

FLORIDA PUBLIC SERVICE COMMISSION

COMMISSION CONFERENCE AGENDA

CONFERENCE DATE AND TIME: Tuesday, February 3, 2026, 9:30 a.m.

LOCATION: Betty Easley Conference Center, Joseph P. Cresse Hearing Room 148

DATE ISSUED: January 22, 2026

NOTICE

Persons affected by Commission action on certain items on this agenda may be allowed to address the Commission, either informally or by oral argument, when those items are taken up for discussion at this conference. These items are designated by double asterisks (**) next to the item number.

To participate informally, affected persons need only appear at the conference and request the opportunity to address the Commission on an item listed on the agenda. Informal participation is not permitted: (1) on dispositive motions and motions for reconsideration; (2) when a recommended order is taken up by the Commission; (3) in a rulemaking proceeding after the record has been closed; or (4) when the Commission considers a post-hearing recommendation on the merits of a case after the close of the record. The Commission allows informal participation at its discretion in certain types of cases (such as declaratory statements and interim rate orders) in which an order is issued based on a given set of facts without hearing. See Florida Administrative Code Rules 25-22.0021 (agenda conference participation) and 25-22.0022 (oral argument).

Conference agendas, staff recommendations, vote sheets, and transcripts are available online at <https://www.floridapsc.com>, by selecting *Conferences & Meeting Agendas* and *Commission Conferences of the FPSC*. An official vote of "move staff" denotes that the Item's recommendations were approved.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate at this proceeding should contact the Office of Commission Clerk no later than five days prior to the conference at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850 or 850-413-6770 (Florida Relay Service, 1-800-955-8770 Voice or 1-800-955-8771 TDD). Assistive Listening Devices are available upon request from the Office of Commission Clerk, Gerald L. Gunter Building, Room 152.

The Commission Conference has a live video broadcast the day of the conference, which is available from the FPSC website. Upon completion of the conference, the archived video will be available from the website by selecting *Conferences & Meeting Agendas*, then *Audio and Video Event Coverage*.

EMERGENCY CANCELLATION OF CONFERENCE: If a named storm or other disaster requires cancellation of the Conference, Commission staff will attempt to give timely notice. Notice of cancellation will be provided on the Commission's website (<https://www.floridapsc.com>) under the Hot Topics link on the home page. Cancellation can also be confirmed by calling the Office of Commission Clerk at 850-413-6770.

If you have any questions, contact the Office of Commission Clerk at 850-413-6770 or Clerk@psc.state.fl.us.

Table of Contents
Commission Conference Agenda
February 3, 2026

| | | |
|--------|---|----------|
| 1** | Consent Agenda | 1 |
| 2** | Docket No. 20250121-GU – Joint petition for approval of actual, estimated, and projected relocation costs and approval to establish a recovery surcharge, by Florida City Gas and Florida Public Utilities Company..... | 2 |
| 3**PAA | Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility. | 4 |
| 4**PAA | Docket No. 20250124-EU – Joint petition to extend phase one territorial settlement agreement in Hernando, Citrus, and Pasco Counties, by Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc..... | 9 |

ITEM NO.

CASE

1**

Consent Agenda

PAA

A) Application for Certificate of Authority to Provide Telecommunications Service.

DOCKET NO.

COMPANY NAME

20250148-TX

Georgia Network Operations Company LLC

Recommendation: The Commission should approve the action requested in the docket referenced above and close this docket.

ITEM NO.

CASE

2**

Docket No. 20250121-GU – Joint petition for approval of actual, estimated, and projected relocation costs and approval to establish a recovery surcharge, by Florida City Gas and Florida Public Utilities Company.

Critical Date(s): 06/01/2026 (8-Month Effective Date)

Commissioners Assigned: All Commissioners

Prehearing Officer: Administrative

Staff: IDM: Wooten, Bates, Long, Nave, Pendris

AFD: Gatlin, Holloway, Norris, Vogel

ECO: Hampson, Ward

ENG: Ellis, Sanchez

GCL: Marquez, Stiller

(Tariff Filing)

Issue 1: Are FCG's and FPUC's proposed relocation projects eligible for recovery through the Natural Gas Facilities Relocation Cost Recovery Clause?

Recommendation: Yes, in part. Based on the documentation provided by the Utilities, eight FCG projects, totaling an estimated \$12,459,319, and sixteen FPUC projects, totaling an estimated \$2,631,671, are eligible for recovery.

Issue 2: Should the Commission approve FCG's proposed natural gas facilities relocation surcharge and associated tariff sheets?

Recommendation: Yes, based on staff's recommendation in Issue 1, the Commission should approve FCG's natural gas facilities relocation surcharge and associated tariff sheets, included as Attachment A to staff's memorandum dated January 22, 2026. Staff has reviewed the surcharge calculations which result in the proposed revenue requirement, using a 10-month recovery period. The proposed tariff should be effective the first billing cycle of March 2026.

ITEM NO.

CASE

2**

Docket No. 20250121-GU – Joint petition for approval of actual, estimated, and projected relocation costs and approval to establish a recovery surcharge, by Florida City Gas and Florida Public Utilities Company.

