

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for grandfather certificate to  
operate water utility in Columbia County by  
Suwannee Valley Utilities, LLC.

DOCKET NO. 20240123-WU  
ORDER NO. PSC-2026-0156-PAA-WU  
ISSUED: May 19, 2026

The following Commissioners participated in the disposition of this matter:

GARY F. CLARK  
MIKE LA ROSA  
BOBBY PAYNE  
ANA ORTEGA

NOTICE OF PROPOSED AGENCY ACTION  
ORDER APPROVING REVISED MISCELLANEOUS SERVICE CHARGES,  
METER INSTALLATION CHARGE, AND INITIAL CUSTOMER DEPOSITS  
AND  
FINAL ORDER ACKNOWLEDGING GRANDFATHER APPLICATION,  
GRANTING WATER CERTIFICATE NO. 696-W, AND  
CONTINUING EXISTING RATES AND CHARGES

BY THE COMMISSION:

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

Background

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

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<sup>1</sup> Order No. PSC-2024-0222-FOF-WS, issued July 1, 2024, in Docket No. 20240089-WS, *In re: Resolution of the Board of County Commissioners of Columbia County declaring Columbia County subject of the provisions of Section 367, F.S.*

Pursuant to Section 367.172(2)(b), F.S., each utility engaged in the operation or construction of a system shall be entitled to receive a certificate for the area served by such utility on the day the chapter becomes applicable to the utility, commonly known as a “grandfather certificate.” On August 14, 2024, Suwannee Valley Utilities, LLC (Suwannee Valley or Utility) filed an application for a grandfather certificate to provide water service in Columbia County pursuant to Section 367.171(2), F.S., and Rule 25-30.035, F.A.C. The Utility’s initial application was found to be deficient and Commission staff issued a deficiency letter on September 23, 2024.<sup>2</sup> Suwannee Valley cured all deficiencies on March 26, 2026.<sup>3</sup>

Suwannee Valley was established on May 15, 2017, and currently provides water service to approximately 320 customers with a potential customer base of approximately 348 customers. Wastewater service is provided by individual septic tank systems. This Order addresses the application for a grandfather water certificate, rates, charges, and initial customer deposits. We have jurisdiction pursuant to Section 367.171, F.S.

### Decision

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

##### A. Legal Standard

Under Section 367.171(2)(b), F.S., on the day a county declares it is subject to the provisions of Chapter 367, any utility engaged in the operation or construction of a non-exempt water or wastewater system shall be entitled to receive a certificate for the area served by the utility. Within 90 days after the day this chapter becomes applicable to it, the utility shall file an application for a grandfather certificate. The filing requirements for a grandfather application are set forth in Rule 25-30.035, F.A.C.

##### B. Analysis

The Utility’s application for certificate under grandfather rights to provide water service in Columbia County is in compliance with Section 367.171(2)(b), F.S., and Rule 25-30.035, F.A.C. An adequate service territory description and system maps were provided. As the Utility has its own treatment facilities, Suwannee Valley filed warranty deeds as proof of ownership of the land on which the Utility’s facilities are located as required by Rule 25-30.035(11), F.A.C. A description of the Utility’s territory is described in Attachment A.

As stated in the Background above, Suwannee Valley currently provides water service to approximately 320 customers with a potential customer base of approximately 348 customers.

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<sup>2</sup> Document No. 09166-2024, filed September 23, 2024, in Docket No. 20240123-WU.

<sup>3</sup> Document No. 09357-2024, filed October 3, 2024; Document No. 15354-2025, filed December 5, 2025; Document No. 15452-2024, filed December 16, 2025; Document No. 15494-2025, filed December 19, 2025; Document No. 01017-2026, filed February 9, 2026; Document No. 01800-2026, filed March 26, 2026, in Docket No. 20240123-WU.

The Utility does not have any outstanding citations, violations, or consent orders on file with the Florida Department of Environmental Protection.

