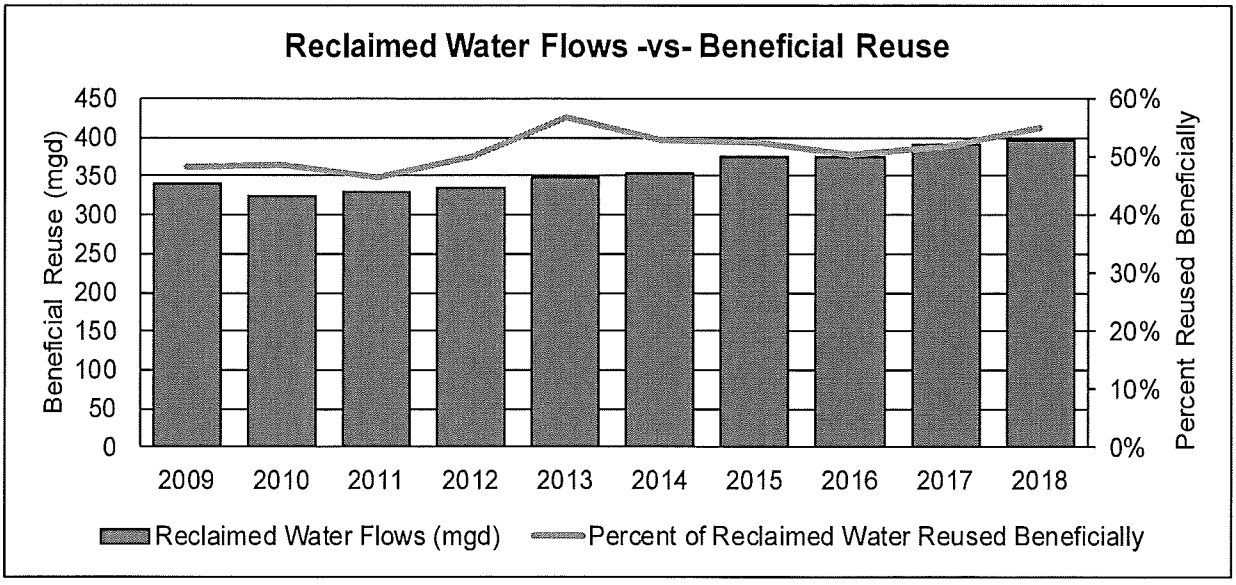
2018 Power Generation Water Use

- In 2018, the combined consumptive water use was 8.06 mgd
- Based upon stakeholder feedback, 2% of surface water withdrawals have been included to account for evaporative losses
- In 2018, the combined consumptive water use was 8.06 mgd
- This category represents approximately 1% of the total water withdrawals



2018 Beneficial Reuse

- At 218 mgd, beneficial reuse set another record for highest reclaimed water used beneficially; this includes 9 mgd of recharge in Alachua County
- Districtwide, more than 50% of wastewater flows have been reused beneficially since 2010
- Countywide reuse utilization rates range from 7% (Baker) to 96% (Alachua)



2018 Survey of Annual Water Use for St. Johns River Water Management District

20-Year Historical Perspective

Category	1999		2018		% Change
	Water Use	Percent of Total	Water Use	Percent of Total	
Public supply (PS)	542.66	47	568.19	58	5
Agriculture irrigation self-supply (AG)	343.16	30	189.98	19	-45
Thermoelectric power generation self-supply (PG)	25.75	2	8.06	1	-69
Commercial / Industrial / Institutional and Mining Dewatering self-supply (CII/MD)	128.82	11	90.06	9	-30
Landscape / Recreational / Aesthetic self-supply (LRA)	32.42	3	57.58	6	78
Domestic self-supply and small public supply systems (DSS)	90.38	7	66.01	7	-27
Total	**1,163.19**	**100**	**979.88**	**100**	**-16**

Category	1999		2018		% Change
	Population	Percent of Total	Population	Percent of Total	
Public supply	3,248,234	86	4,442,419	85	37
Domestic self-supply and small public supply systems	537,156	14	775,965	15	44
Total	**3,785,390**	**100**	**5,218,384**	**100**	**38**

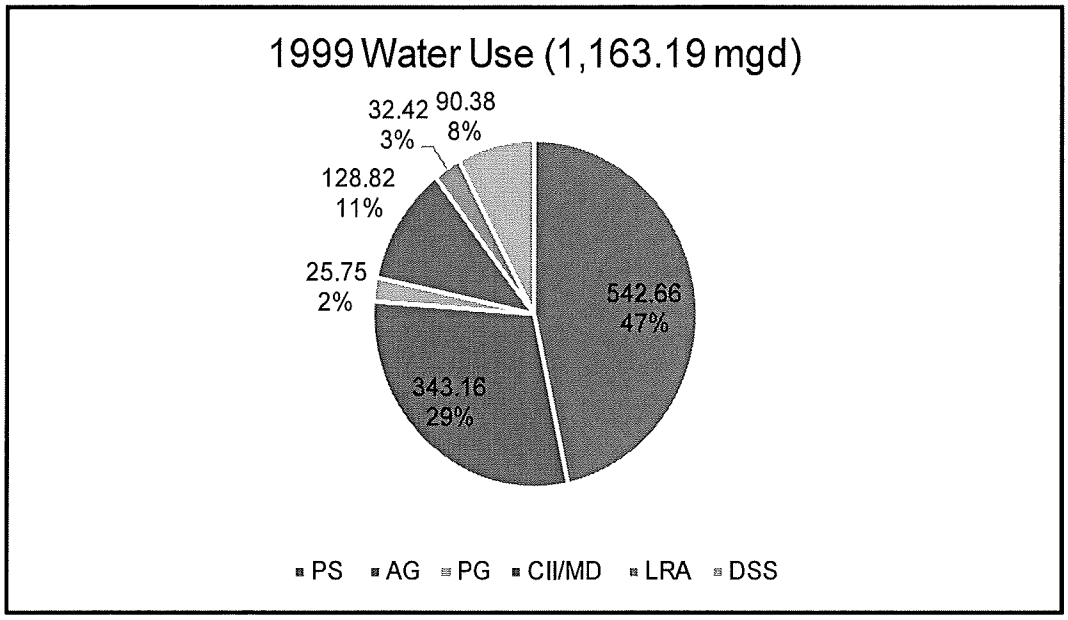
Per Capita Rates	1999	2018	% Change
Gross Per Capita	167	121	-23
Residential Per Capita	167	84	-50

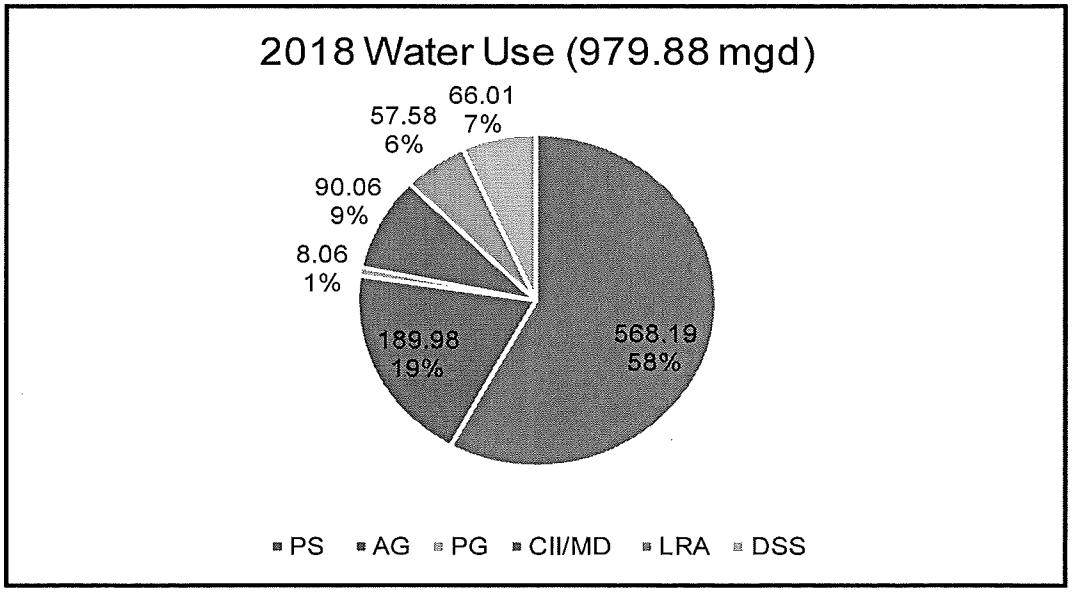
Reclaimed Water	1999	2018	% Change
Total flow	297.35	396.11	33
Beneficially used	110.65	217.52	97
Percent beneficially used	37	55	49

Note: Water use and reclaimed water flows are shown in million gallons per day (mgd).

2018 Survey of Annual Water Use for St. Johns River Water Management District

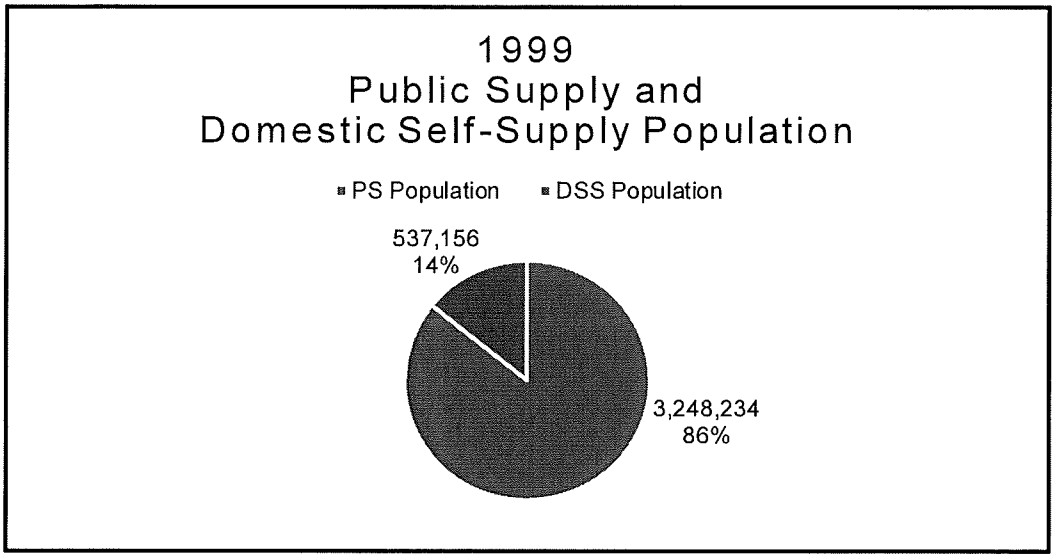
20-Year Historical Perspective (Cont.)

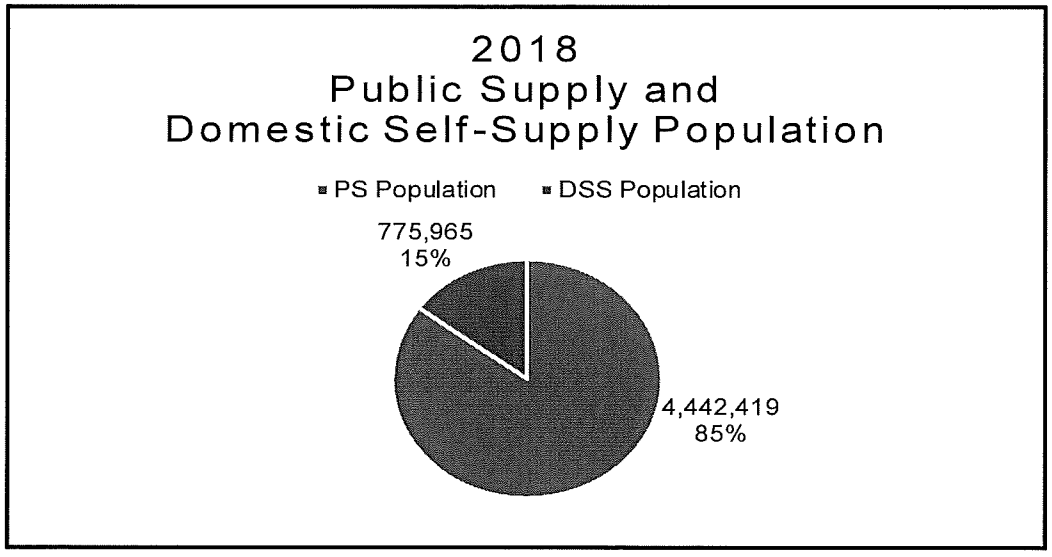


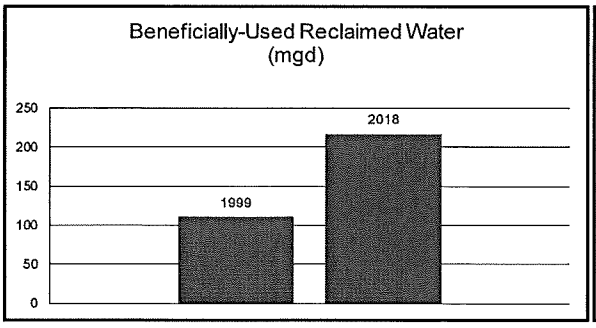


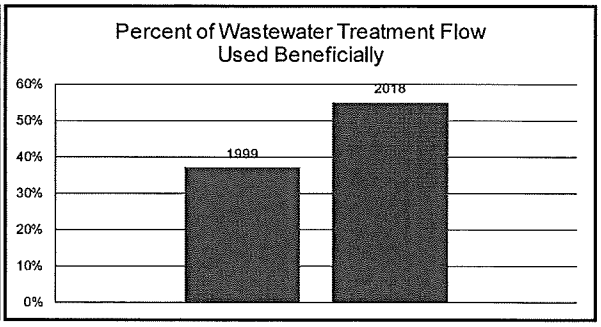
2018 Survey of Annual Water Use for St. Johns River Water Management District

20-Year Historical Perspective (Cont.)









Technical Fact Sheet SJ2019-FS1
2018 Survey of Annual Water Use
for St. Johns River Water Management District

Introduction. St. Johns River Water Management District (SJRWMD) has published annual water use data since 1978. These "annual water use surveys" assess total water use, with data arranged by source, category of use, and county. Amounts are based on best available data at the time of publication. Published reports can be found on the SJRWMD website, *www.sjrwmd.com*. In publishing the annual data, SJRWMD cooperates with the U.S. Geological Survey (USGS) that compiles national water use data on 5-year intervals.

Since 1999, total public supply water use, which represents 58% of total water use in 2018, has increased by 5% (from 542.66 mgd to 568.19 mgd). At the same time, total population served by public supply has increased 37% (from 3,248,234 to 4,442,419 persons). In the 10-year period ending in 2018, public supply water use increased 5% (from 541.40 mgd to 568.19 mgd), while population served by public supply increased 8% from 4,108,535 to 4,442,419 persons. Although public supply water use in 2018 is higher than the 10-year average (due to factors such as rainfall / drought conditions and economic factors), the gross per capita rate has seen a significant decrease since 1999 and is 3% lower than 2009.

Factors such as conservation, less landscape irrigation with potable water and increases in multifamily housing occupancy can decrease gross per capita rates. Conversely, expanded tourism and other commercial development, larger irrigated lots, and increases in single family housing can increase gross per capita rates. Since 1999, gross per capita water use has decreased from 167 gallons per person per day to 128 gallons per person per day.

Geographic Survey Area. SJRWMD includes all or part of 18 counties, encompassing 12,300 square miles in northeast and east-central Florida and representing more than 5.0 million people, or approximately 26% of the state's population. The following water basins are located within SJRWMD: the entire St. Johns River and Nassau River basins, the Indian River Lagoon and Northern Coastal Basins, and portions of the St. Marys River Basin and Florida Ridge.

Area Rainfall Statistics. Average annual rainfall within SJRWMD for 2018 was 54.74 inches. From the most recent 10-year period, 2009–2018, average annual rainfall within SJRWMD varied by 16.86 inches (from 41.10 to 57.96 inches). Average annual rainfall within SJRWMD for the 10-year period January 2009–December 2018 was 49.30 inches. A comparison of rainfall and water use over the most recent 10-year period, 2009-2018, is shown in Figures 11 and 12.

Through evapotranspiration, nearly 70% of rainfall within SJRWMD is returned to the atmosphere, while the remaining 30% becomes runoff to surface waters or recharge to aquifers (Fernald and Purdum 1998).

Data Sources, Methodology and Terminology. Data for the 2018 Annual Water Use Survey (AWUS) came from a variety of sources: raw water withdrawal data submitted to SJRWMD (via EN-50 forms; which represents 82% of the 2018 water use in this report) and treated water data from Florida Department of Environmental Protection (DEP) monthly operating reports (MORs). Reuse water data were derived from the *Draft 2018 Reuse Inventory Report* (DEP 2018). Rainfall by county was obtained from SJRWMD's monthly hydrologic conditions reports

(SJRWMD 2018). Water use for those small users (18% of the 2018 total water use) that are not required to report information to SJRWMD or DEP is estimated using professional analyses of historical data and trends.



Freshwater. Water with concentration of total dissolved solids (TDS) less than 1,000 milligrams per liter (mg/L) is considered freshwater and may be withdrawn from either groundwater or surface water sources. This definition is based on the one provided by USGS, in Water Supply Paper 2254 (Hem 1985), and has been used for reporting consistency with USGS. This definition differs from that used by SJRWMD in determining if a source is "brackish" when identifying an alternative water supply source. Source waters that do not always meet federal and state drinking water standards for chloride, sulfate, or total dissolved solids are generally identified by SJRWMD as "brackish" waters. The state's five water management districts have efforts underway to standardize the classification of freshwater for water supply planning and consumptive use permitting practices.

Saline water. Water with more than 1,000 mg/L TDS is considered saline. All water reported as saline is withdrawn from surface water or surficial aquifer sources in SJRWMD.

Reuse. Reclaimed water is treated wastewater that has received at least secondary treatment and basic disinfection. It may be distributed for nonpotable uses that achieve a water resource benefit (SJRWMD 2006).

Data Source/Methodology: SJRWMD's methodology is based on quantities of reuse water reported by DEP in the *Draft 2018 Reuse Inventory Report* (DEP 2018). Water

management districts refine the quantities of beneficial reuse reports in DEP's Reuse Inventory Report to reflect those uses of reclaimed water that achieve a water resource benefit. In particular, reuse must take the place of an existing or potential use of higher-quality water or be used to grow useful crops; restore or maintain adopted minimum flows and/or levels of a river, lake, or wetland; or effectively recharge a useable aquifer. If the water applied does not meet one of these requirements, it is considered as disposal. Types of reclaimed water considered as reuse by DEP are as follows: underground injection for disposal; absorption fields and rapid infiltration basins located in discharge areas; surface water augmentation where not required; spray fields; artificial wetlands.

Florida population. This is the number of permanent residents living within Florida.

Data Source/Methodology: The source for population is *Projections of Florida Population by County, 2020–2045, with Estimates for 2018* (BEBR 2018a).

SJRWMD population. This is the number of permanent residents living within SJRWMD's 18-county region.

Data Source/Methodology: Population estimates are intended for planning purposes only; 2018 county population estimates are from *Projections of Florida Population by County, 2020–2045, with Estimates for 2018* (BEBR 2018a).

Water use category. Classification of water use is based on one of the following six categories: (1) public supply, (2) domestic self-supply and small public supply systems, (3) agricultural self-supply, (4) commercial/industrial/institutional and mining/dewatering self-supply, (5) landscape/recreational/aesthetic self-supply, and (6) thermoelectric power generation self-supply. Beneficial use of reclaimed water is also included in this report. Listed below are the definitions for each water use category and the source or methodology for the data presented in this report.

Public supply. Water withdrawn, treated, and delivered to service areas within SJRWMD by privately and publicly owned water supply utilities (or systems) is defined as public supply. This encompasses both residential and nonresidential uses by utilities that are permitted to withdraw equal to or more than 0.10 million gallons per day (mgd) from groundwater or surface water sources.

Data Source/Methodology: Water use data in this category were obtained from two sources: SJRWMD EN-50 forms and DEP's MOR datasets. All Individual Consumptive Use Permits (CUPs) require the permittee to measure their water use. Individual CUPs that are permitted to withdraw more than 0.10 mgd are required to submit this pumpage data to SJRWMD via the EN-50. Water use data for permits with allocations of 0.10 mgd or less are also required to measure their water use and maintain the data, but are not required to report water use to SJRWMD unless specifically requested. The water use data for these CUPs was obtained from MORs. These are submitted to DEP by approximately 98% of the public supply utilities for which SJRWMD had individual CUPs in effect during 2018. (Note: Water for use by the City of Cocoa, in Brevard County, is withdrawn from wells in Orange County.)

Domestic self-supply and small public supply systems. Domestic self-supply water use refers primarily to water use by individuals not served by a public supply water utility (e.g., a residence with a private well). The population associated with small public supply utility systems (permitted average daily flow under 0.10 mgd) is also included in this category. In most cases, small public supply utility systems need not report water use data to SJRWMD. However, many of these small public supply utility systems do report water use data to DEP via MORs.

Data Source/Methodology: Domestic self-supply water use is calculated from residential population and residential public supply (including small public supply systems) per capita water use rates at the county level. Residential water use for each public supply utility and small public supply system is calculated by multiplying the total public supply and small public supply system water use by the percent of the total water use allocated to residential use, as authorized in the SJRWMD-issued CUP. The resulting water use values for each public supply utility and small public supply system are then summed to the county level and divided by the total county permanent/residential public supply and small public supply population to obtain the county-level residential per capita value. The county residential per capita value is multiplied by the domestic self-supply population, resulting in the amount of water use for domestic self-supply. The domestic self-supply population for each county wholly within SJRWMD is obtained by subtracting the total number of people served by public supply utilities and small public supply systems in a county from the total number of permanent residents living in the county. The domestic self-supply population for each county partially within SJRWMD is obtained by multiplying the number of residential parcels within SJRWMD known to have domestic-self supply wells by the 2018 number of persons per household obtained from BEBR (BEBR 2018b). For counties with a population of less than 5% within the jurisdiction of SJRWMD or that have no public supply or small public supply system water use, SJRWMD's average residential public supply (including small public supply systems) per capita figure of 88 gallons per day (gpd) was used. For the purpose of reporting, all domestic self-supply water is assumed to be groundwater. Water use data for small public supply systems was obtained from SJRWMD EN-50 and/or DEP MORs.

Commercial/industrial/institutional and mining/dewatering self-supply. This is water withdrawn from groundwater and surface water sources for commercial, industrial, institutional, mining or dewatering purposes not provided by public supply systems. It includes businesses, government facilities, military installations, schools, prisons, hospitals, industrial uses such as processing and manufacturing and mining and long-term dewatering operations. (Note: For this report, surface water use by mining and long-term dewatering operations represents 5% of surface water use, to account for the loss of water entrained in mining products and evaporative losses. The remaining surface water is assumed to be recirculated in the mining process and, therefore, is considered nonconsumptive. Where nonconsumptive is defined by SJRWMD as any use of water that does not reduce the water supply from which it is withdrawn or diverted.)

Data Source/Methodology: Data in this category reflects water use information reported to SJRWMD by consumptive use permittees via SJRWMD EN-50 forms.

Thermoelectric power generation self-supply. This is water withdrawn from groundwater and surface water sources and used by power plants not supplied by public supply systems. (Note: For the first time in this report, surface water use for once-through cooling represents 2% of surface water use, to account for the loss of water through evaporation.)

Data Source/Methodology: Data in this category reflect water use information reported to SJRWMD by power plant operators via SJRWMD EN-50 forms or through a yearly SJRWMD survey. Monthly operating report data from DEP was used to cross-check EN-50 data and fill in any data gaps.

Agricultural self-supply. This is reported and calculated water from groundwater and surface water sources for use in supplemental crop irrigation. It also includes non-irrigation use such as draining an agricultural field after a large rain storm, as well as water use associated with aquaculture, livestock, etc.

Data Source/Methodology: Data in this category reflect water use information reported to SJRWMD by agricultural water users via SJRWMD EN-50 forms and water use amounts provided by the Florida Department of Agricultural and Consumer Services (FDACS) Florida Statewide Agricultural Irrigation Demand (FSAID IV). Individual CUPs report water use data via the EN-50 forms. For smaller CUPs and non-permitted agricultural fields, water use was obtained from the draft FSAID IV (Balmoral, 2018).

Landscape/recreational/aesthetic self-supply. This is water withdrawn from groundwater and surface water sources for use in golf course irrigation, irrigation of urban landscapes or athletic fields, water-based recreational areas, and ornamental or decorative purposes not supplied by public supply systems.

Data Source/Methodology: Data in this category reflect water use information reported to SJRWMD by consumptive use permittees via SJRWMD EN-50 forms.

2018 Water Use by Category. Water use is reported for water withdrawals from fresh, saline, and reuse water sources, expressed in average mgd unless otherwise noted. In this 2018 survey, the water use amounts are based on best available data as of April 2, 2019. As shown in Figure 1, 82% of the 2018 water use was reported to SJRWMD via EN-50 forms. Water withdrawal information is reported for six categories of use: (1) public supply, (2) domestic self-supply and small public supply systems, (3) commercial/industrial/institutional and mining/dewatering self-supply, (4) agricultural self-supply, (5) landscape/recreational/aesthetic irrigation self-supply, and (6) thermoelectric power generation self-supply. This report also includes information on beneficially reused wastewater flows. A reporting threshold of 0.10 mgd of permitted average daily flow by individual water users was used for all water use categories, excluding the agricultural self-supply and domestic self-supply and small public supply systems categories, in

the reporting of consumptive use for 2018. Consumptive use is defined by SJRWMD as any use of water that reduces the supply from which it is withdrawn or diverted.

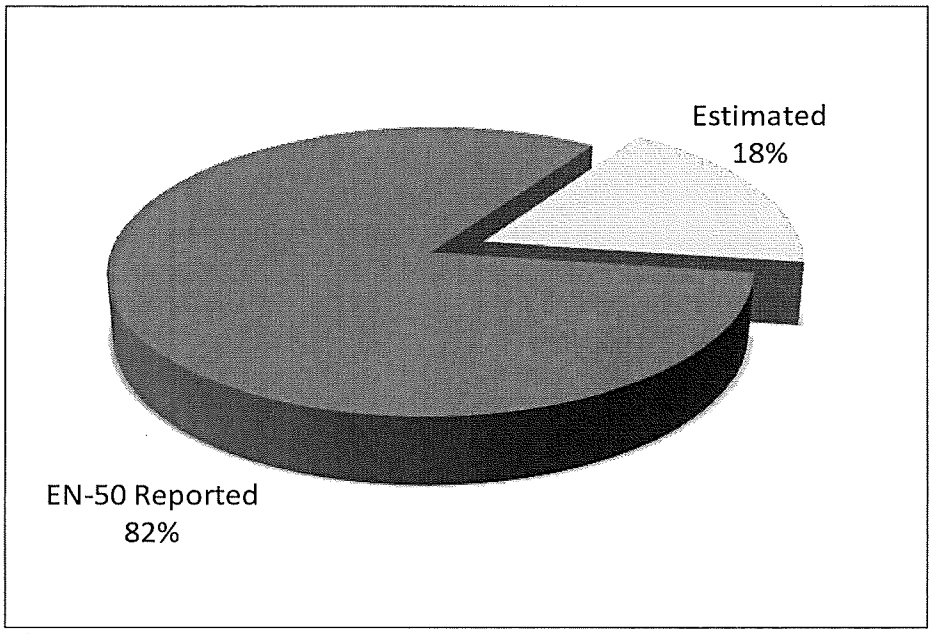


Figure 1. Reported and estimated water use (mgd) in SJRWMD, 2018

Rainfall and water use totals within SJRWMD are shown in Table 1, with figures tabulated by county. Table 2 shows total water use by category and Table 3 shows water use by county and category. The total consumptive use in SJRWMD for 2018, including fresh, saline and reuse (reclaimed) water, was 1,192.47 mgd. Of the total consumptive amount, 979.88 mgd was freshwater and 4.80 mgd was saline water (Tables 1–3). In 2018, the largest consumptive use of freshwater within SJRWMD was public supply, which totaled 568.19 mgd, or 58%, of total consumptive freshwater use (Tables 2 and 3, Figure 2). Next was agricultural water use, which used 189.98 mgd, or 19%, of total consumptive freshwater within SJRWMD (Tables 2 and 3, Figure 1). Beneficial use of reclaimed water accounted for 207.79 mgd and was reported under the agricultural, commercial/industrial/institutional and landscape/recreational/aesthetic categories of water use (Tables 2 and 3). An additional 9.73 mgd in Alachua County was used for recharge.

Public Supply. In 2018, 204 public supply utilities (or systems) served approximately 4,442,419 people, or 85%, of the SJRWMD total population (Table 4 note). Total water use, from both groundwater and surface water sources, was 9% above the average annual use for the preceding 5-year period (Tables 2 and 3, Figures 2 and 3). Average gross per capita use, based on the population served by a public supply system, was 128 gallons per capita per day (gpcd). As seen in Table 5, gross per capita ranges from 90 gpd (Flagler) to 229 gpd (Bradford). Average residential per capita (with the inclusion of Bradford and Okeechobee counties) for SJRWMD is 84 gpd. It ranges from 45 gpd (Indian River) to 174 (Baker). Bradford County is excluded for comparison as only a small population is served by Clay County Utility Authority. Public supply water use typically fluctuates during the year in response to seasonal rainfall and temperature variations. Water use tends to increase during the warm season (April–October), when outdoor use is highest.

In 2018, water use ranged from a low of 531.06 mgd in December to a high of 615.95 mgd in October (Figure 3). Of the total water withdrawn for public supply use, 96% was groundwater.



A utility generator at a reverse osmosis plant, Palm Coast Utilities, left. Reclaimed water facility in Daytona Beach, right.

Counties with the largest public supply water use during 2018 were Orange County[1] (119.19 mgd, serving 858,977 people; 139 gpcd) and Duval County (114.31 mgd, serving 802,615 people; 142 gpcd) (Table 3, Figures 4 and 5). These counties combined represented 41% of total public supply water use and 37% of the public supply population. (Note: There is no public supply water use in the portions of Okeechobee and Osceola counties within SJRWMD.)

Domestic Self-Supply and Small Public Supply Systems. In 2018, approximately 787,289 people used 66.01 mgd of domestic self-supply water (including small public supply systems), or 7%, of total freshwater used in SJRWMD (Tables 1–3, Figure 2). Duval County had the largest self-supplied population, with 163,254 people (15.28 mgd). Marion County had the second-largest population, 111,383 (7.57 mgd), followed by Clay County, 76,686 (5.21 mgd) (Table 4).

Domestic self-supply water use (including small public supply systems) has fluctuated over the 10-year period, reaching a low of 53.84 mgd in 2013 to a high of 67.76 mgd in 2010. The average for the 10-year period was 63.73 mgd; water use in 2018 was 4% above average. Fluctuations in water use are mainly attributed to changes in methodologies since the initial publication of the AWUS in 1978. In 2018, average domestic self-supply and small public supply system water use per capita within SJRWMD was 84 gpcd (Table 5).

Commercial/Industrial/Institutional and Mining/Dewatering Self-Supply. In 2018, a total of 222 commercial/industrial/institutional and mining/dewatering individual permit holders reported water use. Total freshwater use in the commercial/industrial/institutional and mining/dewatering category was 90.06 mgd, or 9%, of total freshwater use (Tables 2

[1] Orange County (Orange County Utilities / Orlando Utilities Commission) totals only include the water consumed and population served in SJRWMD.

and 3, Figure 2). Of this freshwater total, 66.71 mgd was groundwater and 23.35 mgd was surface water. Additional reclaimed water use totaled 29.20 mgd (Tables 2 and 3).

Most of the freshwater withdrawn for commercial/industrial/institutional and mining/dewatering purposes supplied the pulp and paper industries in Duval, Nassau, and Putnam counties. Water use for pulp and paper production in 2018 totaled 60.05 mgd. It included 20.68 mgd of fresh groundwater, 38.09 mgd of fresh surface water, and 1.28 mgd of saline surface water. The second-largest water user in this category was the mining industry, which accounted for 22.66 mgd of fresh groundwater and 7.66 mgd of fresh surface water. Pulp/paper production and mining accounted for a combined total of 89.09 mgd of freshwater, or 99%, of the commercial/industrial/institutional and mining/dewatering freshwater use.

Commercial/industrial/institutional and mining/dewatering self-supply water use was highest in 2017 (111.77 mgd) and lowest in 2012 (84.91 mgd). The average for the 10-year period was 98.22 mgd; water use in 2018 was 8% below this average. Commercial/industrial/institutional and mining/dewatering freshwater use in 2018 varied from a low of 82.81 mgd in February to a high of 102.16 mgd in May (Figure 6).

Agricultural Self-Supply. Total consumptive use of freshwater for agricultural water use was 189.98 mgd, which is 19% of total freshwater use in SJRWMD during 2018 (Tables 2 and 3, Figure 2). Reuse water accounted for 2.71 mgd of agricultural water use. Agricultural permittees used 149.72 mgd of groundwater (79%) and 40.26 mgd of surface water (21%). There are currently 675,693 agricultural acres in SJRWMD. Seventy-six percent of these acres (512,881) are covered by a consumptive use permit. Agricultural water use in 2018 had the largest seasonal fluctuation of any other water use category, reaching a low of 77.34 mgd in August to a high of 247.06 mgd in March (Figure 7). These fluctuations are typical of irrigation water use and are related to rainfall patterns and planting / harvesting times.

By county, the largest water use for agriculture occurred in Brevard County, with 45.16 mgd of freshwater, accounting for 24% of total SJRWMD agricultural water use (Table 3). Eighty-six percent of the freshwater used in this county was withdrawn from groundwater sources.

During 2018 in SJRWMD, the largest agricultural water use was for hay and pasture, which accounted for 40.36 mgd, 21.24% of total agricultural water use. Potatoes, cut foliage and ornamentals, and citrus were the three other largest categories; accounting for 11.72–18.12% of total agricultural water use (Figure 8).

Landscape/Recreational/Aesthetic Irrigation Self-Supply. The landscape/recreational/aesthetic (L/R/A) irrigation self-supply category includes water used to irrigate turf grass for golf courses, urban landscapes, athletic fields, water-based recreational areas, or for ornamental or decorative purposes. Use of freshwater in the L/R/A irrigation category totaled 57.58 mgd, about 6% of total freshwater use in 2018. Nearly 72% (41.42 mgd) of the quantities were withdrawn from surface water sources. The remaining 16.16 mgd (28%) came from groundwater sources. Reuse water under this category totaled 175.88 mgd. By county (Table 3), the largest freshwater use for L/R/A irrigation occurred in

Indian River County (13.80 mgd), followed by Lake County (10.17 mgd), and Brevard County (6.18 mgd). In terms of reuse, the four counties with the largest reclaimed water used for L/R/A are Orange (64.17 mgd), Seminole (25.81 mgd), Volusia (23.62 mgd), and Brevard (21.34 mgd).

During the past 10 years (2009–2018), L/R/A irrigation freshwater use was highest in 2016 (77.03 mgd) and lowest in 2009 (43.14 mgd). Average water use over the 10-year period was 63.86 mgd. Landscape/recreational/aesthetic irrigation water use in 2018 was 10% below the 10-year average. Landscape/recreational/aesthetic irrigation freshwater use in 2018 varied from a low of 28.67 mgd in January to a high of 70.06 mgd in July (Figure 9).

Thermoelectric Power Generation Self-Supply. The thermoelectric power generation self-supply category consists of water withdrawn from groundwater and surface water sources by power plants, excluding reuse water or water used for once-through cooling. Water use amounts for 2018 reflect consumptive use data for 15 self-supplied thermoelectric power plants, totaling 8.06 mgd (Tables 2 and 3, Figure 2). The largest amount of consumptive freshwater use within this category (Table 3) occurred in Duval County (3.26 mgd).

Starting with the 2017 report, consumptive water use also includes 2% of surface water use by power generation facilities. This is to account for the loss of water due to evaporation. Previously, once-through cooling with surface water was considered nonconsumptive because the water is returned to the resource. This change in methodology coincides with current regional water supply planning methods and input from stakeholders.

Thermoelectric power generation freshwater use in 2018 fluctuated from a low of 6.30 mgd in February to a high of 10.57 mgd in October (Figure 10). Fluctuations in water use are related to power plant shutdowns for maintenance or increased power demands during periods of high or low temperatures.

Beneficial Reuse (Reclaimed Water). As explained on Page 10, beneficially reused wastewater has received at least secondary treatment and basic disinfection. It is currently used by permittees to help meet agricultural, commercial/industrial/institutional and recreation/aesthetic demands. In 2018, 207.79 mgd of reclaimed water was used for beneficial purposes. In terms of utilization rates, the top four counties were Alachua (96%), Flagler, Indian River, and Lake (all at 81%) (Figures 13 and 14). Eighty-five percent of the reclaimed water is applied to landscape, fields and golf courses (Figure 15). Of note, 9.73 mgd in Alachua County was used for recharge.



SJRWMD Executive Director Dr. Ann B. Shortelle (center) joined the city of Daytona Beach in August 2018 to celebrate the completion of a 2 .5-million-gallon reclaimed water storage tank, a district cost-share project serving the people of Daytona Beach.

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2018 Survey of Annual Water Use for St. Johns River Water Management District

Table 1. Total water use (mgd) and rainfall by county in SJRWMD, 2018

County	Freshwater (mgd)	Saline Water (mgd)	Reuse (mgd)	Total Water Use (mgd)	Rainfall (inches)
Alachua	29.41	0.00	9.68	39.09	61.66
Baker	5.87	0.00	0.08	5.95	54.29
Bradford	0.93	0.00	0.00	0.93	57.74
Brevard	114.25	0.00	21.34	135.59	44.49
Clay	19.20	0.00	5.31	24.51	54.28
Duval	151.87	0.00	17.35	169.22	53.75
Flagler	21.11	3.14	9.34	33.59	59.15
Indian River	77.54	0.00	7.36	84.90	42.18
Lake	88.29	0.00	13.53	101.82	56.80
Marion	38.02	0.00	3.51	41.53	63.36
Nassau	50.54	1.66	1.48	53.68	50.55
Okeechobee	1.82	0.00	0.00	1.82	43.18
Orange	132.73	0.00	64.17	196.90	55.36
Osceola	5.17	0.00	0.00	5.17	47.15
Putnam	48.37	0.00	1.80	50.17	62.47
St. Johns	54.08	0.00	3.41	57.49	58.24
Seminole	64.41	0.00	25.81	90.22	55.53
Volusia	76.27	0.00	23.62	99.89	59.27
Total	**979.88**	**4.80**	**207.79**	**1,192.47**	**54.74**

Note: Total water use is in million gallons per day (mgd).
Amounts are based on best available data as of April 2, 2019.
Source of domestic self-supply is assumed to be groundwater.
Orange County (Orange County Utilities / Orlando Utilities Commission) totals only include the water consumed and population served in SJRWMD.

Table 2. Total water use (mgd) by category in SJRWMD, 2018

Category	Freshwater (mgd)	Saline Water (mgd)	Reuse (mgd)	Total Water Use (mgd)
Public supply	568.19	0.00	0.00	568.19
Domestic self-supply and small public supply systems	66.01	0.00	0.00	66.01
Commercial / Industrial / Institutional and Mining / Dewatering self-supply	90.06	4.80	29.20	124.06
Agricultural irrigation self-supply	189.98	0.00	2.71	192.69
Landscape / Recreational / Aesthetic self-supply	57.58	0.00	175.88	233.46
Thermoelectric power generation self-supply	8.06	0.00	0.00	8.06
Total	**979.88**	**4.80**	**207.79**	**1,192.47**

Note: Water use is in million gallons per day (mgd).
Source of domestic self-supply is assumed to be groundwater.
Amounts are based on best available data as of April 2, 2019.