(Continued from previous page)

Issue 3: Should the Commission approve FPUC’s proposed natural gas facilities relocation surcharge and associated tariff sheets?

Recommendation: No, based on staff’s recommendation in Issue 1, the Commission should deny FPUC’s natural gas facilities relocation surcharge and associated tariff sheets. The Commission should require FPUC to file within 7 days following the date of Commission vote, revised tariff sheets and supporting documentation that result in the Commission-approved relocation projects and associated program revenue requirement. Additionally, the Commission should give staff administrative authority to approve the revised tariffs after reviewing the supporting documentation. The revised tariffs should be effective the first billing cycle of March 2026.

If the Commission denies staff’s recommendation in Issue 1 and approves FPUC’s requested natural gas facilities relocation projects and associated revenue requirement, the Commission should approve FPUC’s facility relocation surcharge and associated tariff sheets as filed in response to staff’s Fourth Data Request No. 1. The tariffs should be effective the first billing cycle of March 2026.

Issue 4: Should this docket be closed?

Recommendation: If a protest is filed within 21 days of the issuance of the Order by a person whose substantial interests are affected, the tariff should remain in effect, with any revenues held subject to refund, pending resolution of the protest. If no timely protest is filed, this docket should be closed either upon the issuance of a Consummating Order or administratively by staff.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

Critical Date(s): 06/03/26 (15-Month Effective Date (SARC))

Commissioners Assigned: All Commissioners

Prehearing Officer: Ortega

Staff: ENG: Ramirez-Abundez, King, Ramos, Smith II

AFD: Cohn, G. Kelley

ECO: Bruce, Hudson, Sibley

GCL: Imig, Augspurgen

(Proposed Agency Action - Except for Issue Nos. 13, 14, and 15)

Issue 1: Is the quality of service provided by Grenelefe satisfactory?

Recommendation: No. While the Utility is in compliance with the Department of Environmental Protection (DEP) standards, staff recommends that the Utility's attempt to address customer satisfaction could be improved. In addition, staff has identified managerial issues, such as the Utility's failure to maintain required complaint and service interruption records. As such, staff recommends that Grenelefe's quality of service be considered marginal, but that no penalty be imposed at this time. Staff further recommends that the Utility meet with its customers within three months of issuance of the Consummating or Final Order to discuss its quality of service issues. The Office of Public Counsel and Commission staff should be timely made aware of the meeting date, place, and time. Lastly, within one month after such meeting with its customers, the Utility shall file a report in this docket summarizing the results of the meeting.

Issue 2: Are the infrastructure and operating conditions of Grenelefe's water and wastewater system in compliance with DEP regulations?

Recommendation: Yes. Grenelefe's water and wastewater treatment facilities are in compliance with DEP regulations.

Issue 3: What are the used and useful (U&U) percentages of Grenelefe's water treatment plant (WTP), WWTP, water distribution, and wastewater collection systems?

Recommendation: Grenelefe's WTP, WWTP, water distribution, and wastewater collections systems should be considered 100 percent U&U. Additionally, staff recommends that a 53.9 percent adjustment to purchased power and chemicals should be made for excessive unaccounted for water (EUW). No adjustment is recommended for excessive infiltration and inflow (I&I).

Issue 4: What is the appropriate average test year rate base for Grenelefe?

Recommendation: The appropriate average test year rate bases for Grenelefe are \$1,866,312 for water and \$1,241,585 for wastewater. Further, staff recommends the Utility be required to submit a report no later than November 30, 2026, detailing the status of each Commission-approved pro forma project.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

(Continued from previous page)

Issue 5: What is the appropriate return on equity and overall rate of return for Grenelefe?

Recommendation: The appropriate return on equity (ROE) is 10.51 percent with a range of 9.51 percent to 11.51 percent. The appropriate overall rate of return is 9.00 percent.

Issue 6: What are the appropriate test year revenues for Grenelefe’s water and wastewater system?

Recommendation: The appropriate test year operating revenues for Grenelefe’s are \$291,545 for the water system and \$254,027 for the wastewater system.

Issue 7: What is the appropriate amount of operating expense for Grenelefe?

Recommendation: The appropriate amount of operating expense for Grenelefe is \$571,555 for water and \$575,941 for wastewater.

Issue 8: Does Grenelefe meet the criteria for application of the operating ratio methodology?

Recommendation: No, Grenelefe does not meet the requirement for application of the operating ratio methodology for calculating the revenue requirement.

Issue 9: What is the appropriate revenue requirement for Grenelefe?

Recommendation: The appropriate revenue requirement is \$739,456 for water and \$687,638 for wastewater, resulting in an annual increase of \$447,911 (153.63 percent) for water and \$433,611 (170.69 percent) for wastewater.

Issue 10: What are the appropriate rate structure and rates for Grenelefe’s water and wastewater systems?

Recommendation: The recommended rate structure and monthly water and wastewater rates are shown on Schedule Nos. 4-A and 4-B of staff’s memorandum dated January 22, 2026. The Utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The Utility should provide proof of the date notice was given within 10 days of the date of the notice.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

(Continued from previous page)

Issue 11: What are the appropriate initial customer deposits for Grenelefe?