The Utility is aware of its obligation to submit its 2026 Annual Report pursuant to Rule 25-30.110, F.A.C, and is also aware of its obligation to pay regulatory assessment fees (RAFs) pursuant to Rule 25-30.120, F.A.C. During the pendency of this docket, the Utility filed a 2025 Annual Report and paid its 2024 RAFs. In addition, the Utility is aware that it must maintain its books and records according to the National Association of Regulatory Utility Commissioners' Uniform System of Accounts.

### C. Conclusion

Based on the above, Suwannee Valley's application shall be acknowledged and the Utility shall be granted Certificate 696-W, effective May 16, 2024, to serve the territory described in Attachment A. This Order shall serve as Suwannee Valley's certificate and shall be retained by the Utility.

## II. Rates, Charges, and Deposits

The Utility consists of several water systems. The County approved Suwannee Valley's current monthly water rates and charges for Woodgate, Country Dale, College Manor, Suwannee Valley Estates, and Brandon Brent. Woodgate and Country Dale rates consist of a base facility charge (BFC), which includes a 3,000 gallonage allotment and a gallonage charge per 1,000 gallons over 3,000 gallons. College Manor and Suwannee Valley Estates rates consist of a BFC for all meter sizes and a charge per 1,000 gallons. The monthly rates for Brandon Brent consist of a BFC and a four-tier inclining block rate structure. With the exception of Suwannee Valley Estates, which serves only residential customers, all systems apply the same rate structure to both residential and general service customers. In addition, the Brandon Brent system has a billing charge of \$4.50, which was inherited when the system was acquired from the City of Lake City. The Utility indicated that the billing charge is assessed for labor, paper, and postage cost for mailing customer's bills. Based on this charge, it appears the operation and maintenance expense associated with billing is not embedded in rates. Therefore, the billing charge shall be continued until a subsequent rate proceeding.

Suwannee Valley has separate miscellaneous service charges for each system. Since the charges vary across the systems, the Utility requested uniform miscellaneous service charges to reflect that the cost incurred is the same across all of the systems. Therefore, we find that the miscellaneous service charges shall be modified as discussed in Section III. However, the late payment charge and non-sufficient funds (NSF) charge are uniform across all systems and shall remain unchanged. In addition, Suwannee Valley's initial customer deposits must be revised, as addressed in Section V, to be consistent with our practice. Finally, Suwannee Valley's tariff included service availability charges at actual cost. After an inquiry from Commission staff, the Utility indicated the service availability charges were for meter and line installations (tap-in) to connect new customers to the Utility facilities. We find that the tap-in charge is appropriate at

actual cost. However, historically, we have defined the dollar amount for the 5/8-inch x 3/4-inch meter size. Therefore, we address the appropriate meter installation charge in Section IV.

We find that of the Utility's rates and charges that were in effect when the County transferred jurisdiction to us, only the rates and charges shown on Schedule No. 1 are appropriate and shall be approved. The rates and charges shall be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets. The Utility shall be required to charge the approved rates and charges until authorized to change them by us in a subsequent proceeding.

### III. Miscellaneous Service Charges

Section 367.091, F.S., authorizes us to establish, increase, or change a rate or charge other than monthly rates or service availability charges. As shown in Table 1, the miscellaneous service charges vary across systems. The existing miscellaneous service charges include charges that have become obsolete pursuant Rule 25-30.460, F.A.C. In order to achieve administrative efficiency and remove the disparities between the miscellaneous service charges, the Utility requested uniform miscellaneous charges. Suwannee Valley provided justification for its requested charges.

**Table 1**  
**Suwannee Valley's Existing Miscellaneous Service Charges (All systems)**

	<u>Existing Charges</u>
Initial Connection Charge (Suwannee Valley Est. and College Manor)	\$25.00
Reconnection Charge (Suwannee Valley Est. and College Manor)	\$25.00
Normal Reconnection Charge (Woodgate, Country Dale, and Brandon Brent)	\$34.50
Violation Reconnection Charge (Woodgate, Country Dale, and Brandon Brent)	\$34.50
Premises Visit Charge (Woodgate, Country Dale, and Brandon Brent)	\$34.50
Late Payment Charge (All systems)	\$10.00
Nonsufficient Funds Charge (All systems)	Per Florida Statute
Meter Tampering Charge (Woodgate, Country Dale, and Brandon Brent)	Actual Cost
Meter Tampering Charge (Suwannee Valley Est. and College Manor)	\$75.00

Source: Document No. 08452-2024, filed on August 14, 2024, in Docket No. 20240123-WU.