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Table 3. Total water use (mgd) by county and category in SJRWMD, 2018

County	Freshwater							Saline Water	Reuse	All Water Use
	Public Supply	Domestic Self-Supply	Commercial/ Industrial/ Institutional	Agricultural Self-Supply	Landscape/ Recreational /Aesthetic Self-Supply	Thermoelectric Power Generation Self-Supply	Total Freshwater	Commercial/ Industrial/ Institutional		
Alachua	23.58	0.95	0.76	3.38	0.17	0.57	29.41	0.00	9.68	39.09
Baker	1.56	3.47	0.35	0.49	0.00	0.00	5.87	0.00	0.08	5.95
Bradford	0.21	0.72	0.00	0.00	0.00	0.00	0.93	0.00	0.00	0.93
Brevard	55.98	2.89	4.02	45.16	6.18	0.02	114.25	0.00	21.34	135.59
Clay	12.50	5.21	0.25	0.58	0.66	0.00	19.20	0.00	5.31	24.51
Duval	114.31	15.28	13.75	0.66	4.61	3.26	151.87	0.00	17.35	169.22
Flagler	9.54	0.34	0.00	9.75	1.48	0.00	21.11	3.14	9.34	33.59
Indian River	19.36	0.28	0.20	43.90	13.80	0.00	77.54	0.00	7.36	84.90
Lake	49.61	6.04	6.16	16.08	10.17	0.23	88.29	0.00	13.53	101.82
Marion	18.61	7.57	2.39	5.56	3.89	0.00	38.02	0.00	3.51	41.53
Nassau	10.08	5.04	32.49	0.71	2.22	0.00	50.54	1.66	1.48	53.68
Okeechobee	0.00	0.13	0.00	1.69	0.00	0.00	1.82	0.00	0.00	1.82
Orange	119.19	4.03	2.20	3.89	2.31	1.11	132.73	0.00	64.17	196.90
Osceola	0.00	0.06	0.01	5.10	0.00	0.00	5.17	0.00	0.00	5.17
Putnam	2.37	2.82	24.30	17.05	1.11	0.72	48.37	0.00	1.80	50.17
St. Johns	21.16	3.73	0.58	23.54	5.07	0.00	54.08	0.00	3.41	57.49
Seminole	57.89	2.83	0.05	2.06	1.58	0.00	64.41	0.00	25.81	90.22
Volusia	52.24	4.62	2.55	10.38	4.33	2.15	76.27	0.00	23.62	99.89
Total	**568.19**	**66.01**	**90.06**	**189.98**	**57.58**	**8.06**	**979.88**	**4.80**	**207.79**	**1,192.47**

Note: Water use is in million gallons per day (mgd).
Amounts are based on best available data as of April 2, 2019.
Source of domestic self-supply is assumed to be groundwater.
Small public supply systems are included in the domestic self-supply category.
Mining and dewatering are included in the commercial/industrial/institutional category.
Orange County (Orange County Utilities / Orlando Utilities Commission) totals only include the water consumed and population served in SJRWMD.

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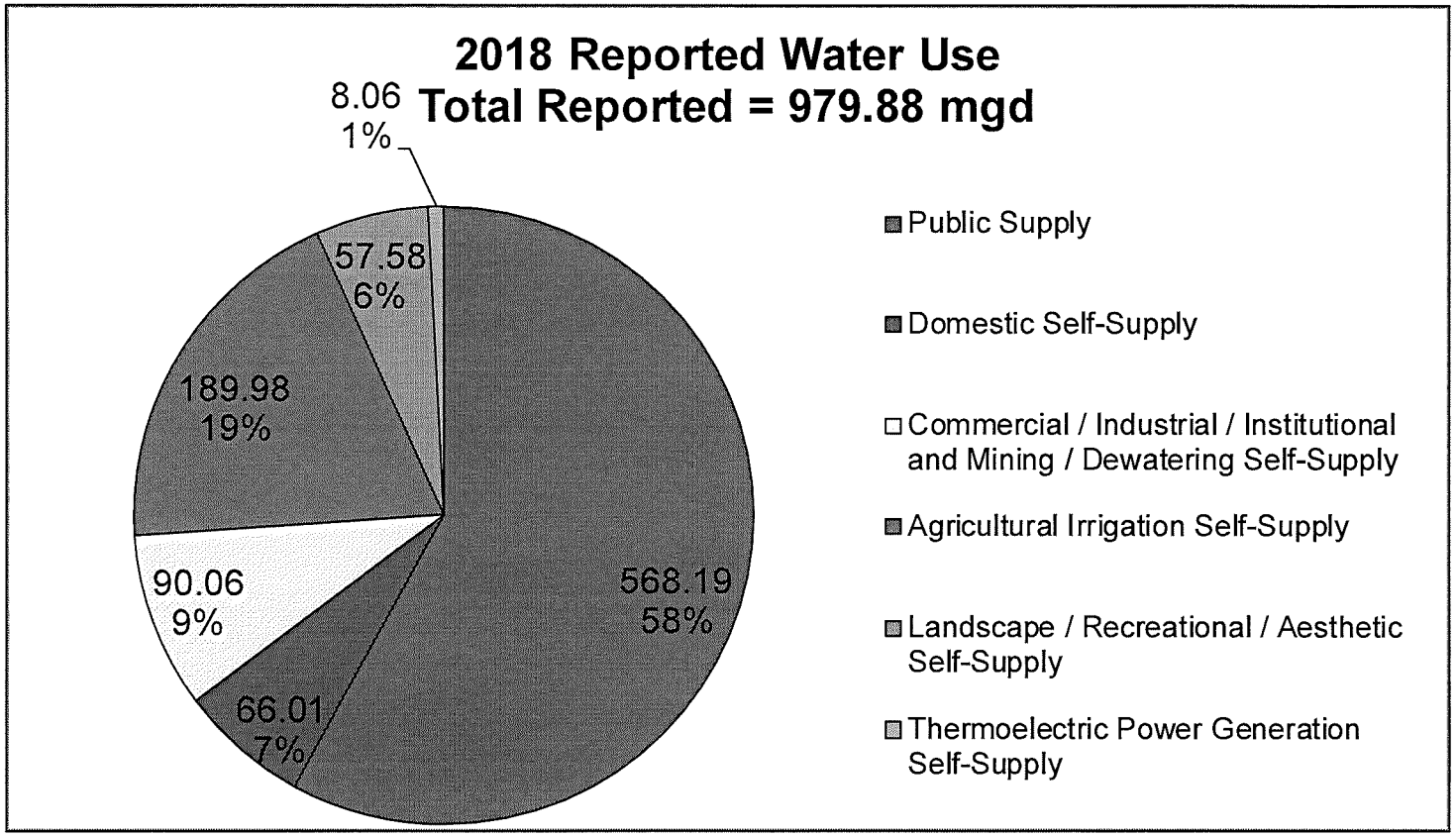


Figure 2. Total freshwater use (mgd), 2018

Note: Water use is in million gallons per day (mgd).
Amounts are based on best available data as of April 2, 2019.
Source of domestic self-supply is assumed to be groundwater.

Table 4. Population by county, 2018

County	SJRWMD Population	Public Supply Population	Domestic Self-Supply and Small Public Supply Systems Population
Alachua	202,732	189,176	13,557
Baker	27,188	7,031	20,158
Bradford	5,601	919	4,682
Brevard	601,615	557,196	44,419
Clay	212,034	135,348	76,686
Duval	965,869	802,615	163,254
Flagler	112,694	105,836	6,858
Indian River	151,825	145,571	6,254
Lake	365,797	304,698	61,099
Marion	241,338	129,955	111,383
Nassau	82,748	50,519	32,229
Okeechobee	1,579	0	1,579
Orange	903,171	858,977	44,194
Osceola	1,167	0	1,167
Putnam	72,981	21,051	51,930
St. Johns	238,742	189,261	49,481
Seminole	463,560	429,062	34,498
Volusia	579,065	515,204	63,861
Total	**5,229,706**	**4,442,419**	**787,289**

Note: 2018 county population is from BEBR, Florida Estimates of Population (BEBR 2018a)
Total population for the state of Florida in 2018 = 20,840,568
Percent of total state of Florida population that lives within SJRWMD = 25%
Percent of SJRWMD population served by public supply = 85%
Orange County (Orange County Utilities / Orlando Utilities Commission) totals only include the population served in SJRWMD.

The SJRWMD population is derived from the county population multiplied by the percentage of county population in SJRWMD. The percentage of county population, as represented, is rounded to the nearest tenth. Thus, in some cases, the presented SJRWMD population is slightly different than the product of the county population multiplied by the percentage of county population in SJRWMD.

Table 5. Gross and residential public supply per capita water use in gallons per day

County	PS Gross Per Capita (gpcd)	PS Residential Per Capita (gpcd)
Alachua	125	70
Baker	222	172
Bradford	229	154
Brevard	100	65
Clay	92	68
Duval	142	94
Flagler	90	50
Indian River	133	45
Lake	163	99
Marion	143	68
Nassau	200	156
Okeechobee	N/A	82
Orange	139	91
Osceola	N/A	51
Putnam	113	54
St. Johns	112	75
Seminole	135	82
Volusia	101	72
Total	**128**	**84**

Note: As of December 2018, there were no significant permitted public supply uses in SJRWMD's portion of Okeechobee and Osceola counties. The population residing therein rely on domestic wells for their potable needs.

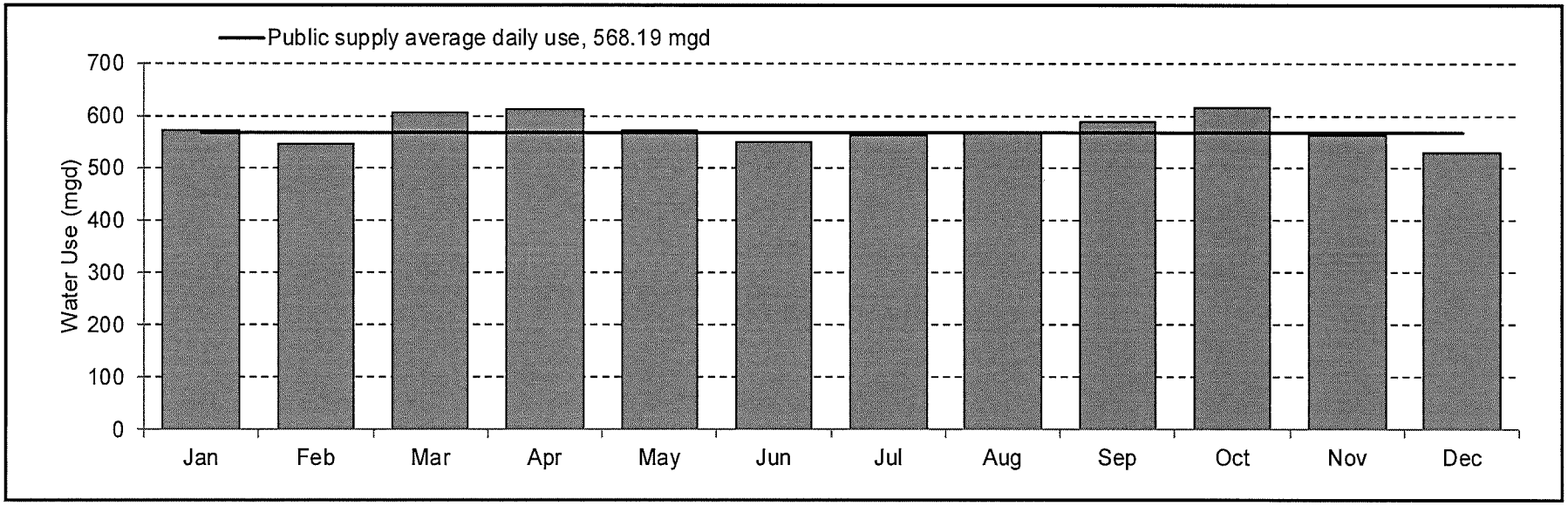


Figure 3. Average daily public supply water use (mgd) by month, 2018

Note: Water use is in million gallons per day (mgd).
Amounts are based on best available data as of April 2, 2019.

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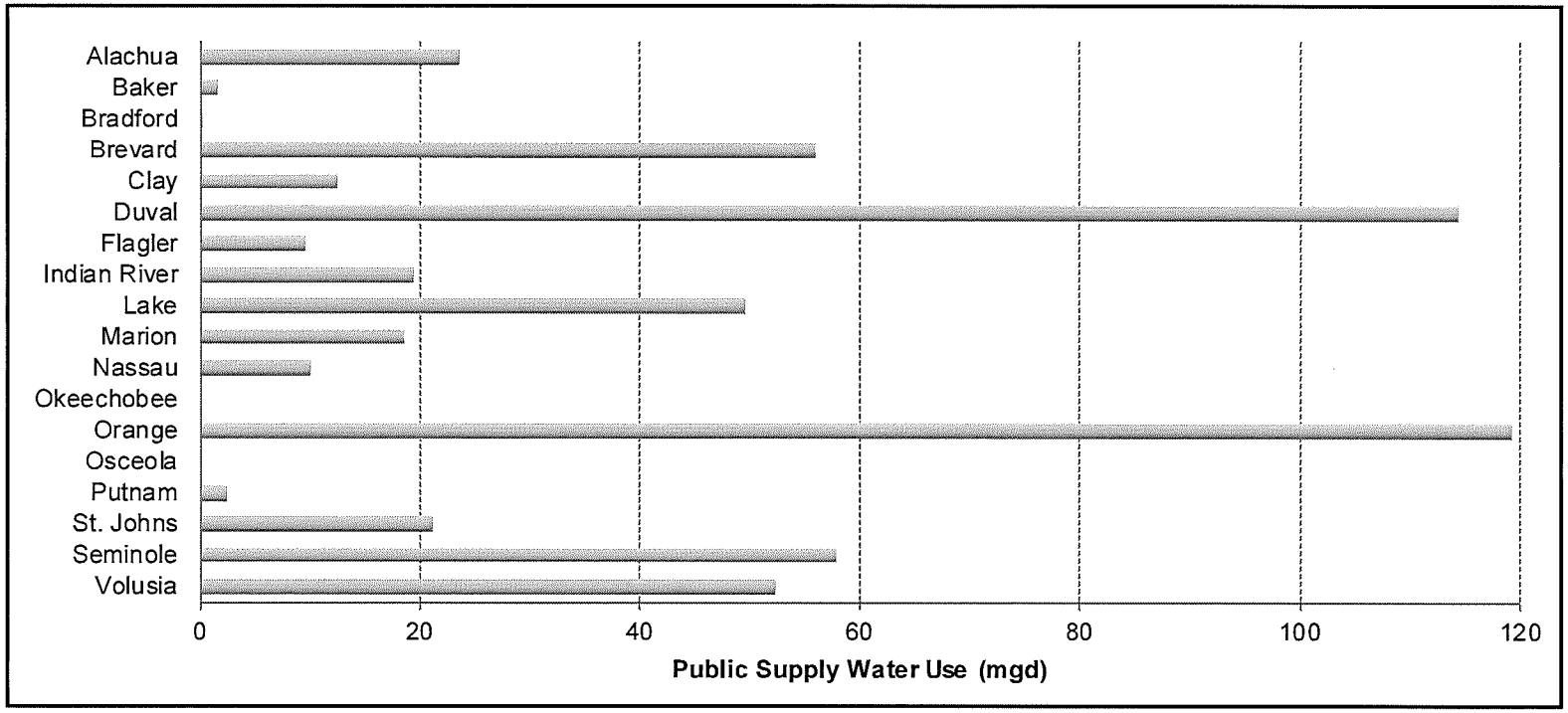


Figure 4. Freshwater use (mgd) for public supply in SJRWMD, 2018

Note: Water use is in million gallons per day (mgd).
Amounts are based on best available data as of April 2, 2019.
Total public supply water use in SJRWMD for 2018 was 568.19 mgd.
Orange County (Orange County Utilities / Orlando Utilities Commission) totals only include the water consumed in SJRWMD.

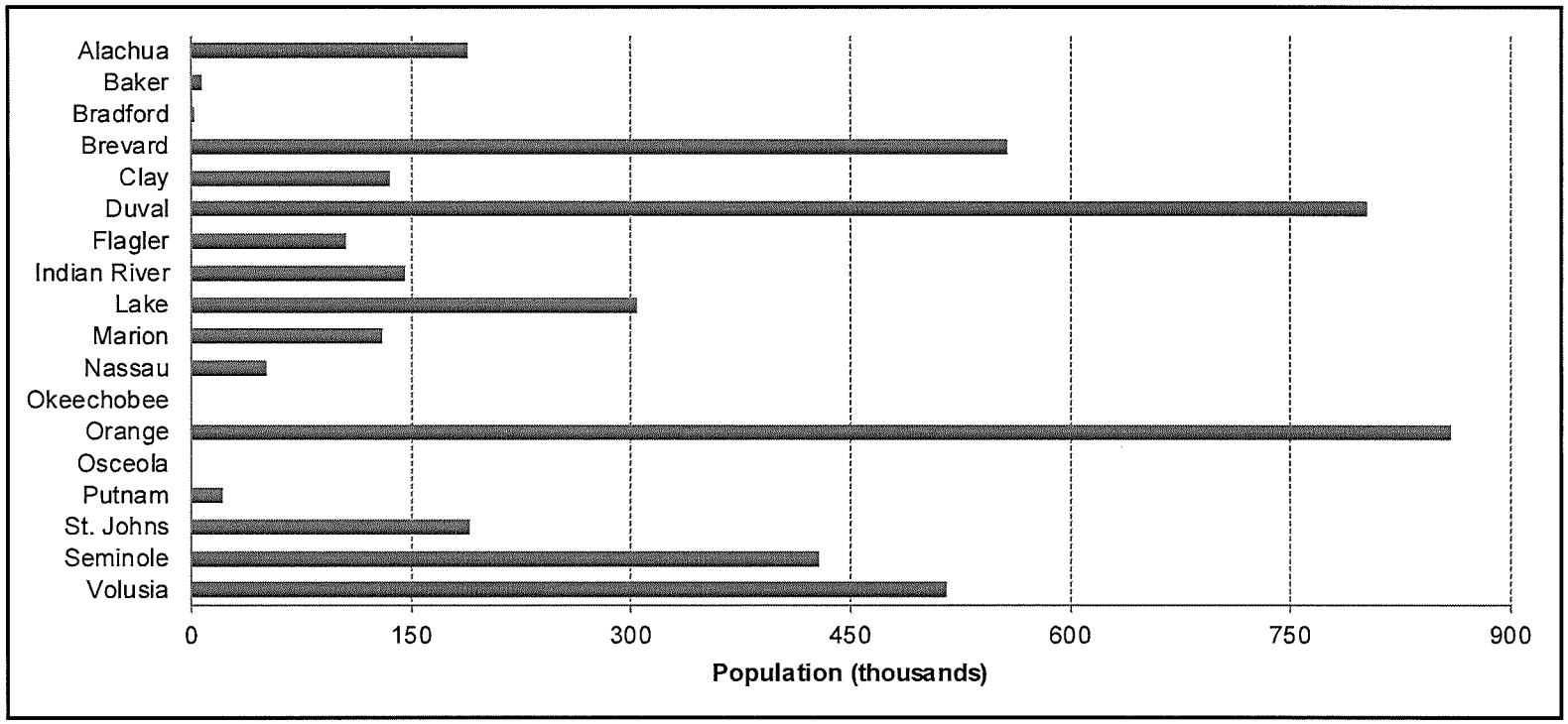


Figure 5. Population served by public supply in SJRWMD, 2018

Note: Population estimates are based on best available data as of April 2, 2019.
Total public supply population in SJRWMD for 2018 was 4,442,419.
Orange County (Orange County Utilities / Orlando Utilities Commission) totals only include the population served in SJRWMD.

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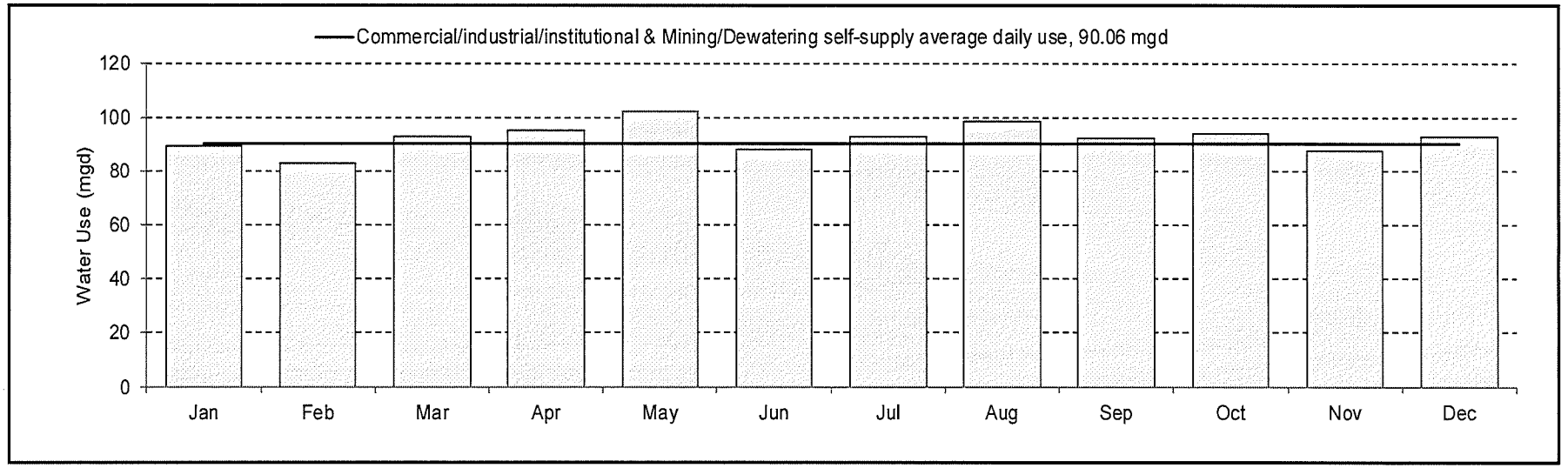


Figure 6. Average daily commercial/industrial/institutional and mining/dewatering self-supply freshwater use (mgd) by month, 2018

Note: Water use is in million gallons per day (mgd).
Amounts are based on best available data as of April 2, 2019.

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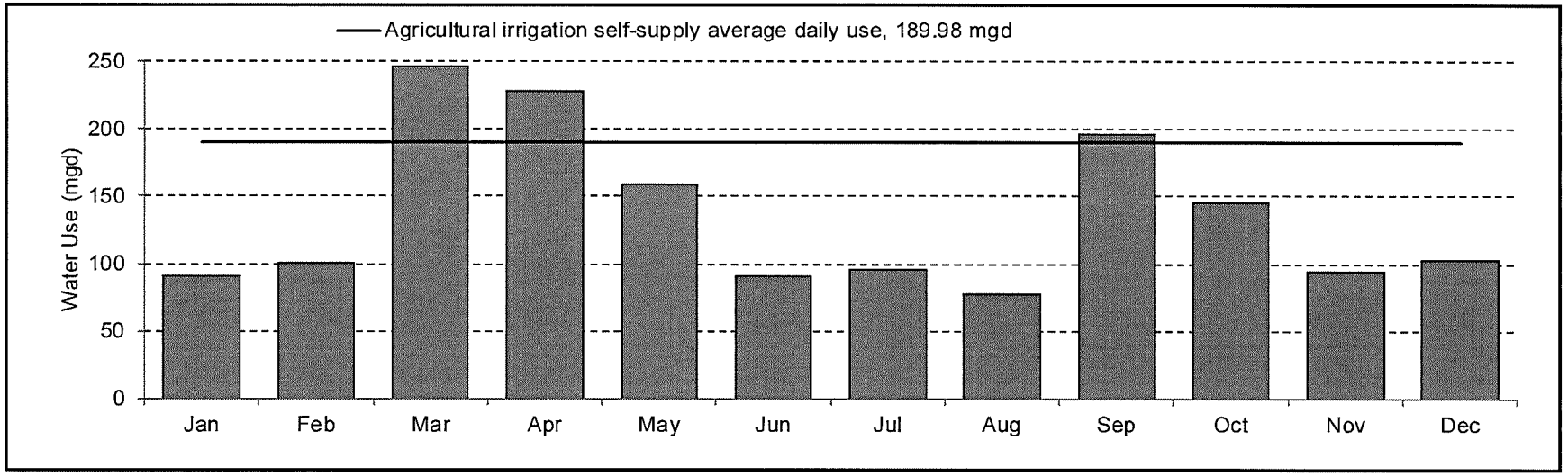


Figure 7. Average daily agricultural self-supply freshwater use (mgd) by month, 2018

Note: Water use is in million gallons per day (mgd).
Amounts are based on best available data as of April 2, 2019.

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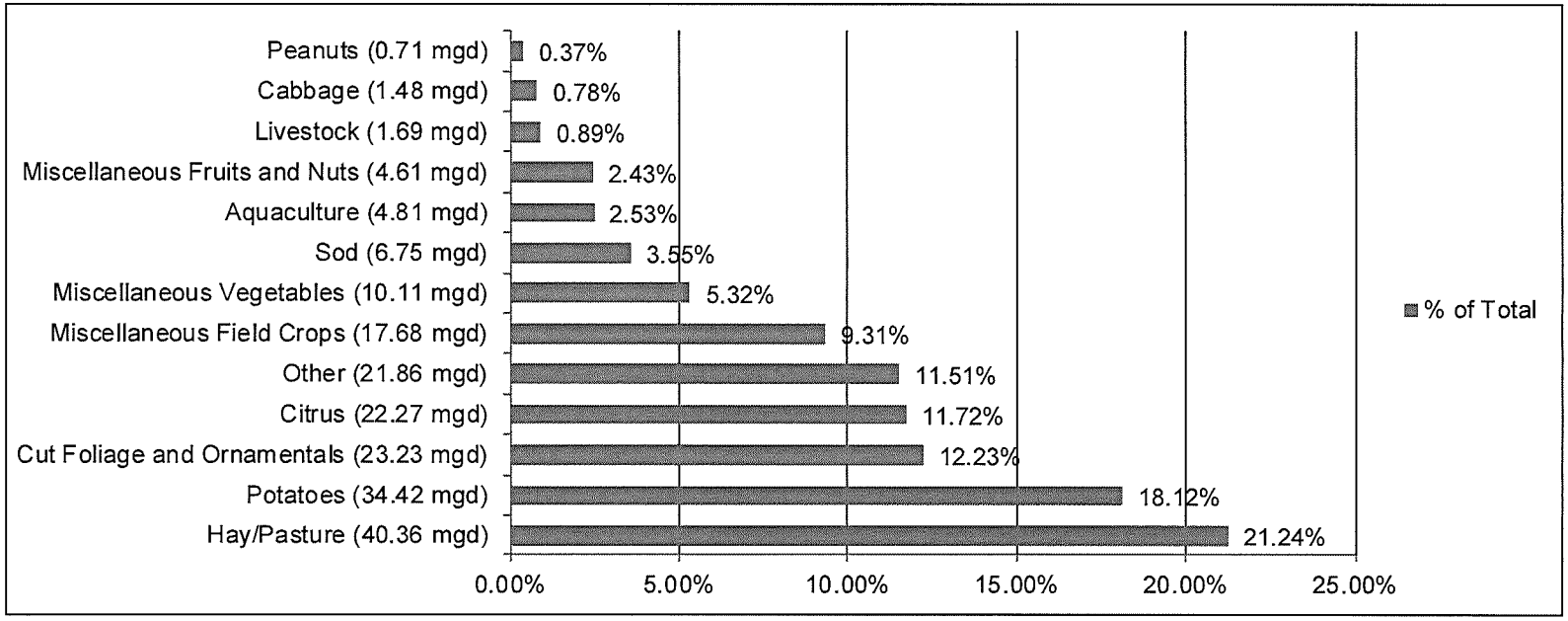


Figure 8. Agricultural water use by crop, 2018

Note: Water use is in million gallons per day (mgd).
Amounts are based on best available data as of April 2, 2019.
Calculation anomalies due to rounding account for nominal discrepancies.
Total agricultural water use in SJRWMD for 2018 was 189.98 mgd.

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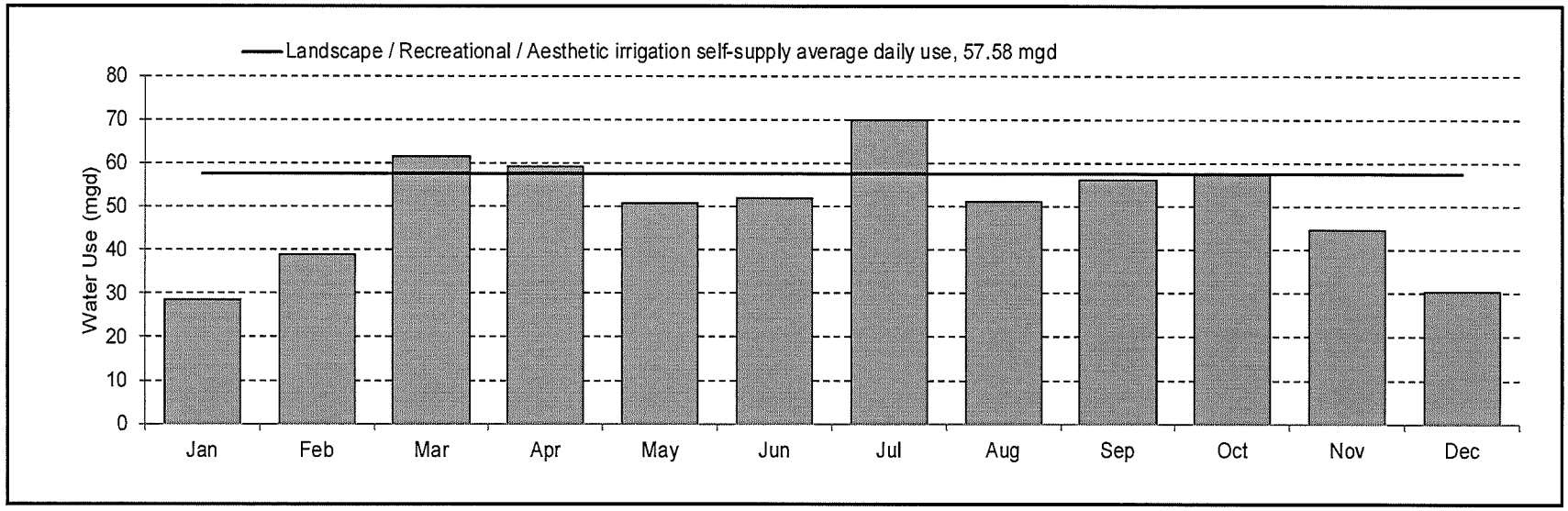


Figure 9. Average daily landscape/recreational/aesthetic irrigation self-supply freshwater use by month, 2018

Note: Water use is in million gallons per day (mgd).
Amounts are based on best available data as of April 2, 2019.

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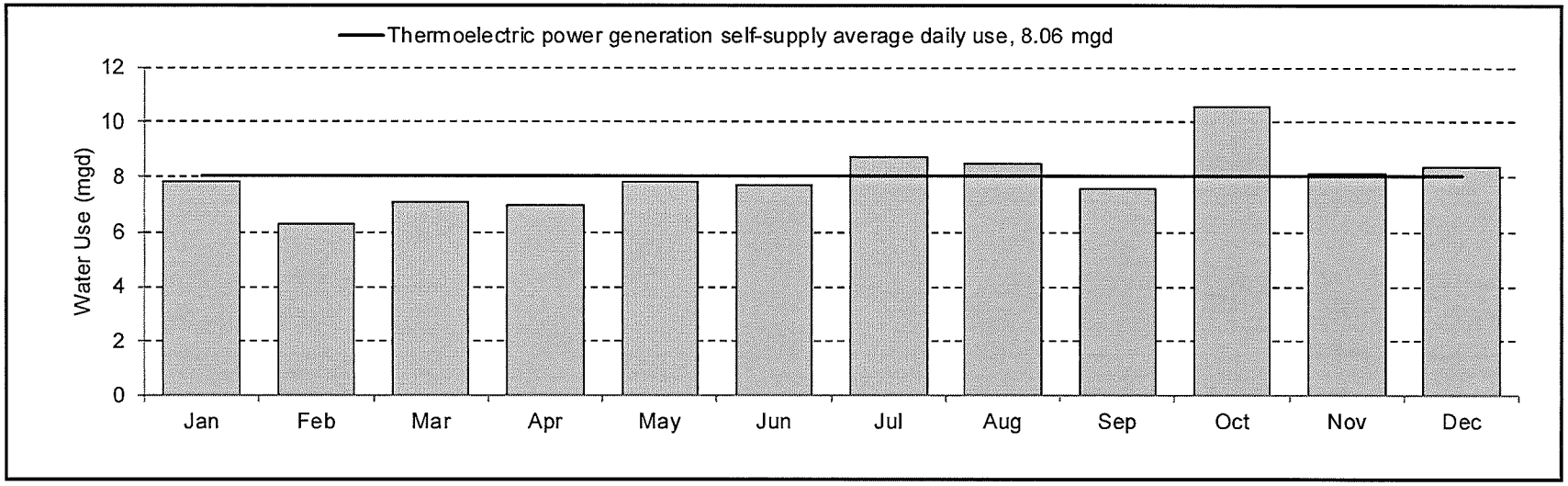


Figure 10. Average daily thermoelectric power generation self-supply freshwater use by month, 2018

Note: Water use is in million gallons per day (mgd).
Amounts of consumptive freshwater use are based on best available data as of April 2, 2019.

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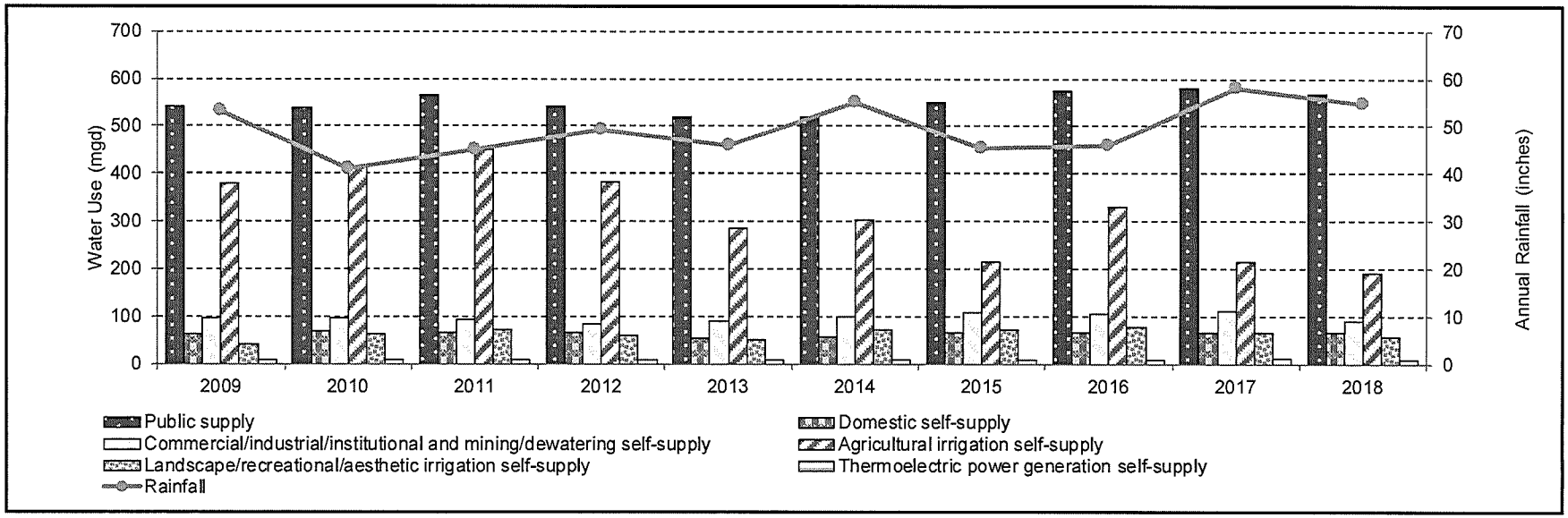


Figure 11. Annual rainfall and freshwater use by category, 2009–2018

Note: Water use is in million gallons per day (mgd); rainfall is measured in inches.
Amounts are based on best available data as of April 2, 2019.
Source of domestic self-supply is assumed to be groundwater.

20190168-WS Staff Hearing Exhibits 00251

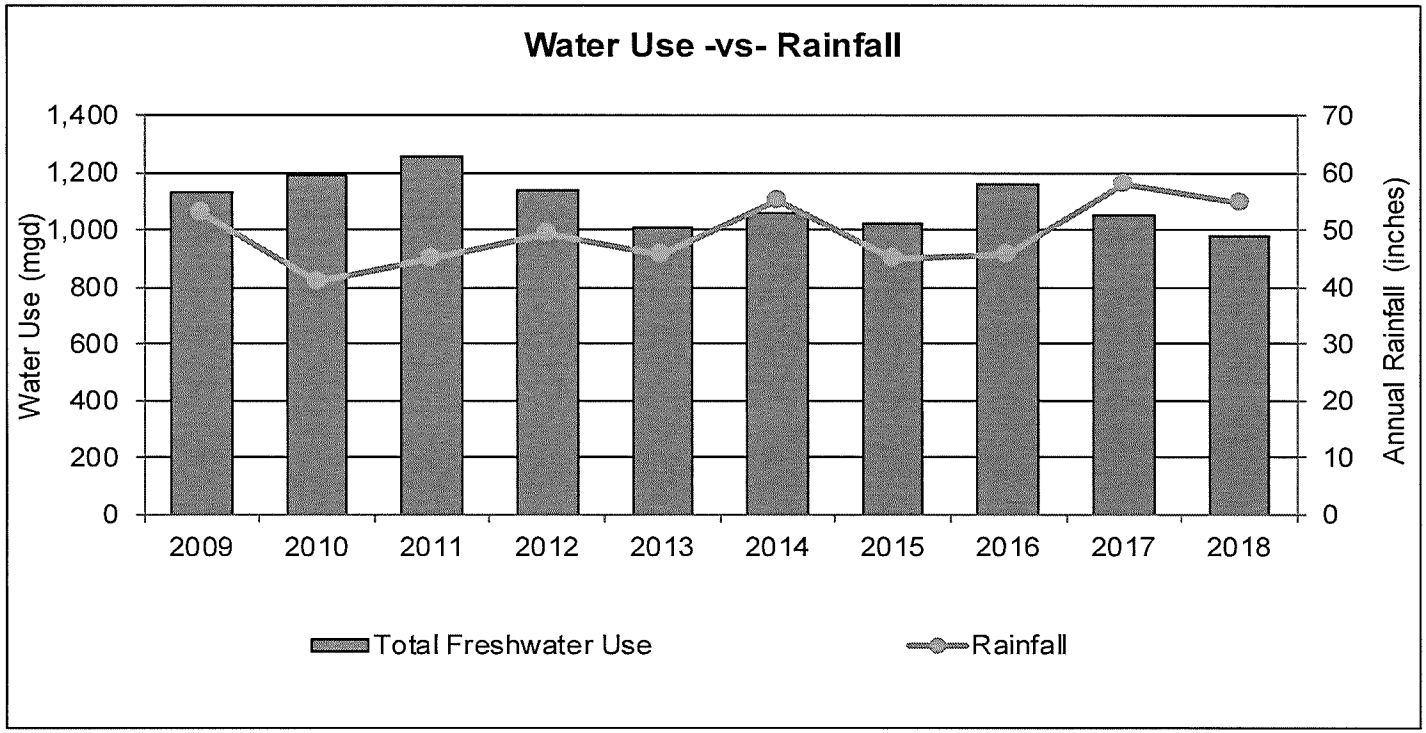


Figure 12. Annual rainfall and total freshwater use, 2009–2018

Note: Water use is in million gallons per day (mgd); rainfall is measured in inches.
Amounts are based on best available data as of April 2, 2019.
Source of domestic self-supply is assumed to be groundwater.

