

FLORIDA PUBLIC SERVICE COMMISSION

VOTE SHEET

September 4, 2025

FILED 9/4/2025
DOCUMENT NO. 09074-2025
FPSC - COMMISSION CLERK

Item 9

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

Issue 1: Should Grenelefe's requested interim service availability charges be approved?

Recommendation: The interim service availability charges requested by Grenelefe should not be approved. Staff recommends interim service availability charges should be set as a plant capacity charge of \$320 for water and \$4,942 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. The approved plant capacity charges should not be implemented until the required security has been established and shall be held subject to refund, pending the Commission's decision regarding the appropriate pro forma plant additions.

DENIED

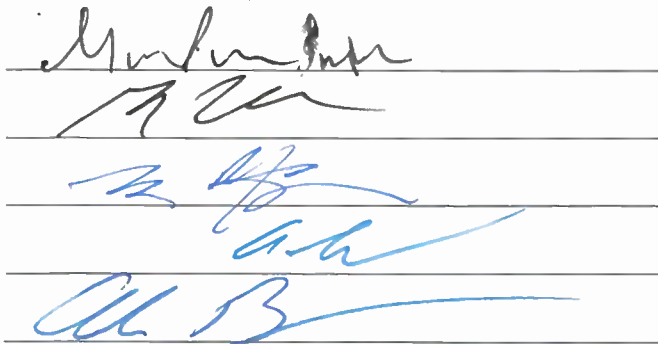
Grenelefe's requested interim service availability charges are approved.

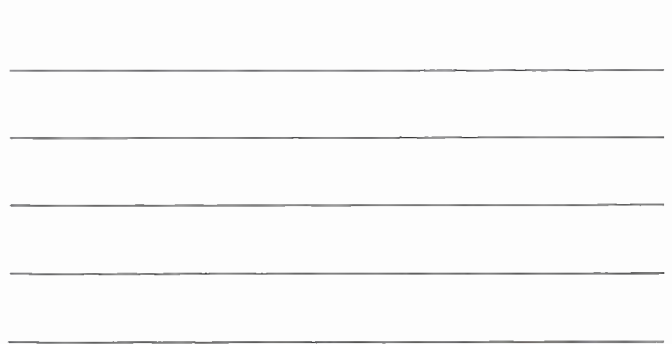
COMMISSIONERS ASSIGNED: All Commissioners

COMMISSIONERS' SIGNATURES

MAJORITY

DISSENTING





REMARKS/DISSENTING COMMENTS:

Grenelefe's handout is attached.

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Issue 2: What is the appropriate security to guarantee the interim increase?

Recommendation: The utility should file an escrow agreement to guarantee potential refunds of water and wastewater plant capacity charges collected under interim conditions. Pursuant to Rule 25-30.360(7), F.A.C., the utility shall provide a report by the 20th of each month indicating the monthly and total revenue collected subject to refund.

APPROVED

Issue 3: Should this docket be closed?

Recommendation: This docket should remain open pending final resolution of SARC.

APPROVED

The Commission's decision shall be considered interim.

Grenelefe Utility
Comparable Connection Fees
July 24, 2025

	Inside	The	City		Outside	The	City
	Water	Wastewater	Combined		Water	Wastewater	Combined
Polk County	N/A	N/A	N/A		3,038	6,169	9,207
Toho Water Authority	N/A	N/A	N/A		6,650	3,293	9,943
City of Davenport	6,300	5,360	11,660		N/A	N/A	N/A
Town of Dundee	2,408	3,068	5,476		N/A	N/A	N/A
Town of Lake Hamilton	5,650	6,371	12,021		5,650	7,964	13,614
City of Lakeland	3,603	3,672	7,275		4,504	4,590	9,094
City of Auburndale	3,127	4,917	8,044		3,908	6,146	10,055
Averages	4218	4678	8895		4750	5632	10,383

	Water	Wastewater	Combined
Averages nearby	4484	5155	9639
Grenelefe Proposed	2402	7434	9836
Staff Proposed Interim	320	4942	5262

Parties/Staff Handout
Internal Affairs/Agenda
on 1 / 4 / 25
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