A. Violation Reconnection and Premises Visit Charges

The existing miscellaneous service charges included initial connection and normal reconnection charges. Suwannee Valley’s request did not include the initial connection and normal reconnection charges, which is consistent with Rule 25-30.460, F.A.C. The Utility requested uniform violation reconnection and premises visit charges for its systems.

A violation reconnection charge is levied prior to reconnection of an existing customer after discontinuance of service for cause. The service performed for violation reconnection requires two trips, which includes one trip to turn off service and a subsequent trip to turn on service once the violation has been remedied. We adjusted the cost breakdown for rounding and added the markup for RAFs. Based on labor and transportation to and from the service territory, We approve violation reconnection charges of \$142.00 for normal hours and \$153.00 for after hours. Our calculations are shown in Table 2.

**Table 2  
Violation Reconnection Charge**

Activity	Normal Hours Cost	Activity	After Hours Cost
Labor (Administrative) (\$27.80/hr x 1/4 hr)	\$6.95	Labor (Administrative) (\$41.70/hr x 1/4 hr)	\$10.42
Labor (Field) (\$28.90/hr x 1/2 hr )	\$14.45	Labor (Field) (\$43.35/hr x 1/2 hr)	\$21.68
Transportation (\$0.725/mile x 79 miles-to/from x 2)	\$114.55	Transportation (\$0.725/mile x 79 miles-to/from x 2)	\$114.55
Mark up for RAFs (4.5%)	\$6.12	Mark up for RAFs (4.5%)	\$6.60
<b>Total</b>	<b>\$142.07</b>	<b>Total</b>	<b>\$153.25</b>

Source: Utility Cost Justification with staff adjustments for rounding.

A premises visit charge is levied when a service representative visits a premises to discontinue service for nonpayment of a due and collectible bill and the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill and service is not discontinued. A premises visit is also levied when a service representative visits a premises at the customer’s request to (1) initiate service, (2) temporarily disconnect, (3) reconnect service after a temporary disconnection, or (4) assess a service issue and it is found to be the customer’s responsibility. We adjusted the cost breakdown for rounding and added the markup for RAFs. Based on labor and transportation to and from the service territory, we approve premises visit charges of \$137.00 for normal hours and \$146.00 for after hours. Our calculations are shown in Table 3.

**Table 3**  
**Premises Visit Charge**

Activity	Normal Hours Cost	Activity	After Hours Cost
Labor (Administrative) (\$27.80/hr x 1/4 hr)	\$6.95	Labor (Administrative) (\$41.70/hr x 1/4 hr)	\$10.42
Labor (Field) (\$28.90/hr x 1/2 hr)	\$9.62	Labor (Field) (\$43.35/hr x 1/3hr)	\$14.44
Transportation (\$0.725/mile x 79 miles-to/from x 2)	\$114.55	Transportation (\$0.725/mile x 79 miles-to/from x 2)	\$114.55
Mark up for RAFs (4.5%)	\$5.90	Mark up for RAFs (4.5%)	\$6.27
<b>Total</b>	<b>\$137.02</b>	<b>Total</b>	<b>\$145.68</b>

Source: Utility Cost Justification with staff adjustments for RAFs and rounding.

