APPENDIX A

REVIEW OF THE

2025 TEN-YEAR SITE PLANS

OF FLORIDA'S ELECTRIC UTILITIES

FLORIDA PUBLIC SERVICE COMMISSION

NOVEMBER 2025

Ten-Year Site Plan Comments

State Agencies

Regional Planning Councils

Local Governments

Water Management Districts

2025 Ten-Year Site Plans Workshop

State Agencies

Fish and Wildlife Conservation Commission

Florida Fish and Wildlife Conservation Commission

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Executive Director
Roger A. Young
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Charles "Rett" Boyd
Assistant Executive Director

George Warthen
Chief Conservation Officer

Jessica Crawford
Chief of Staff

Division of Habitat and
Species Conservation
Melissa Tucker
Director

850-488-3831

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

July 31, 2025

Greg Davis
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850
GDavis@psc.state.fl.us

RE: Review of the 2025 Ten-Year Site Plans for Florida's Electric Utilities

Dear Mr. Davis:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the 2025 Ten-Year Site Plans for the electric utilities operating in Florida submitted to the Florida Public Service Commission (PSC) pursuant to Section 186.801, Florida Statutes. There are no comments or recommendations related to listed species or other fish and wildlife resources to offer on the following plans:

- Florida Power & Light Company
- Duke Energy Florida
- Tampa Electric Company
- Florida Municipal Power Agency
- Gainesville Regional Utilities
- JEA
- Lakeland Electric
- Orlando Utilities Commission
- Seminole Electric Cooperative
- City of Tallahassee Utilities

The Florida Power & Light Company (FPL) and Duke Energy Florida (Duke) plans discuss continuing work associated with solar power generating facilities. The Tampa Electric Company plan discusses proposed enhancement to solar power facilities. The City of Tallahassee Utilities plan describes two planned transmission projects. FWC staff are available as needed to provide technical assistance to these companies for project planning or pre-application processes.

FWC staff appreciates the opportunity to review the Ten-Year Site Plans submitted by the PSC. Future requests for assistance with fish and wildlife resources can be submitted to our office at ConservationPlanningServices@MyFWC.com. For specific technical questions about this year's reviews, please call Laura DiGruttolo at (850) 728-5147.

Sincerely,

Josh Cucinella
Land Use Planning Program Administrator
Office of Conservation Planning Services

jc/ld
2025 Ten-Year Site Plans_07312025

State Agencies

FloridaCommerce

August 8, 2025

Mr. Greg Davis
Engineering Specialist
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RE: Review of the 2025 Ten-Year Site Plans for Florida's Electric Utilities

Dear Mr. Davis:

At your request, we have reviewed the 2025 Ten-Year Site Plans for the electric utilities. FloridaCommerce's review focused on the potential and preferred sites for future power generation, and the compatibility of those sites with the applicable local comprehensive plan, including the adopted future land use map. Please see our enclosed comments.

Should you have any questions regarding these comments, please contact Scott Rogers, Regional Planning Analyst, at (850) 717-8510, or by email at Scott.Rogers@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

Enclosure: FloridaCommerce Review Comments

FloridaCommerce 2025 Ten-Year Site Plan Review Comments

FloridaCommerce's review focused on potential and preferred sites for future power generation, and the compatibility of those sites with the applicable local government comprehensive plan, including the adopted future land use map. In addition, FloridaCommerce's comments provide information regarding the local zoning designation when the applicable future land use map designation for a site does not expressly address whether electric power generation facilities are allowed or prohibited. Eight utilities (Duke Energy Florida, Florida Municipal Power Agency, Florida Power and Light Company, Gainesville Regional Utilities, Jacksonville Electric Authority, Lakeland Electric, Seminole Electric Cooperative, and Tampa Electric Company) have identified potential or preferred sites for future power generation in their Ten-Year Site Plan (TYSP). Potential sites are defined in Rule 25-22.070, Florida Administrative Code (F.A.C.), as "sites within the state that an electric utility is considering for possible location of a power plant, a power plant alteration, or an addition resulting in an increase in generating capacity." Preferred sites are defined in Rule 25-22.070, F.A.C., as "sites within the state on which an electric utility intends to construct a power plant, a power plant alteration, or an addition resulting in an increase in generating capacity."