20190168-WS Staff Hearing Exhibits 00252

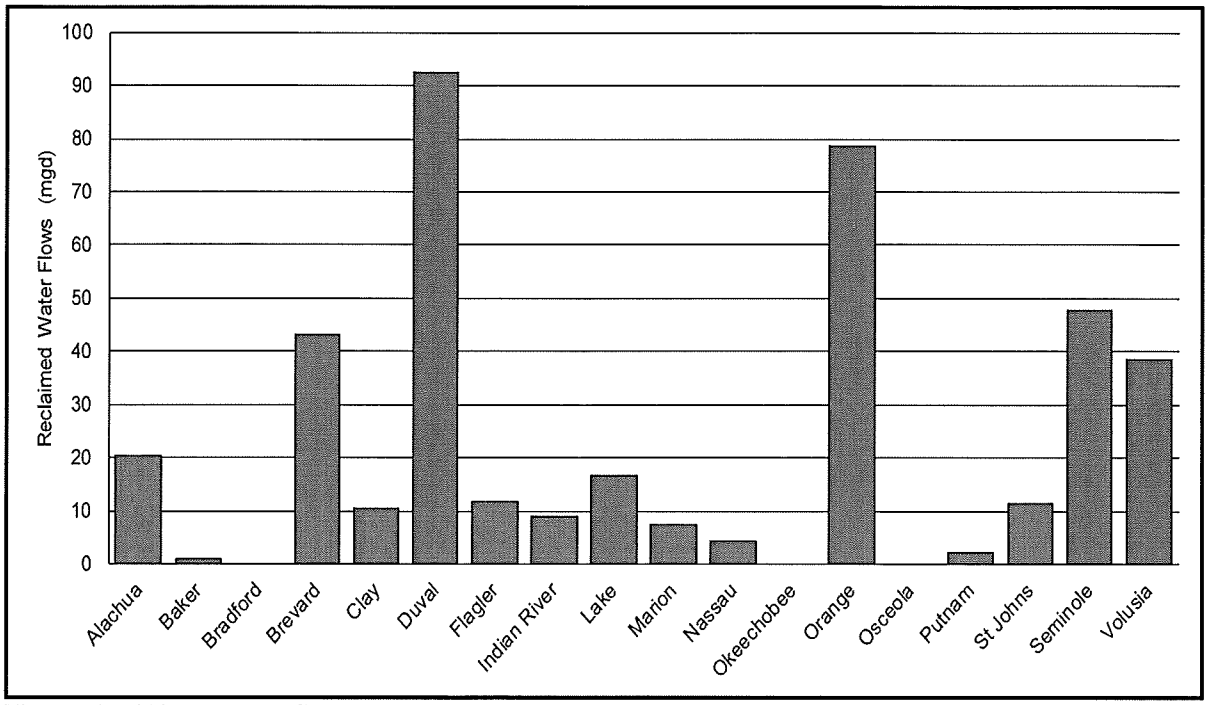


Figure 13. Wastewater flows reused beneficially, 2018

Note: Reclaimed water flows in million gallons per day (mgd).
Data obtained from the Draft 2018 DEP Reuse Inventory.

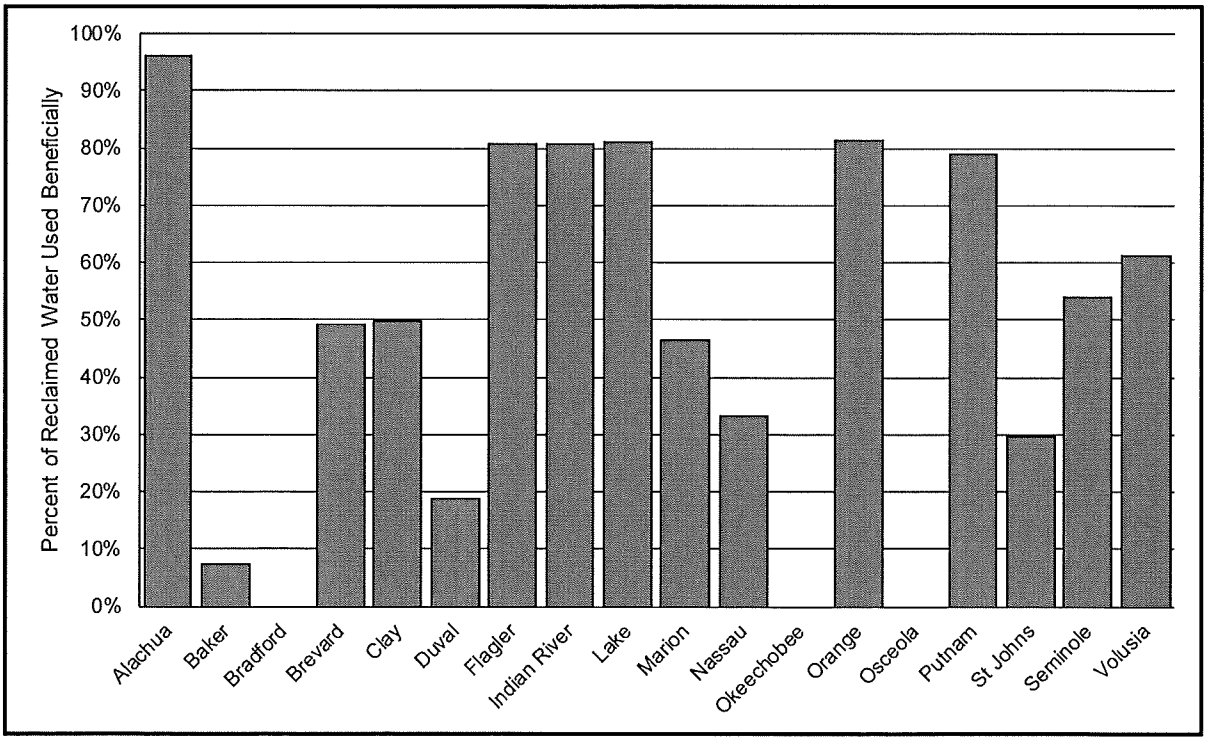


Figure 14. Percent of wastewater flows reused beneficially, 2018

Note: Data obtained from the Draft 2018 DEP Reuse Inventory.

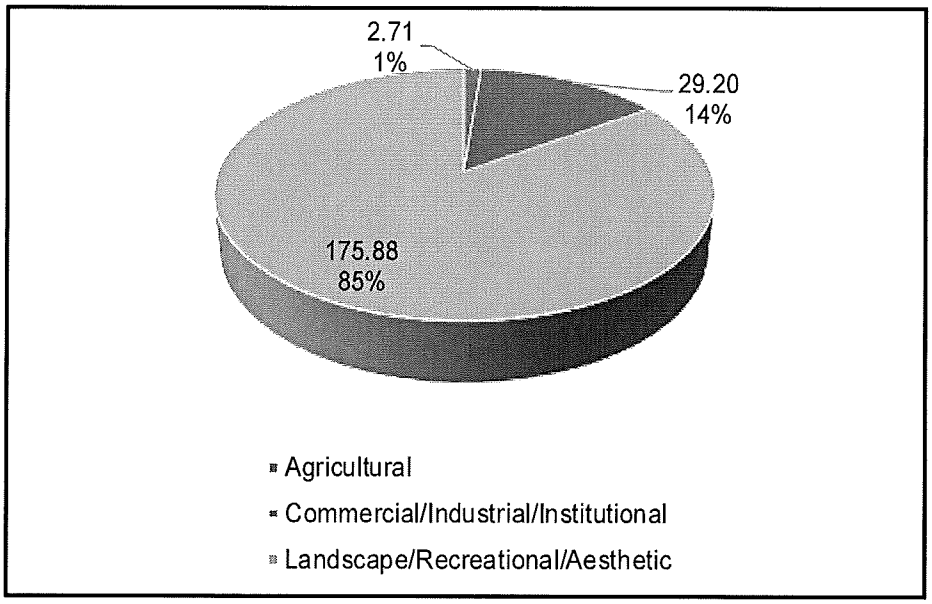


Figure 15. Beneficially used reclaimed water by use type, 2018

Note: Water use is in million gallons per day (mgd).
Data obtained from the Draft 2018 DEP Reuse Inventory.

20190168-WS Staff Hearing Exhibits 00255

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 61
PARTY: Staff Exhibit 61
DESCRIPTION: FCRU's Response to JEA's 3rd Interrogatories Nos. 43-51, 53-59, 61-66, 68, 72, 80-89, 91-93 Bates No...

61

FCRU's Response to JEA's 3rd Interrogatories Nos. 43-51, 53-59, 61-66, 68, 72, 80-89, 91-93

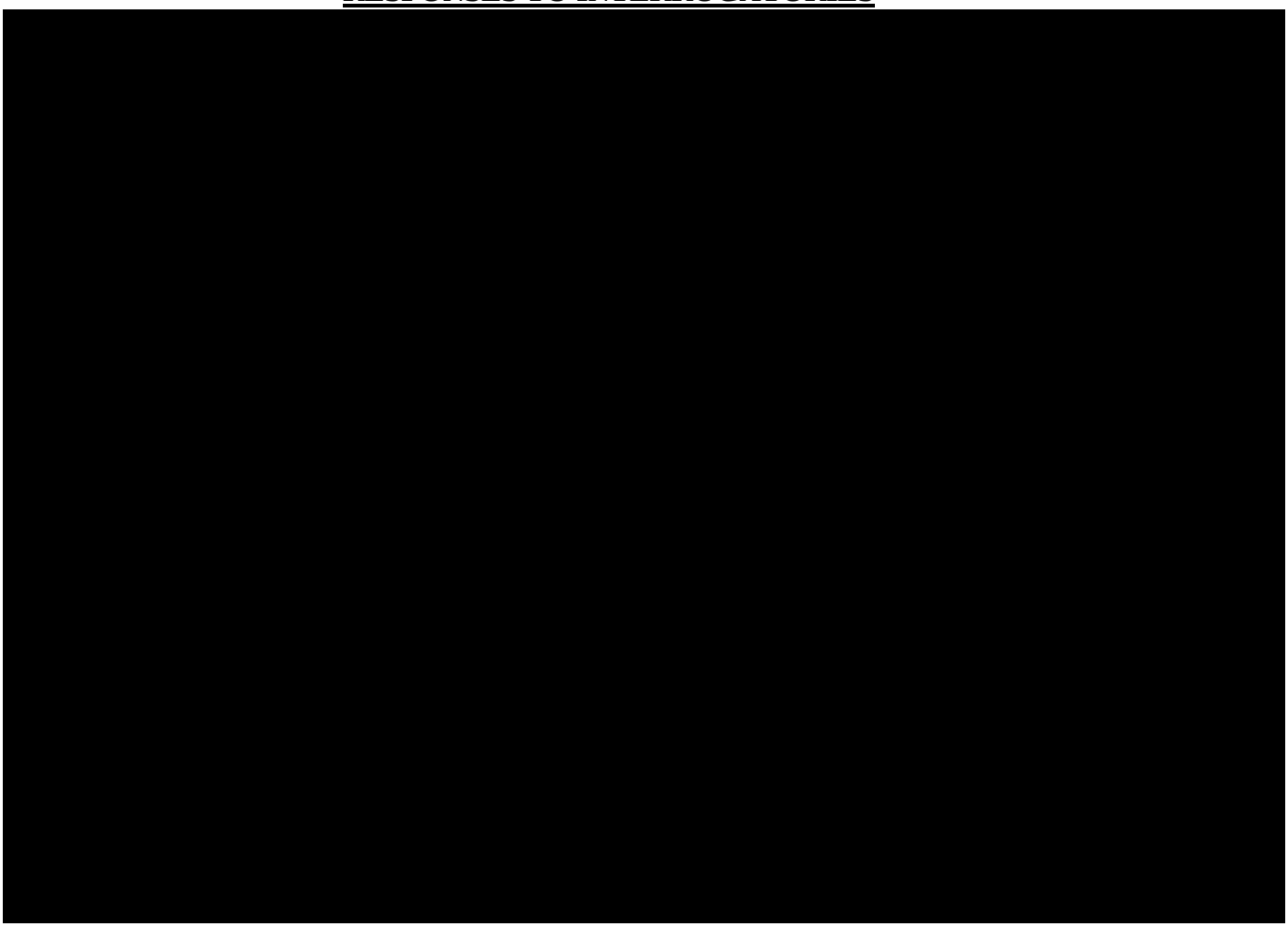
BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: October 9, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO JEA'S THIRD SET OF INTERROGATORIES TO FIRST COAST REGIONAL UTILITIES, INC. (INTERROGATORIES 38-102)

Pursuant to rule 1.340, Florida Rules of Civil Procedure, and the Order Establishing Procedure, First Coast Regional Utilities, Inc. submits the following responses to JEA's third set of interrogatories.

RESPONSES TO INTERROGATORIES





43. Please identify the water/wastewater treatment facilities identified in Beaudet's Rebuttal Testimony, on page 3, lines 16-19, that constitute the "scores of combined water/wastewater treatment facilities in Florida, private and public, which are 4.0 MGD or greater located on far less than the 40-acre site proposed for First Coast Facilities."

Response: In Mr. Beaudet's 45 years of professional experience in Florida water and wastewater utilities in the 4-8 MGD size category, 40-acres of site footprint is the rule rather than the exception. The primary reason that a utility of this size would have a site over 40-acres is if the utility was using reclaimed water to irrigate on their own land. Such

is not the case with FCRU. FCRU's reclaimed water will be provided in bulk to an unregulated irrigation utility which will irrigate common areas within the development. Attached Exhibit-1 shows examples of water/wastewater utilities which have footprints of 40-acres or less, urban, suburban, or rural. All the utilities listed in Exhibit-1 provide both water and wastewater treatment.

44. Please explain, in detail, how the St. Johns River Water Management District's recently issued and/or modified consumptive use permits will "result in an even lower per capita demand and free up additional capacity for future development beyond the entitled area and Chemours," as stated at page 4, lines 2-5 in the Beaudet Rebuttal Testimony.

Response: It is common knowledge that the St. John's River Water Management District's policy is to reduce the per capita demand of water supply systems throughout the District. There have been several attempts by the District over the past few years to reduce the allowable quantity of water in *existing* permits, attempts that have been so far successfully resisted by JEA and other utilities within the District. The primary driver for this policy is to reduce overall demand on the Floridan Aquifer in North and North Central Florida to maintain minimum flows and levels (MFLs) in the protected springs and environmentally sensitive waters within the District. Moving forward, the District is required to adopt strict MFLs by Legislative Mandate (FAC 373.042) and to conform to the uniform rules of the Central Florida Water Initiative. The District's own adopted rule 40C-8.011 states in its Policy and Purpose: (1) This chapter establishes minimum flows and levels for surface watercourses and minimum levels for groundwater at specific locations within the St. Johns River Water Management District. (2) Where appropriate, minimum flows and levels may reflect seasonal and long-term variations and may include a schedule of variations and

other measures appropriate for the protection of non-consumptive uses of a water resource. (3) In establishing minimum flows and levels, the Governing Board shall use the best information and methods available to establish limits which prevent significant harm to the water resources or ecology. The Governing Board will also consider, and at its discretion provide for the protection of non-consumptive uses, including navigation, recreation, fish and wildlife habitat, and other natural resources. (4) Where a minimum flow has been established for a specific watercourse or a minimum level has been established for a specific surface water body, the flow or level is expressed as a fluctuation regime which will include a series of minimum flows or levels reflecting a temporal hydrologic regime that will prevent significant harm to water resources or ecology. (5) Minimum flows and levels prescribed in this chapter are used as a basis for imposing limitations on withdrawals of groundwater and surface water for reviewing proposed surface water management and storage systems and stormwater management systems, and for imposing water shortage restrictions. The limitations and review criteria are prescribed in other rule chapters of the District.

FCRU fully anticipates that to obtain a Consumptive Use Permit (CUP) for its development, a plan must be shown to minimize per capita demand. The JEA is itself in danger of surpassing its CUP unless immediate actions are taken to reduce its per capital demand and/or increase significantly its alternative water supply, specifically reclaimed water.

45. Please identify the "numerous private water/wastewater utilities in Florida that rebut Mr. Zammataro's" comments regarding private utilities, as stated at page 5, line 4 of the Beaudet Rebuttal Testimony.

Response: In addition to Ave Maria and Seacoast Utility, which Mr. Beaudet described as exemplary private utilities rebutting Mr. Zammataro's comments, there are many other examples of private or non-profit cooperative utilities which are constructed and/or operated in an exemplary manner that would not require intervention of a larger public utility to meet high standards of operation. Attached as Exhibit-2 is a list of utilities in the exemplary category. A portion of the data in Exhibit-2 was provided by the Florida Rural Water Association.

46. The Beaudet Rebuttal Testimony references Seacoast Utilities at page 5, lines 11-17. For how long did Seacoast Utilities operate as a private utility?

Response: Thirty-three (33) years from July 1955-August 1988.

47. Please explain in detail the circumstances relating to the Ave Maria Utility Company that make it "remarkably close in situational circumstances to First Coast" as stated at page 6, lines 8-9 in the Beaudet Rebuttal Testimony.

Response: There are several circumstances. First, both are greenfield utilities formed to provide water/wastewater/reclaimed water service to greenfield developments of approximately the same size. Second, the sizes of the developments and the absorption rates are similar. Exhibit-3 shows Ave Maria's absorption rates in ERC's (historical and future proposed). FCRU's proposed absorption rate has already been provided to JEA. Third, in negotiations with Collier County, the County could not have served the Ave Maria development without constructing a regional plant which the County did not have in its capital plan and had not identified funding for, a similar circumstance to Option 2 contained in JEA's Rebuttal Testimony.

48. Please provide in detail the sizes of the Ave Maria Utility Company development in Collier County and the details of the cost to connect to the Collier County Utilities, as referenced at page 6 lines 10-11 of the Beaudet Rebuttal Testimony.

Response: Exhibit-3 in response to Interrogatory 47 contains the details of the size of the development served by Ave Maria Utility Company. Mr. Beaudet does not have personal knowledge of the details of the cost for Collier County Utilities to connect to the Ave Maria development. Mr. Beaudet does know that Collier County did not object to AMUC's Certificate of Service because they agreed that they could not serve the development economically or in a timely manner.

49. Please provide a comparison of the size of the water/wastewater system in the Ave Maria Utility Company development to the size proposed to be served by FCRU.

Response: The size of the water/wastewater/reclaimed water system for FCRU has been detailed in the Feasibility Assessment for First Coast Regional Utilities, Inc. dated April 2019 which is appended to FCRU's initial application for a Certificate of Service. Attached Exhibit-4 shows the details of the current and future planned size of AMUC's system.

50. Please provide the facts upon which Mr. Beaudet bases his claim that the JEA pipelines "do not have capacity to meet FCRU's ultimate demand," as referenced on page 7, lines 16-17 of the Beaudet Rebuttal Testimony.

Response: JEA's closest and only realistic water and wastewater lines to connect to FCRU's proposed utility facility are over 7-miles away on Normandy Blvd. The water line is a 20" line and the wastewater line is a 16" line. Without doing a specific hydraulic analysis, it is Mr. Beaudet's professional opinion that lines of this size are not capable of delivering 4 MGD of water capacity and a concomitant 3.2 MGD of wastewater capacity

to and from FCRU. This is particularly true since JEA's service area, according to its website, covers the entire area West of the Point of Connection to US Route 301 and South of Normandy Boulevard. There is significant, potential development between and South of the Point of Connection on Normandy Boulevard which would also have to be served in the future.

51. Who are the "third-party developers" referred to on page 8, lines 23-25 of the Beaudet Rebuttal Testimony?

Response: Many national, statewide, regional, and local developers (most of whom would be readily recognizable to JEA) have expressed interest in buying land for development from 301 Capital Partners. These developers are waiting on the sidelines until the water and wastewater utility issue is decided. 301 Capital Partners considers the names of these developers to be confidential business information.

[redacted]

53. With respect to page 13, lines 8-12 of the Beaudet Rebuttal Testimony, please identify what municipal or county system(s) Mr. Beaudet is personally familiar with, other than Palm Beach County, and state with specificity what personal knowledge Mr. Beaudet has of each system.

Response: Mr. Beaudet has been working in the utility engineering management field since 1976. Below is a partial list of the work he has performed:

1. City of Arlington, Texas – process design for their WTP expansion.
2. Okeechobee County, Florida – treatment process optimization for their WTP.

3. City of Tampa – process design for their WTP expansion.
4. City of Pembroke Pines, Florida – assisted in design of a new WTP.
5. City of Cooper City, Florida – process design of their new R/O WTP.
6. Miami-Dade Water and Sewer Department – WTP treatment process optimization, project direction of a deep injection well for treated wastewater and production of a white paper on sewer collection system lateral lining for infrastructure rehabilitation.
7. City of Delray Beach, Florida – facilitated workshop on organizational development and utility efficiency.
8. Los Angeles, California Water and Power – project direction for environmental restoration of Owens Lake reservoir.
9. East Bay Municipal Utility District, Oakland, California – facilitator for their 2001 Strategic Plan and project director for a seismic upgrade to a 100-mile raw water aquaduct.
10. City of Albuquerque, New Mexico – facilitator to their 2001 Strategic Plan, project director for their Integrated Water Resources Plan and process design of a new surface WTP.
11. City of El Paso, Texas – facilitator for their 2002 Strategic Plan.
12. Village of Palm Springs, Florida – Interim Director of Public Works, including their water/wastewater utility.
13. City of West Palm Beach, Florida – Interim Assistant Director of Public Utilities, directed a consulting engineering team in the development of 10-year Capital Plan, developed and managed temporary sludge dewatering process during construction of a

new biosolids system for the East Central Water Reclamation Facility, and facilitated a workshop on public utilities Asset Management.

14. City of Riviera Beach, Florida – senior engineer and utility consultant. Negotiated Consent Orders with the South Florida Department of Environmental Protection and the Palm Beach County Health Department, developed a Capital Plan to respond to the regulatory enforcement, and guided procurement of engineering and construction service including writing scopes of work and engineering contracts.

54. Please state the basis for Mr. Beaudet's claim on page 13, lines 11 -13 of the Beaudet Rebuttal Testimony, that "Palm Beach County Utility's process was very efficient compared to other municipalities or counties where the process can take much longer."

Response: Palm Beach County Water Utilities Department's (PBCWUD) Capital plan ranged from $50 - $175 million per year during his tenure. In order to deliver the hundreds of projects involved, PBCWUD adopted a series of policies that made the procurement and delivery process much more efficient than that of most public utilities:

1. Design consulting engineers were selected according to CCNA once every three years for each category of projects – Water Treatment, Wastewater Treatment, Water Resources, Facilities, etc. As major projects arose, they were assigned to these pre-selected engineers reducing the 3-6 months often required to select and place under contract design engineers for such projects.
2. Significant effort was placed cooperatively between PBCWUD, the County Procurement Department and the County Attorney's Office to develop highly standardized engineering and construction contracts. These contracts were published

on the County's website and served as a guide for selected engineers and contractors to expedite contract negotiation.

3. PBCWUD staff were highly organized and given specific benchmarks for response time to every aspect of project delivery to expedite the work of the engineers and contractors.
4. PBCWUD has a fully functional Asset Management Program which makes detailed information available to design engineers and contractors helping to speed their project delivery.

During Mr. Beaudet's tenure at PBCWUD, the utility received the Association of Metropolitan Water Agencies Platinum Award for Sustained Competitiveness Achievement.

55. Please state with specificity Mr. Beaudet's personal knowledge regarding JEA's process for building water and/or wastewater infrastructure.

Response: During Mr. Beaudet's tenure as PBCWUD's Director, he was personally highly involved at the state level of the American Waterworks Association, the Water Environment Federation, the American Society of Civil Engineers and the Florida Engineering Society, participating in numerous committees, attending conferences and seminars. Members of JEA staff also attended many of these meetings and conferences during which engineers and utility staff present and discuss their projects. During networking events and other informal times, project specific issues, bureaucratic obstacles and other project details are also discussed. Mr. Beaudet became aware of many issues that affected JEA's project delivery process. He is not aware of any major JEA projects that were presented or discussed that were expedited or even delivered in a particularly

timely manner. Also, from June-December 2003, Mr. Beaudet was Florida Manager for the engineering firm, CH2M Hill, and assisted their Jacksonville office in procuring and delivering several major engineering projects for JEA.

56. Please identify the law referenced in the statement on page 13, lines 17-18 of the Beaudet Rebuttal Testimony which states "under Florida law, no money can be spent on a major project without being funded in the utility's budget."

Response: *See* Florida Constitution, Article 7, Section 1(d) *et seq.*, and Sections 216.221 *et seq.*, Florida Statutes, requiring balanced budgets for the state, agencies, and counties.

57. Page 13, line 17 to page 14, line 17 of the Beaudet Rebuttal Testimony references steps necessary for getting a new water or wastewater plant approved, budgeted, and constructed and the time frame for each step. Please identify the specific projects or information on which Mr. Beaudet relied for each time frame given for each step identified.

Response: As described in Mr. Beaudet's response to Interrogatories 57 and 62, the steps necessary for getting a new water or wastewater treatment plant approved, budgeted, and constructed are prescribed by Florida Statutes and Rules, as well as the JEA Procurement Code. The time frames described in Mr. Beaudet's Rebuttal Testimony are typical time frames based on his 45+ years as a utility engineer and manager, during which he participated in all these steps many times. Obviously, the time frames are variable and based on two primary factors: the complexity of the project and the level of political support or opposition to the project.

58. Please identify the projects or information with which Mr. Beaudet has personal knowledge with regard to JEA's processes for major utility infrastructure projects.

Response: In 2003, Mr. Beaudet served as Florida Manager for the engineering firm CH2M Hill, which had an office in Jacksonville. Mr. Beaudet had the responsibility of overseeing a major wellfield modelling, drilling and installation project, as well as several minor projects. He is also aware of the JEA wastewater treatment plant expansion project in St. John's County, the Black Ford WWTP. This plant was short on capacity for nearly 15 years. An expansion was planned prior to the 2008 recession and therefore reasonably delayed. When growth started to pick up in 2010-11, the expansion was resumed and work on design began again. JEA was so far behind on plant construction that they had to move a small package rim steel plant in to provide enough capacity to avoid a moratorium. Construction resumed on the larger expansion and was finally completed in 2017.

59. Please state the factual basis for Mr. Beaudet's claim on page 14, lines 22-25 of the Beaudet Rebuttal Testimony that "CSX has a reputation across Florida in delaying permits."

Response: In Mr. Beaudet's experience as a utility engineer and manager in Florida for 45+ years, obtaining an underground crossing permit from any railroad is a major headache to be avoided wherever possible. Crossing permits are issued solely at the discretion of the railroad. Each railroad has different, detailed and stringent design requirements in order to protect future rail traffic. Utility contractors are required to jack and bore a large casing under the tracks within which the desired pipelines are inserted. The time required for review of these permits depends on the staffing level of the railroad which never seems to be adequate. No priority is placed on such permits, nor is there any statutory requirement for timely review and issuance as there is for permits issued by state agencies.

A CSX permit that Mr. Beaudet personally signed on behalf of PBCWUD is a permit applied for by PBCWUD for a subsidiary CSX track involving a small wastewater force main and water main just South of the Pratt & Whitney facility in unincorporated Palm Beach County in 2005. The records for this permit have been retired; however, the permit required over 5-months to be issued.

Mr. Beaudet is also aware that Seacoast Utility Authority recently negotiated a contract with Florida Power & Light for their new operations center to be constructed in Palm Beach Gardens, Florida on land sold to FP&L by Seacoast. Provision of water and wastewater service to FP&L involved crossing the main CSX lines with a water main and force main. Seacoast was so concerned about liability for a delay in the timing of a CSX permit that the contract made FP&L responsible for the design and permitting of the crossing.

Another permit of which Mr. Beaudet is personally aware is an FEC Railroad crossing permit for a 3" low pressure force main inside an 8" casing at Silver Beach Road in Lake Park, Florida. It was applied for by Seacoast Utility Authority under Blanket Agreement 293-4-0, subfile 293-3620. The permit was applied for on April 4, 2018 and it was approved on January 9, 2019, a full 9-months later.

Another crossing permit Mr. Beaudet is personally aware of is an FEC railroad permit applied for by PBCWUD under Blanket Agreement 293-8-0 under a single set of subsidiary tracks involving a 4" wastewater force main and a 3" water main. The permit required a 16" casing jack and bored under the tracks. It was applied for in June 2016 and permitted on March 2017, 9-months later.

[redacted]

[redacted]

61. Please identify the area or areas referred to on page 15, lines 2-3 of the Beaudet Rebuttal Testimony that references "several long stretches of environmentally sensitive land for which permits would be required from FDEP."

Response: In the response to page 15, lines 2-3 of the Beaudet Rebuttal Testimony, the requirement for permits through the referenced environmentally sensitive lands mistakenly identified FDEP as the permitting agency. The permitting agency would be the St. Johns Water Management District (SJWMD). The type of permit required would be an Environmental Resource Permit (ERP). Regarding the water and wastewater force mains needed to connect JEA service from Normandy Boulevard to the FCRU utility site, there are numerous drainage canals and structures under the right of way of US 301. Following a detailed survey by the design engineer, it is likely that the pipelines would have to be directionally drilled under these canals, requiring a permit either from SJWMD or the Florida Department of Transportation (FDOT), or both. In order for these pipelines to reach the FCRU utility site from US 301's right of way, the pipelines would have to cross SJWMD jurisdictional wetlands as well as Deep Creek, again requiring an ERP permit from SJWMD for the directional drilling required. Should the option of building a regional wastewater treatment plant on the Peterson tract be the selected option, the pipelines crossing the main line CSX Railroad tracks to the FCRU utility site would have to be accomplished well South of the rail yard. This crossing would have to be directionally drilled through the Loblolly Mitigation Preserve South of the rail yard, requiring a major ERP permit from the SJWMD.

62. With respect to page 15, lines 6-7 of the Beaudet Rebuttal Testimony, please provide the specific steps to support the claim concerning JEA's time frame for providing the infrastructure for service to the 301 Development.

Response: The steps that Mr. Beaudet described in his Rebuttal Testimony are prescribed by the Florida Purchasing Mechanism and Rules referenced by Chapter 287 Florida Statutes which includes Section 287.055 the Consultant's Competitive Negotiations Act, Rule 60A-1 Florida Administrative Code and the JEA Procurement Code. These steps are essentially the same for all Florida state, county and municipal utilities and agencies for procurement and delivery of any major infrastructure project.

63. Please explain, in reference to page 2, lines 22-24 in the Kennelly Rebuttal Testimony, what "significant conditions of the Ordinance granting our development entitlements" would be violated if FCRU builds "regional water, wastewater and reclaimed water facilities and [gives] them to JEA."

Response: The Ordinance specifically requires that the developer "shall provide, at its expense, **on-site treatment capacity to serve the needs of this Rural Village PUD** for potable water, wastewater, and reuse water . . .." (emphasis added).

64. Please state the factual bases for the statement in the Kennelly Rebuttal Testimony, page 2, lines 21-22, that "JEA wants First Coast to build regional water, wastewater, and reclaimed water facilities and give them to JEA" or any other implication that JEA would expect FCRU to pay for regional facilities to serve other than the Development.

Response: The notes prepared by JEA memorializing the meeting of April 9, 2019, state: "JEA recommends an off-site Water Reclamation Facility to be built on the northern section of JEA owned property (Peterson Tract). A regional facility would allow for flow

to be diverted from adjacent wastewater basins to provide needed flow to seed the new facility." JEA has never offered to finance the building of this facility. Rather, JEA has consistently demanded that FCRU build and give JEA any facilities needed to serve the proposed territory. Also, the subject was discussed at a meeting held on February 14, 2020, between Messrs. Kennelly, Beaudet, Zammataro, and Ms. West.

65. With respect to page 3, lines 8-9 of the Kennelly Rebuttal Testimony, please explain how First Coast offering to sell the water and wastewater to JEA is not a violation of the Comprehensive Plan or PUD Ordinance.

Response: There is nothing in either the Comprehensive Plan nor the Ordinance that prohibits a privately owned utility from selling its assets to the JEA. In fact, the Jacksonville 2030 Comprehensive Plan, Sanitary Sewer Sub-Element, Policy 1.2.1 mandates that JEA continue its efforts toward acquisition of non-regional investor-owned utilities.

66. On page 3, lines 19-20 in the Kennelly Rebuttal Testimony, Mr. Kennelly states that it was "never the intention of the parties to dedicate the ownership of the facilities to JEA." Please identify the "parties" to whom Mr. Kennelly is referring.

Response: ICI Villages, LLC and the City of Jacksonville.

[redacted]

68. Who "informed" 301 Capital Partners regarding the intent of the dedication language, as discussed on page 3, lines 22-25 of the Kennelly Rebuttal Testimony?

Response: Mr. David Haas of ICI Villages, LLC. Mr. Haas was a participant in the negotiation of the PUD Ordinance and has personal knowledge of the intent of the parties.



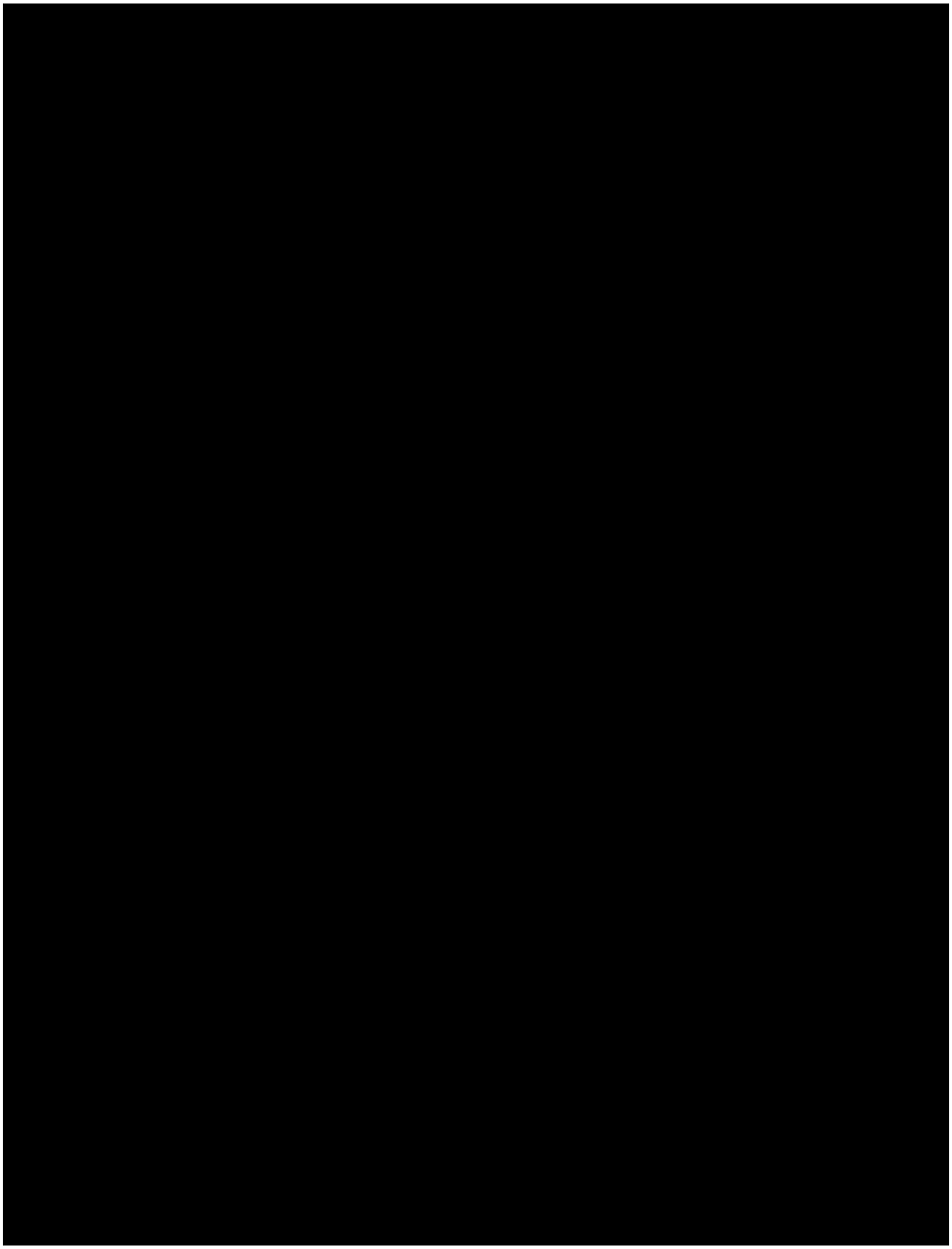


[redacted]

72. Page 6, lines 7-8 in the Kennelly Rebuttal Testimony references a meeting that occurred on April 9, 2019. Please identify all persons who attended that April 9, 2019 meeting.

Response: Please refer to JEA's notes of the April 9, 2019, meeting attached as Appendix "A" to Exhibit "E" to the Application.

[redacted]





80. Please provide the citation(s) to JEA's testimony referenced on page 10, lines 11-13 of the Kennelly Rebuttal Testimony which states: "JEA witnesses briefly acknowledged the idea of providing operation and maintenance services but even a surface level examination of the testimony makes clear that their view of the matter is much broader than that. . . ."

Response: Orfano, page 4, line 24 through page 5, line 4. Additionally, JEA's position regarding its desire to have FCRU turn over ownership to JEA so that it can serve the proposed territory is the cornerstone of its assertion that it can provide services to the development.

81. Please state the facts that support Mr. Gandy's statement at page 3, lines 11-23 in the Gandy Rebuttal Testimony that estimates the FCRU's water and wastewater facilities could be operational within 30 months of obtaining a certificate from the Public Service Commission.

Response: The design-build process allows for significant overlap of predesign, permitting, procurement, final design, site development and construction. Additionally, 'early-start' procurement and construction/building permit packages may be completed to allow for partial permitting as the design and procurement progresses. Upon notice to proceed from the Owner (not necessarily coincident with the PSC approval), a preliminary design and preliminary engineering report would be completed in three months and submitted to FDEP, or their surrogate, for the FDEP environmental construction permit. This typically takes 30-60 days for review and approval with specific conditions occurring with issuance at 4-5 months after NTP from the Owner. During this period, the project would proceed to final design for the 'early-start' permitting and construction packages such as well construction, site development, pipeline construction, and structural elements. At 60% total design package (including process treatment and equipment), early procurement begins for long-lead items. The 60% design level would be complete at month 5 and 'early-start' construction packages, after building department permit approval, would typically begin in months 5-7. Final design completion and permitting should be complete at months 7-10. Start of plant site facilities and process equipment construction, including peripheral facilities, such as well heads, should be under way after month 10. This would allow for 10-12 months of remaining construction and startup/commissioning time. The Owner also benefits from working directly with a single point of responsibility Design-Build entity so that project related decisions are reached quickly and acted upon by the team.

82. Please identify the specific licenses, permits, or other governmental authorizations FCRU will need to begin construction of the water treatment plant facilities.

Response: Construction of new water treatment plants, as well as the well pumps, will require a *c*onstruction permit from FDEP or their surrogate, as per FAC 62-555.500 (construction of a new public water system). Construction of the new production wells will require a construction permit from FDEP or their surrogate, in accordance with FAC 62-524 and FAC 62-532. A water use permit through the St. Johns River Water Management District will be required to withdraw groundwater. The fuel and chemical storage tanks will need permits/licenses through FDEP (per FAC 62-762) and/or local County/City agencies. Stormwater control may require a permit through FDEP or their surrogate. The water treatment facility shall be operated, supervised, and maintained by an operator licensed in accordance with FAC 62-602.300. Local county/city building permits will be required for the actual construction components of the water plant (structural, electrical, plumbing, fire, etc.).

83. For each specific license, permit, or other governmental authorization identified in response to Interrogatory 82, please identify each governmental entity from whom those licenses, permits, or authorizations are obtained.

Response: As stated in response to Interrogatory #82, the Florida Department of Environmental Protection or their surrogates will be the governing agency for most of the permits. The local county/city building permits will be the governing agency for the actual construction components.

84. Please identify the length of time it typically takes to obtain those licenses, permits, or authorizations identified in response to Interrogatory 82 once an application is submitted.

Response: The construction permits/licenses required for construction of a new public water system and wells typically require 30-180 days to obtain.

85. Please identify the specific licenses, permits, or other governmental authorizations FCRU will need to begin operation of the wastewater treatment facilities.

Response: Construction of new wastewater treatment plants will require a *c*onstruction permit from FDEP or their surrogate, as per FAC 62-620 *(Wastewater Facility and Activities Permitting).* Residuals treatment and residuals land application shall require a permit and shall be included in the wastewater treatment permit according to FAC 62-600 and FAC 62-640. A separate permit will be required for a reuse and land application portion of the wastewater facility in accordance with FAC 62-610.800. Proper operation and maintenance of the wastewater facility will require qualified personal with license requirement as stated under FAC 62-620.610 and 62-620.630. The fuel and chemical storage tanks will need permits/licenses through FDEP (per FAC 62-762) and/or local county/city agencies. Stormwater control may require a permit through FDEP or their surrogate. The wastewater treatment facility shall be operated, supervised, and maintained by an operator licensed in accordance with FAC 62-602.300. Local county/city building permits will be required for the actual construction components of the water plant (structural, electrical, plumbing, fire, etc.).

86. For each specific license, permit, or other governmental authorization identified in response to Interrogatory 85, please identify each governmental entity from whom those licenses, permits, or authorizations are obtained.

Response: As stated in response to Interrogatory #85, Florida Department of Environmental Protection or their surrogates will be the governing agency for most of the permits. The local county/city building permits will be the governing agency for the actual construction components.

87. Please identify the length of time it typically takes to obtain those licenses, permits, or authorizations identified in response to Interrogatory 85 once an application is submitted.

Response: The construction permits/licenses required for construction of a new wastewater treatment facility typically require at least 30-180 days to obtain.