**B. Tampering or Prohibited Connection or Use Charge**

The Utility's meter tampering charges consist of \$75 for the College Manor and Suwannee Valley Estates subdivisions. The meter tampering charges for Woodgate, Country Dale, and Brandon Brent are at actual cost. Rule 25-30.320(2)(j), F.A.C., provides that a utility may refuse or discontinue service without notice in the event of unauthorized or fraudulent use of service. If service is discontinued due to fraudulent use, the Utility may, as a condition of restoration, require the customer to (i) make, at the customer's expense, all necessary changes to piping or equipment to eliminate the illegal use, and (ii) pay an amount reasonably estimated to reflect the revenue deficiency resulting from the fraudulent use. Based on the above, we find that the tampering charge of \$75 for College Manor and Suwannee Valley Estates subdivisions shall be discontinued, and instead shall be approved at actual cost.

**Table 4**  
**Staff Recommended Miscellaneous Service Charges**

	<u>Normal Hours</u>	<u>After Hours</u>
Violation Reconnection	\$142.00	\$153.00
Premises Visit Charge	\$137.00	\$146.00
Meter Tampering Charge	Actual Cost	
NSF Charge*	Pursuant to Section 68.065, F.S.	
Late Payment Charge*	\$10.00	

**C. Conclusion**

Based on the above, the appropriate miscellaneous service charges shown on Table 4 shall be approved. The Utility shall be required to file a proposed customer notice to reflect the approved charges. The approved charges shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(2), F.A.C. In addition, the tariff sheets shall be approved upon Commission staff's verification that the tariffs are consistent with our decision and that the proposed customer notice is adequate.

#### IV. Meter Installation Charge

Currently, the Utility's tariff has service availability charges as actual cost. As stated in Section II, after an inquiry from Commission staff, the Utility indicated the service availability charges were for meter and line installations (tap-in) to connect new customers to the Utility facilities. In Section II, we indicated the Utility's tap-in charge is appropriate. However, the meter installation charge shall be defined for the 5/8-inch by 3/4-inch meter size. The Utility's cost justification for a meter installation charge includes the cost of materials and labor. We have reviewed Suwannee Valley's cost justification and determined it to be reasonable. We find that the proposed meter installation charge of \$219 for the 5/8-inch x 3/4-inch meter size shall be approved.

Based on the above, the appropriate meter installation charge is \$219 and shall be approved. The Utility shall file a tariff sheet and a proposed customer notice. The Utility shall provide notice to potential customers who have requested service within 12 calendar months prior to the month the application was filed and up until this Order becomes final. The approved charge shall be effective for connections made on or after the stamped approval date on the tariff sheet. The Utility shall provide proof of the date notice was given within 10 days of the date of notice.

#### V. Initial Customer Deposits

Rule 25-30.311, F.A.C., provides the criteria for collecting, administering, and refunding customer deposits. Customer deposits are designed to minimize the exposure of bad debt expense for the Utility and, ultimately, the general body of ratepayers. An initial customer deposit ensures that the cost of providing service is recovered from the cost causer. Historically, we have set initial customer deposits equal to two times the average estimated bill. The dollar amount for the residential 5/8-inch x 3/4-inch meter size is defined and all other residential and all general service meter sizes are reflected as two times the average bill. In the Utility's tariff, the initial customer deposits for the residential and general service 5/8 inch x 3/4 inch meter size is \$85. All other meter sizes are at actual cost.

To be consistent with our practice, we find that the appropriate initial customer deposit shall be \$85 for the residential 5/8 inch x 3/4 inch meter sizes. The initial customer deposits for all other residential meter sizes and all general service meter sizes shall be two times the average estimated bill. The approved initial customer deposits shall be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The Utility shall be required to collect the approved deposits until authorized to change them by us in a subsequent proceeding.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that Suwannee Valley Utilities, LLC's application for a grandfather application is hereby acknowledged and Suwannee Valley Utilities, LLC is granted Certificate No. 696-W, effective May 16, 2024, to serve the territory

described in Attachment A of this Order. This Order shall service as Suwannee Valley Utilities, LLC's certificate and shall be retained by Suwannee Valley Utilities, LLC. It is further

ORDERED that the rates, charges, and initial customer deposits shown on attached Schedule 1 are appropriate and approved. The rates and charges shall be effective for services rendered or connection made after the stamped approval date on the tariff sheets. Suwannee Valley Utilities, LLC shall be required to charge the approved rates and charges until authorized to change them by us in a subsequent proceeding. It is further