Recommendation: The appropriate initial customer deposits for the residential 5/8 inch x 3/4 inch meter size should be \$72 and \$89 for water and wastewater. Additionally, non-potable water customer deposits should be removed. The initial customer deposit for all other residential meter sizes and all general service meter sizes should be two times the average estimated bill for water. The approved initial customer deposits should be effective for connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The Utility should be required to collect the approved deposits until authorized to change them by the Commission in a subsequent proceeding.

Issue 12: Should Grenelefe's requested service availability charges be approved?

Recommendation: The service availability charges requested by Grenelefe should not be approved. Staff recommends service availability charges should be set as a plant capacity charge of \$147 for water and \$1,138 for wastewater. The Utility should file a revised tariff sheet to reflect the Commission-approved charges. The approved charges shall be effective for connections made on or after the stamped approval date on the tariff sheet. In addition, the approved charges should not be implemented until staff has approved the proposed customer notice and the notice has been received by property owners who requested service beginning 12 months prior to the establishment of this docket. The Utility shall provide proof of noticing within 10 days of rendering the approved notice.

Issue 13: What is the appropriate amount by which rates should be reduced four years after the published effective date to reflect the removal of the amortized rate case expense?

Recommendation: The rates should be reduced as shown on Schedule Nos. 4-A and 4-B of staff's memorandum dated January 22, 2026, to remove rate case expense grossed-up for RAFs and amortized over a four-year period. Pursuant to Section 367.081(8), F.S., the decrease in rates should become effective immediately following the expiration of the rate case expense recovery period. Grenelefe should be required to file revised tariffs and a proposed customer notice setting forth the lower rates and rationale no later than one month prior to the effective date of the new rates. If the Utility files revised tariffs reflecting this reduction in conjunction with a price index or pass-through rate adjustment, separate data should be filed for the price index and/or pass-through increase and the reduction in the rates due to the amortized rate case expense.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

(Continued from previous page)

Issue 14: Should the recommended rates be approved for Grenelefe on temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility?

Recommendation: Yes. Pursuant to Section 367.0814(7), F.S., the recommended rates should be approved for the Utility on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility. Grenelefe should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheet, pursuant to Rule 25-30.475(1), F.A.C. In addition, the temporary rates should not be implemented until staff has approved the proposed notice, and the notice has been received by the customers. Prior to implementation of any temporary rates, the Utility should provide appropriate security.

If the recommended rates are approved on a temporary basis, the rates collected by the Utility should be subject to the refund provisions discussed below in the staff analysis portion of staff's memorandum dated January 22, 2026. In addition, after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., the Utility should file reports with the Commission's Office of Commission Clerk no later than the 20th of each month indicating the monthly and total amount of money subject to refund at the end of the preceding month. The report filed should also indicate the status of the security being used to guarantee repayment of any potential refund.

Issue 15: Should Grenelefe be required to notify the Commission within 90 days of an effective order finalizing this docket, that it has adjusted its books for all the applicable National Association of Regulatory Utility Commissioners' Uniform System of Accounts (NARUC USOA) primary accounts?

Recommendation: Yes. Grenelefe should be required to notify the Commission, in writing, that it has adjusted its books in accordance with the Commission's decision. The Utility should submit a letter within 90 days of the Commission's final order in this docket, confirming that the adjustments to all applicable NARUC USOA primary accounts have been made to the Utility's books and records. In the event the Utility needs additional time to complete the adjustments, a notice providing good cause should be filed not less than seven days prior to the deadline requesting an extension. Upon providing a notice of good cause, staff should be given administrative authority to grant an extension of up to 60 days.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

(Continued from previous page)

Issue 16: Should this docket be closed?

Recommendation: No. If no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the order, a consummating order should be issued. The docket should remain open for staff's verification that the revised tariff sheets and customer notice have been filed by the Utility and approved by staff. In addition, this docket should remain open until (1) the report with the summary of the results of the customer meeting and (2) the report detailing the status of each of the Commission approved pro-forma projects has been submitted by the Utility. Once these actions are complete, this docket should be closed administratively.

ITEM NO.

CASE

4**PAA

Docket No. 20250124-EU – Joint petition to extend phase one territorial settlement agreement in Hernando, Citrus, and Pasco Counties, by Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc.

Critical Date(s): None

Commissioners Assigned: All Commissioners

Prehearing Officer: Payne

Staff: ECO: Clark, Barrett

GCL: Thompson

Issue 1: Should the Commission approve the joint petition to extend the effective date of the territorial agreement between Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc. for five years through October 10, 2030?

Recommendation: Yes, the Commission should approve the amended joint petition to extend the effective date of the territorial agreement between Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc. The five-year extension date of the agreement should begin on October 10, 2025, and run through October 10, 2030, as requested by the two utility companies.

Issue 2: Should this docket be closed?

Recommendation: Yes, this docket should be closed upon the issuance of a Consummating Order unless a person whose substantial interests are affected by the Commission's decision files a protest within 21 days of the issuance of the proposed agency action.