88. Please specify the efforts of Nassau County to acquire JEA facilities as stated on page 3, lines 11-13 in the Kelly Rebuttal Testimony.

Response: Nassau County served notice of the Nassau Board of County Commissioners unanimous vote to initiate the negotiation process for the purchase of JEA water, wastewater and reclaimed water assets in Nassau County.

89. With respect to page 8, lines 2-8 of the Kelly Rebuttal Testimony, has FCRU applied for a consumptive use permit?

Response: No. Such actions would be premature prior to the granting of FCRU's Application.

[redacted]

91. Please identify the specific language in subsection 1.2.10 of the Comprehensive Plan that "encourages" non-regional investor or community owned utility acquisition, as stated on page 12, lines 10-12 of the Kelly Rebuttal Testimony.

Response: "Nonregional wastewater facilities may be permitted as interim facilities, provided all of the following requirements are satisfied". FCRU believes that its proposal to JEA meets all of the listed requirements.

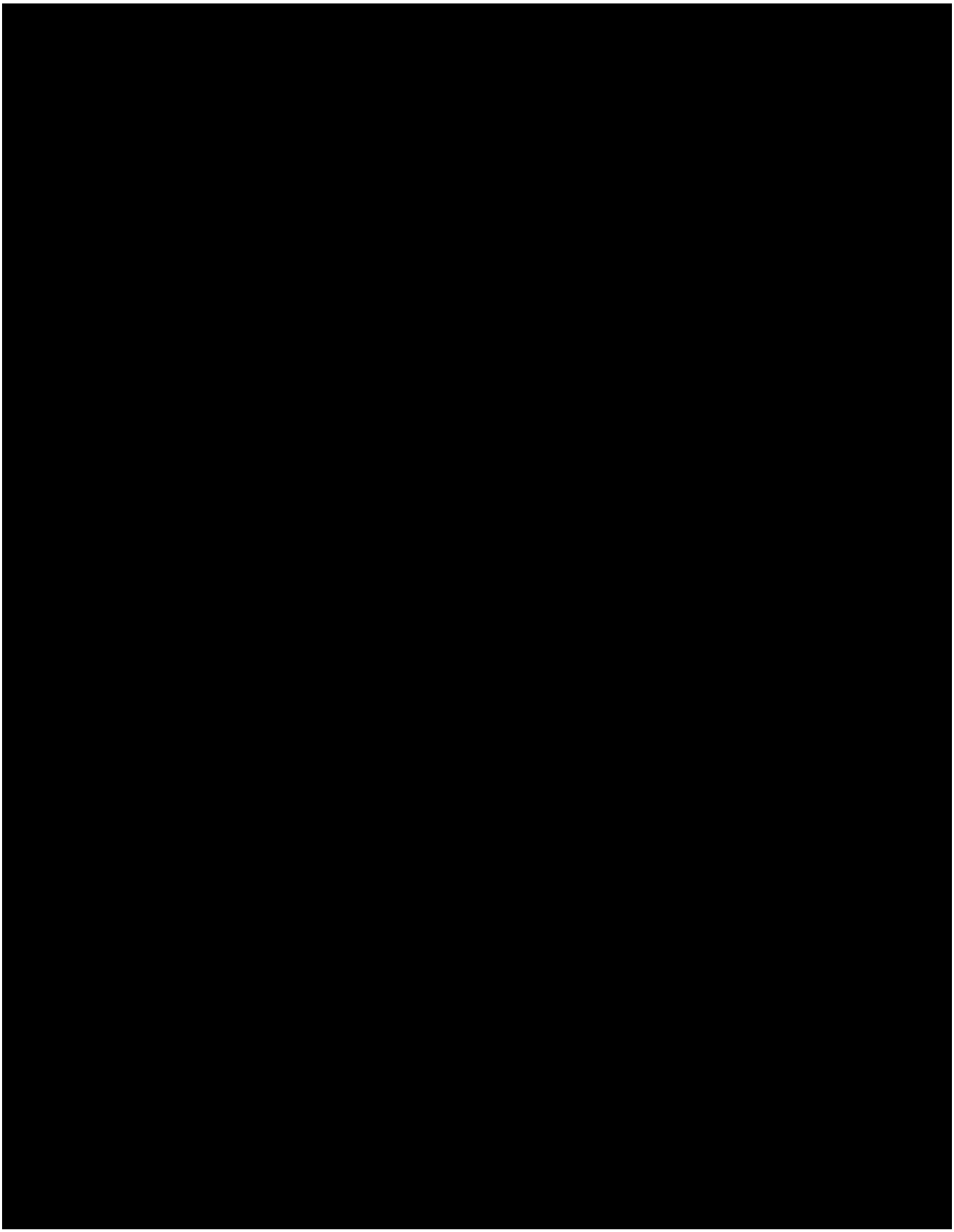
92. With respect to page 21, lines 7-9 of the Kelly Rebuttal Testimony, please identify how many investor-owned public utilities have come into existence and been certificated by the Florida Public Service Commission since JEA took over providing water and wastewater service in Duval County, including the name of each utility.

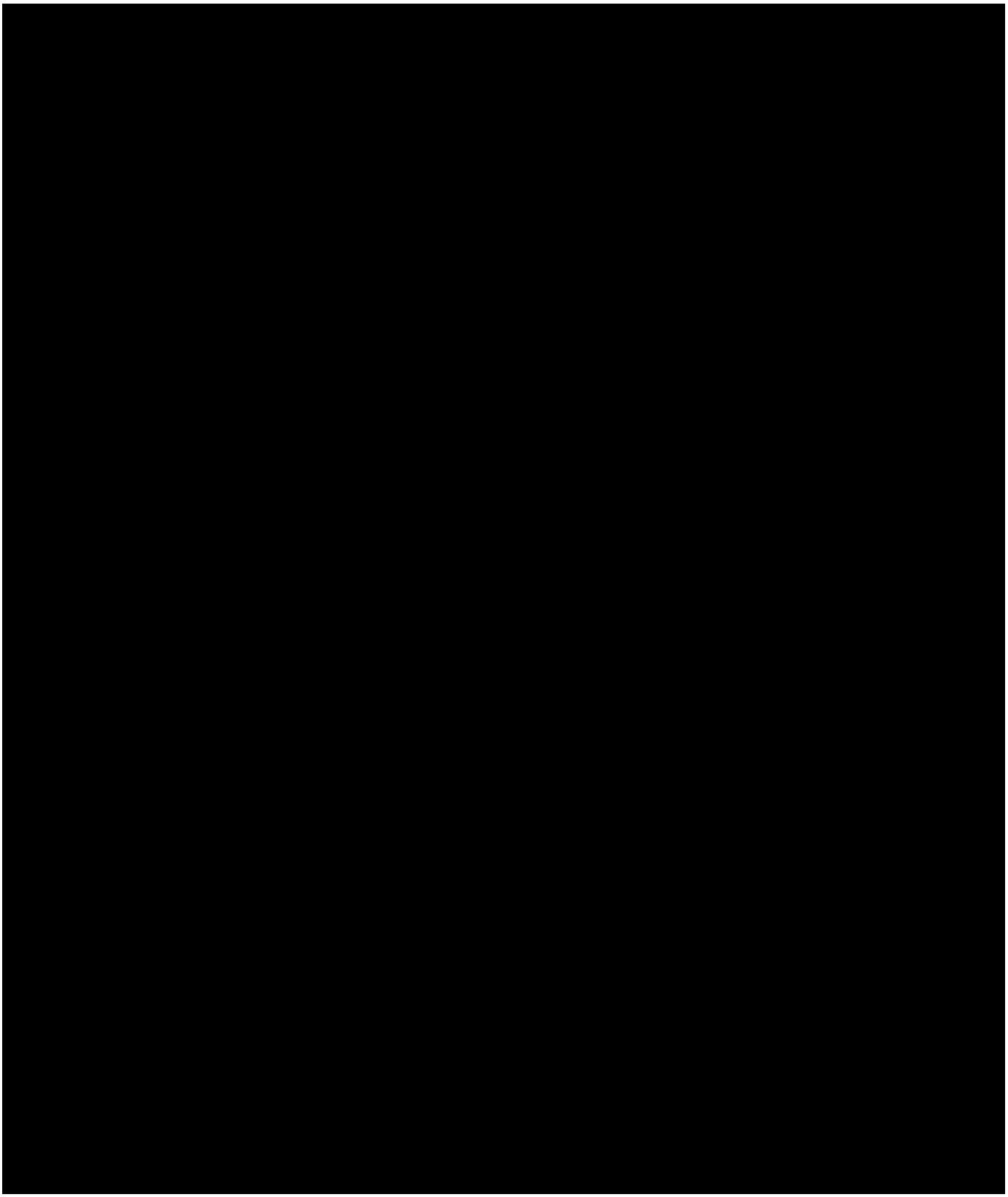
Response: None, to Mr. Kelly's knowledge since JEA began providing water and wastewater service in the urban and suburban areas of Duval County.

93. Please identify the specific facts in Mr. Kelly's "study of this matter on behalf of First Coast" that have "signaled Nassau County's and St. Johns County's desire to acquire the JEA water and wastewater assets within those counties," as referenced on page 21, lines 12-14 of the Kelly Rebuttal Testimony.

Response: Notice by Nassau County on January 31, 2020, of the Board of County Commissioners' vote to initiate the negotiation process for the purchase of JEA water, wastewater and reclaimed water assets in Nassau County, and a letter to JEA dated February 20, 2020, from Jeb Smith, Chairman of the Board of County Commissioners of St. Johns County, Florida, concerning the Interlocal Agreement between St. Johns County and JEA.

[redacted]





[redacted]

Respectfully submitted this 9th day of October, 2020.

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/s/ *Robert C. Brannan*
Attorneys for First Coast Regional Utilities, Inc.

Exhibit-1 - Florida Water and Wastewater Utilities Site Sizes

Utility	County	Delivered Water MGD	Treated WW MGD	Size of Site Acres
Bonita Springs East Facility	Lee	18	8	39
Pace Water Utility	Santa Rosa	15	5	25
Sandestin Utilities	Walton	5	4	40
Carolina Water Services	Seminole	4	2.9	32
Ave Maria Utility Company	Collier	4	3.5	33
City of Margate	Broward	13	3	8
Cooper City	Broward	7	3.5	9
Coral Springs Improvement District	Broward	7.2	7.5	25

20190168-WS Staff Hearing Exhibits 00285

20190168-WS Staff Hearing Exhibits 00286

WWTP Name	County	Water Service Provided	Permitted Capacity WW (MGD)	Company Name
South Walton Utility Company	WALTON	yes	2.75	South Walton Utility Company
Carolina Water Services	SEMINOLE	yes	2.9	Utilities Inc of Florida
Holley-Navarre Wastewater Treatment Facility	SANTA ROSA	yes	2.99	Holley Navarre Water System, Inc.
Englewood Water District	CHARLOTTE	yes	3	Englewood Water District
Little Sumter Utility Co	SUMTER	yes	3	Village Center Community Development District
Del Prado WWTF	LEE	no	3.5	Florida Governmental Utilities Authority
Sandestin Utilities	WALTON	yes	4	Florida Community Services Corp. of Walton County
Bonita Springs Water Reclamation (West)	LEE	yes	4.25	Bonita Springs Utilities Inc
West Villages Improvement District Reuse	SARASOTA	no	4.82	West Villages Improvement District
Pace Water System	SANTA ROSA	yes	5	Pace Water System, Inc. & Pace Property Finance Authority
George F French Water Utility	OKALOOSA	yes	6	Destin Water Users, Inc.
North Sumter Utility Company Master Reuse	SUMTER	no	6.4	North Sumter County Utility Dependent District
Bonita Springs Utilities East WRF	LEE	yes	9.75	Bonita Springs Utilities Inc
Reedy Creek Improvement District	ORANGE	yes	20	Reedy Creek Improvement District
Ave Maria Utility	COLLIER	yes	5	Ave Maria Municipal Utilities

EXHIBIT 2

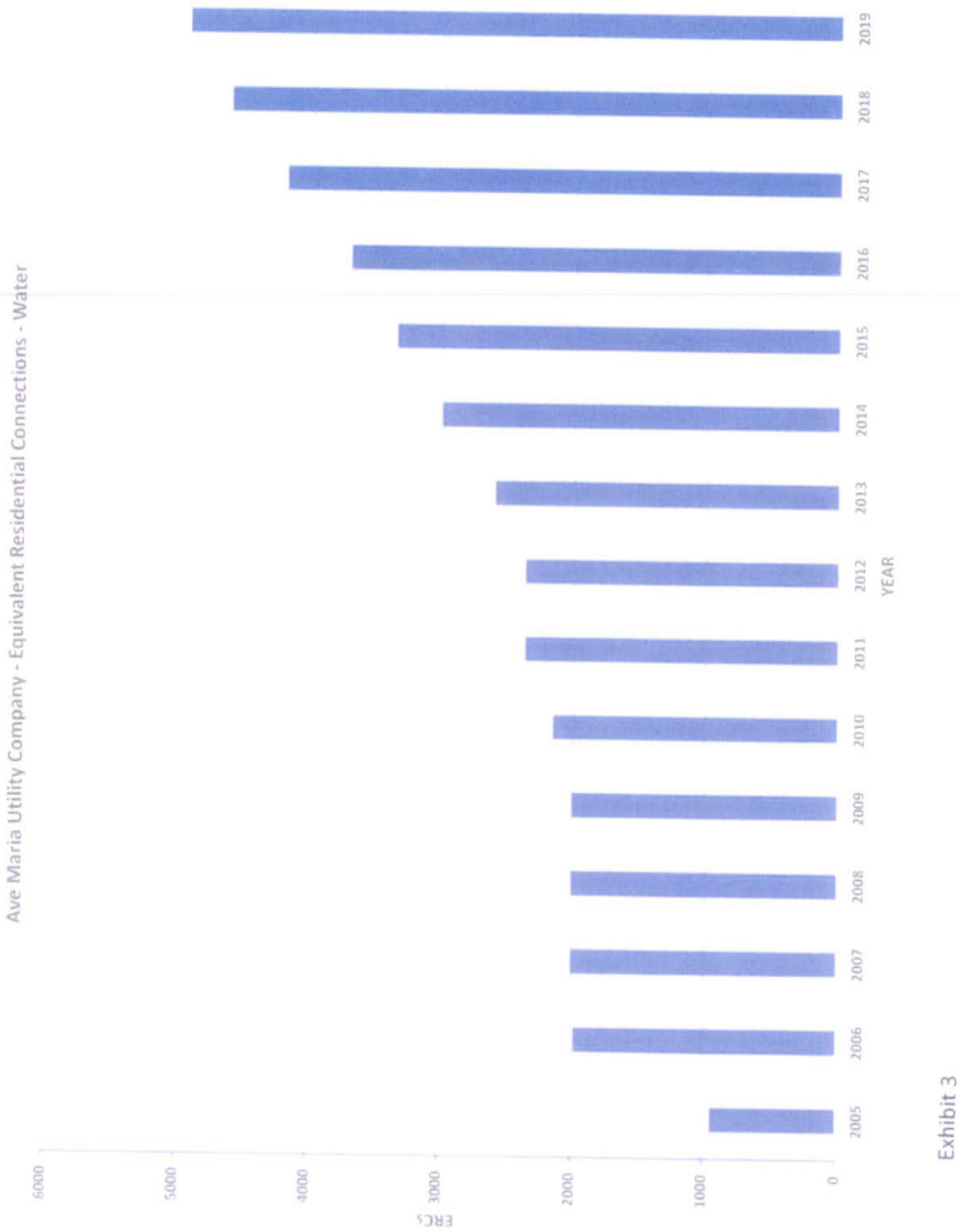
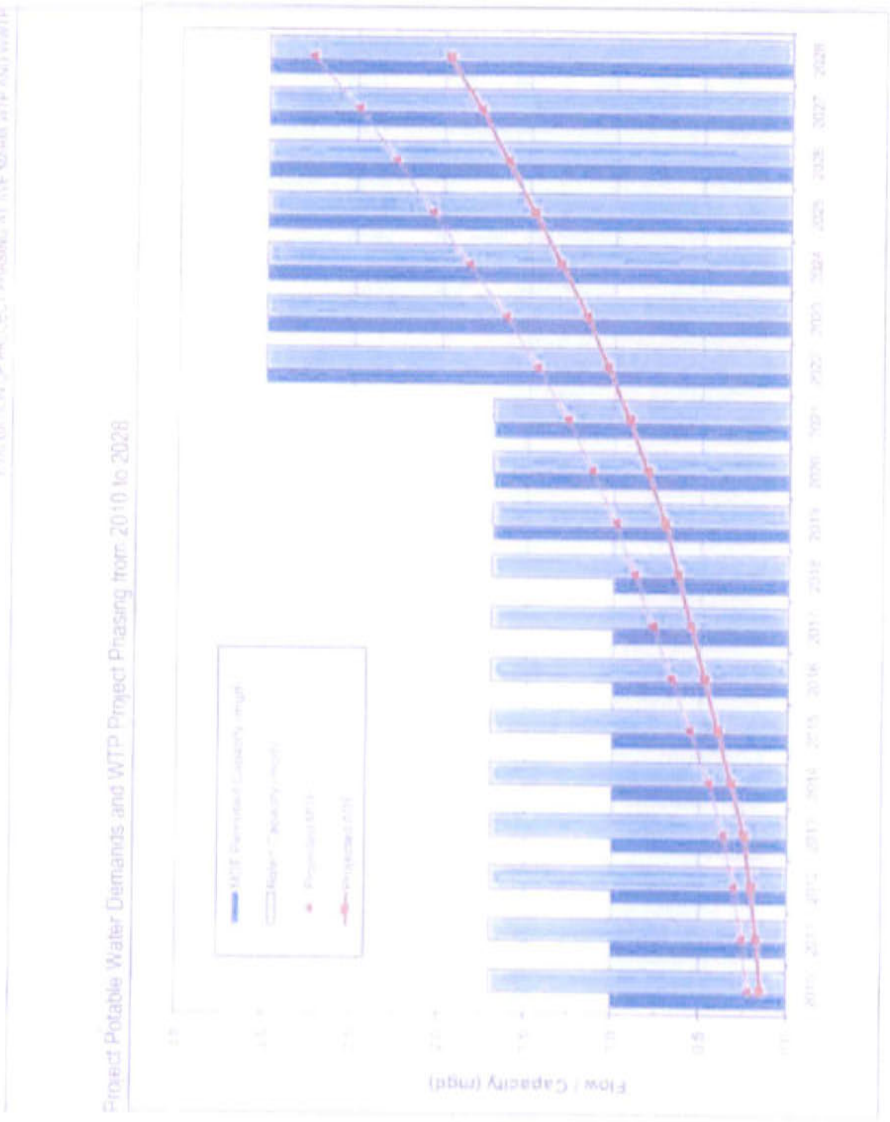

Ave Maria Utility Company - Equivalent Residential Connections - Water
YEAR
2019
2018
2017
2016
2015
2014
2013
2012
2011
2010
2009
2008
2007
2006
2005
ERCs
6000
5000
4000
3000
2000
1000
0

Exhibit 3


Project Potable Water Demands and WTP Project Phasing from 2010 to 2028
Flow / Capacity (mgd)

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 62
PARTY: Staff Exhibit 62
DESCRIPTION: FCRU's Response to JEA's 1st Request for Production of Documents Nos. 6, 9-10, 15 (including all at...

62

FCRU's Response to JEA's 1st Request for Production of Documents Nos. 6, 9-10, 15

(including all attachments)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

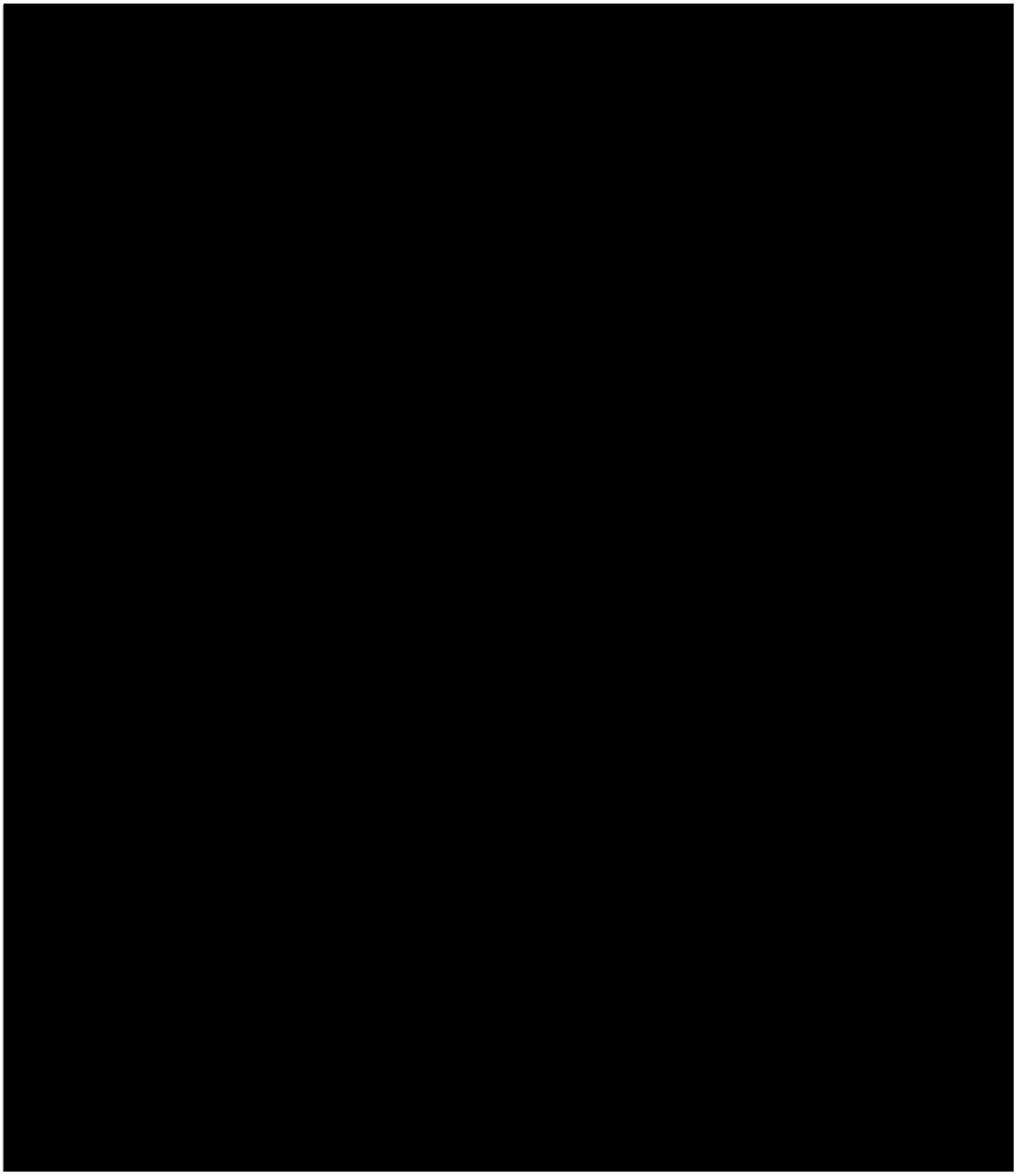
In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: June 1, 2020

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO JEA'S FIRST REQUEST FOR PRODUCTION OF DOCUMENTS TO FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. ("Applicant"), pursuant to rule 1.350, Florida Rules of Civil Procedure, responds to JEA's First Request for Production of Documents to Applicant.

APPLICANT'S RESPONSES TO JEA'S SPECIFIC REQUESTS FOR PRODUCTION

[redacted]



Request 6: All documents identified in, or relied upon to draft, your answers to JEA's First Interrogatories.

Response: All documents non-copyright protected documents are provided other than those authored by and already in the possession of JEA.



Request 9: All agreements with all persons engaged by you or proposed to be engaged by you, for the engineering, design, permitting, construction, and operation of the proposed water and wastewater utility.

Response: The engagement letter for Bevin A. Beaudet, P.E. is provided. Pending approval of the Application Applicant has not engaged any person or entity for the permitting, construction and operation of the proposed water and wastewater facilities.

Request 10: All permits issued to you by the Florida Department of Environmental Protection or any water management district.

Response: Pursuant to Section 367.031, Florida Statutes, neither the Florida Department of Environmental Protection nor the water management district are permitted to issue permits for the utility until the Commission issues a certificate to Applicant. No documents are responsive to this request.



[redacted]

Request 15: For each consultant, expert, witness, or other person, who files testimony on your behalf in this Docket, all documents upon which they relied in preparing such testimony.

Response: Non-copyright protected documents will be provided other than those authored by and already in the possession of JEA.

[redacted]

Respectfully submitted this 1st day of June, 2020, by:

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Telephone: (850) 877-6555
rbrannan@sfflaw.com

By: Robert C. Brannan /brf
Robert C. Brannan
For the Firm

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the following this 1st day of June, 2020:

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Robert C. Brannan /brf
Robert C. Brannan

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 63
PARTY: Staff Exhibit 63
DESCRIPTION: FCRU's Response to JEA's 2nd Request for Production of Documents Nos. 17, 23-24 (including all attac...

63

FCRU's Response to JEA's 2nd Request for Production of Documents Nos. 17, 23-24

(including all attachments)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: October 9, 2020

FCRU'S RESPONSE TO
JEA'S SECOND REQUEST FOR PRODUCTION OF DOCUMENTS
TO FIRST COAST REGIONAL UTILITIES, INC. (REQUESTS 17-27)

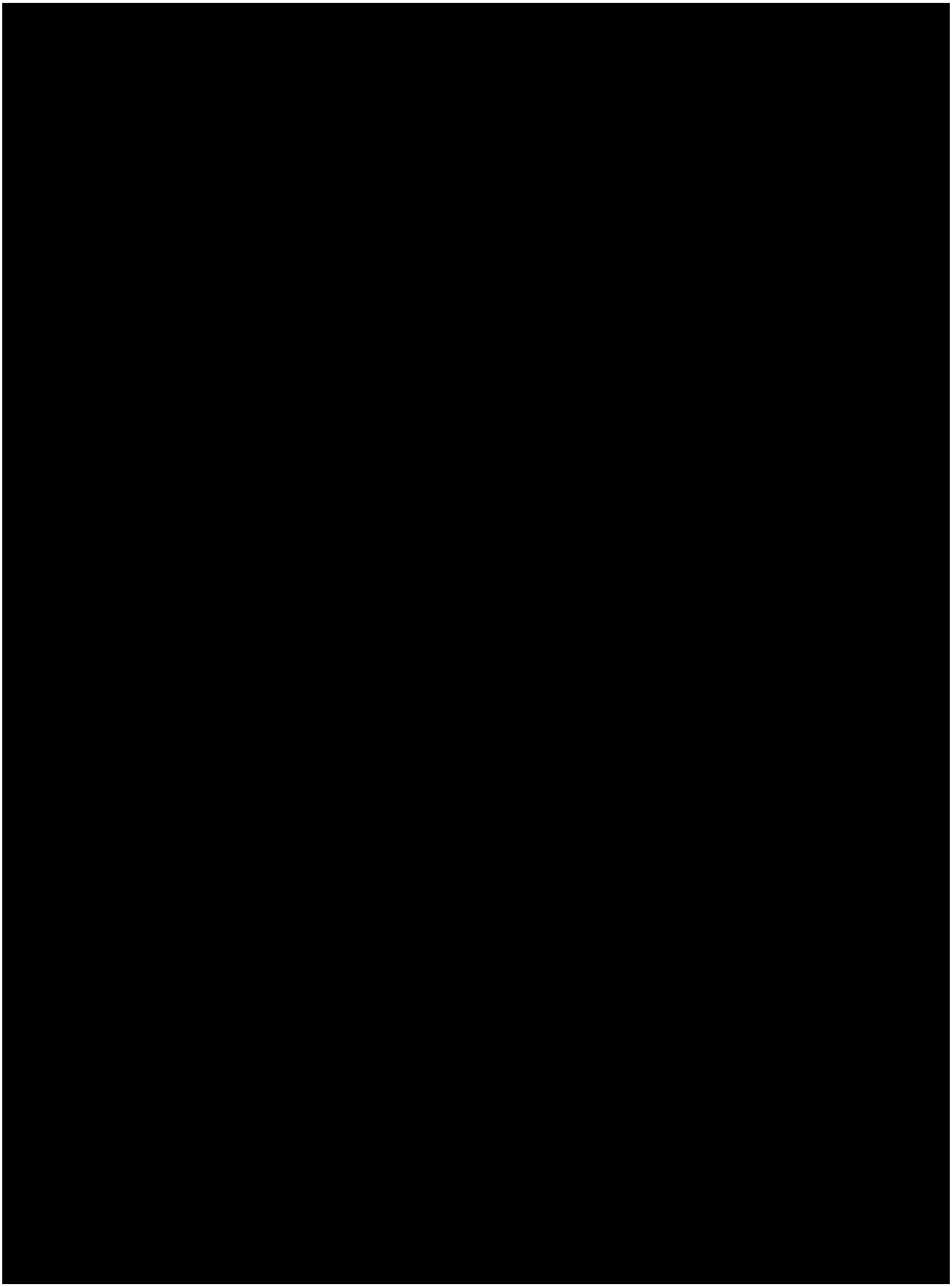
First Coast Regional Utilities, Inc. ("Applicant" or "First Coast"), pursuant to Rule 1.350, Florida Rules of Civil Procedure, responds to JEA's Second Request for Production of Documents to Applicant.

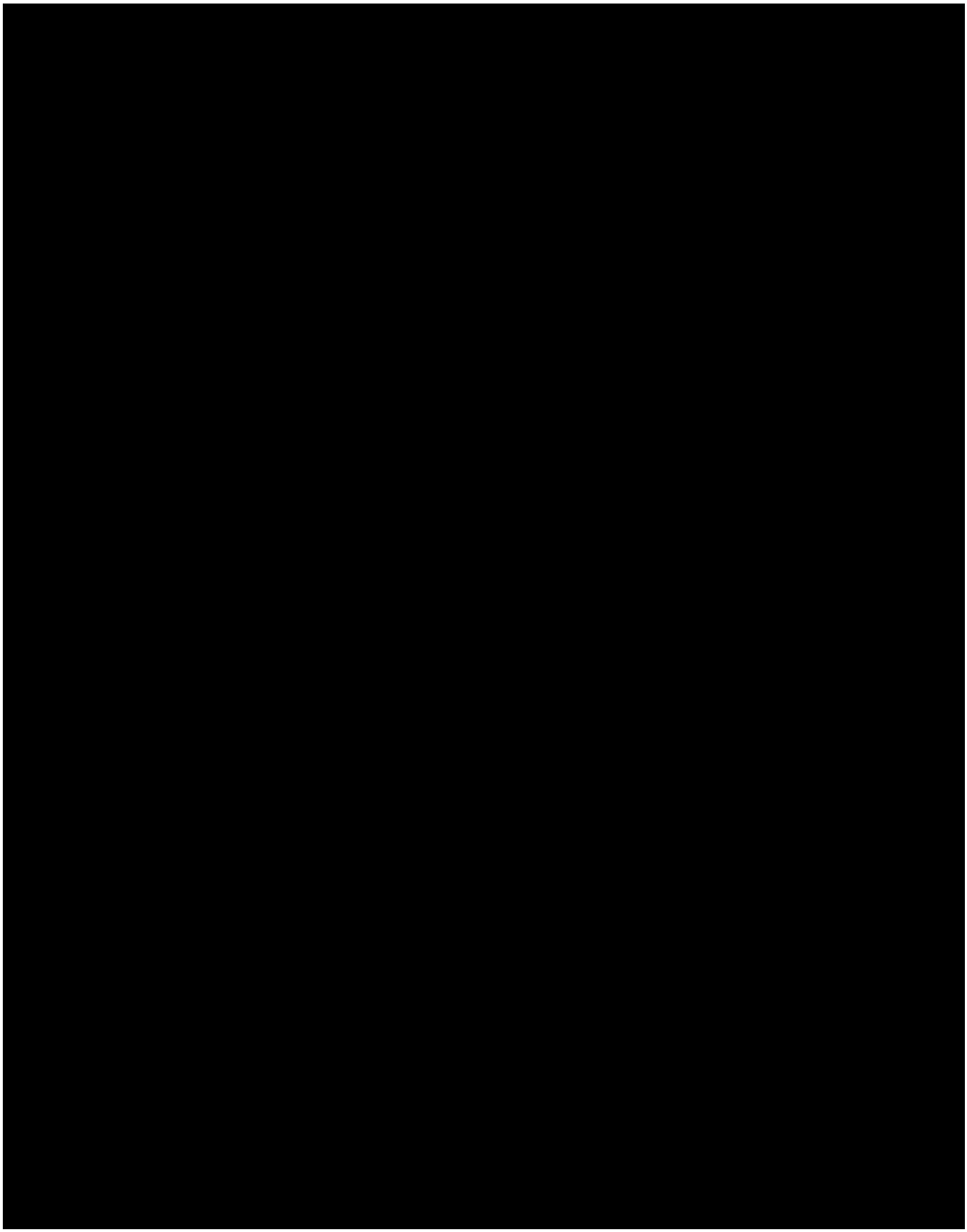
APPLICANT'S RESPONSES TO JEA'S
SPECIFC REQUESTS FOR PRODUCTION

17. Any documents, notes, or other papers from the April 9, 2019 meeting referenced on page 6, lines 7-8 of the Kennelly Rebuttal Testimony.

Response: Those documents are being produced.









23. Any and all documents, papers, or notes referred to by Mr. Kelly regarding JEA's Consumptive Use Permit, as discussed at page 4, lines 15-18 of the Kelly Rebuttal Testimony.

Response: Materials responsive to this Request are:

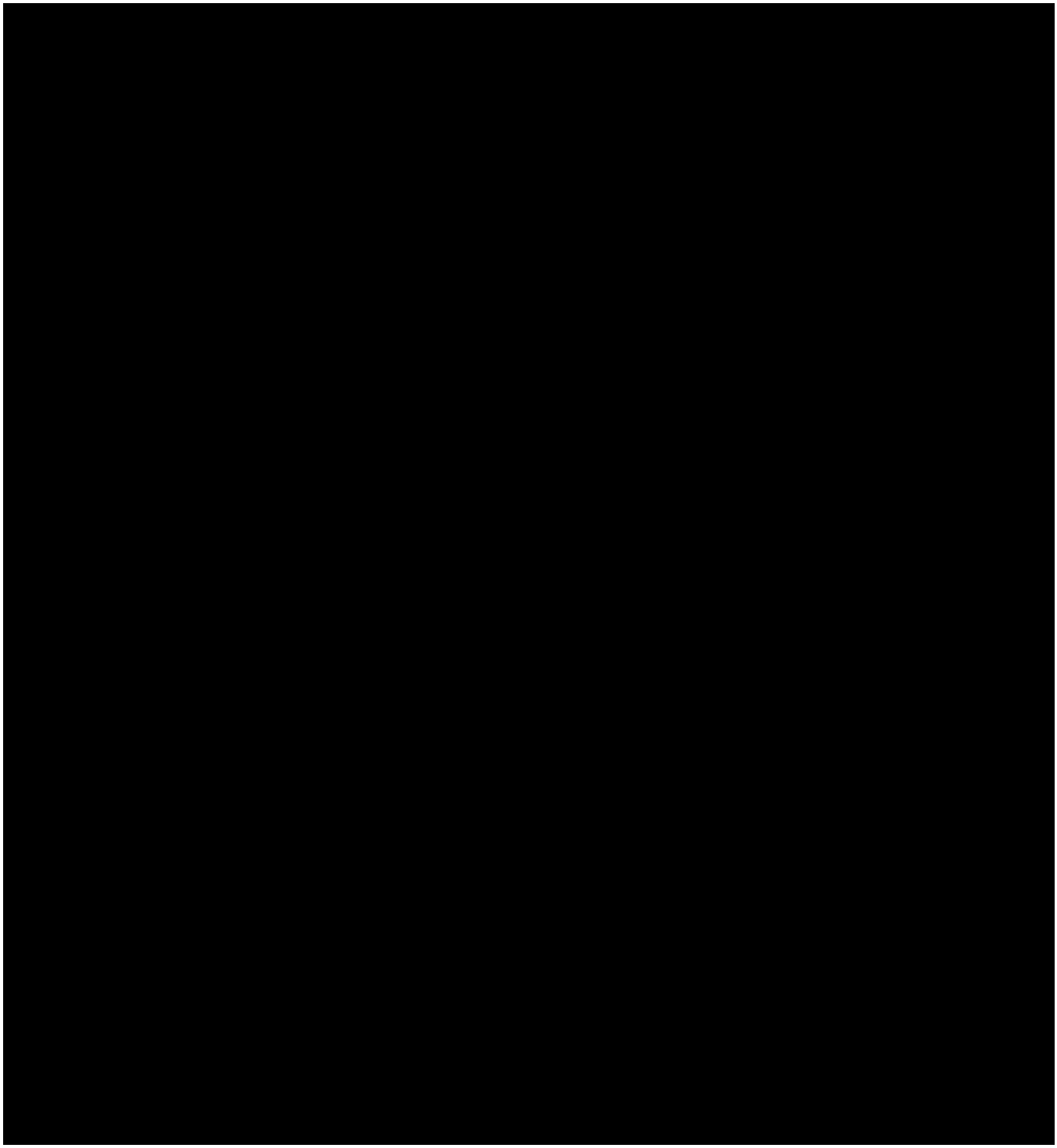
- SJRWMD JEA CUP 88271 (Latest version 88271-18 is produced); and Management Presentation Project Scampi December 2019 (produced in response to Request #22).

24. Any and all documents upon which Mr. Kelly relied for his discussion of JEA's Agreement with FDEP on page 6, lines 4-7 of the Kelly Rebuttal Testimony.

Response: Materials responsive to this Request contain documents from JEA's website and are freely available to JEA. Accordingly, FCRU will identify the materials with sufficient detail for JEA to retrieve the materials from its website or note that the materials are being produced.

- Fourth Amendment to Consent Order between JEA and Florida Department of Environmental Protection executed July 10 (This should include reference to all earlier amendments including exhibits);

- September 22, 2020, presentation at JEA Board of Directors Meeting on Water/Wastewater Resiliency Update including video of presentation; and
- Management Presentation Project Scampi December 2019 (produced in response to Request #22).





Respectfully submitted this 9th day of October, 2020.

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/s/ *Robert C. Brannan*
Attorneys for First Coast Regional Utilities, Inc.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 64
PARTY: Staff Exhibit 64
DESCRIPTION: FCRU Response to JEA's Motion to Compel Discovery Affidavit of Robert Kennelly [DN 02407-2021] Bates...

64

FCRU Response to JEA's Motion to Compel Discovery

Affidavit of Robert Kennelly

20190168-WS Staff Hearing Exhibits 00304

FILED 2/24/2021
DOCUMENT NO. 02407-2021
FPSC - COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: February 24, 2021

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO JEA'S MOTION TO COMPEL DISCOVERY FROM FIRST COAST REGIONAL UTILITIES, INC.

First Coast Regional Utilities, Inc. (First Coast) responds to JEA's Motion to Compel Discovery from First Coast filed in this docket on February 16, 2021, as follows:

JEA's INTERROGATORIES TO FIRST COAST

JEA Interrogatory No. 2 to First Coast states:

> Identify all persons that own a five (5) percent or greater interest in the Applicant, either through a direct ownership interest in an Applicant or though an ownership interest in an entity (such as 301 Capital Partners, LLC) that in turn has an ownership interest in the Applicant, and for each such person provide their ownership percentage.

JEA correctly cites Rule 25-30.033(1)(e), F.A.C. which requires each applicant to provide to the Commission the "names, addresses and percentage of ownership of each entity or person that owns or will own more than five percent of the utility".

First Coast correctly stated that 301 Capital Partners, LLC owns 100% of the Applicant. First Coast has complied, by its answer, with Rule 25-30.033. Any implication or insinuation by JEA that First Coast is some how being nefarious in its response is offensive and unwarranted. The questions before the Commission in this case are: (i) Is there a need for water and wastewater utility services in the area envisioned? (ii) Is the

Applicant "fit" to meet that need, both financially and in a professional manner? and (iii) Will the granting of the Application be in competition with or duplication of an existing provider? First Coast is, through these proceedings, addressing these issues. 301 Capital Partners founded First Coast for the purposes of providing quality utility services to its lands and to ensure that the utility has the financial ability to do so. JEA's request for the details on the parent company ownership is not reasonably calculated to lead to the discovery of admissible evidence in this proceeding.