ORDERED that the appropriate miscellaneous service charges shown in Table 4 of this Order shall be approved. Suwannee Valley Utilities, LLC shall be required to file a proposed customer notice to reflect the approved charges. The approved charges shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(2), F.A.C. In addition, the tariff sheets shall be approved upon Commission staff's verification that the tariffs are consistent with our decision and that the proposed customer notice is adequate. It is further

ORDERED that the appropriate meter installation charge is \$219. Suwannee Valley Utilities, LLC shall file a tariff sheet and proposed customer notice. Suwannee Valley Utilities LLC shall provide notice to the potential customers how have requested service within 12 calendar months prior to the month the application was filed and up until this Order becomes final. The approved charge shall be effective for connections made on or after the stamped approval date on the tariff sheet. Suwannee Valley Utilities, LLC shall provide proof of the date notice was given within 10 days of the date of notice. It is further

ORDERED that the appropriate initial customer deposit amount shall be \$85 for the residential 5/8 inch x 3/4 inch meter sizes. The initial customer deposits for all other residential meter sizes and all general service meter sizes shall be two times the average estimated bill. The approved initial customer deposits shall be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. Suwannee Valley Utilities, LLC shall be required to collect the approved deposits until authorized to change them by us in a subsequent proceeding. It is further

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

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

By ORDER of the Florida Public Service Commission this 19th day of May, 2026.



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

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

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NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

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

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

The action proposed herein approving revised miscellaneous service charges, meter installation charge, and initial customer deposits is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on June 9, 2026.

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

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

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

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

**DESCRIPTION OF TERRITORY SERVED**

**Suwannee Valley Utilities, LLC**  
**Columbia County**

**DESCRIPTION: (WOODGATE VILLAGE)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION(S) 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 5, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.88°25'26"E., ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, 12.02 FEET TO THE POINT OF BEGINNING OF PARCELS BEING SUBJECT TO SAID WATER UTILITY SERVICE AREA; THENCE CONTINUE N.88°25'26"E., 381.44 FEET; THENCE CONTINUE N.88°25'26"E., 500.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SW PINEMOUNT ROAD; THENCE CONTINUE N.88°25'26"E., 215.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SW PINEMOUNT ROAD; THENCE CONTINUE N.88°25'26"E., 221.40 FEET TO THE NE CORNER OF SAID SW 1/4 OF THE SE 1/4, ALSO BEING THE NE CORNER OF "WOODGATE VILLAGE UNIT 1" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 16; THENCE RUN S.02°04'28"E., ALONG THE EAST LINE OF SAID "WOODGATE VILLAGE UNIT 1", 687.56 FEET TO THE SE CORNER OF SAID "WOODGATE VILLAGE UNIT 1", ALSO BEING THE NE CORNER OF "WOODGATE VILLAGE UNIT 2" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE(S) 84 AND 84A, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S.02°04'28"E., ALONG THE EAST LINE OF SAID "WOODGATE VILLAGE UNIT 2", 638.94 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 5, ALSO BEING THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 8; THENCE S.02°07'50"E., STILL ALONG SAID EAST LINE OF "WOODGATE VILLAGE UNIT 2" 991.82 FEET; THENCE RUN S.88°23'00"W., ALONG THE SOUTH LINE OF SAID "WOODGATE VILLAGE UNIT 2", 529.39 FEET TO THE SW CORNER OF SAID "WOODGATE VILLAGE UNIT 2", ALSO BEING THE SE CORNER OF "WOODGATE VILLAGE UNIT 3" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 83 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S.88°23'00"W., ALONG THE SOUTH LINE OF SAID "WOODGATE VILLAGE UNIT 3", 783.44 FEET TO THE SW CORNER OF SAID "WOODGATE VILLAGE UNIT 3"; THENCE N.02°13'36"W., ALONG THE WEST LINE OF SAID "WOODGATE VILLAGE UNIT 3", 992.57 FEET TO