Several TYSPs identify sites for solar facilities. Section 163.3205(2), Florida Statutes (F.S.), defines the term "solar facility" to mean a production facility for electric power which: (a) uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed primarily offsite; (b) consists primarily of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components; and (c) may include accessory administration or maintenance buildings, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures. Section 163.3205(3), F.S., states that a solar facility shall be a permitted use in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts within an unincorporated area and must comply with the setback and landscaped buffer area criteria for other similar uses in the agricultural district.

Proposed Potential or Preferred Sites

1. Duke Energy Florida

The Duke Energy Florida (DEF) TYSP identifies nine preferred sites (listed below) to increase power generating capacity (photovoltaic solar power generation).

A. Bailey Mill Solar Site: The Bailey Mill Solar site is located on approximately 500 acres in Jefferson County. The TYSP states that the site is located on timber and agricultural lands. The Jefferson County Comprehensive Plan Future Land Use Map designates the site as Agriculture 20 and a solar facility is allowed pursuant to Section 163.3205, F.S.

B. Half Moon Solar Site: The Half Moon Solar site is located on approximately 500 acres in Sumter County. The TYSP states that the site contains timber lands. The Sumter County Comprehensive Plan Future Land Use Map designates the site as Agriculture and a solar facility is allowed pursuant to Section 163.3205, F.S.

C. Powerline Energy Storage Site: The Powerline Energy Storage site is located on 1 acre in Citrus County. DEF intends to develop a battery energy storage system on the Powerline Energy Storage site. The Citrus County Comprehensive Plan Future Land Use Map designates the site as Transportation, Communication, and Utilities, and the battery energy storage system is an allowable use within this land use category.

D. Rattler Solar Site: The Rattler Solar site is located on approximately 561 acres in Hernando County. The TYSP states that the site is located on agricultural lands. The Hernando County Comprehensive Plan Future Land Use Map designates the site as Rural and the site is designated as Agricultural District on the County's Zoning Map, and a solar facility is allowed pursuant to Section 163.3205, F.S.

E. Sundance Solar Site: The Sundance Solar site is located on approximately 500 acres in Madison County. The TYSP states that the site is located on former agricultural lands. The Madison County Comprehensive Plan Future Land Use Map designates the site as Agriculture 1, and a solar facility is allowed pursuant to Section 163.3205, F.S.

F. Other Preferred Sites: For the sites identified in the table below, the TYSP does not include maps of a suitable scale that show the location of each site in relation to an identified nearby or surrounding roadway network. For these sites, it would be helpful to readers if the TYSP included maps of a suitable scale that show the location of each site in relation to an identified nearby or surrounding roadway network in order to assist the reader in understanding the location and suitability of the sites and to assist in determining the comprehensive plan future land use map designation.

Name of Site	Site Area	County
Banner Solar	500 to 600 acres	Columbia
Jumper Creek Solar	500 to 600 acres	Sumter
Lonesome Camp Solar	500 to 600 acres	Osceola
Turnpike Solar	500 to 600 acres	Osceola

2. Florida Municipal Power Agency

The Florida Municipal Power Agency TYSP identifies three potential sites for the increase in power generating capacity: (1) Cane Island Power Park; (2) Treasure Coast Energy Center; and (3) Stock Island.

A. Cane Island Power Park Site: The Cane Island Power Park (CIPP) site is located on 1,027 acres in rural northwest Osceola County, approximately one mile northwest of Intercession City. The site contains existing power generation facilities. The Osceola County Comprehensive Plan Future Land Use Map designates the site as "Rural/Agriculture," which allows electric utility facilities.

B. Treasure Coast Energy Center Site: The Treasure Coast Energy Center site is located on 69 acres in the Midway Industrial Park in the City of Fort Pierce. The site contains existing power generation facilities. The City of Fort Pierce Comprehensive Plan Future Land Use Map designates the site as "Institutional," which allows an electric generating plant.