JEA Interrogatory No. 21 to First Coast states:

> Please describe the proposed timeframes for each phase of the development proposed by 301 Capital Partners in Duval, Nassau and Baker Counties.

Attached hereto, please find the Affidavit of Robert Kennelly, President of First Coast, designed to address JEA's Motion to Compel response to JEA Interrogatory No. 21. Said Affidavit is intended to supplement First Coast's previous response.

JEA Interrogatories Nos. 96-100 and 102 to First Coast states:

> 96. Do any of the assets and liabilities identified on the Fair Market Value Balance Sheet pertain to any properties other than the Development referenced in First Coast's Application? If so, please specify which portion(s) relate to other properties.
>
> 97. When did 301 Capital Partners, LLC purchase the Development from ICI Villages, LLC and what was the total purchase price?
>
> 98. On the Fair Market Value Balance Sheet, the line marked as "Total 13000 - Land" shows a fair market value of $122,623,556.05. Identify all individual assets that comprise this "total," and for each individual asset state the cost, date acquired, asserted fair market value, and all information supporting the fair market value calculation.
>
> 99. On the Fair Market Value Balance Sheet, the line marked as "Total 13400 - Rights to Baker County Land" shows

> a fair market value of $13,184,100.00. Describe this "right," the amount paid, date acquired, and all information supporting your fair market value calculation.
>
> 100. On the Fair Market Value Balance Sheet, total long term liabilities are shown as $8,721,684.60. Identify and describe each individual liability comprising this total and state whether any such liability is secured by a mortgage or other pledge of Development property.
>
> 102. State the net worth (total assets less total liabilities) of 301 Capital Partners, LLC effective May 18, 2019 with assets valued at cost instead of at the asserted "fair market value."

JEA's Interrogatories 96-100 and 102 to First Coast all relate to the financial strength of 301 Capital Partners, LLC. and conflagrate the obligations of a regulated water and wastewater utility to present its financial statements prepared on a cost basis, rather than a fair market value basis. That said, attached hereto, please find the Affidavit of Robert Kennelly, President of First Coast, which seeks to address JEA's complaint in this regard. Said Affidavit is intended to supplement First Coast's previous response.

JEA's REQUESTS FOR PRODUCTION TO FIRST COAST

JEA Request for Production 7 to First Coast

JEA #7 Request for Production seeks:

> All documents that evidence that ownership interests in the Applicant of all persons who own five (5) percent or more of the Applicant either through a direct ownership interest in the Applicant or indirectly through an ownership interest in another person that has an ownership interest in the Applicant.

Moreover, and of a related nature, see: JEA's Request for Production 27 to First Coast:

> Exhibit G to your Application contains a letter from 301 Capital Partners, LLC to the Commission attaching "[a]s evidence of our financial capability . . . a copy of our recent

> balance sheet" followed by a page entitled "Fair Market Value Balance Sheet May 18, 2019." Please produce all documents supporting each line item on the Fair Market Value Balance Sheet including without limitation all documents supporting the "fair market value" calculation of each asset of 301 Capital Partners, LLC.

Again, JEA requests that First Coast be compelled to provide additional information as to the financial wherewithal of 301 Capital Partners to support First Coast's financing capital needs. Attached hereto and made a part hereof is the Affidavit of First Coast President, Robert Kennelly, addressing JEA's demands in this regard, which is intended to supplement First Coast's previous response.

First Coast continues to assert its objections to the discovery of JEA as previously stated.

Counsel for JEA did confer with counsel for First Coast on Monday, February 15, 2021, relative to several matters, but First Coast counsel does not recall, nor do First Coast's counsel's notes reveal, any discussion concerning the subject matter of the Motion at hand.

Respectfully submitted this 24th day of February, 2021.

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/s/ *Robert C. Brannan*
Attorneys for First Coast Regional Utilities, Inc.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the following this 24th day of February, 2021:

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/s/ *Robert C. Brannan*
Robert C. Brannan

STATE OF FLORIDA
COUNTY OF DUVAL

AFFIDAVIT OF ROBERT KENNELLY

BEFORE ME, the undersigned authority, personally appeared Robert Kennelly who being first duly sworn, deposes and says:

1. My name is Robert Kennelly. I am over the age of eighteen (18) years, am competent to attest, and have personal knowledge as to the matters stated herein.

2. I am the same Robert Kennelly who filed direct testimony in this matter on May 15, 2020. I also filed rebuttal testimony in this matter on July 31, 2020 and I incorporate herein by reference my direct and rebuttal testimony as referenced above.

3. I am a member of BHK Capital, which is co-owner of 301 Management Group. 301 Management Group provides management services to 301 Capital Partners. I am also President of First Coast Regional Utilities, Inc.

4. I file this Affidavit to reply to JEA's Motion to Compel Discovery from First Coast, filed on or about February 16, 2021.

5. JEA Interrogatory No. 2 asks First Coast to identify all persons who own a 5% or greater interest in First Coast. 301 Capital Partners, LLC, owns 100% of First Coast Regional Utilities, Inc. Rule 25-30.033(1)(e), F.A.C., does not require the identification of the entities or individuals that own 301 Capital Partners, nor could it as 301 Capital Partners, LLC is not jurisdictional; First Coast is jurisdictional. While the answer to this question might be amusing to JEA, it has no more bearing on these proceedings than asking Florida Power & Light Company the names of the individual shareholders of NextEra Energy.

6. JEA Interrogatory No. 21 to First Coast asks for a description of the proposed timeframes for each phase of the development proposed by 301 Capital Partners in Duval, Nassau,

and Baker Counties. First Coast's reply was that "the proposed timeframes are dependent upon the provision of utilities to the site and the resolution of the current matters pending before the Commission". JEA has asked, in effect, for a more definite statement in this regard. I wish to supplement First Coast's original response to JEA Interrogatory 21 by saying there is an urgent and growing need for housing within the proposed First Coast service area, especially work force housing. Thus, for example, if JEA had not objected to First Coast's application in December of 2019, the construction of the First Coast utility facilities would now be underway, as would be site preparation such as grading and drainage, layout of roads and planning for the construction of homes. Since the time of the filing of the First Coast application, the demand for housing sites in northeast Florida has grown significantly. So, our answer remains the same. From the time of the vesting of the certificates to First Coast until the time of actual provision of service to customers can be fairly stated at 30 months. Moreover, projects similar to ours throughout Florida are experiencing unprecedented demand. Based upon our discussion with national homebuilders and others, we believe that we could have easily sold out phase 1, consisting of approximately 2,800 housing units, and now be under design for phase 2, and beyond. JEA's statement that more than 80% of the connections within the city are more than a decade away is false, based upon the current housing market. The need is real and it is growing. The timeframe for the need for these utility certificates is yesterday, but the more definitive timing estimate is largely dependent on how long it will take to conclude this case.

7. JEA's Interrogatories 96-100 and 102, in composite, pertain to the fair market value balance sheet of 301 Capital Partners. When 301 Capital Partners purchased ICI Village, 301 Capital Partners' rights to parts of the Baker County lands were also secured. The fair market value of its assets and the long-term liabilities and net worth of 301 Capital Partners was largely

established at the closing thereon. Finally, there is a request that 301 Capital Partners value its assets at cost, rather than at fair market value.

8. First of all, 301 Capital Partners acquired 11,368 acres within the proposed First Coast service area at a purchase price of $27.5 million, of which $14 million was paid out of owner's equity and $13.5 million was paid via an acquisition loan. Immediately after the purchase, 301 Capital Partners sold 1,850 acres to the JEA for the development of a solar farm at a purchase price of $18.5 million, which works out to be approximately $10,000 per acre. We presume that, by law, JEA had the property appraised prior to consummating the purchase, thus supporting the purchase price of approximately $10,000 per acre.

9. In order to understand the size and the location of the properties hereunder consideration, attached hereto please find a map showing the First Coast Regional Utilities' service area. Please notice the area in white bordered on the north by Interstate 10, on the west by the Nassau-Duval county line, on the south by First Coast and on the east by US 301. That parcel in white is the 1,850 acres that 301 Capital Partners sold to the JEA as referenced in paragraph #8 hereinabove.

10. On that comp alone, the remaining 9,568 acres would be valued in excess of $95 million. Respectfully, 301 Capital Partners factored in a reasonable reduction in JEA's favor, as it anticipated having a great working relationship with the JEA going forward. Note these transactions took place in 2017. It is beyond question that the value of our land has increased greatly over the last 3.5 years.

11. None of the assets and liabilities identified on the fair market value balance sheet pertain to properties other than the development referenced in First Coast's application.

12. 301 Capital Partners stands by the fair market value balance sheet submitted with its application to the Commission. Due to the relative paucity of land available for projects of our

size, the currently hot housing market, and the demand for a product, our fair market value balance sheet is, if anything, conservative.

13. As to the rights of the Baker County land, we acquired the right to purchase that land when Chemours has finished its mining operations, as part of the ICI Village acquisition. Chemours will be ready to tender that land to us in approximately three years and we will exercise our re-purchase options and proceed with development of that land at that time. So there is no confusion on the matter, 301 Capital Partners is not acquiring all of the Chemours' property that is included in this application. Chemours has asked us to include within our application 2,400 acres that it owns that will not become the property of 301 Capital Partners.

14. As to the total long-term liability shown on the subject fair market value balance sheet, 301 Capital Partners has an outstanding loan to a commercial institution which is secured by a mortgage on the property.

15. 301 Capital Partners has no reason to value its assets at cost, rather than fair market value and, as stated above, any effort to conflagrate original rate making for First Coast (with which we agree) has no impact on the fair value of 301 Capital Partner assets.

16. The items requested in JEA's Request for Production No. 7 have been adequately addressed hereinabove.

17. The last thing I would like to add is that JEA seems to be saying on the one hand, somehow, that the owners of First Coast do not have the ability to finance a $30 million utility regulated by the Florida Public Service Commission, and then, on the other hand, saying that the owners of First Coast should build a $30 million utility out of pocket and give it to the JEA for no consideration. These thoughts are totally incongruous.

18. JEA's latest published financial statements demonstrates that it primarily relies on debt to finance its capital needs. It is prudent for JEA to do so and it is prudent for First Coast to

do so. First Coast envisions itself and is modeling its utility financing along the same path as other fine water and wastewater utilities around the state have done; such as Ave Maria Utility Company in Collier County, Bonita Springs Utilities in Lee County and MSKP Town & Country Utilities (Babcock Ranch) in Charlotte County. The professionals that those enterprises utilized to create their successful financings are some of the same people that are working for First Coast. In preparing for this response, I reconfirmed that First Coast will be in a position to finance its construction activities using tax exempt industrial development revenue bonds, just as have the three utilities referenced above.

19. Bond rates are stable, and have been so for a significant period of time, and we do not envision any material change due to the publicly stated stance of the Federal Reserve Bank, among others. 301 Capital Partners does not need to guarantee 30 years of debt. It only needs to guarantee a few years of debt service until the revenues of this utility will be self-sufficient to digest its cost of operations, including debt service, on a going forward basis. The prospects for First Coast are bright and we look forward to having this case heard and decided by the Commission.

FURTHER AFFIANT SAYETH NAUGHT.

Robert Kennelly

Robert Kennelly, Affiant

The foregoing instrument was acknowledged before me by means of physical presence on this 27 day of February, 2021, by Robert Kennelly, as President of First Coast Regional Utilities, Inc. Such person (Notary must check the blank)

___ is personally known to me.

___ produced his current driver license.

✓ produced FLDL as identification.

Notary Public

My Commission Expires: 10/30/2023

Notary Public State of Florida
Christopher Morin
My Commission GG 927965
Expires 10/30/2023



First Coast Regional Utilities

Location Map

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 65
PARTY: Staff Exhibit 65
DESCRIPTION: FCRU Response to JEA's Amended Motion to Compel Discovery [DN 00304-2022] Bates Nos. 00315-00318

65

FCRU Response to JEA's Amended Motion to Compel Discovery

20190168-WS Staff Hearing Exhibits 00316

FILED 1/18/2022
DOCUMENT NO. 00304-2022
FPSC - COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida by FIRST COAST REGIONAL UTILITIES, INC.	)	DOCKET NO. 20190168-WS FILED: January 18, 2022

FIRST COAST REGIONAL UTILITIES, INC.'S RESPONSE TO JEA'S MOTION TO COMPEL DISCOVERY FROM FIRST COAST

First Coast Regional Utilities, Inc. (First Coast) responds to JEA's Motion to Compel Discovery from First Coast filed in this docket on January 11, 2022, as follows:

JEA Request for Production No. 27 reads:

> Exhibit G to your Application contains a letter from 301 Capital Partners, LLC to the Commission attaching "[a]s evidence of our financial capability . . . a copy of our recent balance sheet" followed by a page entitled "Fair Market Value Balance Sheet May 18, 2019." Please produce all documents supporting each line item on the Fair Market Value Balance Sheet including without limitation all documents supporting the "fair market value" of each asset of 301 Capital Partners, LLC.

First Coast Response:

> Attached please find the closing statement evidencing the sale of approximately 1849 acres of the 301 land to the JEA for $9,900.00 per acre. As a governmental entity, JEA would have had to also secure an appraisal indicating the value of the land at least at $9,900.00 per acre prior to its purchase. There is also an appraisal report commissioned by 301 Capital Partners, LLC ("301") confirming the sales price. The value of the land was increased due to the passage of two years between the sale to JEA and the filing of the Application, and the change in its intended use from Agriculture to residential and commercial development.
>
> The valuation of the Timber on the balance sheet was based upon the original value of timber at the date of purchase, increased only for costs (reforestation, timber management costs, etc.) associated with the timber. The initial timber value (merchantable and pre-merchantable) was

based on observations and valuations by a professional forester. That said, in 2019 and 2020, 301 sold $1,291,358.02 of timber and still has standing timber which has value but is not ready for harvest.

Due to the passage of time, 301 is also producing an updated fair market balance sheet dated 12/31/2021 that more accurately reflects 301's current financial situation. The land values in this fair market balance sheet are based on sales of tracts of land similar to and relatively close to the 301 tract. Specifically, Lennar closed on an approximately 1,100 acre property similar to the 301 tract, yet not with as many entitlements, for $40,000+ per acre. Metro Development closed on a tract of approximately 1,200 acres very near to the 301 property for $32,000+ per acre. 301 has conservatively valued its land on this fair market value balance sheet at $20,000 per acre.

Since JEA seeks to determine whether 301 has the financial ability to develop FCRU's utility system, also please find a letter from MBS Capital Markets, LLC indicating its interest in financing FCRU's utility facilities.

Respectfully submitted this 18th day of January, 2022:

William E. Sundstrom
Florida Bar 225533
Robert C. Brannan
Florida Bar 0103217
Sundstrom & Mindlin, LLP
2548 Blairstone Pines Drive
Tallahassee, FL 32301
wsundstrom@sfflaw.com
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215 South Monroe Street, Suite 815
Tallahassee, FL 32301
jwharton@deanmead.com
hschack@deanmead.com

/s/ Robert C. Brannan
Attorneys for First Coast Regional Utilities, Inc.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the following this 18th day of January, 2022:

Bianca Lherisson
Jennifer Crawford
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850
BLheriss@psc.state.fl.us
jcrafor@psc.state..fl.us

Thomas A. Crabb/Susan F. Clark
Christopher Lunny
Radey Law Firm
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Office of Public Counsel
Richard Gentry/Mary Wessling
111 W. Madison Street, Room 812
Tallahassee, FL 32399
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Jody Brooks, Esq.
JEA
21 West Church Street
Jacksonville, Florida 32202-3155
broojl@jea.com

/s/ Robert C. Brannan
Robert C. Brannan

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 66
PARTY: Staff Exhibit 66
DESCRIPTION: First Coast's Deficiency Letter Response Bates Nos. 00319-00325

66

First Coast's Deficiency Letter Response

20190168-WS Staff Hearing Exhibits 00320

FILED 9/25/2019
DOCUMENT NO. 09031-2019
FPSC - COMMISSION CLERK

SUNDSTROM
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Attorneys | Counselors

2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FLORIDA 32301

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FAX (850) 656-4029

www.sfflaw.com

September 25, 2019

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

RE: Docket No.: 20190168-WS, Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service
Our File No.: 48070.01

Dear Sir/Madam:

Pursuant to item #1 of the attached letter dated September 25, 2019, from Melinda Watts, Engineering Specialist, enclosed for filing in the above-referenced docket is a Certified copy of the Application for Registration of Fictitious Name of First Coast Regional Utilities, Inc., along with a screen shot from the Division of Corporations website showing the status and expiration date of the Registration. These submissions are to be filed in the above-referenced Docket No.: 20190168-WS.

Should you have any questions regarding this filing, please do not hesitate to give me a call.

Very truly yours,

ROBERT C. BRANNAN
For the Firm

Enclosure

cc: Avery Roberts w/Enclosure
Robert Kennelly w/Enclosure
Denise Howard w/Enclousre
William Sundstrom w/Enclosure

COMMISSIONERS:
ART GRAHAM, CHAIRMAN
JULIE I. BROWN
DONALD J. POLMANN
GARY F. CLARK
ANDREW GILES FAY

STATE OF FLORIDA

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

Public Service Commission

September 25, 2019

Robert C. Brannan, Esquire
Sundstrom & Mindlin, LLP
2548 Blairstone Pines Drive
Tallahassee, FL 32301
rbrannan@sfflaw.com

VIA EMAIL & US MAIL

Re: Docket No. 20190168-WS - Application for water and wastewater service in Duval, Baker, and Nassau Counties, by First Coast Regional Utilities, Inc.

Dear Mr. Brannan:

Staff has reviewed First Coast Regional Utilities, Inc.'s (First Coast Regional or Utility) application for original certificate. After reviewing this information we find the application to be deficient. The specific deficiencies are identified as:

1. **Florida Department of State, Division of Corporations Documentation.** Rule 25-30.033(1)(d)2., Florida Administrative Code, (F.A.C.), requires that the applicant provide documentation from the Florida Department of State, Division of Corporations, showing: 2. The utility's fictitious name and registration number for the fictitious name. Please provide the required documentation from State Corporations.

2. **Legal description.** Rule 25-30.033(1)(j)1., F.A.C., requires that the applicant 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), F.A.C., states that a complete and accurate description of the service area should be provided in either a sections format or a metes and bounds format. After discussing this requirement with First Coast's counsel in a meeting with staff on September 16, 2019, it appears that the metes and bounds format is most appropriate to the service territory being requested. Please amend the legal description to conform to the requirements of Rule 25-30.029, F.A.C.

3. **Territory map.** Rule 25-30.033(1)(j)3., F.A.C., requires an official county tax assessment map or other map showing township, range, and section with a scale such as 1'' = 200' or 1'' = 400', with the proposed territory plotted thereon, consistent with the legal description provided pursuant to Rule 25-30.033(1)(j)1., F.A.C. The map provided is not of sufficient scale to verify the territory description. Also, the map appears to show separate parcels that are contiguous with one another. Please provide a set of territory maps of sufficient size and scale that, together, clearly show the perimeter of the entire

20190168-WS Staff Hearing Exhibits 00322

territory being requested, consistent with the requirements of Rule 25-30.029(2), F.A.C., and that meet all of the requirements of Rule 25-30.033(1)(j)3., F.A.C.

4. **Notice of Application.** Rule 25-30.030(6), 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)(f), Florida Statutes, along with a copy of the notice, are filed with the Office of Commission Clerk. After staff has reviewed and approved the notice of application, and the notices have been distributed in accordance with Rule 25-30.030(5), F.A.C., please provide affidavits of noticing.

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 **October 25, 2019**, 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 Mrs. Melinda Watts by phone at (850) 413-6952 or email at mwatts@psc.state.fl.us for technical questions, or Ms. Kristen Simmons by phone at (850) 413-6175 or email at ksimmons@psc.state.fl.us for legal questions. Please include the docket number on all submissions to the Commission Clerk.

Sincerely,

Melinda Watts
Engineering Specialist

MW:jp

cc: Office of Commission Clerk (Docket No. 20190168-WS)

State of Florida

Department of State

I certify the attached is a true and correct copy of the Application for Registration of Fictitious Name of FIRST COAST REGIONAL UTILITIES, INC., registered with the Department of State on May 24, 2019, as shown by the records of this office.

The registration number of this fictitious name is G19000061560.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-fifth day of September, 2019

Laurel M. Lee
Secretary of State

CR2E022 (01-11)

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

REGISTRATION# G19000061560

Fictitious Name to be Registered: FIRST COAST REGIONAL UTILITIES, INC.

Mailing Address of Business: P.O. BOX 238
LAKE BUTLER, FL 32054

Florida County of Principal Place of Business: MULTIPLE

FEI Number:

FILED
May 24, 2019
Secretary of State

Owner(s) of Fictitious Name:

301 CAPITAL PARTNERS, LLC
37 LAGOON COURSE AVENUE
PONTE VEDRA BEACH, FL 32082
Florida Document Number: L17000097886
FEI Number: 82-1667152

I the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in Chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the electronic signature below shall have the same legal effect as if made under oath and I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

ROBERT C BRANNAN — 05/24/2019
Electronic Signature(s) — Date

Certificate of Status Requested (X) **Certified Copy Requested ( )**

DIVISION OF CORPORATIONS



Previous on List Next on List Return to List

Fictitious Name Search
Submit

No Filing History

Fictitious Name Detail

Fictitious Name

FIRST COAST REGIONAL UTILITIES, INC.

Filing Information

Registration Number	G19000061560
Status	ACTIVE
Filed Date	05/24/2019
Expiration Date	12/31/2024
Current Owners	1
County	MULTIPLE
Total Pages	1
Events Filed	NONE
FEI/EIN Number	NONE

Mailing Address

P.O. BOX 238
LAKE BUTLER, FL 32054

Owner Information

301 CAPITAL PARTNERS, LLC
37 LAGOON COURSE AVENUE
PONTE VEDRA BEACH, FL 32082
FEI/EIN Number: 82-1667152
Document Number: L17000097886

Document Images

05/24/2019 -- Fictitious Name Filing View image in PDF format

Previous on List Next on List Return to List

Fictitious Name Search
Submit

No Filing History

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 67
PARTY: Staff Exhibit 67
DESCRIPTION: Updated PUD Ordinance (City of Jacksonville Ordinance 2021-693-E), pages 215-252 [DN: 00788-2022] Ba...

67

Updated PUD Ordinance (City of Jacksonville Ordinance 2021-693-E), pages 215-252

5. City of Jacksonville Ordinance 2021-693-E

Amended 12/14/21
Enacted 12/14/21

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2021-693-E

AN ORDINANCE REZONING APPROXIMATELY 7002.25± ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0 U.S. 301 HIGHWAY SOUTH, 0 MAXVILLE MACCLENNY HIGHWAY AND 0 NORMANDY BOULEVARD, BETWEEN INTERSTATE 10 AND MAXVILLE MACCLENNY HIGHWAY (R.E. NOS. 000974-0200, 000996-3010, 001147-0000, 001150-2000, 001159-0010 AND 001161-0020), AS DESCRIBED HEREIN, OWNED BY 301 CAPITAL PARTNERS, LLC, FROM AGRICULTURE (AGR) DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2010-874-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT MIXED USES, AS DESCRIBED IN THE 301 VILLAGES PUD; PUD SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Large-Scale Amendment to the *2030 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to Ordinance 2021-302-E and land use application L-5457-20A; and

WHEREAS, in order to ensure consistency of zoning district(s) with the *2030 Comprehensive Plan* and the adopted Large-Scale Amendment L-5457-20A, the applicant, Paul Harden, Esq., has filed an application

on behalf of 301 Capital Partners, LLC, the owner of approximately 7002.25± acres, located in Council District 12 at 0 U.S. 301 Highway South, 0 Maxville MacClenny Highway, and 0 Normandy Boulevard, between I-10 and Maxville MacClenny Highway (R.E. Nos. 000974-0200, 000996-3010, 001147-0000, 001150-2000, 001159-0010 and 001161-0020), as more particularly described in **Exhibit 1**, dated April 23, 2021, and graphically depicted in **Exhibit 2**, both of which are **attached hereto** (the "Subject Property"), to rezone and reclassify that property from Agriculture (AGR) District and Planned Unit Development (PUD) District (2010-874-E) to Planned Unit Development (PUD) District, as described in Section 1 below; and

WHEREAS, the Planning Commission has considered the application and has rendered an advisory opinion; and

WHEREAS, the Land Use and Zoning Committee, after due notice and public hearing, has made its recommendation to the Council; and

WHEREAS, the Council finds that such rezoning is: (1) consistent with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives and policies of the *2030 Comprehensive Plan*; and (3) is not in conflict with any portion of the City's land use regulations; and

WHEREAS, based on the staff report of the Planning Department and other competent and substantial evidence received at the public hearings, the Council finds the proposed rezoning does not adversely affect the orderly development of the City as embodied in the Zoning Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of the Zoning Code; now, therefore

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Property Rezoned. The Subject Property is

hereby rezoned and reclassified from Agriculture (AGR) District and Planned Unit Development (PUD) District (2021-874-E) to Planned Unit Development (PUD) District. This new PUD district shall generally permit mixed uses, and is described, shown and subject to the following documents, **attached hereto:**

Exhibit 1 – Legal Description dated April 23, 2021.

Exhibit 2 – Subject Property per P&DD.

Revised Exhibit 3 – Revised Written Description dated November 2, 2021.

Revised Exhibit 4 – Revised Site Plan dated November 2, 2021.

Section 2. Rezoning Approved Subject to Conditions. This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning.

(1) Development of the Subject Property shall be consistent with and in compliance with the Conceptual Master Plan approved in Ordinance 2021-692-E.

(2) Verifications of substantial compliance with the PUD shall not be processed until condition number two of Ordinance 2021-692-E is met.

Section 3. Owner and Description. The Subject Property is owned by 301 Capital Partners, LLC, and is legally described in **Exhibit 1, attached hereto.** The applicant is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904) 396-5731.

Section 4. Disclaimer. The rezoning granted herein shall **not** be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement,

representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does **not** approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 5. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and the Council Secretary.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Bruce Lewis

GC-#1471890-v1-2021-693-E

Legal Description

301 Villages Parcel 1

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°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°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°16'20" East, 408.93 feet; thence South 84°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°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°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public 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°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 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 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92

Legal Description

feet; Course 6, thence North 71°01’28” West, 22.00 feet; Course 7, thence South 18°58’00” West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10’22” West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00’00”, an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16’35” West, 123.20 feet; Course 3, thence North 59°58’23” West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14’16”, an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14’09” West, 112.90 feet; Course 5, thence North 48°52’11” West, 218.74 feet; Course 6, thence South 41°15’07” West, 84.53 feet; Course 7, thence North 48°44’00” West, 1988.52 feet; Course 8, thence North 49°28’14” West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48’48” West, 1913.14 feet; Course 10, thence North 69°39’43” West, 1692.07 feet; Course 11, thence North 73°52’35” West, 624.14 feet; Course 12, thence South 89°39’08” West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54’05” East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05’22” West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52’24” East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54’53” East, 4625.67 feet; Course 17, thence North 89°40’53” West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28’49” East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29’36” East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29’36” East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly line of said Section 10 and the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Northerly along said Westerly right of way line the following 3 courses: Course 1, thence North 18°57’05” East, 540.60 feet; Course 2, thence South 71°02’55” East, 32.00 feet; Course 3, thence North 18°56’27” East, 1391.56 feet to its intersection with the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records; thence North 63°38’48” West, departing said Westerly right of way line and along said Northeasterly line, 782.60 feet; thence North 49°03’48” West, continuing along said Northeasterly line, 330.15 feet to the Point of Beginning.

From said Point of Beginning, thence continue Northwesterly along said Northeasterly line of Borrow Pit Haul Road the following 3 courses: Course 1, thence North 49°03’48” West, 30.00 feet; Course 2, thence

Legal Description

North 30°20’48” West, 217.01 feet; Course 3, thence North 50°13’48” West, 337.82 feet; thence North 18°44’24” East, departing said Northeasterly line, 314.53 feet; thence South 71°15’36” East, 507.09 feet; thence South 18°44’24” West, 589.22 feet to the Point of Beginning.
The above described **301 Villages Parcel 1** containing **6,035.75 acres**, more or less.

TOGETHER WITH

301 Villages Parcel 2

A PORTION OF SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 3 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID SECTION 29; THENCE NORTH 89°51'06" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 2621.91 FEET TO THE NORTHWESTERLY CORNER OF THE EAST ONE-HALF OF SAID SECTION 29; THENCE SOUTH 00°32'07" WEST, ALONG LAST SAID LINE, 3956.58 FEET TO SOUTHWESTERLY CORNER OF LOT 20, SECTION 29, AS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°57'47" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 20 AND ALONG THE SOUTHERLY LINE OF LOT 19, SECTION 29 OF SAID PLAT OF MAXVILLE AND MAXVILLE FARMS, 1250.59 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17906, PAGE 1508 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°18'53" WEST, ALONG LAST SAID LINE, 1071.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 228 (A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 86°24'08" WEST, 2689.67 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11399.16 FEET, AN ARC DISTANCE OF 763.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°19'19" WEST, 763.70 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 89°45'30" WEST, 1082.77 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17041, PAGE 1529 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°54'03" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14755, PAGE 198 OF SAID CURRENT PUBLIC RECORDS, 6225.09 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7245, PAGE 1751 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, EASTERLY, SOUTHEASTERLY, AND SOUTHWESTERLY, ALONG THE EASTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°54'03" EAST, 2871.18 FEET; COURSE NO. 2: SOUTH 89°06'05" EAST, 616.97

Legal Description

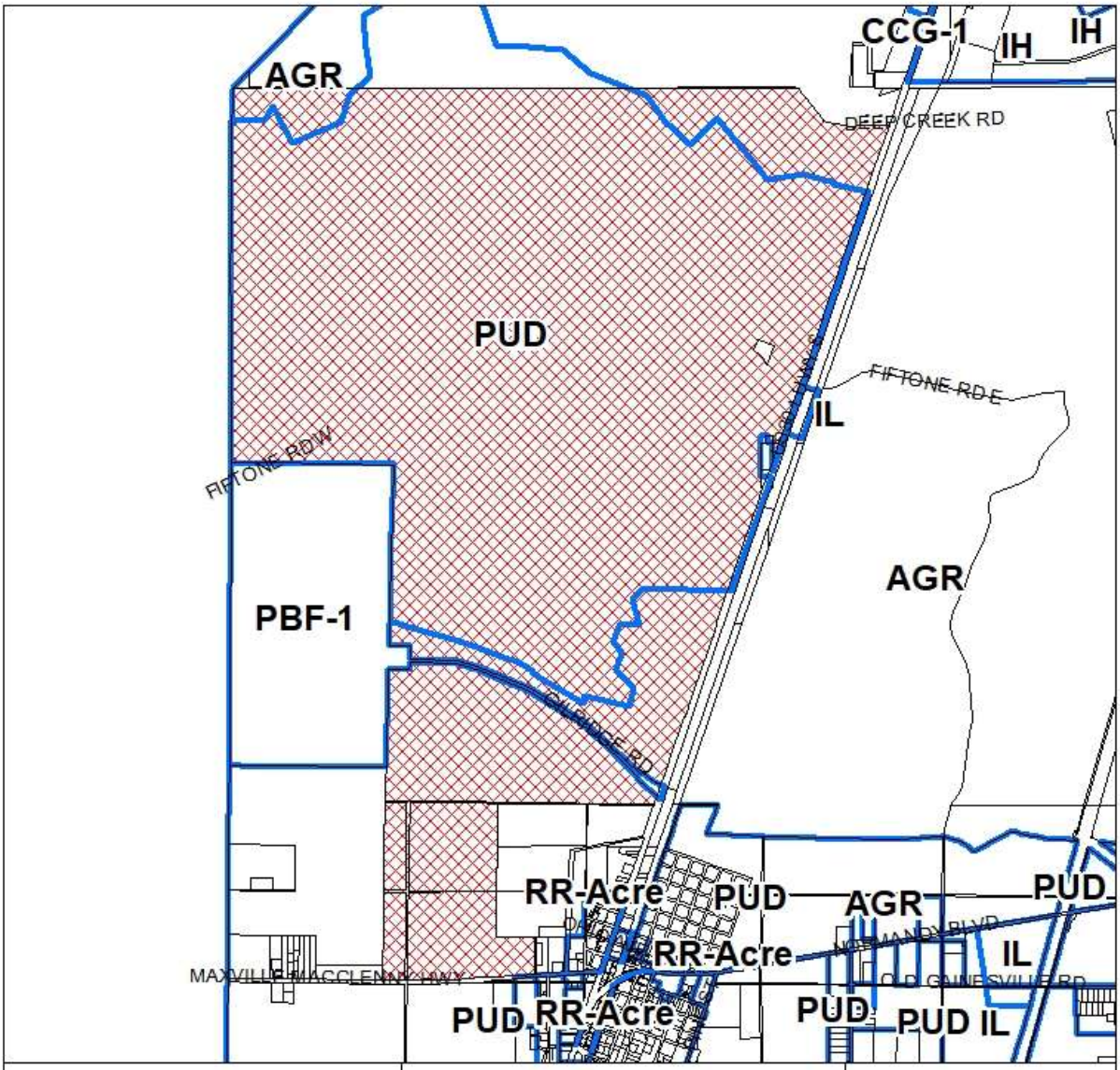
FEET; COURSE NO. 3: NORTH 00°52'49" EAST, 199.84 FEET; COURSE NO. 4: NORTH 89°39'08" EAST, 1384.38 FEET; COURSE NO. 5: SOUTH 73°53'58" EAST, 605.57 FEET; COURSE NO. 6: SOUTH 69°39'03" EAST, 1679.56 FEET; COURSE NO. 7: SOUTH 58°48'40" EAST, 1910.90 FEET; COURSE NO. 8: SOUTH 48°45'22" EAST, 57.81 FEET; COURSE NO. 9: SOUTH 48°43'42" EAST, 2116.15 FEET; COURSE NO. 10: SOUTH 41°14'44" WEST, 57.49 FEET; COURSE NO. 11: SOUTH 48°43'26" EAST, 853.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 18°58'00" WEST, ALONG LAST SAID LINE, 326.32 FEET TO THE SOUTHERLY LINE OF SAID SECTION 21; THENCE NORTH 89°51'06" WEST, ALONG LAST SAID LINE, 2125.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 966.50 ACRES, MORE OR LESS.

LESS AND EXCEPT ALL ROADWAYS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

The above described **301 Villages Parcel 2** containing **966.50 acres**, more or less.

301 Villages Parcel 1	**6,035.75 acres, more or less**
301 Villages Parcel 2	**+ 966.50 acres, more or less**
301 Villages Total	**7,002.25 acres, more or less**

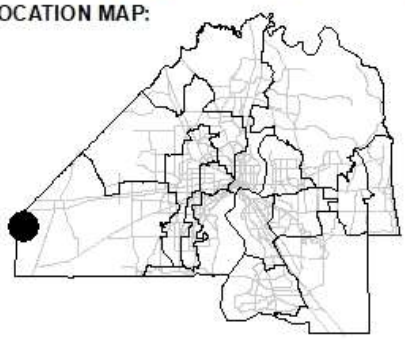


REQUEST SOUGHT:

FROM: AGR & PUD

TO: PUD

LOCATION MAP:



N
W
E
S

0 1,550 3,100 6,200
Feet

COUNCIL DISTRICT:
12

TRACKING NUMBER
T-2021-3502

EXHIBIT 2
PAGE 1 OF 1

REVISED EXHIBIT 3
PUD-MU Written Description

301 Villages

November 2, 2021

1.0 Summary

The applicant, 301 Capital Partners proposes to rezone approximately 7,002 acres of property from PUD-SC to PUD. 301 Villages (the Property) consists of land located in western Duval County, approximately 1.7 miles south of I-10 and west of US 301, with approximately 20,000 feet of direct frontage on US 301. The Master Plan (**Exhibit E**) seeks to embody a lakefront lifestyle with a series of lakes that are interconnected by parks, greenway trails, trailheads and destinations and non-residential uses serving 301 Villages and the surrounding area. The Master Plan will emphasize environmental protection and resource enhancement through design for the Deep Creek wetland and its associated tributaries and watersheds. Not more than 70% of the Property may be developed with residential, community support, commercial, businesses, offices, parkways, and development infrastructure. The remaining portion of the Property will be composed of parklands, conservation areas of uplands and wetlands and trails. The Property is more particularly described by the legal description (**Exhibit 1**) and is shown on **the PUD Master Plan.**

The property is classified Agricultural (AGR-I, AGR-ii & AGR-iii) on the Future Land Use Map and is currently undeveloped and under silvicultural management. The companion land use amendment will change the land use to MU. The surrounding land uses also consist of mostly undeveloped silvicultural lands and a proposed JEA solar farm fronting Interstate 10. A Florida Power and Light (FPL) overhead power line easement transverses the Property parallel to US 301. Subject to FPL approval portions, or all of the FPL easement, may be relocated. The Property consists primarily of pine plantations and scattered wetlands. Deep Creek and associated wetlands run generally south to north direction through the Property and is the only notable wetland system on the Property.

301 Villages is a proposed master planned community with extensive amenities and services for its residents and guests, including athletic facilities, neighborhood parks, village greens; commercial centers; professional offices and light industrial uses; a master pathway system; open space and wetland preservation lands; environmental interpretive and education program and civic uses. A key element of the master plan is the preservation and enhancement of the Deep Creek Swamp and its tributaries. Additionally, the community will provide for a mixture of residential housing types. All the proposed uses are compatible with the adjacent pine plantation lands and conservation lands, thus protecting the character of the rural landscape. This vision is in keeping with the guiding themes of the Southwest Vision Plan.

2.0 Project Access

301 Villages will have direct access to US 301, a major north/south arterial. US 301 is currently a divided four-lane roadway providing direct access to I-10, approximately 1.7 miles north of the Property.

As shown on **Exhibit "E"**, the PUD Master Plan, up to seven (7) Primary Project Accesses along US 301 and one (1) along Normandy Boulevard are proposed. These access points to the Property will occur at the existing median openings on US 301 or as modified subject to FDOT approvals. Other directional and right-in and right-out secondary access points may be proposed subject to FDOT approvals.

The Primary Project Accesses will provide access and egress to the main vehicular parkways(s) within the PUD which will be designed to accommodate the projected traffic demands and may include multi-use paths, sidewalks, bike lanes, utility corridors, street trees, medians and other roadway elements. Roadway stub-outs are permitted to serve current and future development providing continuity and connectivity of the street network within the community.

The PUD could potentially interconnect with adjacent properties in the future. Two (2) Project Access to the west may offer additional connectivity to the external roadway network, subject to Baker County approval. The PUD Master Plan also identifies a potential interchange or limited access connection to Interstate 10 subject to FDOT and Nassau County approvals.

All proposed connection locations must meet the minimum spacing requirements of the Florida Administrative Code for access connections, directional median openings, full median openings and traffic signals. The design and traffic control of each connection will be dependent on the traffic study and FDOT approved Intersection Control Evaluation (ICE) Analysis of each connection.

3.0 Project Description

3.1 The Master Plan

The Master Plan was based on a combination of conventional and traditional master planning principals. To create a mobility-friendly community, the project's transportation network will accommodate the intensity and density of development that is interconnected through a network of pedestrian amenities and roadway network. The plan seeks to reduce the travel distance necessary for day-to-day activities. The plan consists of Villages, and a larger mix-use Village Center. Each Village will have multiple residential neighborhoods connected to one or more Neighborhood Centers that will support the Villages. These Neighborhood Centers consist of village greens, neighborhood parks, community recreational facilities such as swim and fitness centers and athletic facilities, neighborhood commercial, and/or other civic uses. The Villages will be linked to the Village Center by roadways and a pedestrian system consisting of sidewalks and multi-purpose paths. The major parkways(s) from US 301 will access all the Villages as well as the Village Center. The parkways(s) will include a multi-purpose pathway on one side with an extensive street tree and landscape treatment. The multi-purpose path will be a minimum of twelve (12) feet in width.

3.2 The Village Center and Neighborhood Centers

The Village Center is centrally located to serve the residents of the 301 Villages, while providing essential services to the area. The Village Center shall incorporate a mix of uses, which may include commercial retail, restaurants, office space (both small and large scale) and higher density residential. An extensive pathway system will connect the various Villages to each other and to the Neighborhood Centers and the to the Village Center. The Village Center, with its recreational, civic and commercial uses, as well as various housing options, will ultimately be a community focal point and provide an identity for the project as well as a community gathering destination for its residents. Specifically, the Village Center and each Neighborhood Center may include the following uses:

- Community swim and fitness center
- Tennis center
- Athletic complex and facilities
- Neighborhood commercial
- Village Green
- Professional office
- Institutional uses, such as schools, churches, etc.
- Civic facilities
- A variety of residential product types
- Neighborhood parks
- Structured parking which may be incorporated into the first or second floor of multi-family buildings
- Community support facilities

A list of uses permissible within the Village Center and Neighborhood Centers is contained in Section 4.1.