THE NORTH LINE OF SAID SECTION 8, ALSO THE SOUTH LINE OF SAID SECTION 5; THENCE N.02°28'44"W., STILL ALONG SAID WEST LINE OF "WOODGATE VILLAGE UNIT 3", 225.18 FEET TO THE NW CORNER OF SAID "WOODGATE VILLAGE UNIT 3", ALSO BEING THE SW CORNER OF SAID "WOODGATE VILLAGE UNIT 1"; THENCE N.02°26'52"W., ALONG THE WEST LINE OF SAID "WOODGATE VILLAGE UNIT 1", 530.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SW PINEMOUNT ROAD; THENCE RUN N.00°00'50"W., 139.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SW PINEMOUNT ROAD; THENCE N.02°37'33"W., 431.73 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.

**DESCRIPTION: (COLLEGE MANOR)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.00°21'00"W., 569.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.A.L RAILROAD; THENCE S.83°54'00"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.A.L. RAILROAD, 622.00 FEET TO THE POINT OF BEGINNING; THENCE S.00°30'00"W., 1367.45 FEET; THENCE N.89°45'00"W., 1277.93 FEET; THENCE N.02°57'00"E., 420.00 FEET; THENCE S.89°45'00"E., 36.00 FEET; THENCE N.02°57'00"E., 816.42 FEET TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF S.A.L. RAILROAD; THENCE N.83°54'00"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.A.L. RAILROAD, 1196.99 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.

**DESCRIPTION: (BRANDON HEIGHTS)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION(S) 26 AND 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.04°07'20"W., 1354.49 FEET; THENCE S.84°30'02"W., 1318.65 FEET; THENCE S.04°29'19"E., 1310.29 FEET; THENCE CONTINUE S.04°29'19"E., 16.17 FEET TO THE

SOUTH LINE OF SAID SECTION 26, ALSO THE NORTH LINE OF SAID SECTION 35; THENCE S.02°12'28"W., 1255.71 FEET; THENCE S.02°02'48"W., 60.45 FEET; THENCE S.03°44'07"W., 281.13 FEET; THENCE N.85°04'51"E., 554.44 FEET; THENCE N.85°02'02"., 50.66 FEET; THENCE N.85°07'49"E., 675.23 FEET; THENCE S.03°32'31"W., 981.22 FEET; THENCE N.85°26'08"E., 1320.73 FEET; THENCE N.03°33'57"E., 283.31 FEET; THENCE N.85°39'24"E., 532.14 FEET; THENCE S.06°44'32"E., 216.80 FEET; THENCE N.86°16'02"E., 703.38 FEET; THENCE N.05°46'18"E, 31.79 FEET; THENCE S.86°16'02"W., 580.29 FEET; THENCE N.06°44'32"W., 653.03 FEET; THENCE N.07°05'32"E., 48.17 FEET; THENCE N.09°10'49" W., 568.61 FEET; THENCE S.85°30'11"W., 478.02 FEET; THENCE N.03°29'42"E., 858.91 FEET; THENCE S.85°05'43"W., 783.37 FEET; THENCE S.03°36'44"W., 456.16 FEET; THENCE S.85°05'43"W., 483.75 FEET; THENCE N.03°36'44"E., 801.71 FEET; THENCE S.85°05'43"W., 30.33 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.

**DESCRIPTION: (COUNTRY DALE)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.89°49'13"E., 50.00 FEET; THENCE N.00°27'08"W., 981.10 FEET; THENCE S.89°41'08"E., 271.64 FEET; THENCE N.00°24'08"W., 317.24 FEET; THENCE N.89°39'08"W., 358.59 FEET; THENCE S.00°27'08"E., 1068.79 FEET; THENCE S.89°27'31"W., 193.54 FEET; THENCE S.03°09'52"W., 256.10 FEET; THENCE S.86°33'51"W., 184.92 FEET; THENCE N.02°43'35"W., 277.62 FEET; THENCE S.89°27'31"W., 561.76 FEET; THENCE N.00°05'41"W., 94.40 FEET; THENCE S.89°27'32"W., 276.86 FEET; THENCE S.00°05'40"E., 94.40 FEET; THENCE S.00°05'41"E., 514.58 FEET; THENCE N.89°27'31"E., 1283.87 FEET; THENCE N.00°27'08"W., 271.61 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.