If appropriate, to serve the surrounding neighborhoods, all Villages will contain one or more Neighborhood Centers approximately ten (10) acres in size consisting of non-residential and/or residential development.
Neighborhood Centers will be centrally located within each Village. Neighborhood Center uses may include civic and institutional uses, places of worship, convenience goods, personal services, veterinarians, filling stations and other low intensity retail and office – professional commercial uses developed in freestanding or shopping center configurations, single family, duplex and townhouse residential units; condominium,

apartment, active and passive park and amenity and recreational centers. A minimum one-acre Village Green or Town Square shall also be constructed by the Developer in each Neighborhood Center.

3.3 Villages

The PUD is comprised of the following six communities:

Table 1
Permissible Development

Land Use	Single Family (Units)	Multi-family (Units)	Commercial (Sq. Feet)	Office (Sq. Feet)	Flex Industrial (Sq. Feet)	Hotel (Rooms)	Hospital/ Medical Office (Sq. Feet)
Total	**11,250**	**3,750**	**750,000**	**300,000**	**300,000**	**340**	**375,000**
Edge Village		●	●		●		
Village Center	●	●	●	●	●	●	●
West Village	●	●	●	●	●		
North Village	●	●	●	●			
East Village	●	●	●	●		●	
South Village	●	●			●		

● Denotes land use type is permissible within the village

3.4 Open Space

In addition to the parks and recreational areas, an extensive system of wetlands will be preserved within the community as conservation lands. Some of the wetlands may be part of an overall environmental interpretive system and associated pathways. These conservation lands along with Deep Creek Swamp and its tributaries provide a permanent greenway connection throughout the property referred to on **Exhibit "E"** as the Deep Creek Greenway.

A linear greenway and park shall be maintained along the parkway right-of-way(s).

3.5 Land Use Summary

The physical and functional characteristics of the PUD shall promote and promulgate reduced vehicle trips and discourage use of single-occupancy vehicles. Specifically,

- A compact and interconnected mix of uses including office, commercial, and residential adjacent or in close proximity to one another, encouraging internal capture of trips.

- Utilization of appropriate design standards prescribed in the Jacksonville Design Guidelines and Best Practices Handbook.
- A range of residential densities and dwelling types.
- Programming and site planning to encourage new businesses to locate within an area of higher population concentration than the surrounding area resulting in fewer or shorter daily vehicle trips.
- The density and intensity of the PUD will be arranged in a manner which supports a variety of transportation options, including walking and biking.
- Safe and efficient interactions between and among pedestrians, bicyclists, transit riders, and automobile passengers.
- Provision of a functioning sidewalk and bicycle facilities linking them with transit stops and the recreation and open/space areas.

The PUD shall not be developed with only a single land use type. The Developer shall be allowed to develop any portion of the PUD at any time (several construction phases). **Table 2** below contains the anticipated development program. In the event market conditions do not support the construction of non-residential uses, the Developer may enter the next phase so long as the infrastructure for the non-residential development has been constructed enabling the non-residential site ready to develop when market conditions warrant.

Table 2
Phasing Schedule

Land Use	Units	Phase 1 2022-2026	Phase 2 2027-2031	Phase 3 2032-2036	Total
Single Family Residential	Units	2,500	5,750	3,000	11,250
Multi-family Residential	Units	1,000	1,200	1,550	3,750
Commercial	Square Feet	150,000	325,000	275,000	750,000
Hotel	Rooms	120	220	-	340
Light Industrial	Square Feet	150,000	150,000	-	300,000
Office	Square Feet	100,000	100,000	100,000	300,000
Hospital / Medical Office	Square Feet	50,000	150,000	175,000	375,000

Notes:
(1) Unused development rights from a particular phase carry over into the subsequent phase until build-out.
(2) The Developer shall be permitted to convert between land uses based on the conversion table contained in Section 3.6 that allows for the exchange of land uses based upon trip generation for each land use.

Within all Villages, there will be a mixture of varying lot types for single family detached products and multi-family attached products will vary with ranges facilitating condominiums, townhomes and/or apartments. There will be at least three different residential lot sizes with no single lot type comprising more than 50% of the project total. Between 50% and 90% of each neighborhood's land area may be residential.

The maximum non-residential floor area ratio (FAR) is 80% within the Village Center and 50% within each Neighborhood Center.

3.6 Land Use Conversion Table

The Developer shall be permitted to convert between land uses within the project based on **Table 3**, the Land Use Conversion Table below that allows for the exchange of land uses based on trip generation for each land use. At the time the Developer elects to convert land uses pursuant to the Land Use Conversion Table, the Developer will notify the Planning and Development Department in writing of such election (the "**Conversion Notice**"). Such Conversion Notice shall include the uses and intensities proposed and the resulting cumulative uses, intensities. As long as the conversion is consistent with the Land Use Conversion Table, no additional approvals will be required for the conversion.

Table 3
Land Use Conversion Table

Land Use	Proposed	Units	Minimum	Maximum	Net Trip Rate
Light Industrial	300,000 GSF	1,000 SF GFA	0	600,000	0.29667
Single Family Residential	11,250 DU	DU	5,625	11,250	0.74853
Multi-family Residential	3,750 DU	DU	1,875	3,750	0.39009
Hotel	340 RM	Room	0	680	0.65882
Hospital / Medical Office	375,000 GSF	1,000 SF GFA	0	750,000	1.14667
Office	300,000 GSF	1,000 SF GFA	150,000	600,000	1.37667
Commercial	750,000 GSF	1,000 SF GLA	375,000	1,500,000	3.21067

	Convert to:	Light Industrial	SF Residential	MF Residential	Hotel	Hospital / Medical	Office	Commercial
Convert From:	Light Industrial	-	0.39633	0.76051	0.45030	0.25872	0.21550	0.09240
	Single Family Residential	2.52315	-	1.91887	1.13617	0.65279	0.54373	0.23314
	Multi-family Residential	1.31491	0.52114	-	0.59210	0.34020	0.28336	0.12150
	Hotel	2.22075	0.88015	1.68890	-	0.57456	0.47856	0.20520
	Hospital / Medical	3.86517	1.53188	2.93949	1.74048	-	0.83293	0.35714
	Office	4.64045	1.83915	3.52909	2.08958	1.20058	-	0.42878
	Commercial	10.82247	4.28928	8.23057	4.87333	2.80000	2.33220	-

Source: PM Peak Hour Rates and Equations, *Trip Generation*, 11th Edition, ITE

Formula: (Land Use Convert From) x (Conversion Factor) = (Land Use Convert To)

Example: Convert 50 SF Residential dwelling units into Commercial: 50 DU x 0.23314 = 11,657 Commercial SF

3.7 Recreation

A minimum 10-acre athletic complex and park within the Village Center will be constructed by the Developer and owned and maintained by the CDD, Developer or Homeowners Association for use by the residents. A minimum 1-acre Village Green or Town Square shall also be constructed by the Developer in the Village Center and each Village's Neighborhood Center. An internal trail system will link each village to neighboring Villages, open space, recreational uses. and to the Village Center.

The Developer has the option of developing a regional athletic complex within this PUD. Parks and recreation areas combined area will meet or exceed recreation requirements defined by the Comprehensive Plan and the City of Jacksonville Ordinance Code, as effective at the time of the adoption of this PUD. At a minimum, 125.4 acres of active recreation areas will be provided.

Recreation areas and facilities serving individual neighborhoods shall be completed and operational not later than 40% of that neighborhood's residential units being constructed. Community-wide recreation facilities shall be provided in proportion to the number of residential dwelling units built. In determining the type of fields and courts to include within this PUD, the Applicant shall consult with the Parks, Recreation, and Entertainment Department to determine what types of fields and courts are available or programmed as public facilities to serve residents within the PUD.

3.8 Pedestrian Environments

Personal interaction shall be encouraged within the 301 Villages through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety.

A. The use of architectural design elements, such as canopies, awnings, umbrellas, site furniture, pedestrian scale lighting, water and fountain features, decorative paving, colored paving, building placement and façade articulation are elements that are encouraged to help build the pedestrian environment and create a "sense of place" for each individual project and, in many cases, are a specific node within a project.

B. The use of plaza spaces to interconnect various pedestrian routes is encouraged. Pedestrian spaces should be designed as multi-functional use spaces that encourage social gathering and interaction. Consideration should be made to incorporate adequate pedestrian seating, landscape and shade cover as well as special visual focal elements within the spaces.

C. Site furnishings shall not be used for advertising in any form, wither by direct or indirect mounting of signs or dramatically bright paint patterns or colors.

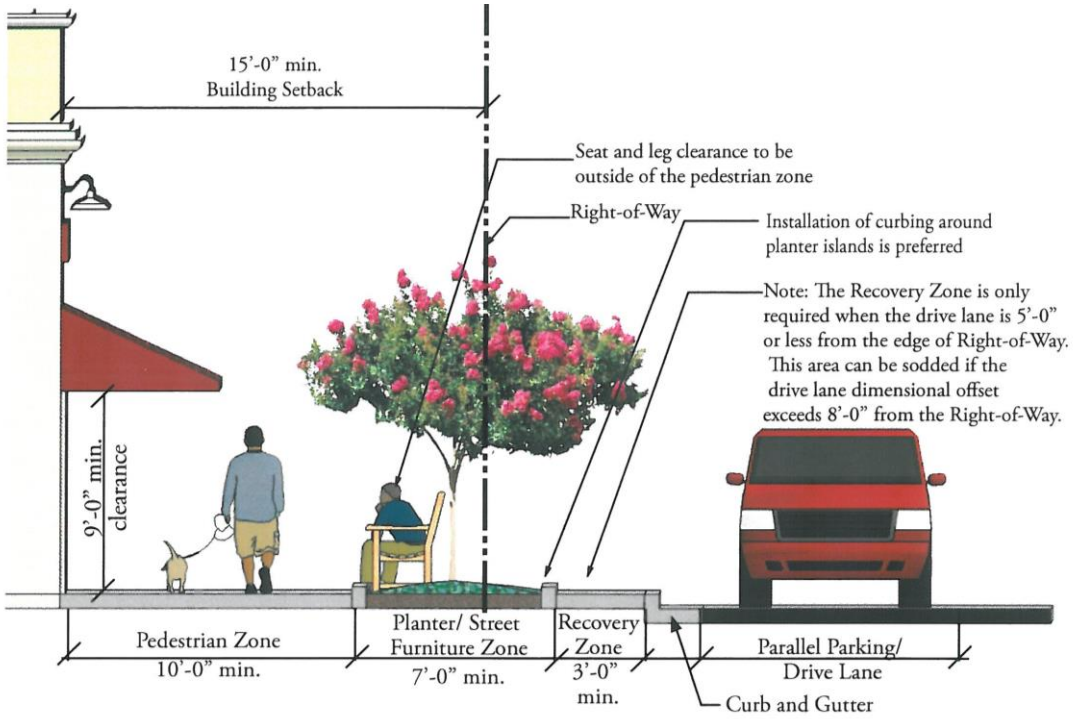
D. The defined pedestrian route shall be kept free of all permanent signage, site furnishing or other physical obstructions. All site furnishing shall be placed within a four-foot (4') wide landscape planter zone.

E. All pedestrian crosswalks and traffic calming devices shall be clearly identified and marked.

F. Pavement within pedestrian routes shall be designed to accentuate the pedestrian experience through use of materials, colors, textures, marking and/or patterning.

G. The following chart establishes the required dimensional relationships required for the Primary Project Access roadways within the Village Center, not parking lots.

Roadway	Min. Building Setback	Pedestrian Zone	Recovery Zone	Planter and Street Furniture Zone	
				With on-street parking	No on-street parking
0-35 mph	15’	10’	3’	7’	10’
36-45 mph	20’	12’	3’	10’	13’



Source: Jacksonville Design Guidelines and Best Practices Handbook

4.0 Land Use and Zoning

4.1 Commercial Parcels

A. *Permitted Uses (Village Center only):*

1. Art galleries, museums, community centers, and dance, art or music studios
2. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department
3. Business and professional offices
4. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
5. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
6. Essential services, including water, sewer, gas, telephone, radio and electric services.
7. Flex industrial, small office showrooms with large warehouse
8. Hotels and motels
9. Institutional uses such as churches, schools, etc.
10. Medical, dental and chiropractic offices or clinics and hospitals
11. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department
12. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
13. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.
14. Service Station with car wash

B. *Permitted Uses (Neighborhood Centers only):*

1. Art galleries, museums, community centers, and dance, art or music studios
2. Business and professional offices
3. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
4. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
5. Essential services, including water, sewer, gas, telephone, radio and electric services.,
6. Hotels and motels
7. Institutional uses such as churches, schools, etc.

8. Medical, dental and chiropractic offices or clinics
9. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
10. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.
11. Service Station with car wash

C. *Minimum lot requirement* (width and area). None.

D. *Maximum lot coverage by all buildings*. None.

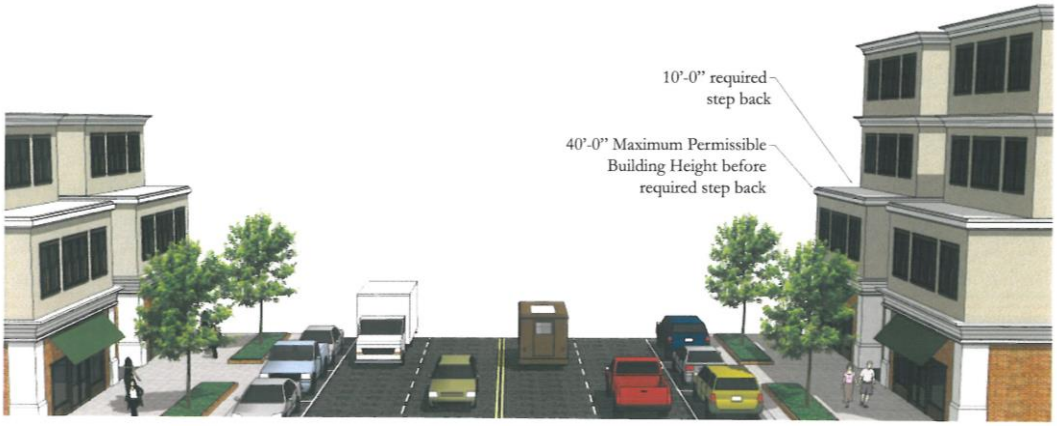
E. *Minimum yard requirements.* For the purpose of these requirements, "lot" refers to the parcel within which the commercial use is located and "yard" refers to distance from the parcel boundary.

1. Front – For U.S. Highway 301 Twenty (20) feet; for others - none.
2. Side - none.
3. Rear - ten (10) feet.
4. Except for TND-style development within the Village Center, where a commercial parcel abuts a single-family or multi-family residential parcel, side and rear yards shall be twenty (20) feet with a buffer meeting Section 656.1216 of the Zoning Code.

F. *Maximum height of structure.*
Sixty (60) feet, however height may be unlimited where the building is set back on all sides of the project boundaries no less than one horizontal foot for each six (6) vertical feet in excess of the height limitations identified above.

Building massing shall provide façade "step backs" for all building facades that exceed forty feet (40') in height, whereby a minimum ten-foot (10') building façade "step back" shall be provided for all floors above a two-story level (see illustration below). This provision may be waived for freestanding commercial office buildings as long as the building facades provide a significant amount of exterior material column, and wall fenestration so as to provide physical and visual breaks in the building facades.

The building masses of "Big Box" retailers within the Village Center shall be oriented in such a way to create a more clustered organization rather than single free-standing boxes surrounded by parking. The placement of buildings shall provide for a logical organization of both vertical and pedestrian circulation patterns and prevent the need, to the largest extent possible, for a user to have to "re-park" due to excessive internal pedestrian walking distances.



Source: Jacksonville Design Guidelines and Best Practices Handbook

Interior commercial building lengths shall not exceed three hundred linear feet (300') without a physical break or pedestrian accessway from parking behind. It is strongly encouraged to integrate plaza spaces and/or incorporate public green spaces where building breaks occur.

G. *Lighting requirements.*
Lighting shall be designed and installed so as to be directed downward and reflect back to the subject property prevent glare and/or excessive light onto surrounding property. Pole fixtures shall be flush mounted, with full cut-offs. Light fixtures mounted on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. The applicant shall submit a lighting plan for the entire site, including fixture types and foot-candle illumination for review and approval by the Planning and Development Department.

4.2 Condominiums/Apartments

A. *Permitted Uses and structures.*

1. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
2. Condominiums and Apartments.
3. Essential services, including water, sewer, gas, telephone, radio and electric services.
4. Live-Work uses meeting the performance standards and development criteria in Section 5.10 below.
5. Parks, playgrounds, playfields and recreational/community structures.
6. Structured parking when part of a residential structure and meeting the standards established in Section 5.5 below.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Condominium use. Development standards for Condominiums and Apartments are detailed in* ***Table 4***. For the purpose of these requirements, "lot" refers to the parent property within which the proposed condominium buildings are located and "yard" refers to distance from the parent property boundary. These requirements permit at least three types of condominiums/apartments configurations: structured parking under the units; front street access with common parking; rear alley access.

C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in **Table 4** below.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.

2. *Patios and porches*. Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

D. *Parking requirements* - Two spaces (2) spaces per unit, which may be met within garages, driveways, on-street parking, or common parking areas; plus one (1) guest parking space shall be provided for every three (3) units.

4.3 Townhouses

A. *Permitted Uses and structures.*

1. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.

2. Essential services, including water, sewer, gas, telephone, radio and electric services.

3. Live-Work uses meeting the performance standards and development criteria in Section 5.10 below.

4. Structured parking.

5. Townhouses (fee simple or condominium ownership).

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhouse use*. *Development standards for residential uses are detailed in* ***Table 4***. These requirements permit at least three types of townhouse configurations: front street access with garages; front street access with common parking; rear alley access.

C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in **Table 4** below.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.

2. *Patios and porches*. Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

D. *Common Landscape Maintenance.* The proper maintenance of all common areas, lawns, and landscaping by means of a common lawn and landscaping company shall be funded by an owners' association with mandatory association dues.

E. *Parking requirements* - Two spaces (2) spaces per unit, which may be met within garages, driveways, on-street parking, or common parking areas.

F. *Townhouse provisions.* The development criteria for Townhouse uses within this PUD supersedes those requirements set forth in Section 656.414 of the Zoning Code.

4.4 Single Family and Duplexes

A. *Permitted Uses and structures*.

1. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
2. Attached duplexes.
3. Essential services, including water, sewer, gas, telephone, radio and electric services.
4. Parks, playgrounds, playfields and recreational/community structures.
5. Single family detached dwellings.

B. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in **Table 4** on the following page.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.
2. *Patios and porches*. Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

4.5 Community Support and Amenities

A. Permitted Uses and structures.

1. Amenities and related facilities to be owned and operated by the developer or homeowners' association, which may include tennis courts, pools, cabanas/clubhouses, soccer or ball fields, health/exercise/fitness spa or facility, theater or screening room, and similar uses and facilities.
2. Community Support uses may be integrated vertically or horizontally with multifamily residential uses.
3. Essential services, including water, sewer, gas, telephone, radio and electric services.
4. Parks, playgrounds, playfields and recreational and community structures.
5. Parks, playgrounds, playfields and recreational and community structures.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Amenity and Community Support Use*.

1. *Minimum lot width*. None.
2. *Minimum lot area.* None.
3. *Maximum lot coverage by all buildings*. None
4. *Maximum height of structure.* Forty-five (45) feet.

4.6 Conservation/Open Space

A. Permitted uses and structures.

1. Golf courses.
2. Passive recreation, including pedestrian walkways, walking trails, benches, picnic tables, informational displays, and viewing areas.
   a. Essential services, including water, sewer, gas, telephone, radio and electric services.
3. Stormwater, surface water management and flood control improvement, as permitted by the applicable regulatory agencies.
4. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies. As minor encroachments deemed necessary in final design and engineering, other uses are permitted, governed by the development criteria above and as permitted by the applicable regulatory agencies.

B. *Minimum lot requirement (width and area).* None.

C. *Maximum lot coverage by all buildings*. None.

D. *Minimum yard requirements*. None

E. *Maximum height of structure*. None

Table 4
Residential Development Standards

Type	Min. Lot Width (ft)	Min. Lot Area (sf)	Front / Side / Rear Setbacks (ft)		Max. Lot Coverage By Buildings		Max. Bldg. Ht. (ft)*	Max. Acc. Bldg. Ht. (ft)	Req'd Pkg. per unit (spaces)
			Front Facing Garages	Rear Garages	NC & VC	Villages			
SF-A	35	3,500	n/a	10 / 5 / 5 from bldg face to alley ROW or easement	50%	NA	40	27	2
SF-B	40	4,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	50%	50%	40	27	2
SF-C	60	6,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	50%	50%	40	27	2
SF-D	70	7,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	50%	45%	40	27	2
SF-E	80	8,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	40%	40%	40	27	2
Duplex	32	2,900	20 / 8 / 10	20 / 10 / 10	65%	70%	45	27	2
Town-house	16	1,200	20 from garage face to sidewalk or to back of curb where there is no sidewalk / 10 / 10	10 / 10 except for corner lots (5) / 5 from bldg. face to alley ROW or easement	70%	70%	45	27	2
Condo or Apt.	n/a	n/a	**NC & VC** *Where adjacent to ROW & not abutting SF lots:* 20 / 0 / 0 *Where abutting SF & height does not exceed 35':* 20 / 20 / 20	**Residential Villages** *Where not abutting SF lots:* 20 / 10 / 10 *Where abutting SF lots:* 20 / 20 / 20	75%	75%	Max. 6 residential floors over 2 levels of parking, w/1' of additional setback provided for each 3' of building height over 35'	27	1.5

*NC – Neighborhood Centers; VC – Village Center *Building height means the vertical distance from the finished floor to the peak of the roof or parapet, provided however that height may be measured from up to three feet above the required finished floor elevation or up to three feet above the existing grade. Spires, belfries, cupolas, and chimneys that are not intended for human occupancy shall not count towards height measurement. Other rooftop appurtenance and mechanical equipment not intended for human occupancy may be placed above the roofline provided it is not visible from an adjacent ROW.*

4.7 Signage

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the community.

A summary table of the proposed sign regulations is shown in **Table 5**.

A. Community Identification Monument Signs at Primary Project Accesses.
Community identification monument signs will be permitted at the major entrances to the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to US 301. These signs will identify the PUD community.

B. 301 Villages Identification Monument Signs.
Each Village is permitted to have not more than two (2) monument signs identifying their Village.

C. Commercial Uses: Identity Monument Signs.
Identity monument signs are permitted for each Commercial use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides. These signs will be oriented to the street on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.

D. Commercial Uses: Elevated Signs.
No pylon signs are permissible. A maximum of two (2) identity elevated signs will be permitted for Commercial uses fronting US 301. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to US 301 identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared sign.

As part of verification of substantial compliance with this PUD, prior to commencement of Commercial use which proposes an elevated sign, the applicant shall submit to the Planning and Development Department for its review and approval a plan showing the location, height, size, and design of the sign and the locations of any existing elevated signs within two hundred (200) feet of the parcel.

E. Residential Uses: Identity Monument Signs.
Residential use Identity Monument signs are permitted for each residential development (apartments, condominium, townhome, single family, and traditional neighborhood single family). Each development will be permitted one (1) externally illuminated identity sign with two sides (or two single faced signs). These signs will be oriented to the street on which the development has frontage.

F. Commercial, Office, and Institutional Uses: Other Signs.
Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way.

In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Real estate and construction signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

Table 5
Signage Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	Min Dist Btwn Signs (ft)
Community Identification Monument Signs	Major Entrance(s)	1 Per Entrance	150	45	200
Village Identification Monument Signs	Village Wide	2 per Village	100	25	100
Commercial Identity Monument Signs		1 Per Parcel	50	20	100
Commercial Elevated Signs	On US Highway 301	2 max	200	35	200
Residential Identity Monument Signs	Condominium, Townhome, and Single Family Uses	1 per Parcel	32	10	
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide	1 Per Occupancy	20		
Directional Signs	Project Wide		4		
Information Kiosks	Project Wide		20	12	

5.0 Additional PUD Conditions

5.1 Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership as the principal use. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

5.1.1 Accessory uses shall not be located in required front or side yards except as follows**:**

A. Detached accessory structures such as covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line. If bonus rooms are located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.

B. Air conditioning compressors or other equipment designed to serve the main structure or accessory uses may be located in a required yard and may be located not less than three (3) feet to the property line.

C. Swimming pools and associated screened enclosures may be located in a required rear or side yard but may not be located less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, screened enclosures, pools and\or recreational decks do not constitute “buildings” in calculating maximum lot coverage.

5.1.2 Accessory uses and structures in a residential parcel shall include private garages and private boathouses or shelters, tool houses and garden sheds, garden work centers, children’s play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. Within the Village Center and Neighborhood Centers, accessory structures shall not exceed thirty-five (35) feet in height. Within all other areas of 301 Villages, accessory structures may not exceed fifteen (15) feet in height.

5.1.3 Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

5.2 Construction offices/model units/real estate sales

On-site, temporary construction offices/model homes/sales offices will be permitted in any commercial parcel or residential “unit” or “phase” until that parcel or “unit” or “phase” is built out. Real estate sales activities are permitted throughout the development. Associated parking for sales activities is permitted adjacent to model homes. Upon the approval of construction plans for the infrastructure improvements for any “unit” or “phase” of detached residential development within the PUD, the Applicant may seek and obtain

building permits for the construction of up to twenty percent (20%) of the residential units and for the construction of the recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s) for the residential lots. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of attached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of all residential buildings and recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s) for the residential lots.

5.3 Landscaping

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:

A. For Commercial, Office, and Institutional uses, landscaping standards shall be applied taking into consideration the entire use or development at issue. For individual lots within a larger development which may own their sites in fee simple, required landscaping may be provided "off-site" within the development and may be shared with other uses, so long as the development at issue in its entirety provides sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within each development without regard to property ownership boundaries, which may exist among individual uses.

B. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an Administrative Deviation to the PUD subject to the review and approval of the Planning and Development Department.

C. All right-of-way buffers shall be designed to provide a distinct visual appearance for the PUD. Large canopy trees shall be set back a minimum of twenty feet (20') from all overhead utility wires.

D. All primary access drives entering the Village Center from a public right-of-way shall provide a minimum of ten feet (10') of landscape buffer between the drive and the adjacent parking or buildings. All landscape buffer widths are exclusive of any car overhangs.

E. All parking aisles shall be terminated by a terminal landscape island. All terminal islands shall be a minimum of fifteen feet (15') in width, as measured from the back of curb. If a radial terminal island is proposed, the fifteen-foot (15') dimension shall be measured form the midpoint of the adjacent parking space. No car overhangs shall be permitted over terminal islands.

F. Interior parking islands shall be provided every twenty (20) spaces. All interior parking islands shall be a minimum width of ten feet (10'). Each interior and terminal planter island shall be planted with a minimum of one (1) canopy shade tree (per parking row) measuring twelve feet high with a six foot (6') spread as selected from the City's approved plant list.

G. The maximum height of any shrub material in all terminal planter islands shall not exceed thirty-six inches (36") at maturity.

5.4 Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification to the PUD, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

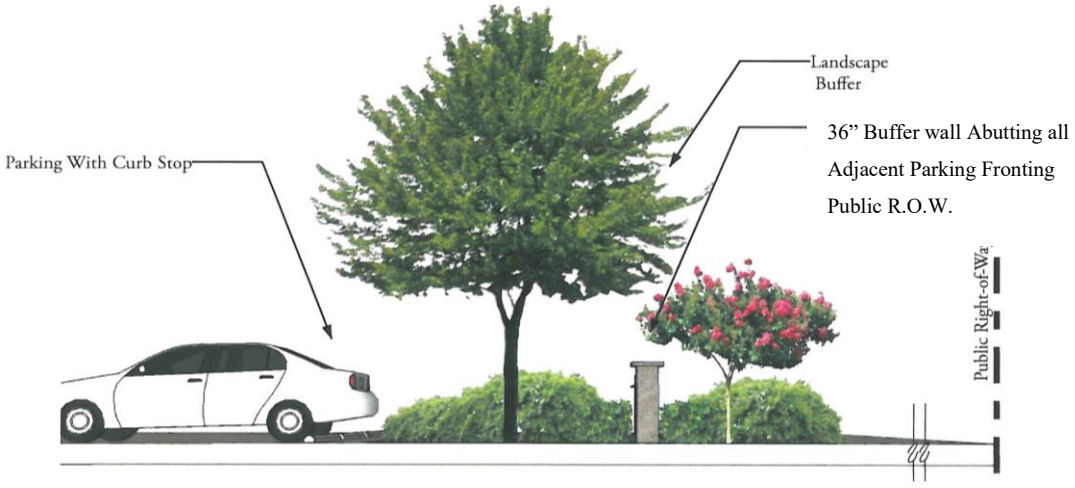
5.5 Parking

The number of off street parking spaces will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations).

A. All parking spaces abutting terminal or interior parking islands shall be ten feet (10') in width to allow for door swing and pedestrian step out without encroaching in the landscape island.

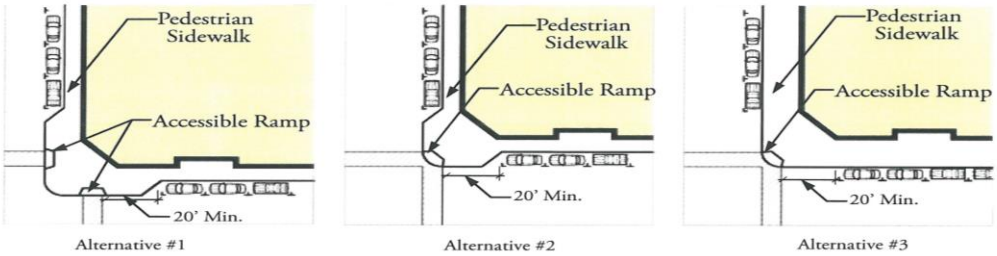
B. Along the Primary Project Access road in the Village Center, all mass surface parking lots shall be located behind buildings. Pedestrian access between or through buildings shall be provided and designed in such a way as to reinforce the pedestrian sense of arrival to the primary streetscape.

C. Where surface parking lots must abut the public rights-of-way, a minimum thirty-six inch (36"), one hundred percent (100%) visually opaque landscape and/or buffer wall combination shall be provided. If a landscape buffer is to be used, the buffer material shall be thirty-six inch (36") in height at the time of installation (see illustration below).



D. Where residential parking or driveway tracts abut an internal drive or road, or where it may abut a public right-of-way, a thirty-six inch (36") visually opaque screen wall and landscape buffer shall be provided.

E. On-street parallel parking shall be permitted along internal drives and roadways but must be set back a minimum of twenty linear feet (20') from any pedestrian crosswalk.



Source: Jacksonville Design Guidelines and Best Practices Handbook

F. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times, such as residential and non-residential uses within a development with integrated uses.

G. Lighting on the top floor of any parking deck may not extend above the parapet wall.

H. Structured parking is permissible only as part of another use; free-standing parking structures are not permitted.

I. Parking requirements associated with Village Center and Neighborhood Center uses may be satisfied through any combination of on-street parking and off-street parking configurations.

J. Large parking areas shall be divided into "sub-lots" containing no more than three hundred and sixty (360) spaces per lot. Sub-lots shall be defined and separated by landscaped pedestrian accessways that measure no less than twenty-two feet (22') in width, as measured from the back of curb. No parking overhang shall be permitted within this area. The use of wheel stops in parking spaces that abut pedestrian accessways are required to prevent encroachment.

K. Large expansive parking fields containing more than 2,000 parking spaces shall provide secondary access routes, independent of internal circulation drives, that allow for through-access without being encumbered by parking movement conflicts. These internal secondary drives shall provide a minimum fifteen-foot (15') separator landscape median, as measured from the back of the curb. No parking overhang shall be permitted within this area. The use of wheel stops is required to prevent encroachment.

L. All parking lots shall have a minimum of two (2) vehicular ingress and egress points.

5.6 Community Development District

Nothing in this PUD shall be construed as prohibiting or limiting the ability of an owner within the PUD to establish a Community Development District (CDD) for the ownership, development, operation and maintenance of common facilities and infrastructure.

5.7 Silviculture Uses May Continue

Silviculture operations are a permitted use in the PUD and may continue at this site until build-out.

5.8 Donation of Site for Fire/Rescue Purposes

5.8.1 The Applicant shall make available for donation to the City a site within the area bounded by US 301 to the east, Beaver Street to the North, and the Duval County line to the west and south for fire and rescue purposes.

A. Prior to the commencement of construction of residential structures (excluding model homes) within this PUD, the Applicant shall provide written notice to the Fire and Rescue Department and the Planning and Development Department of the availability of the site for donation. The applicant will coordinate with the Fire and Rescue Department regarding the location of the site within the area described above. The site shall be a minimum of three (3) buildable contiguous acres.

B. If, within five (5) years after such written notice is provided, the Fire and Rescue Department notifies the Applicant in writing that the City wishes to accept the donation, the site shall be conveyed to the City. The deed of conveyance shall contain covenants and restrictions ensuring that the site will be used for fire and rescue purposes for the protection of the surrounding property. The Applicant thereafter shall be entitled to credit for such value against any future exactions, including Development of Regional Impact mitigation (in the event the PUD becomes part of a Development of Regional Impact).

C. If no such notice is provided within the five-year period, then the availability of the site for donation will be withdrawn, this condition will be deemed fulfilled, and, if the site is within this PUD, the site may be used for any uses permitted on any parcel adjoining the site within the PUD subject to the provisions governing such use in the PUD.

D. The City shall be responsible for all costs relating to the permitting and development of the site for fire and rescue purposes.

5.9 Public Infrastructure

The Applicant shall provide a site to serve the needs of this PUD for potable water, wastewater, and reuse water.

5.10 Live-Work / Home Occupation Requirements

5.10.1 The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.

5.10.2 There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.

5.10.3 There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes odors or electrical interference detectable to normal senses off the lot.

5.10.4 In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.

5.10.5 Home occupations in Condominiums in the Village Center parcel shall not be subject to the conditions set forth in 5.10.2 and 5.10.3 above when located in a building which is designated for Live-Work uses. Such buildings shall be so designated as part of verification of substantial compliance with this PUD. The location of such buildings and the signage and parking for such Live-Work uses shall be subject to the review and approval of the Planning and Development Department.

5.10.6 Home occupations are not subject to the setback requirements established in Section 4.1.E.4 of this document.

5.11 Additional Design Criteria for Neighborhood and Village Centers

5.11.1 Combined off-street parking lots (shared parking) are not required to provide buffers where shared parking areas interface property lines.

5.11.2 Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:

A. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Code of Ordinances.

B. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.

D. Stormwater management facilities shall be constructed in a manner that enhances its visual appeal.

5.12 Buffering and Screening

5.12.1 **Where** residential uses abut US 301, a buffer thirty (30) feet in width will be located along the right-of-way. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.

5.12.2 Outside of the Village Center and Neighborhood Centers, where residential uses abut non-residential uses within the PUD, a buffer twenty (20) feet in width will be located between the uses. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.

5.12.3 All service areas and loading docks shall be prohibited from locations adjacent to any public or private external roadway, unless they are enclosed on all sides by the required screening materials.

5.12.4 All screening materials shall be a minimum of six feet (6') in height for all refuse/dumpster enclosure areas and a minimum of eight feet (8') in height for all

service loading areas. This height may be increased at the request of the City to sufficiently screen any activity.

5.12.5 All service areas shall have a one hundred percent (100%) visually opaque gate equal in height to the masonry screen structure. Chain link fence or barbed wire fence shall not be used in any screen enclosure or gate structure.

5.12.6 Adjacent to the southwestern boundary of the Property is a solid waste disposal facility known as the Trail Ridge Landfill. Where the PUD boundary abuts the adjoining property on which the Trail Ridge Landfill is located, a 200-foot setback shall be provided, consisting of (i) a 50-foot undisturbed buffer immediately abutting the Trail Ridge Landfill property and (ii) and an additional 150-foot setback within which residential structures shall be prohibited and within which non-residential and recreational uses and structures, including stormwater facilities, utilities, and roads, are permitted.

5.12.7 Within sixty (60) days after the adoption of this PUD, the Applicant shall record in the public records of Duval County, Florida, covenants and restrictions burdening the Property governed by this PUD which (i) provide notice and disclosure to successors and assigns of the Applicant and Owner that the Property is located adjacent to the Trail Ridge Landfill and related operations, including related soil and stormwater facilities, and (ii) prohibit the Applicant and Owner and its successors and assigns from interfering with, filing any objections to, opposing, delaying, or obstructing activities at the Trail Ridge Landfill, including applications for permits submitted by the City or any of its agencies, contractors, or agents, so long as such activities have been or are being properly permitted and performed in accordance with all applicable laws and regulations. The covenants and restrictions shall provide that the City, Applicant, and Landfill Operator and/or Permittee shall have the right to enforce the covenants and restrictions. The Applicant shall deliver a copy of the recorded covenants and restrictions to the Planning and Development Department.

5.12.8 Site plans for any Village or Phase which abuts the 200-foot setback from the landfill site shall be reviewed by the Planning and Development Department for compatibility with the landfill. Large scale recreational uses for such Village(s) or Phases(s) shall be located within or adjacent to this setback, when consistent with design, function and location requirements for such recreational uses. Examples of large-scale recreational uses include golf courses, bicycle and equestrian trails, open play and multi-purpose fields, natural passive areas and community parks generally 25 to 100 acres in size.

5.13 Stormwater Retention Design and Placement

The following design guidelines are focused on improving the visual quality of stormwater design systems as they relate to overall site design.

A. Wet stormwater ponds shall be designed as integral visual site amenities and passive recreational amenities. Sufficient pond slopes and maintenance easements shall be provided to prevent the fencing of the proposed ponds. Where necessary, due to safety concerns, engineering or permitting requirements, this requirement may be waived.

B. Stormwater ponds shall be designed to have the appearance of natural water bodies to the largest extent possible. Ponds should be designed to have curvilinear

perimeters and shall not be designed to be square or rectilinear in shape or appearance.

C. Wet stormwater ponds shall be designed to hold water at a controlled elevation that maintains a consistent aesthetic appearance. Ponds shall not be designed to have radical fluctuations in maintained water level.

D. The design of the stormwater pond system should, to the largest extent possible, attempt to create fewer but larger wet stormwater ponds and minimize the development of small “pocket” ponds.

E. Wherever feasible, outparcel stormwater systems should be designed to be collected and treated as part of the master stormwater system for the overall PUD instead of being stored on-site in small “pocket” ponds or swales.

F. Stormwater trench ponds, or swales, are not permitted to be located along the perimeter of any property that abuts a public right-of-way.

G. Due to the visually aesthetic limitations of dry stormwater ponds, all dry stormwater ponds shall be located away from any PUD entrance or major pedestrian activity area. In the event that these ponds are within public view, the ponds shall be designed to present an aesthetic physical visual amenity appearance utilizing trees, shrubs, wetland plants and/or other materials. Sufficient pond sizing and volume, both on the pond bank and pond bottom shall accommodate landscape materials.

H. All stormwater out-flow structures shall be located and designed to minimize public view. The inclusion of littoral plantings and wetland trees placed around the structure is strongly encouraged to assist in mitigating the visual appearance of these structures.

I. All screen areas shall be designed to completely drain and be interconnected to the storm drainage system, unless otherwise prohibited. All dumpster, compactor areas and service yard areas shall be provided with permanent water source hose bib connections to allow for regular cleaning of the service areas.

5.14 Recreational Lakes

In addition to lakes associated with the stormwater retention system, other lakes may be constructed for recreational and aesthetic purposes. The uses within these water bodies may include all types of recreational watersports subject to a governing management plan and associated covenant and restrictions addressing safety, vessel and capacity restrictions, hours of operation and other best practices guidelines.

6.0 Checklist of Minimum PUD Requirements

The 301 Villages PUD will comply with the following minimum standards.

Land Use and Design Elements

- A minimum 10-acre athletic complex and park within the Village Center shall be constructed and maintained by the Developer, CDD and/or Homeowners Association for use by the residents.
- The Developer retains the right to offer funding to the City of Jacksonville for additional architectural upgrades towards the fire station, subject to governmental approvals.
- A maximum 3-acre site shall be made available for use by the City of Jacksonville for future public safety site(s) within the Village Center.
- A minimum one-acre village green or town square shall be constructed within the Village Center by the Developer.
- Villages that include Neighborhood Centers shall include a minimum one-acre Village Green or Town Square.
- All residential units and structures shall be within ½ mile to a neighborhood park, clubhouse, green or commons or other passive or active recreational facility.
- A street tree program shall be implemented for the entire community, including the installation of street trees on both sides of all streets, except in the situations where streets abut wetlands or natural areas or where engineering or other aesthetic considerations warrant a deviation to this requirement.

Environmental

- A Greenway system shall be established for the Deep Creek Swamp and associated wetlands as depicted on the PUD Master Plan.
- Boardwalks and other pedestrian crossings are permitted. Environmental interpretive educational elements including signage and kiosks shall be provided within the community identifying and describing the Deep Creek ecosystem.

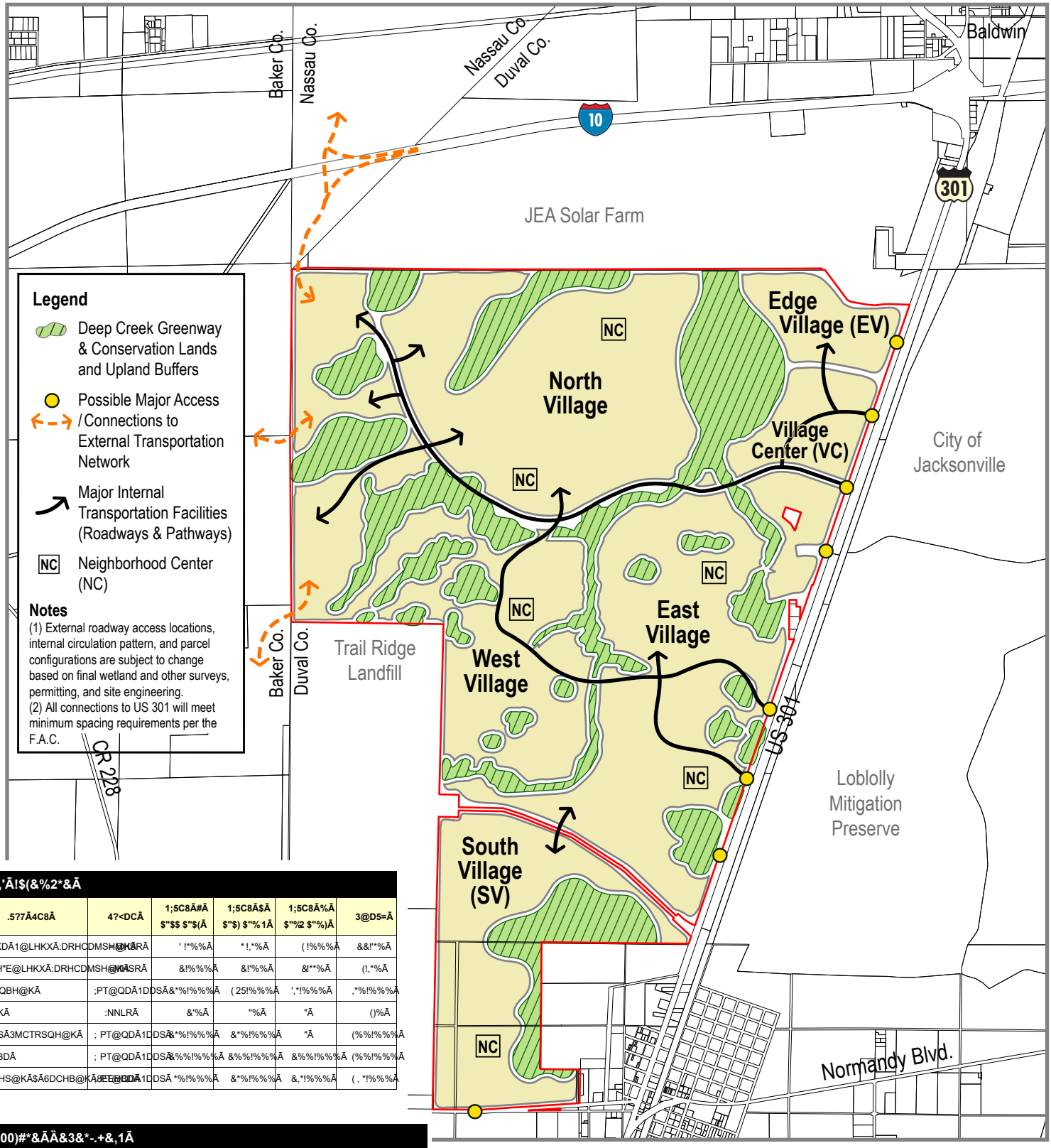
Circulation

- The major access roadways serving the Property shall consist of will be designed to accommodate the projected traffic demands and may include multi-use paths, sidewalks, bike lanes, utility corridors, street trees, medians and other roadway elements. and turn lanes and signalization at US 301 as may be required by the City of Jacksonville and FDOT. At a minimum, the major parkways(s) shall have a 12-foot-wide multi-purpose pathway on one side.
- All subdivisions shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.
- The multi-pathway system shall be linked throughout the community providing an interconnected system for pedestrians and cyclists. (10-foot-wide minimum and 12-foot-wide on the major access roadways).

301 Villages

2019001683 JWS Staff Hearing Exhibits 00364

PUD Master Plan



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Revised Exhibit 4

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 68
PARTY: Hearing Exhibit 68
DESCRIPTION: Preliminary Absorption Schedule (FCRU 000940)

EXHIBIT NO. 68

DOCKET NO: 20190168-WS

WITNESS: Bevin A. Beaudet

PARTY: First Coast Regional Utilities, Inc.

DESCRIPTION: Preliminary Absorption Schedule (FCRU 000940)

PROFFERED BY: JEA

301 CAPITAL PARTNERS

PRELIMINARY ABSORPTION SCHEDULE

PHASE	NORTH VILLAGE	CENTRAL VILLAGE	WEST VILLAGE	SOUTH VILLAGE	COMMERCIAL VILLAGE	NASSAU COUNTY PROPERTY	BAKER COUNTY PROPERTY	TOTAL
2020-2025	1,500 ERC's				100 ERC's			1,600 ERC's
2025-2030	1,000 ERC's	500 ERC's			200 ERC's			1,700 ERC's
2030-2035		1,000 ERC's	500 ERC's		200 ERC's	100 ERC's	200 ERC's	2,000 ERC's
2035-2040		1,000 ERC's	1,000 ERC's	500 ERC's	300 ERC's	200 ERC's	300 ERC's	3,300 ERC's
2040-2045			1,000 ERC's	1,000 ERC's	300 ERC's	200 ERC's	500 ERC's	3,000 ERC's
2045-2050				1,000 ERC's	300 ERC's	500 ERC's	500 ERC's	2,300 ERC's
TOTAL	2,500 ERC's	2,500 ERC's	2,500 ERC's	2,500 ERC's	1,400 ERC's	1,000 ERC'S	1,500 ERC'S	13,900 ERC's



FCRU 000940
7/9/20 POD to JEA

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 69
PARTY: Hearing Exhibit 69
DESCRIPTION: JEA Planning / Development Meeting Minutes (01/23/2018) (2018 Direct Connect Alternative) (JEA_00177...

EXHIBIT NOT ENTERED

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 70
PARTY: Hearing Exhibit 70
DESCRIPTION: August 9, 2019 Letter to Paul Harden (JEA Onsite Proposal) (JEA_002122-002124)

EXHIBIT NO. 70

DOCKET NO: 20190168-WS

WITNESS: Bevin A. Beaudet

PARTY: First Coast Regional Utilities, Inc.

DESCRIPTION: August 9, 2019 Letter to Paul Harden (JEA Onsite Proposal) (JEA_002122-002124)

PROFFERED BY: JEA

August 9, 2019

Paul Harden
Attorney at Law
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Re: 301 Partners Franchise Proposal

Mr. Harden,

JEA has reviewed the proposed Memorandum of Understanding (MOU) in regards to the offered 301 franchise proposal. JEA is not comfortable with a private franchise under the conditions set in the MOU. The proposed language is inconsistent with the previously approved PUD language which was approved by the City of Jacksonville (Ordinance 2010-874).

JEA would like to propose the draft terms for the proposed 301 development. The Draft Terms attached in table format are intended to achieve the following objectives:

- Honor the approved PUD language (Ordinance 2010-874).
- Avoid JEA acceptance of private development risk "pledging of credit" (prohibited under Florida Constitution Art. VII S. 10) while allowing for system expansion in unserved territory.
- Appropriately allocate project costs and risks.
- Allow for long-term objectives and reliability of connecting the project in to existing and planned JEA facilities.
- Provide consistent utility service to customers from project commencement while consolidating electric/water/sewer billing or service providers.
- Clarify mutual understanding of project deliverables and responsibilities over course of performance.

If you would like to meet to discuss further please do not hesitate in calling. JEA looks forward to finding a fair and equitable solution.

Sincerely,

Steve McInall, P.E.
Vice President, Energy and Water Planning

cc: Deryle Calhoun
Robert Zammataro

301 Franchise Proposal
August 9, 2019

Draft Terms:

Water System		
Topic	**301 Partners LLC**	**JEA**
Initial Water Treatment Plant	• Design, permits and constructs to JEA standards, Phasing TBD • Provide CUP to serve total proposed development • Dedicates to JEA for O&M. • Guarantees available Real Estate for initial plant capacity as well as that needed for future expansion (x upland acres).	• Plan review, construction inspection according to JEA policies and procedures. • Purchases property in accordance with JEA real estate policy for initial plant capacity with option to buy for future expansion. • Own plant and provides O&M • Waives capacity fees for [X,XXX] ERCs.
Water Treatment Plant Expansion	• Guarantees available Real Estate for future expansion ([XX] upland acres).	• Design, permits, constructs, owns, operates and maintains. • Purchases property in accordance with JEA real estate policy. • JEA has option to expand Initial WTP or connect water onsite distribution piping to the offsite JEA water grid, or combination thereof. *Needs to be determined by JEA Planning or When 50% of the ERCs are issued meters, then permitting commences, at 75% construction commences, at 90% construction is complete and infrastructure is in operation*
Water Storage and Re-pump	• Guarantees available Real Estate for future expansion ([XX] upland acres) internal to the development property. Coordinates project phasing with JEA so locations and needs may be evaluated.	• Design, permits, constructs, owns, operates and maintains. Purchases property in accordance with JEA real estate policy.
Water Onsite Distribution Piping	• Design, permits and constructs to JEA standards. • Dedicates to JEA for O&M.	• Plan review, construction inspection according to JEA policies and procedures. • Owns and provides O&M

301 Franchise Proposal
August 9, 2019

Wastewater System		
Topic	**301 Partners LLC**	**JEA**
Initial Wastewater Treatment Plant (Package Plant for first phase)	• Design, permits and constructs to JEA standards • Dedicates to JEA for O&M. • Guarantees available Real Estate for initial plant capacity as well that needed for future expansion ([XX] upland acres).	• Plan review, construction inspection according to JEA policies and procedures. • Purchases property in accordance with JEA real estate policy for initial plant capacity with option to buy for future expansion. • Own plant and provides O&M • Waives capacity fees for [X,XXX] ERCs.
Regional Reclamation Facility and Offsite Force Main	• Design, permits and constructs to JEA standards offsite force main and master pump station for conveyance of flow to the Regional WRF. Sizing to be based on development build-out flows. • Dedicates to JEA for O&M.	• Design, permits, constructs, owns, operates and maintains Regional WRF. Determines site location and responsible for all real estate needs
Wastewater Onsite Collection Piping/ Pump Stations	• Design, permits and constructs to JEA standards. • Dedicates to JEA for O&M.	• Plan review, construction inspection according to JEA policies and procedures. • Owns and provides O&M

Reclaimed Water System		
Topic	**301 Partners LLC**	**JEA**
Reclaim Water Storage and Re-pump (Future)	• Guarantees available Real Estate for facility (x upland acres) internal to the development property. Coordinates project phasing with JEA so location and needs may be evaluated.	• Design, permits, constructs, owns, operates and maintains. • Purchases property in accordance with JEA real estate policy.
Reclaim Water Augmentation Supply	• Provide storage and augmentation capacity during the initial phases of development	NA
Reclaim Water Transmission Piping	NA	• Reclaimed main from 301 to Regional WRF. Min size to meet the needs for buildout of the 301 development. Design, permits, constructs, owns, operates and maintains.
Reclaim Water Distribution Piping	• Design, permits and constructs to JEA standards. • Dedicates to JEA for O&M. System may be served by potable jumper as needed.	• Plan review, construction inspection according to JEA policies and procedures. • Owns and provides O&M

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 71
PARTY: Hearing Exhibit 71
DESCRIPTION: 75 Page Valuation –Confidential Confidential DN: 00851-2022

CONFIDENTIAL

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 72
PARTY: Hearing Exhibit 72
DESCRIPTION: July 24, 2019 Letter from Paul Harden (FCRU Option to Purchase Offer to JEA) (JEA_001803-001806)

EXHIBIT NO. 72

DOCKET NO: 20190168-WS

WITNESS: Bevin A. Beaudet

PARTY: First Coast Regional Utilities, Inc.

DESCRIPTION: July 24, 2019 Letter from Paul Harden (FCRU Option to Purchase Offer to JEA) (JEA_001803-001806)

PROFFERED BY: JEA

PAUL M. HARDEN

ATTORNEY AT LAW

SUITE 901
501 RIVERSIDE AVENUE
JACKSONVILLE, FLORIDA 32202
(904) 396-5731
FAX (904) 399-5461
E-mail: paul_harden@bellsouth.net

July 24, 2019

Aaron F. Zahn
Managing Director and CEO
JEA
21 W. Church St.
Jacksonville, FL 32202

Re: 301 Partners Franchise Proposal

Dear Aaron:

Please find attached a Memorandum of Understanding regarding the option of the JEA to purchase a proposed franchise and improvements on lands located at 301 and I-10.

I believe this proposal is consistent with the Martin Downs case, but I have added in a Quality of Construction requirement as you suggested.

We would like to file the franchise to have the clock ticking while we work on a final agreement. Will an executed Memorandum of Understanding suffice for those purposes?

Please let me know if you are comfortable with us moving forward with the franchise filing. Thank you for your attention to this matter.

Sincerely,

Paul M. Harden

PMH/jc
attachment

c: Steve McInall
Deryle Calhoun

MEMORANDUM OF UNDERSTANDING BY AND BETWEEN FIRST COAST REGIONAL UTILITIES, INC. AND JEA FOR THE EVENTUAL SALE/PURCHASE OF WATER AND WASTEWATER UTILITY ASSETS

The following constitutes a Memorandum of Understanding ("Memo") of the basic terms and conditions between First Coast Regional Utilities, Inc. ("First Coast") and JEA ("JEA") by which First Coast would sell and JEA would have the option to purchase the assets of First Coast at specific times in the future.

1. First Coast has advised JEA of its intention to apply to the Florida Public Service Commission ("FPSC") for certificates to operate an independent water and wastewater utility in portions of western Duval County, as well as in portions of Nassau and Baker Counties. JEA has agreed not to object to the granting of such certificates provided, however, that it has a path to the eventual acquisition of the assets constructed by First Coast in the future as reference hereinbelow.

2. It is agreed by and between the parties hereto that all of the plants, pumps, lines, wells, etc. constructed by First Coast shall meet all applicable "municipal standards" in place at the time of construction and in all cases, shall be equal to or better than the standards then applicable to JEA for its own such facilities.

3. JEA shall allow First Coast time to mature such that it will have the opportunity to construct, as required and in phases, to the extent that First Coast deems necessary and in its sole discretion, all of the water and wastewater capacity needed for the lands located within the FPSC certificated areas through buildout or at least have the majority of that capacity in place prior to its purchase of the assets of First Coast.

4. First Coast shall grant JEA a limited option to purchase the assets of First Coast upon the general terms and conditions set forth herein. The first option date for JEA to purchase the assets of First Coast is July 1, 2039, and said option to purchase shall remain open until the end of the calendar year of 2039 (the "First Option Period"). On the first, second and third anniversary thereafter, JEA shall have the right to renew its option to purchase for alike periods of six months, provided however if JEA fails to exercise its option after the first option date (July 1, 2039) and prior to the

expiration of the First Option Period (12/31/2039), First Coast is free to sell its assets to any other bona fide buyer and provided further, however, that if JEA fails to exercise its option prior to December 31, 2042, then the terms of this Memo shall be of no further force and effect

5. When and if JEA exercises its option to purchase the assets of First Coast, the purchase price will be the then fair market value of First Coast's income stream. The methodology for determining fair market value is as follows:

(a) Determine the gross revenues that First Coast would produce utilizing JEA rates and charges, indexed forward on an annual basis.

(b) Subtract from gross revenues assumed operation and maintenance expenses at 45% and renewal and replacement ("R&R") at 5%, meaning that 50% of gross revenues would equal anticipated annual operating expenses, including R&R. Thus, by definition, "net revenues available for debt service" would equal 50% of the anticipated gross revenues from all sources to be derived by JEA from operation of the utility system.

(c) The "cash purchase price at closing" would then be defined as the amount of bonds to be sold by the hypothecation of the net available revenue against a 30-year AAA rated revenue bond at 110% coverage, less 3% of the gross amount of the bonds to be reserved for cost of issuance. The interest rate used in the calculation of the "cash purchase price at closing" shall be the Municipal Market Data AAA Rated scale as published on the date of such calculation.

6. This Memo reflects that First Coast will construct valuable utility plants, facilities, lines, etc. for use in the future, thus not all of First Coast's facilities will be generating revenue at the time of the sale. In order to properly compensate First Coast for that unused capacity, First Coast shall be entitled to "futures" payments as follows:

(a) 75% of the cash connection charges paid by developers and others to JEA for the utilization of the former First Coast facilities to be paid on an annual basis on or before the 15th day of February

following the conclusion of the previous calendar year. Such futures payments shall be made until all of the plants, lines, wells and facilities constructed by First Coast are 100% used and useful in the public service.

(b) The bonding capacity of the new customers added to the system after closing on an annual basis, paid annually for 10 years subsequent to closing, on or about the 15th day of February following the conclusion of the previous calendar year, and according to the same formula as outlined in Section 4 above involved in the determination of purchase price.

7. Nothing in this Memo shall preclude First Coast from selling its assets to the underlying Community Development District ("CDD") at such time as the CDD is willing to buy and First Coast is willing to sell, in accordance with the pricing provisions referenced hereinabove; in which case, however, nothing in this Memo shall preclude JEA from subsequently exercising its right to acquire the assets of First Coast from the CDD, as authorized by Section 190.046(5), Florida Statutes.

8. Nothing in this Memo shall preclude JEA from attempting to assert its rights to eminent domain over the First Coast facilities and nothing herein shall preclude First Coast from asserting any and all lawful defenses available to it, including lack of necessity. Further, in the event of eminent domain, nothing in this Memo shall be admissible or chargeable against either party. In short, in the event of eminent domain, the parties will treat this document as if it never existed.

Agreed to this ____ day of July, 2019:

FIRST COAST REGIONAL UTILITIES, INC.

By:_____
Robert Kennelly, President

Agreed to this ___ day of July, 2019:

JEA

By:_____
Aaron Zahn, Managing Director & Chief Executive Officer

First Coast Regional Utility\JEA MOU

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 73
PARTY: Hearing Exhibit 73
DESCRIPTION: Credit Ratings Scales by Agency, Long-Term Chart

EXHIBIT NO. 73

DOCKET NO: 20190168-WS

WITNESS: Deborah D. Swain

PARTY: First Coast Regional Utilities, Inc.

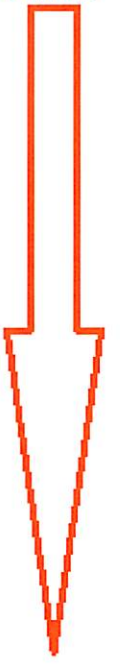
DESCRIPTION: Credit Ratings Scales by Agency, Long-Term Chart

PROFFERED BY: JEA

Credit Rating Scales by Agency, Long-Term

Moody's	S&P	Fitch	
Aaa	AAA	AAA	Prime
Aa1	AA+	AA+	High grade
Aa2	AA	AA	
Aa3	AA-	AA-	
A1	A+	A+	Upper medium grade
A2	A	A	
A3	A-	A-	
Baa1	BBB+	BBB+	Lower medium grade
Baa2	BBB	BBB	
Baa3	BBB-	BBB-	
Ba1	BB+	BB+	Non-investment grade speculative
Ba2	BB	BB	
Ba3	BB-	BB-	
B1	B+	B+	Highly speculative
B2	B	B	
B3	B-	B-	
Caa1	CCC+	CCC	Substantial risk
Caa2	CCC		Extremely speculative
Caa3	CCC-		Default imminent with little prospect for recovery
Ca	CC	CC	
	C	C	
C	D	D	In default
/			
/			

"Junk"



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FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 74
PARTY: Hearing Exhibit 74
DESCRIPTION: Moody's Ratings for JEA's Water and Sewer System Bonds, June 24, 2021

EXHIBIT NO. 74

DOCKET NO: 20190168-WS

WITNESS: Deborah D. Swain

PARTY: First Coast Regional Utilities, Inc.

DESCRIPTION: Moody's Ratings for JEA's Water and Sewer System Bonds, June 24, 2021

PROFFERED BY: JEA

MOODY'S
INVESTORS SERVICE

Rating Action: Moody's assigns Aa3 to JEA's (FL) Water and Sewer System Rev. Bonds, Ser. 2021

24 Jun 2021

New York, June 24, 2021 -- Moody's Investors Service has assigned a Aa3 to JEA's (FL) $126 million Water and Sewer System Revenue Bonds, 2021 Series A. The outlook is stable. Post-issuance, the Authority will have approximately $1 billion in senior lien parity debt outstanding.

RATINGS RATIONALE

The Aa3 rating reflects strong debt service coverage of both senior and subordinate debt, a large and diverse service area, a moderate debt load, low but adequate cash levels for the rating category and adequate legal protections for bondholders. Executive leadership and the board have turned over entirely over the last 12-24 months in part due to now settled litigation and a failed attempt to privatize the utility. A full new board was elected in April 2020 and some executive positions remain unoccupied or occupied on an interim basis. The changes in governance reflect a move away from previous questions of willingness to abide by contractual terms with a power provider.

RATING OUTLOOK

The stable outlook reflects our expectation that financial operations will remain stable and that new, permanent management will be implemented in the near term that will promote prudent fiscal management practices.

FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATING

-New permanent management which continues prudent financial management

-Improved cash position

-Ongoing growth within the system

-Ongoing, significant reduction in debt burden

FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATING

-Prolonged uncertainty around management and/or change in management strategy

-Erosion of customer base

-Significant increase in debt burden

LEGAL SECURITY

The senior lien water and sewer bonds are payable from net revenues of the combined water and sewer system and legally-available capacity fees.

USE OF PROCEEDS

Proceeds will refund approximately $152 million in outstanding Series 2012 bonds for estimated net present value savings of $41.6 million. There is no extension of maturity.

PROFILE

JEA is an authority created by Jacksonville (Aa3 stable) to provide public power, water and sewer services to the area. The City of Jacksonville serves as an economic hub to the southeast and is the largest city in Florida (Aaa stable). The city's population is estimated to be approximately 890,066.

METHODOLOGY

The principal methodology used in this rating was US Municipal Utility Revenue Debt published in October 2017 and available at https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBM_1095545 . Alternatively, please see the Rating Methodologies page on www.moodys.com for a copy of this methodology.

REGULATORY DISCLOSURES

For further specification of Moody's key rating assumptions and sensitivity analysis, see the sections Methodology Assumptions and Sensitivity to Assumptions in the disclosure form. Moody's Rating Symbols and Definitions can be found at: https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBC_79004.

For ratings issued on a program, series, category/class of debt or security this announcement provides certain regulatory disclosures in relation to each rating of a subsequently issued bond or note of the same series, category/class of debt, security or pursuant to a program for which the ratings are derived exclusively from existing ratings in accordance with Moody's rating practices. For ratings issued on a support provider, this announcement provides certain regulatory disclosures in relation to the credit rating action on the support provider and in relation to each particular credit rating action for securities that derive their credit ratings from the support provider's credit rating. For provisional ratings, this announcement provides certain regulatory disclosures in relation to the provisional rating assigned, and in relation to a definitive rating that may be assigned subsequent to the final issuance of the debt, in each case where the transaction structure and terms have not changed prior to the assignment of the definitive rating in a manner that would have affected the rating. For further information please see the ratings tab on the issuer/entity page for the respective issuer on www.moodys.com.

The rating has been disclosed to the rated entity or its designated agent(s) and issued with no amendment resulting from that disclosure.

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Regulatory disclosures contained in this press release apply to the credit rating and, if applicable, the related rating outlook or rating review.

Moody's general principles for assessing environmental, social and governance (ESG) risks in our credit analysis can be found at http://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBC_1263068 .

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FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 75
PARTY: Hearing Exhibit 75
DESCRIPTION: Fitch Rating for JEA, Florida dated June 30, 2021

EXHIBIT NO. 75

DOCKET NO: 20190168-WS

WITNESS: Deborah D. Swain

PARTY: First Coast Regional Utilities, Inc.

DESCRIPTION: Fitch Rating for JEA, Florida dated June 30, 2021

PROFFERED BY: JEA

JEA, Florida

New Issue Summary

Sale Date: July 13, 2021

Series: 2021 Series A

Purpose: Bonds proceeds will be used to refund all or a portion of previously issued 2012 series A bonds for savings. The anticipated savings will be taken annually and there will be no extension of maturities.

Security: Senior-lien bonds are secured by a first lien on net revenues of the system. Subordinated bonds are secured by a junior lien on system revenues after payment of senior-lien debt service. District Energy System (DES) bonds are secured by the net revenues of the DES and net revenues of JEA's water and sewer system after payment of the water and sewer system's senior and subordinate lien bonds.

The 'AA' bond ratings and 'aa' SCP reflect the system's very strong revenue defensibility, in the context of a very low operating risk profile, consistently strong financial performance and low system leverage. Fitch's revenue defensibility assessment considers JEA's monopolistic revenue source characteristics, growing service territory and independent rate setting ability. A very low cost burden and elevated life cycle investment needs provide the basis for the system's very strong operating risk profile assessment. The capital plan totals approximately $1.5 billion through 2025 and will be funded mainly from pay-go sources including capital contributions, and some additional debt.

As financial margins have improved and outstanding debt has trended lower, the system's leverage ratio, measured as net adjusted debt to adjusted funds available for debt service (FADS), has declined to just 4.3x at YE 2020, and has been below 6.0x since 2015. The Positive Outlook reflects Fitch's expectation that a sustained trend of leverage at or below current levels could support a higher rating.

Fitch no longer views the many changes in JEA's senior staff and board of directors over the past few years to be an asymmetric risk to the ratings. Current board members have been in place since early 2020, and after a national search a permanent CEO was hired late last year. While some senior departmental roles still need to be filled, Fitch anticipates the new team and governing board will bring consistent leadership and continued support of operational strategies and financial policies that will remain supportive of credit quality over the long term.

Fitch does not make a rating distinction between JEA's senior- and subordinate-lien obligations given the modest amount of subordinate debt outstanding relative to total debt and the high coverage of all debt service, which has averaged 2.9x over the past five years.

Key Rating Drivers

Revenue Defensibility: 'aa'; Monopolistic Provider, Diverse and Growing Service Area: JEA provides essential water and sewer service to a large and economically diverse service area, which along with the very strong revenue source characteristics and local control over rate-setting, support the revenue defensibility assessment. The vast majority of revenues are derived from residential end users within a defined service territory.

Operating Risks: 'aa'; Very Low Cost Burden, Slightly Elevated Life-Cycle Needs: The system's cost burden is very low, but has been trending higher over time. Capex has been solid but strong. Customer growth and a somewhat elevated life-cycle ratio indicate capital investment needs will remain elevated for the intermediate term.

Financial Profile: 'aa'; Very Strong Financial Performance, Very Low Leverage: The very strong financial profile assessment reflects historically strong margins and very low system leverage. Fitch expects the leverage ratio to remain low through the five-year stress analysis, and Fitch-

Ratings

Stand-Alone Credit Profile	aa

New Issue

$126,000,000 Water & Sewer System Revenue Bonds, Series 2021A	AA

Outstanding Debt

Water & Sewer System Revenue Bonds	AA
Water & Sewer System Subordinated Revenue Bonds	AA
District Energy System Revenue Bonds	AA

Rating Outlook

Positive

Applicable Criteria

Public Sector, Revenue-Supported Entities Rating Criteria (February 2021)

U.S. Water and Sewer Rating Criteria (March 2021)

Related Research

Fitch Assigns 'AA' Ratings on JEA, Florida's Water and Sewer System Revenue Bonds; Outlook Positive (June 2021)

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calculated coverage of full obligations (COFO) to be over 2.0x, levels that are fully supportive of the rating.

Rating Sensitivities

Factors that could, individually or collectively, lead to positive rating action/upgrade:

- Sustained leverage at or below 5.0x through Fitch's FAST scenario analysis.

Factors that could, individually or collectively, lead to negative rating action/downgrade:

- A significant and sustained increase in leverage closer to 10.0x.
- An increase in the utility's operating cost burden above $6,500 and resulting weakening of the operating risk profile.

Rating History (IDR)

Rating	Action	Outlook/ Watch	Date
AA	Affirmed	Positive	6/28/21
AA	Revised	Stable	4/30/10
AA-	Downgraded	Stable	1/06/10
AA	Affirmed	Negative	2/09/09
AA	Upgraded	Stable	9/01/04
AA-	Affirmed	Evolving[a]	6/08/04
AA-	Affirmed	Stable	3/08/04
AA-	Downgraded		6/16/03
AA	Assigned		2/21/01

[a]Rating Watch.

Credit Profile

JEA provides essential water treatment and potable water-distribution service, as well as wastewater collection, treatment and disposal services on a retail basis to a large and stable service territory that includes most of the city of Jacksonville, FL, and portions of neighboring St. Johns, Nassau and Clay Counties. As an independent agency of the city of Jacksonville, JEA maintains its own board of directors, with four nominated by the city council and three by the mayor, all with city council approval. The customer base is diverse and growing, with over 364,000 water accounts (roughly 285,000 sewer accounts) served in 2020. JEA's water supply and overall treatment capacity are expected to be sufficient for the long term.

The DES is operated as a distinct utility, separate and apart from JEA's electric and water and sewer systems. DES operates four chilled water plants and underground piping that generate and distribute chilled water to 16 locations primarily in downtown Jacksonville. Chilled water is provided to six customers pursuant to 20-year contracts with varying expiration dates, all of which are well before the final maturity of the bonds. The two largest customers, the City of Jacksonville and UFH-J, comprise a substantial 85% of the district's revenues.

Fitch considers the authority to be a related entity to the city of Jacksonville for rating purposes given JEA's governance is established by city charter with appointment and approval of board members by the city's mayor and city council. In addition, JEA makes annual transfer payments to the city as well as a monthly franchise fee, which is also outlined in the city charter. The rating on the bonds is not currently constrained by the IDR of the city. However, as a result of being a related entity, the bond rating could become constrained by a material decline in the general credit quality of the city.

Coronavirus Impact Limited

The impacts of coronavirus on JEA and its service territory have been limited. Water demand and sewer flows were slightly higher in 2020 compared to 2019, and while uncollectible accounts were higher, there was no impact to financial results or cash flows. In fact, system financial margin was roughly $9 million higher despite an increase in operating expenses for the year.

Revenue Defensibility

Revenue Defensibility is very strong. All of the system's revenues are derived from services or business lines that exhibit monopolistic characteristics. JEA's service territory includes the entire Jacksonville metropolitan area, which has an estimated population of 1.6 million and very favorable demographic trends in Fitch's view. The 10 largest retail customers, led by the city of Jacksonville, represent a stable mix of large customers that comprised just 4% of water and 5% of sewer revenue in fiscal 2020. Customer growth accelerated after slower growth following the 2008/2009 recession, increasing by nearly 2.5% annually since 2013.

Very Strong Revenue Sources

All of JEA's revenues are derived from services or business lines that exhibit monopolistic characteristics. JEA's service territory includes the entire Jacksonville metropolitan area, which

has an estimated population of 1.6 million, and very favorable demographic trends in Fitch's view. The 10 largest retail customers led by the U.S. Navy and the city of Jacksonville represent a stable mix of large employers that comprised just 4% of water and 5% of sewer revenue in fiscal 2020. Customer growth has accelerated after slower growth following the 2008/2009 recession, increasing by roughly 2.5% annually since 2013.

Growing Service Area, Solid Economic Underpinnings

JEA's service territory includes the entire Jacksonville metropolitan area, which has an estimated population of 1.6 million, and very favorable demographic trends in Fitch's view. The customer base is highly diverse and growing with residential users representing nearly 82% of water customers (and 93% of sewer customers) served and accounting for over 50% of annual sales. The 10 largest retail customers led by the city of Jacksonville represent a stable mix of large employers that comprises just 10% of water and 4% of sewer revenues. Customer growth has accelerated after slower growth following the 2008/2009 recession, increasing by nearly 2.5% annually since 2013.

Jacksonville (AA/Stable tax-supported IDR) is the state's largest city, anchoring a sizeable and diversified regional economy led by healthcare, government (including a large federal military presence) and financial services and banking; growing household income levels; and low unemployment. Employment figures have exhibited steady growth dating back to mid-2010 and the city's unemployment rate, while higher at 6.8% in 2020, is still considered midrange at 84% of the national average. The unemployment rate has trended lower in 2021, reaching 4.9% by April 2021, and remains below the US average. Median household income levels for the city of Jacksonville have been increasing, reaching $54,701 in 2019, but still trail national levels.

The onset of the coronavirus led to a shutdown of major portions of the economy throughout much of the country during 2020 and into 2021. In Jacksonville, a temporary decline in economic activity did not lead to a significant shift downward in demand or flows as favorable weather and increased residential activity offset lower commercial demand. Florida was one of the first states to re-open its economy, and locally the city's employment base has gradually recovered, although tourism-related activity remains somewhat pressured.

Rate Flexibility

Rate flexibility is assessed to be very strong. The JEA Board has the independent legal ability to increase rates without any external regulatory approval. Utility rates are affordable for the majority of the population and with no planned rate increases in JEA's financial forecast, affordability should remain very strong.

Customers are assessed a fixed monthly base service fee based on meter size as well as a volumetric charge per 1,000 gallons of water usage and a flat environmental fee to fund any regulatory projects. Customer accounts are billed on a monthly basis with standard payment enforcement mechanisms including service shutoff and utilization of property liens. Consequently, collections are typically at or very near 100%. Coronavirus led to a suspension of enforcement for a few months, but collections are still expected to be very strong. Changes made to JEA's rate structure in 2014 increased the portion of total system revenue received from fixed service availability charges to closer to 50% compared to around 30% previously.

Operating Risk

The utility's operating risk profile is assessed at 'aa' reflecting a very low operating cost burden of $5,334 in 2020 and elevated life cycle investment needs. The cost burden remains below Fitch's threshold for the very strong assessment, but has been trending higher over the past six years. While increased operating costs are typical for a growing system, costs may continue to outpace growth in demand/flows as customers replace older appliances and fixtures with more efficient models. Fitch expects the cost burden to remain very low for the intermediate term; however, a consistent cost burden above $6,500 would likely result in a change to the operating risk profile assessment to 'a'.

Fitch assesses the system's capital planning and management to be strong, reflecting an elevated life-cycle investment ratio and solid historical capital spending. The life-cycle ratio, measured as the system's cumulative depreciation relative to combined plant age and

remaining useful life, was just over the 45% threshold in 2020 and has been on a steady rise since fiscal 2015.

The system's five-year capital improvement plan (CIP) totals a fairly sizable approximately $1.5 billion through 2025 for both systems, and will fund recurring investment needs and growth-related projects. The spending plan includes water resource management, well rehabilitation, water reclamation expansion and projects to reduce nutrient loading into the St. John's River.

Fitch considers JEA's operating cost burden to be very low at $5,334 per million gallons at YE 2020. Demand trends are fairly stable and the system has plenty of capacity. The water system is composed of 38 water treatment plants, 135 active water supply wells, approximately 4,874 miles of water distribution mains and water storage capacity of 83 million gallons. Average daily demand totaled 118 million gallons per day in 2020 (and peak day demand of 170 mgd), which is well below the system's peak capacity of 319 mgd.

The sewer system consists of approximately 4,179 miles of gravity sewers and force mains, the majority of which are constructed out of PVC pipe, over 1,500 pump stations and 11 treatment facilities. Effluent disposal is predominately surface water discharge, although JEA began a reclaimed water reuse program that provides 40 mgd of capacity. Average daily sewer flows totaled 79 mgd in 2020 (max day 137 mgd), which is well below the maximum treatment capacity of 247 mgd for the entire system.

Demand and flows have been slowly rising, but cost drivers are well known and typically very stable (electricity, chemicals, personnel, etc...). High-quality raw water is supplied from the Floridan Aquifer under a single consumptive use permit through 2031. JEA expects water supply to be sufficient for the long-term needs of the system.

Capital Planning and Management

Fitch assesses JEA's capital planning and management to be strong, reflecting an elevated life-cycle investment ratio and increasing capital spending rates relative to depreciation. The lifecycle ratio, measured as the system's cumulative depreciation relative to combined plant age and remaining useful life, surpassed the 45% level in 2019 and has been on a steady rise since fiscal 2015. On the positive side, JEA's five-year capital improvement plan (CIP) totals a fairly sizable $1.5 billion through 2025 for both systems and will continue funding recurring investment needs as well as growth-related projects including water resource management, well rehabilitation, water reclamation expansion and projects to improve effluent treatment and reduce nutrient loading.

Since 2013, JEA spent just over $1 billion on system capital needs, which is an average of roughly $144 million annually. Over the next five years annual spending will nearly double, well exceeding future depreciation costs. While the increase in expected capex is significant, Fitch views the increased spending positively, as most of the funding will come from internal sources or capacity fees (for growth), limiting the need for additional debt while improving overall plant age and the life-cycle investment ratio over time.

Treatment capacity for the combined system is well in excess of customer demand and flows, and water supply is sufficient for the intermediate to longer-term, especially with expanded water re-use and expected demand-side management. While about one-third of planned capital spending is for system expansion, these projects will be funded from growth-related capacity fees. Only about $360 million of new debt is anticipated over the next five years.

Financial Profile

The system has roughly $1 billion in long-term senior lien bonds and $190 million of subordinate lien bonds outstanding. Of the total, approximately $264 million (approximately 21%) was issued as variable rate debt supported by bank-provided liquidity products. In addition, JEA has entered into fixed payor swaps with two different counterparty banks (Morgan Stanley and Merrill Lynch). The mark-to-market value of the swaps was negative $25 million as of March 31, 2021.

Fitch's leverage calculation, which is calculated as net adjusted debt to adjusted FADS, incorporates all of JEA's outstanding debt plus the Fitch-adjusted net pension liability and

available cash reserves. At YE 2020, the leverage ratio totaled 4.3x, which, coupled with very strong revenue defensibility and operating risks, is supportive of the rating. The leverage ratio steadily decreased from 6.0x in 2015 due to a rise in FADS of about $50 million and $126 million lower overall net debt. Fitch expects leverage to remain at similar levels, as no rate increases are currently planned and new debt is expected to slightly outpace existing debt retirements.

Liquidity is neutral to the overall financial profile assessment. JEA ended fiscal 2020 with $64 million in unrestricted cash and investments, or 127 days cash on hand. Liquidity is bolstered by a $500 million commercial line of credit shared with JEA's other utilities that extends through May 2024.

ESG Considerations

Unless otherwise disclosed in this section, the highest level of ESG credit relevance is a score of '3'. This means ESG issues are credit-neutral or have only a minimal credit impact on the entity, either due to their nature or the way in which they are being managed by the entity. For more information on Fitch's ESG Relevance Scores, visit www.fitchratings.com/esg.