**DESCRIPTION: (SUWANNEE VALLEY ESTATES)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 22, 85.00 FEET TO THE POINT OF BEGINNING; THENCE N.01°07'45"E., ALONG THE WEST LINE OF SAID SECTION 22, 1234.15 FEET, TO THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE N.70°46'00"E., 398.51 FEET; THENCE N.19°14'00"W., PARALLEL TO U.S. HIGHWAY NO. 41, 15.29 FEET; THENCE N.70°46'00"E., 50.00 FEET; THENCE S.19°14'00"E., PARALLEL TO U.S. HIGHWAY NO. 41, 330.00 FEET; THENCE N.70°46'00"E., 277.00 FEET; THENCE S.19°14'00"E., ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, 1222.35 FEET; THENCE S.89°01'00"W., 1214.25 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.

**FLORIDA PUBLIC SERVICE COMMISSION**

**authorizes  
Suwannee Valley Utilities, LLC  
pursuant to  
Certificate Number 696-W**

to provide water service in Columbia County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-2026-0156-PAA-WU	05/19/2026	20240123-WU	Grandfather Certificate

**Suwannee Valley Utilities, LLC  
Existing Monthly Water Rates**

**Woodgate and Country Dale**

**Residential and General Service**

Base Facility Charge by Meter Size

All Meter Sizes \$30.00

Charge per 1,000 gallons

0 - 3,000 gallons – Residential and General Service \$0.00

Over 3,000 gallons – Residential \$3.50

Over 3,000 gallons – General Service \$7.50

**College Manor Utilities, LLC**

**Residential and General Service**

All Meter Sizes \$23.66

Charge Per 1,000 gallons

\$2.36

**Suwannee Valley Estates**

**Residential and General Service**

All Meter Sizes \$24.14

Charge Per 1,000 gallons

\$3.47

**Brandon Brent Residential Service**

**Residential Service**

Base Facility Charge by Meter Size

3/4" \$23.05

1" \$57.61

1-1/2" \$115.23

2" \$184.35

3" \$368.69

4" \$576.10

6" \$1,152.16

8" \$1,843.48

Charge per 1,000 gallons

0 - 5,000 gallons \$2.96

5,001 - 10,000 gallons \$4.45

10,001 - 15,000 gallons \$5.94

Over 15,000 gallons \$7.41

**Brandon Brent General Service**

Meter Size	Base Facility Charge	Gallonage Tier, Charge per 1,000 gallons							
3/4"	\$23.05	0 -5,000	\$2.96	5,001 - 10,000	\$4.45	10,001 - 15,000	\$5.94	Above 15,000	\$7.41
1"	\$57.61	0 -12,500	\$2.96	12,501 - 25,000	\$4.45	25,001 - 37,500	\$5.94	Above 37,500	\$7.41
1-1/2"	\$115.23	0 -25,000	\$2.96	25,001 - 50,000	\$4.45	50,001 - 75,000	\$5.94	Above 75,000	\$7.41
2"	\$184.35	0 -40,000	\$2.96	40,001 - 80,000	\$4.45	80,001 - 120,000	\$5.94	Above 120,000	\$7.41
3"	\$368.69	0 -80,000	\$2.96	80,001 - 160,000	\$4.45	160,001 - 240,000	\$5.94	Above 240,000	\$7.41
4"	\$576.10	0 -125,000	\$2.96	125,001 - 250,000	\$4.45	250,001 - 375,000	\$5.94	Above 375,000	\$7.41

Billing Charge – Residential and General Service

\$4.50

**Miscellaneous Service Charges**

Late Payment Charge

\$10.00

Nonsufficient Funds Charge

Pursuant to Florida Statute

**Service Availability Charges  
(for all subdivisions)**

Tap-in Charge

Actual Cost