Issuer Summary

($000, Audited Years Ended Sept. 30)	2016	2017	2018	2019	2020
Revenue Defensibility					
% of Total Revs from Monopolistic Services	**100**	**100**	**100**	**100**	**100**
Service Area Characteristics					
Service Area Population	881,502	893,203	904,170	913,521	920,570
Total Customer Count	590,858	605,352	619,030	633,450	648,701
5-Year Total Customer Count CAGR	**1.7**	**2.1**	**2.2**	**2.2**	**2.4**
3-Year Total Customer Count CAGR					
Service Area MHI ($)	48,256	50,555	52,576	54,701	N.A.
Service Area MHI / US MHI (%)	**87**	**88**	**87**	**87**	**--**
Service Area Unemployment Rate (%)	5.0	4.2	–	–	–
Service Area Unemployment Rate / US Unemployment Rate (%)	**102**	**100**	**95**	**95**	**84**
Rate Flexibility					
Total Monthly Bill (7,500 gallons/6,000 gallons)	70.82	70.82	70.82	70.82	70.82
% of Population w/Unaffordable bill	**18**	**17**	**16**	**16**	**–**
Operating Risks					
Operating Cost Burden					
Operating Cost Burden ($/mg)	**4,679**	**4,811**	**4,992**	**5,310**	**5,334**
Capital Planning and Management					
Life Cycle Ratio (%)	**42**	**44**	**44**	**45**	**47**
CapEx / Depreciation (%)	97	125	141	135	124
5-Yr Avg Capital Expenditures / Depreciation (%)	**79**	**87**	**99**	**114**	**124**
3-Yr Avg Capital Expenditures / Depreciation (%)					
Financial Profile ($000)					
Current Unrestricted Cash / Investments	78,887	103,741	86,219	64,146	67,036
Current Cash Available	**78,887**	**103,741**	**86,219**	**64,146**	**67,036**
Noncurrent Restricted Cash / Invest (Available Liquidity)	179,513	150,331	141,423	48,803	38,138
Available Cash	**258,400**	**254,072**	**227,642**	**112,949**	**105,174**
Noncurrent Restricted Cash / Invest (Debt Service or Debt Service Reserve)	173,496	189,696	184,092	144,216	99,888
Funds Restricted for Debt Service	**173,496**	**189,696**	**184,092**	**144,216**	**99,888**
Total Debt	1,700,266	1,652,288	1,606,043	1,447,611	1,339,204
Adjusted Net Pension Liability	273,801	307,849	294,287	294,992	328,717
Available Cash	258,400	254,072	227,642	112,949	105,174
Funds Restricted for Debt Service	173,496	189,696	184,092	144,216	99,888
Net Adjusted Debt	**1,542,171**	**1,516,369**	**1,488,596**	**1,485,438**	**1,462,859**
Total Operating Revs	427,750	457,908	435,682	463,817	483,859
Other Operating Expenses	155,043	163,293	166,291	182,130	193,323
EBITDA	**272,707**	**294,615**	**269,391**	**281,687**	**290,536**
Investment Income/(Loss)	4,937	3,832	3,617	13,282	4,544
Capital Contributions	22,020	24,805	28,043	29,538	32,988
FADS	**299,664**	**323,252**	**301,051**	**324,507**	**328,068**
Net Transfers In/(Out)	(25,467)	(23,552)	(25,148)	(39,850)	(24,953)
Pension Expense	21,742	29,191	30,073	31,318	35,409
Adjusted FADS	**295,939**	**328,891**	**305,976**	**315,975**	**338,524**
Net Adjusted Debt to Adjusted FADS (x)	**5.2**	**4.6**	**4.9**	**4.7**	**4.3**
FADS	**299,664**	**323,252**	**301,051**	**324,507**	**328,068**
Net Transfers In/(Out)	(25,467)	(23,552)	(25,148)	(39,850)	(24,953)
Adjusted FADS for COFO	**274,197**	**299,700**	**275,903**	**284,657**	**303,115**

Issuer Summary

($000, Audited Years Ended Sept. 30)	2016	2017	2018	2019	2020
Total Annual Debt Service (automatic calculation)	105,204	102,997	118,679	103,440	113,085
Adjusted Debt Service (including fixed services expense)	**105,204**	**102,997**	**118,679**	**103,440**	**113,085**
Coverage of Full Obligations (COFO) (x)	**2.61**	**2.91**	**2.32**	**2.75**	**2.68**
COFO exc. connection Fees (x)	**2.40**	**2.67**	**2.09**	**2.47**	**2.39**
Current Days Cash on Hand	**186**	**232**	**189**	**129**	**127**
Liquidity Cushion Ratio (days)	**186**	**232**	**189**	**129**	**127**
All-in DSC (x)	2.85	3.14	2.54	3.14	2.90

N.A. – Not Available. Note: Fitch may have reclassified certain financial statement items for analytical purposes.
Source: Fitch Ratings, Fitch Solutions, JEA (FL)

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FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 76
PARTY: Hearing Exhibit 76
DESCRIPTION: Wells Fargo Securities Final Numbers for JEA Water and Sewer System Revenue Bonds, 2021 Series

EXHIBIT NO. 76

DOCKET NO: 20190168-WS

WITNESS: Deborah D. Swain

PARTY: First Coast Regional Utilities, Inc.

DESCRIPTION: Wells Fargo Securities Final Numbers for JEA Water and Sewer System Revenue Bonds, 2021 Series

PROFFERED BY: JEA

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2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

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SOURCES AND USES OF FUNDS

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Sources:	
Bond Proceeds:	
Par Amount	121,815,000.00
Premium	29,470,021.65
	151,285,021.65
Other Sources of Funds:	
Accrued Interest	2,203,565.41
DSRF Release	2,203,844.65
	4,407,410.06
	155,692,431.71

Uses:	
Refunding Escrow Deposits:	
Cash Deposit	154,685,253.26
Delivery Date Expenses:	
Cost of Issuance	520,427.41
Underwriter's Discount	486,751.04
	1,007,178.45
	155,692,431.71

BOND SUMMARY STATISTICS

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Dated Date	07/28/2021
Delivery Date	07/28/2021
Last Maturity	10/01/2041
Arbitrage Yield	1.287423%
True Interest Cost (TIC)	1.919229%
Net Interest Cost (NIC)	2.174485%
All-In TIC	1.951107%
Average Coupon	3.909701%
Average Life (years)	13.712
Weighted Average Maturity (years)	13.538
Duration of Issue (years)	10.955
Par Amount	121,815,000.00
Bond Proceeds	151,285,021.65
Total Interest	65,303,645.00
Net Interest	36,320,374.39
Total Debt Service	187,118,645.00
Maximum Annual Debt Service	20,388,700.00
Average Annual Debt Service	9,274,777.94
Underwriter's Fees (per $1000)	
Average Takedown	3.500000
Other Fee	0.495822
Total Underwriter's Discount	3.995822
Bid Price	123.792859

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Serial Bond	121,815,000.00	124.192	3.910%	13.712	118,676.50
	121,815,000.00			13.712	118,676.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	121,815,000.00	121,815,000.00	121,815,000.00
+ Accrued Interest			
+ Premium (Discount)	29,470,021.65	29,470,021.65	29,470,021.65
- Underwriter's Discount	-486,751.04	-486,751.04	
- Cost of Issuance Expense		-520,427.41	
- Other Amounts			
Target Value	150,798,270.61	150,277,843.20	151,285,021.65
Target Date	07/28/2021	07/28/2021	07/28/2021
Yield	1.919229%	1.951107%	1.287423%

SUMMARY OF REFUNDING RESULTS

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Dated Date	07/28/2021
Delivery Date	07/28/2021
Arbitrage yield	1.287423%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	121,815,000.00
True Interest Cost	1.919229%
Net Interest Cost	2.174485%
All-In TIC	1.951107%
Average Coupon	3.909701%
Average Life	13.712
Par amount of refunded bonds	152,105,000.00
Average coupon of refunded bonds	4.411032%
Average life of refunded bonds	13.472
PV of prior debt to 07/28/2021 @ 1.287423%	212,232,082.46
Net PV Savings	46,193,773.38
Percentage savings of refunded bonds	30.369661%
Percentage savings of refunding bonds	37.921252%

SAVINGS

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Date	Prior Debt Service	Prior Receipts	Prior Net Cash Flow	Refunding Debt Service	Savings	Present Value to 07/28/2021 @ 1.2874232%
10/01/2021	3,390,100.63	2,203,565.41	1,186,535.22	892,045.00	294,490.22	288,886.46
10/01/2022	6,780,201.26		6,780,201.26	5,097,400.00	1,682,801.26	1,662,952.22
10/01/2023	11,125,201.26		11,125,201.26	8,317,400.00	2,807,801.26	2,735,781.44
10/01/2024	13,221,401.26		13,221,401.26	10,411,400.00	2,810,001.26	2,702,970.15
10/01/2025	8,739,751.26		8,739,751.26	5,927,650.00	2,812,101.26	2,670,455.72
10/01/2026	9,483,451.26		9,483,451.26	6,674,400.00	2,809,051.26	2,633,406.05
10/01/2027	10,969,751.26		10,969,751.26	8,160,650.00	2,809,101.26	2,599,695.48
10/01/2028	11,167,145.00		11,167,145.00	8,357,400.00	2,809,745.00	2,567,062.43
10/01/2029	11,301,907.50		11,301,907.50	8,490,150.00	2,811,757.50	2,536,075.31
10/01/2030	10,406,045.00		10,406,045.00	7,596,150.00	2,809,895.00	2,501,905.25
10/01/2031	16,302,307.50		16,302,307.50	13,490,900.00	2,811,407.50	2,471,151.53
10/01/2032	16,627,587.50		16,627,587.50	13,816,650.00	2,810,937.50	2,439,038.20
10/01/2033	8,106,487.50		8,106,487.50	5,296,650.00	2,809,837.50	2,406,870.27
10/01/2034	6,813,487.50		6,813,487.50	4,001,150.00	2,812,337.50	2,378,080.79
10/01/2035	9,120,112.50		9,120,112.50	6,308,900.00	2,811,212.50	2,346,642.61
10/01/2036	11,631,712.50		11,631,712.50	8,820,900.00	2,810,812.50	2,316,138.68
10/01/2037	14,699,112.50		14,699,112.50	11,886,300.00	2,812,812.50	2,287,935.22
10/01/2038	14,549,875.00		14,549,875.00	11,738,700.00	2,811,175.00	2,257,172.88
10/01/2039	13,651,900.00		13,651,900.00	10,841,300.00	2,810,600.00	2,227,654.48
10/01/2040	23,200,287.50		23,200,287.50	20,388,700.00	2,811,587.50	2,199,734.88
10/01/2041	13,411,762.50		13,411,762.50	10,603,850.00	2,807,912.50	2,168,007.98
	244,699,588.19	2,203,565.41	242,496,022.78	187,118,645.00	55,377,377.78	48,397,618.03

Savings Summary

PV of savings from cash flow	48,397,618.03
Less: Prior funds on hand	-2,203,844.65
Net PV Savings	46,193,773.38

SAVINGS

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Date	Prior Debt Service	Prior Receipts	Prior Net Cash Flow	Refunding Debt Service	Savings	Annual Savings	Present Value to 07/28/2021 @ 1.2874232%
07/28/2021		2,203,565.41	-2,203,565.41		-2,203,565.41		-2,203,565.41
10/01/2021	3,390,100.63		3,390,100.63	892,045.00	2,498,055.63	294,490.22	2,492,451.87
04/01/2022	3,390,100.63		3,390,100.63	2,548,700.00	841,400.63		834,143.68
10/01/2022	3,390,100.63		3,390,100.63	2,548,700.00	841,400.63	1,682,801.26	828,808.54
04/01/2023	3,390,100.63		3,390,100.63	2,548,700.00	841,400.63		823,507.53
10/01/2023	7,735,100.63		7,735,100.63	5,768,700.00	1,966,400.63	2,807,801.26	1,912,273.91
04/01/2024	3,303,200.63		3,303,200.63	2,468,200.00	835,000.63		806,822.97
10/01/2024	9,918,200.63		9,918,200.63	7,943,200.00	1,975,000.63	2,810,001.26	1,896,147.18
04/01/2025	3,159,875.63		3,159,875.63	2,331,325.00	828,550.63		790,382.31
10/01/2025	5,579,875.63		5,579,875.63	3,596,325.00	1,983,550.63	2,812,101.26	1,880,073.41
04/01/2026	3,104,225.63		3,104,225.63	2,299,700.00	804,525.63		757,678.14
10/01/2026	6,379,225.63		6,379,225.63	4,374,700.00	2,004,525.63	2,809,051.26	1,875,727.91
04/01/2027	3,022,375.63		3,022,375.63	2,247,825.00	774,550.63		720,147.40
10/01/2027	7,947,375.63		7,947,375.63	5,912,825.00	2,034,550.63	2,809,101.26	1,879,548.08
04/01/2028	2,918,572.50		2,918,572.50	2,156,200.00	762,372.50		699,786.43
10/01/2028	8,248,572.50		8,248,572.50	6,201,200.00	2,047,372.50	2,809,745.00	1,867,276.00
04/01/2029	2,805,953.75		2,805,953.75	2,055,075.00	750,878.75		680,447.81
10/01/2029	8,495,953.75		8,495,953.75	6,435,075.00	2,060,878.75	2,811,757.50	1,855,627.50
04/01/2030	2,665,522.50		2,665,522.50	1,945,575.00	719,947.50		644,098.88
10/01/2030	7,740,522.50		7,740,522.50	5,650,575.00	2,089,947.50	2,809,895.00	1,857,806.37
04/01/2031	2,541,153.75		2,541,153.75	1,852,950.00	688,203.75		607,848.66
10/01/2031	13,761,153.75		13,761,153.75	11,637,950.00	2,123,203.75	2,811,407.50	1,863,302.87
04/01/2032	2,261,293.75		2,261,293.75	1,608,325.00	652,968.75		569,373.87
10/01/2032	14,366,293.75		14,366,293.75	12,208,325.00	2,157,968.75	2,810,937.50	1,869,664.33
04/01/2033	1,973,243.75		1,973,243.75	1,343,325.00	629,918.75		542,271.00
10/01/2033	6,133,243.75		6,133,243.75	3,953,325.00	2,179,918.75	2,809,837.50	1,864,599.27
04/01/2034	1,869,243.75		1,869,243.75	1,278,075.00	591,168.75		502,423.59
10/01/2034	4,944,243.75		4,944,243.75	2,723,075.00	2,221,168.75	2,812,337.50	1,875,657.20
04/01/2035	1,800,056.25		1,800,056.25	1,241,950.00	558,106.25		468,276.27
10/01/2035	7,320,056.25		7,320,056.25	5,066,950.00	2,253,106.25	2,811,212.50	1,878,366.34
04/01/2036	1,675,856.25		1,675,856.25	1,165,450.00	510,406.25		422,793.17
10/01/2036	9,955,856.25		9,955,856.25	7,655,450.00	2,300,406.25	2,810,812.50	1,893,345.51
04/01/2037	1,489,556.25		1,489,556.25	1,035,650.00	453,906.25		371,197.34
10/01/2037	13,209,556.25		13,209,556.25	10,850,650.00	2,358,906.25	2,812,812.50	1,916,737.88
04/01/2038	1,239,937.50		1,239,937.50	839,350.00	400,587.50		323,416.96
10/01/2038	13,309,937.50		13,309,937.50	10,899,350.00	2,410,587.50	2,811,175.00	1,933,755.92
04/01/2039	983,450.00		983,450.00	638,150.00	345,300.00		275,225.51
10/01/2039	12,668,450.00		12,668,450.00	10,203,150.00	2,465,300.00	2,810,600.00	1,952,428.97
04/01/2040	735,143.75		735,143.75	446,850.00	288,293.75		226,857.97
10/01/2040	22,465,143.75		22,465,143.75	19,941,850.00	2,523,293.75	2,811,587.50	1,972,876.91
04/01/2041	273,381.25		273,381.25	154,425.00	118,956.25		92,412.94
10/01/2041	13,138,381.25		13,138,381.25	10,449,425.00	2,688,956.25	2,807,912.50	2,075,595.04
	244,699,588.19	2,203,565.41	242,496,022.78	187,118,645.00	55,377,377.78	55,377,377.78	48,397,618.03

Savings Summary

PV of savings from cash flow	48,397,618.03
Less: Prior funds on hand	-2,203,844.65
Net PV Savings	46,193,773.38

BOND PRICING

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Bond Component	Maturity Date	Amount	Rate	Yield	Price		Yield to Maturity	Premium (-Discount)
Serial Bond:								
	10/01/2023	3,220,000	5.000%	0.130%	110.573			340,450.60
	10/01/2024	5,475,000	5.000%	0.230%	115.080			825,630.00
	10/01/2025	1,265,000	5.000%	0.360%	119.209			242,993.85
	10/01/2026	2,075,000	5.000%	0.450%	123.247			482,375.25
	10/01/2027	3,665,000	5.000%	0.580%	126.771			981,157.15
	10/01/2028	4,045,000	5.000%	0.700%	130.038			1,215,037.10
	10/01/2029	4,380,000	5.000%	0.810%	133.077			1,448,772.60
	10/01/2030	3,705,000	5.000%	0.900%	136.027			1,334,800.35
	10/01/2031	9,785,000	5.000%	0.970%	138.955			3,811,746.75
	10/01/2032	10,600,000	5.000%	1.050%	138.022	C	1.328%	4,030,332.00
	10/01/2033	2,610,000	5.000%	1.130%	137.097	C	1.628%	968,231.70
	10/01/2034	1,445,000	5.000%	1.170%	136.637	C	1.853%	529,404.65
	10/01/2035	3,825,000	4.000%	1.310%	125.545	C	1.931%	977,096.25
	10/01/2036	6,490,000	4.000%	1.360%	125.005	C	2.071%	1,622,824.50
	10/01/2037	9,815,000	4.000%	1.390%	124.682	C	2.181%	2,422,538.30
	10/01/2038	10,060,000	4.000%	1.410%	124.468	C	2.271%	2,461,480.80
	10/01/2039	9,565,000	4.000%	1.430%	124.254	C	2.352%	2,319,895.10
	10/01/2040	19,495,000	3.000%	1.740%	111.701	C	2.246%	2,281,109.95
	10/01/2041	10,295,000	3.000%	1.770%	111.405	C	2.291%	1,174,144.75
		121,815,000						29,470,021.65

Dated Date	07/28/2021	
Delivery Date	07/28/2021	
First Coupon	10/01/2021	
Par Amount	121,815,000.00	
Premium	29,470,021.65	
Production	151,285,021.65	124.192441%
Underwriter's Discount	-486,751.04	-0.399582%
Purchase Price	150,798,270.61	123.792859%
Accrued Interest		
Net Proceeds	150,798,270.61	

BOND DEBT SERVICE

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Period Ending	Principal	Coupon	Interest	Debt Service
10/01/2021			892,045	892,045
10/01/2022			5,097,400	5,097,400
10/01/2023	3,220,000	5.000%	5,097,400	8,317,400
10/01/2024	5,475,000	5.000%	4,936,400	10,411,400
10/01/2025	1,265,000	5.000%	4,662,650	5,927,650
10/01/2026	2,075,000	5.000%	4,599,400	6,674,400
10/01/2027	3,665,000	5.000%	4,495,650	8,160,650
10/01/2028	4,045,000	5.000%	4,312,400	8,357,400
10/01/2029	4,380,000	5.000%	4,110,150	8,490,150
10/01/2030	3,705,000	5.000%	3,891,150	7,596,150
10/01/2031	9,785,000	5.000%	3,705,900	13,490,900
10/01/2032	10,600,000	5.000%	3,216,650	13,816,650
10/01/2033	2,610,000	5.000%	2,686,650	5,296,650
10/01/2034	1,445,000	5.000%	2,556,150	4,001,150
10/01/2035	3,825,000	4.000%	2,483,900	6,308,900
10/01/2036	6,490,000	4.000%	2,330,900	8,820,900
10/01/2037	9,815,000	4.000%	2,071,300	11,886,300
10/01/2038	10,060,000	4.000%	1,678,700	11,738,700
10/01/2039	9,565,000	4.000%	1,276,300	10,841,300
10/01/2040	19,495,000	3.000%	893,700	20,388,700
10/01/2041	10,295,000	3.000%	308,850	10,603,850
	121,815,000		65,303,645	187,118,645

PRIOR BOND DEBT SERVICE

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Period Ending	Principal	Coupon	Interest	Debt Service
10/01/2021			3,390,100.63	3,390,100.63
10/01/2022			6,780,201.26	6,780,201.26
10/01/2023	4,345,000	4.000%	6,780,201.26	11,125,201.26
10/01/2024	6,615,000	** %	6,606,401.26	13,221,401.26
10/01/2025	2,420,000	** %	6,319,751.26	8,739,751.26
10/01/2026	3,275,000	** %	6,208,451.26	9,483,451.26
10/01/2027	4,925,000	** %	6,044,751.26	10,969,751.26
10/01/2028	5,330,000	** %	5,837,145.00	11,167,145.00
10/01/2029	5,690,000	** %	5,611,907.50	11,301,907.50
10/01/2030	5,075,000	** %	5,331,045.00	10,406,045.00
10/01/2031	11,220,000	** %	5,082,307.50	16,302,307.50
10/01/2032	12,105,000	** %	4,522,587.50	16,627,587.50
10/01/2033	4,160,000	5.000%	3,946,487.50	8,106,487.50
10/01/2034	3,075,000	4.500%	3,738,487.50	6,813,487.50
10/01/2035	5,520,000	4.500%	3,600,112.50	9,120,112.50
10/01/2036	8,280,000	4.500%	3,351,712.50	11,631,712.50
10/01/2037	11,720,000	** %	2,979,112.50	14,699,112.50
10/01/2038	12,070,000	4.250%	2,479,875.00	14,549,875.00
10/01/2039	11,685,000	4.250%	1,966,900.00	13,651,900.00
10/01/2040	21,730,000	4.250%	1,470,287.50	23,200,287.50
10/01/2041	12,865,000	4.250%	546,762.50	13,411,762.50
	152,105,000		92,594,588.19	244,699,588.19

SUMMARY OF BONDS REFUNDED

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Bond	Maturity Date	Variant	CUSIP	Interest Rate	Par Amount	Call Date	Call Price
2012 Series A, Serial Bonds (Callable 2021):							
	10/01/2023		46613P7J9	4.000%	4,345,000.00	08/18/2021	100.000
	10/01/2024	1	46613PJ31	3.000%	2,205,000.00	08/18/2021	100.000
	10/01/2024	2	46613P7T7	5.000%	4,410,000.00	08/18/2021	100.000
	10/01/2025	1	46613P7M2	4.000%	970,000.00	08/18/2021	100.000
	10/01/2025	2	46613P7U4	5.000%	1,450,000.00	08/18/2021	100.000
	10/01/2026	1	46613P7N0	4.000%	5,000.00	08/18/2021	100.000
	10/01/2026	2	46613P7V2	5.000%	3,270,000.00	08/18/2021	100.000
	10/01/2027	1	46613P7P5	3.375%	195,000.00	08/18/2021	100.000
	10/01/2027	2	46613P7X8	4.250%	4,730,000.00	08/18/2021	100.000
	10/01/2028	1	46613P7Q3	4.000%	95,000.00	08/18/2021	100.000
	10/01/2028	2	46613P7K6	3.500%	140,000.00	08/18/2021	100.000
	10/01/2028	3	46613P7Y6	4.250%	5,095,000.00	08/18/2021	100.000
	10/01/2029	1	46613P7R1	4.000%	20,000.00	08/18/2021	100.000
	10/01/2029	2	46613PJ80	3.625%	250,000.00	08/18/2021	100.000
	10/01/2029	3	46613P7Z3	5.000%	5,420,000.00	08/18/2021	100.000
	10/01/2030	1	46613P7S9	4.000%	95,000.00	08/18/2021	100.000
	10/01/2030	2	46613PJ98	3.750%	325,000.00	08/18/2021	100.000
	10/01/2030	3	46613P8A7	5.000%	4,655,000.00	08/18/2021	100.000
	10/01/2031	1	46613PL46	4.000%	50,000.00	08/18/2021	100.000
	10/01/2031	2	46613PK21	3.800%	65,000.00	08/18/2021	100.000
	10/01/2031	3	46613P8B5	5.000%	11,105,000.00	08/18/2021	100.000
	10/01/2032	1	46613PK39	4.000%	2,915,000.00	08/18/2021	100.000
	10/01/2032	2	46613P7W0	5.000%	9,190,000.00	08/18/2021	100.000
	10/01/2033		46613P8C3	5.000%	4,160,000.00	08/18/2021	100.000
	10/01/2037		46613PK88	4.125%	7,510,000.00	08/18/2021	100.000
					72,670,000.00		
2012 Series A, Term Bond due 2037:							
	10/01/2034		46613P8D1	4.500%	3,075,000.00	08/18/2021	100.000
	10/01/2035		46613P8D1	4.500%	5,520,000.00	08/18/2021	100.000
	10/01/2036		46613P8D1	4.500%	8,280,000.00	08/18/2021	100.000
	10/01/2037		46613P8D1	4.500%	4,210,000.00	08/18/2021	100.000
					21,085,000.00		
2012 Series A, Term Bond due 2041:							
	10/01/2038		46613P7L4	4.250%	12,070,000.00	08/18/2021	100.000
	10/01/2039		46613P7L4	4.250%	11,685,000.00	08/18/2021	100.000
	10/01/2040		46613P7L4	4.250%	21,730,000.00	08/18/2021	100.000
	10/01/2041		46613P7L4	4.250%	12,865,000.00	08/18/2021	100.000
					58,350,000.00		
					152,105,000.00		

UNDERWRITER'S DISCOUNT

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Underwriter's Discount	$/1000	Amount
Average Takedown	3.50000	426,352.50
Underwriters' Counsel	0.38994	47,500.00
CUSIP Fee	0.00837	1,019.00
DTC Fee	0.00657	800.00
iPreo Fee	0.09095	11,079.54
	3.99582	486,751.04

COST OF ISSUANCE

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Cost of Issuance	$/1000	Amount
Other Cost of Issuance	4.27228	520,427.41
	4.27228	520,427.41

ESCROW REQUIREMENTS

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Period Ending	Interest	Principal Redeemed	Total
08/18/2021	2,580,243.26	152,105,000.00	154,685,243.26
	2,580,243.26	152,105,000.00	154,685,243.26

ESCROW COST

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Purchase Date	Cost of Securities	Cash Deposit	Total Escrow Cost
07/28/2021		154,685,253.26	154,685,253.26
	0	154,685,253.26	154,685,253.26

ESCROW STATISTICS

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Total Escrow Cost	Modified Duration (years)	Yield to Receipt Date	Yield to Disbursement Date	Perfect Escrow Cost	Value of Negative Arbitrage	Cost of Dead Time
Global Proceeds Escrow:						
154,685,253.26				154,575,010.80		110,242.46
154,685,253.26				154,575,010.80	0.00	110,242.46

Delivery date	07/28/2021
Arbitrage yield	1.287423%

ESCROW SUFFICIENCY

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Date	Escrow Requirement	Net Escrow Receipts	Excess Receipts	Excess Balance
07/28/2021		154,685,253.26	154,685,253.26	154,685,253.26
08/18/2021	154,685,243.26		-154,685,243.26	10.00
	154,685,243.26	154,685,253.26	10.00	

PROOF OF ARBITRAGE YIELD

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Date	Debt Service	Present Value to 07/28/2021 @ 1.2874232420%
10/01/2021	892,045.00	890,043.92
04/01/2022	2,548,700.00	2,526,717.85
10/01/2022	2,548,700.00	2,510,557.10
04/01/2023	2,548,700.00	2,494,499.72
10/01/2023	5,768,700.00	5,609,912.01
04/01/2024	2,468,200.00	2,384,908.93
10/01/2024	7,943,200.00	7,626,061.51
04/01/2025	2,331,325.00	2,223,929.33
10/01/2025	3,596,325.00	3,408,713.10
04/01/2026	2,299,700.00	2,165,788.57
10/01/2026	4,374,700.00	4,093,610.37
04/01/2027	2,247,825.00	2,089,941.26
10/01/2027	5,912,825.00	5,462,355.53
04/01/2028	2,156,200.00	1,979,189.30
10/01/2028	6,201,200.00	5,655,713.32
04/01/2029	2,055,075.00	1,862,313.02
10/01/2029	6,435,075.00	5,794,179.87
04/01/2030	1,945,575.00	1,740,602.86
10/01/2030	5,650,575.00	5,022,936.80
04/01/2031	1,852,950.00	1,636,598.42
10/01/2031	95,837,950.00	84,106,448.86
	167,615,545.00	151,285,021.65

Proceeds Summary

Delivery date	07/28/2021
Par Value	121,815,000.00
Premium (Discount)	29,470,021.65
Target for yield calculation	151,285,021.65

PROOF OF ARBITRAGE YIELD

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
SERIAL	10/01/2032	5.000%	1.050%	10/01/2031	100.000	1.0503217%
SERIAL	10/01/2033	5.000%	1.130%	10/01/2031	100.000	1.1303143%
SERIAL	10/01/2034	5.000%	1.170%	10/01/2031	100.000	1.1703316%
SERIAL	10/01/2035	4.000%	1.310%	10/01/2031	100.000	1.3103108%
SERIAL	10/01/2036	4.000%	1.360%	10/01/2031	100.000	1.3603355%
SERIAL	10/01/2037	4.000%	1.390%	10/01/2031	100.000	1.3903778%
SERIAL	10/01/2038	4.000%	1.410%	10/01/2031	100.000	1.4103319%
SERIAL	10/01/2039	4.000%	1.430%	10/01/2031	100.000	1.4303258%
SERIAL	10/01/2040	3.000%	1.740%	10/01/2031	100.000	1.7403757%
SERIAL	10/01/2041	3.000%	1.770%	10/01/2031	100.000	1.7703531%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
SERIAL	10/01/2032	5.000%	1.050%			1.3278294%	0.2775077%
SERIAL	10/01/2033	5.000%	1.130%			1.6287838%	0.4984696%
SERIAL	10/01/2034	5.000%	1.170%			1.8533229%	0.6829913%
SERIAL	10/01/2035	4.000%	1.310%			1.9314839%	0.6211732%
SERIAL	10/01/2036	4.000%	1.360%			2.0714290%	0.7110935%
SERIAL	10/01/2037	4.000%	1.390%			2.1810667%	0.7906889%
SERIAL	10/01/2038	4.000%	1.410%			2.2716395%	0.8613076%
SERIAL	10/01/2039	4.000%	1.430%			2.3524457%	0.9221199%
SERIAL	10/01/2040	3.000%	1.740%			2.2457451%	0.5053694%
SERIAL	10/01/2041	3.000%	1.770%			2.2909708%	0.5206177%

FORM 8038 STATISTICS

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Dated Date	07/28/2021
Delivery Date	07/28/2021

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Serial Bond:						
	10/01/2023	3,220,000.00	5.000%	110.573	3,560,450.60	3,220,000.00
	10/01/2024	5,475,000.00	5.000%	115.080	6,300,630.00	5,475,000.00
	10/01/2025	1,265,000.00	5.000%	119.209	1,507,993.85	1,265,000.00
	10/01/2026	2,075,000.00	5.000%	123.247	2,557,375.25	2,075,000.00
	10/01/2027	3,665,000.00	5.000%	126.771	4,646,157.15	3,665,000.00
	10/01/2028	4,045,000.00	5.000%	130.038	5,260,037.10	4,045,000.00
	10/01/2029	4,380,000.00	5.000%	133.077	5,828,772.60	4,380,000.00
	10/01/2030	3,705,000.00	5.000%	136.027	5,039,800.35	3,705,000.00
	10/01/2031	9,785,000.00	5.000%	138.955	13,596,746.75	9,785,000.00
	10/01/2032	10,600,000.00	5.000%	138.022	14,630,332.00	10,600,000.00
	10/01/2033	2,610,000.00	5.000%	137.097	3,578,231.70	2,610,000.00
	10/01/2034	1,445,000.00	5.000%	136.637	1,974,404.65	1,445,000.00
	10/01/2035	3,825,000.00	4.000%	125.545	4,802,096.25	3,825,000.00
	10/01/2036	6,490,000.00	4.000%	125.005	8,112,824.50	6,490,000.00
	10/01/2037	9,815,000.00	4.000%	124.682	12,237,538.30	9,815,000.00
	10/01/2038	10,060,000.00	4.000%	124.468	12,521,480.80	10,060,000.00
	10/01/2039	9,565,000.00	4.000%	124.254	11,884,895.10	9,565,000.00
	10/01/2040	19,495,000.00	3.000%	111.701	21,776,109.95	19,495,000.00
	10/01/2041	10,295,000.00	3.000%	111.405	11,469,144.75	10,295,000.00
		121,815,000.00			151,285,021.65	121,815,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	10/01/2041	3.000%	11,469,144.75	10,295,000.00		
Entire Issue			151,285,021.65	121,815,000.00	13.5384	1.2874%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	1,007,178.45
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00
Proceeds used to refund prior tax-exempt bonds	154,685,253.26
Proceeds used to refund prior taxable bonds	0.00
Remaining WAM of prior tax-exempt bonds (years)	13.1904
Remaining WAM of prior taxable bonds (years)	0.0000
Last call date of refunded tax-exempt bonds	08/18/2021

2011 Form 8038 Statistics

Proceeds used to currently refund prior issues	154,685,253.26
Proceeds used to advance refund prior issues	0.00
Remaining weighted average maturity of the bonds to be currently refunded	13.1904
Remaining weighted average maturity of the bonds to be advance refunded	0.0000

FORM 8038 STATISTICS

JEA Water and Sewer System Revenue Bonds
2021 Series A
Premium, 10-Year Par Call Structure
Final Numbers

Refunded Bonds

Bond Component	Date	Principal	Coupon	Price	Issue Price
2012 Series A:					
SERIAL_2	10/01/2023	4,345,000.00	4.000%	110.770	4,812,956.50
SERIAL_2	10/01/2024	2,205,000.00	3.000%	100.000	2,205,000.00
SERIAL_2	10/01/2024	4,410,000.00	5.000%	118.365	5,219,896.50
SERIAL_2	10/01/2025	970,000.00	4.000%	107.996	1,047,561.20
SERIAL_2	10/01/2025	1,450,000.00	5.000%	117.747	1,707,331.50
SERIAL_2	10/01/2026	5,000.00	4.000%	106.680	5,334.00
SERIAL_2	10/01/2026	3,270,000.00	5.000%	116.783	3,818,804.10
SERIAL_2	10/01/2027	195,000.00	3.375%	98.504	192,082.80
SERIAL_2	10/01/2027	4,730,000.00	4.250%	107.497	5,084,608.10
SERIAL_2	10/01/2028	95,000.00	4.000%	104.025	98,823.75
SERIAL_2	10/01/2028	140,000.00	3.500%	98.755	138,257.00
SERIAL_2	10/01/2028	5,095,000.00	4.250%	106.363	5,419,194.85
SERIAL_2	10/01/2029	20,000.00	4.000%	103.236	20,647.20
SERIAL_2	10/01/2029	250,000.00	3.625%	99.033	247,582.50
SERIAL_2	10/01/2029	5,420,000.00	5.000%	114.032	6,180,534.40
SERIAL_2	10/01/2030	95,000.00	4.000%	102.453	97,330.35
SERIAL_2	10/01/2030	325,000.00	3.750%	99.334	322,835.50
SERIAL_2	10/01/2030	4,655,000.00	5.000%	113.273	5,272,858.15
SERIAL_2	10/01/2031	50,000.00	4.000%	101.678	50,839.00
SERIAL_2	10/01/2031	65,000.00	3.800%	99.313	64,553.45
SERIAL_2	10/01/2031	11,105,000.00	5.000%	112.519	12,495,234.95
SERIAL_2	10/01/2032	2,915,000.00	4.000%	100.909	2,941,497.35
SERIAL_2	10/01/2032	9,190,000.00	5.000%	111.854	10,279,382.60
SERIAL_2	10/01/2033	4,160,000.00	5.000%	111.194	4,625,670.40
SERIAL_2	10/01/2037	7,510,000.00	4.125%	98.057	7,364,080.70
TERM37	10/01/2034	3,075,000.00	4.500%	103.780	3,191,235.00
TERM37	10/01/2035	5,520,000.00	4.500%	103.780	5,728,656.00
TERM37	10/01/2036	8,280,000.00	4.500%	103.780	8,592,984.00
TERM37	10/01/2037	4,210,000.00	4.500%	103.780	4,369,138.00
TERM41	10/01/2038	12,070,000.00	4.250%	98.340	11,869,638.00
TERM41	10/01/2039	11,685,000.00	4.250%	98.340	11,491,029.00
TERM41	10/01/2040	21,730,000.00	4.250%	98.340	21,369,282.00
TERM41	10/01/2041	12,865,000.00	4.250%	98.340	12,651,441.00
		152,105,000.00			158,976,299.85

	Last Call Date	Issue Date	Remaining Weighted Average Maturity
2012 Series A	08/18/2021	02/23/2012	13.1904
All Refunded Issues	08/18/2021		13.1904

IMPORTANT DISCLOSURES

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In the event that you have provided us with your written representation that you are represented by an independent registered municipal advisor (an 'IRMA') within the

IMPORTANT DISCLOSURES

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3Q21

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 77
PARTY: Hearing Exhibit 77
DESCRIPTION: JEA Website pages on JEA Board Members and Senior Management

EXHIBIT NOT ENTERED

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 78
PARTY: Hearing Exhibit 78
DESCRIPTION: Comparison of residential bills using rates provided in DDS-9

EXHIBIT NO. 78

DOCKET NO: 20190168-WS

WITNESS: Deborah D. Swain

PARTY: First Coast Regional Utilities, Inc.

DESCRIPTION: Comparison of residential bills using rates provided in DDS-9

PROFFERED BY: JEA

	FCRU Residentia	JEA 5/8		JEA 3/4		
Tarriff Rates						
Water T1 (per kGal)	$1.55	$0.93		$0.93		
Water T2 (per kGal)	$2.33	$2.60		$2.60		
Sewer (per kGal)	$5.09	$4.94		$4.94		
Environmental (per kGal)	$0.00	$0.37		$0.37		
Residential kgal	**6**	**6**		**6**		
Water Basic Monthly Charge (5/8")	$31.75	$12.60		$18.90		
Water Volume Charge	$11.64	$5.58		$5.58		
Water Environmental Charge	$0.00	$2.22		$2.22		
Water Bill Before Taxes	**$43.39**	**$20.40**	113%	**$26.70**	63%	
Sewer Basic Monthly Charge (5/8")	$84.35	$14.10		$21.15		
Sewer Volume Charge	$30.54	$29.64		$29.64		
Sewer Environmental Charge	$0.00	$2.22		$2.22		
Sewer Bill Before Taxes	**$114.89**	**$45.96**	150%	**$53.01**	117%	
(W/S) Monthly Bill Before Taxes	**$158.28**	**$66.36**	139%	**$79.71**	99%	$78.57
Capacity Fee/Unit	$9,993.00	N/A		$8,798.00		
Average bill quoted in filing						
	$46.10					
	$112.44					
	$158.54					
Difference from calculation	*-$0.26*					
Fixed percentage	73%	40%		50%		

Assuming 6,000 gallons/month	**FCRU** *5/8 x 3/4*	**JEA** *5/8*	**JEA** *3/4*
Water Basic Monthly Charge	$31.75	$12.60	$18.90
Water Volume Charge	$11.64	$5.58	$5.58
Water Environmental Charge	$0.00	$2.22	$2.22
Water Bill Before Taxes	**$43.39**	**$20.40**	**$26.70**
Sewer Basic Monthly Charge	$84.35	$14.10	$21.15
Sewer Volume Charge	$30.54	$29.64	$29.64
Sewer Environmental Charge	$0.00	$2.22	$2.22
Sewer Bill Before Taxes	**$114.89**	**$45.96**	**$53.01**
(W/S) Monthly Bill Before Taxes	**$158.28**	**$66.36**	**$79.71**
Annual Cost	$1,899	$796	$957
Annual Cost Savings to Customers of JEA		$1,103	$943

	FCRU	**JEA 3/4" 4/1/22**	**JEA 3/4" 10/1/22**	**JEA 3/4" 4/1/23**
Capacity Fee/Unit	$9,993	$4,123	$5,614	$7,103
Line Extension Growth Capacity Charge	N/A	$1,695	$1,695	$1,695
Total	**$9,993**	**$5,818**	**$7,309**	**$8,798**

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET: 20190168-WS EXHIBIT: 79
PARTY: Hearing Exhibit 79
DESCRIPTION: Comparison of Municipal Utility rates to FCRU using updated rates provided in DDS-9

EXHIBIT NO. 79

DOCKET NO: 20190168-WS

WITNESS: Deborah D. Swain

PARTY: First Coast Regional Utilities, Inc.

DESCRIPTION: Comparison of Municipal Utility rates to FCRU using updated rates provided in DDS-9

PROFFERED BY: JEA

Water & Sewer Rates in Florida

Residential Service with 6 kgals of Consumption
Residential Rates as of June 2020