C. Stock Island Power Plant Site: The Stock Island Power Plant site is located on Stock Island near Key West, and the site contains existing power generation facilities. The Monroe County Comprehensive Plan Future Land Use Map designates the Stock Island Power Plant site as "Public Facilities," which allows electric generation plants.

3. Florida Power and Light Company

The Florida Power and Light Company (FPL) TYSP identifies 39 preferred sites and 18 potential sites for the increase of power generating capacity.

A. The TYSP identifies the following as preferred sites:

1. Turkey Point Units 6 and 7 Site: The Turkey Point Plant site is located on approximately 3,300 acres in the southern portion of Miami-Dade County. The site contains existing power generating facilities. The Miami-Dade County Comprehensive Plan Future Land Use Map designates the site as "Institutions, Utilities, and Communications" which allows power generation and "Environmental Protection Area."

2. Other Preferred Sites: For the sites identified in the table below, the TYSP does not include maps of a suitable scale that show the location of each site in relation to an identified nearby or surrounding roadway network. For these sites, it would be helpful to readers if the TYSP included maps of a suitable scale that show the location of each site in relation to an identified nearby or surrounding roadway network in order to assist the reader in understanding the location and suitability of the sites and to assist in determining the comprehensive plan future land use map designations.

Name of Site	Site Area	County
Ambersweet SEC	518 acres	Indian River
Big Brook SEC	848 acres	Calhoun
Blackwater Battery ESSC	unspecified	Santa Rosa
Boardwalk SEC	553 acres	Collier
Canoe Battery ESSC	unspecified	Okaloosa
Catfish SEC	837 acres	Okeechobee
Chipola River Battery ESSC	unspecified	Calhoun
Clover SEC	433 acres	St. Lucie
Cocoplum SEC	470 acres	Hendry
County Line SEC	630 acres	DeSoto
Flatford SEC	925 acres	Manatee
Fourmile Creek Battery ESSC	unspecified	Calhoun
Goldenrod SEC	610 acres	Collier
Hardwood Hammock SEC	750 acres	Walton
Hendry SEC	641 acres	Hendry
Indrio SEC	400 acres	St. Lucie
Joshua Creek SEC	621 acres	DeSoto
Kayak Battery SEC	627 acres	Okaloosa
LaBelle SEC	459 acres	Hendry
Lansing Smith Battery ESSC	27 acres	Bay
Mallard SEC	456 acres	Brevard

Maple Trail SEC	930 acres	Baker
Mare Branch SEC	669 acres	DeSoto
Middle Lake SEC	524 acres	Madison
North Orange SEC	656 acres	St. Lucie
Pinecone SEC	438 acres	Calhoun
Price Creek SEC	792 acres	Columbia
Putnam Battery ESSC	57 acres	Putnam
Saddle SEC	647 acres	DeSoto
Sand Pine SEC	719 acres	Calhoun
Sea Grape SEC	564 acres	St. Lucie
Shirer Branch Battery ESSC	unspecified	Calhoun
Spanish Moss SEC	483 acres	St. Lucie
Swamp Cabbage SEC	725 acres	Hendry
Tangelo SEC	748 acres	Okeechobee
Tenmile SEC	718 acres	Calhoun
Vernia SEC	533 acres	Indian River
Wood Stork SEC	603 acres	St.Lucie

B. The TYSP identifies the following as potential sites:

1. For the 18 potential sites identified in the table below, the TYSP does not: (1) state the size of the site in number of acres; nor (2) include maps of a suitable scale that show the location of each site in relation to an identified nearby or surrounding roadway network. For these potential sites, it would be helpful to readers if the TYSP identified the amount of acres of each site and included maps of a suitable scale that show the location of each site in relation to an identified nearby or surrounding roadway network in order to assist the reader in understanding the location and suitability of the sites and to assist in determining the comprehensive plan future land use map designations.

Name of Site	County
Beachland SEC	Indian River
Bromeliad SEC	Collier
Cardinal Solar Energy Center (SEC)	Brevard
Carlton SEC	St. Lucie
Gum Creek SEC	Jackson
Honeybee SEC	Collier
Inlet SEC	Indian River
Myakka SEC	Manatee
Owen Branch SEC	Manatee
Pine Lily SEC	St. Lucie
Sand Gully SEC	DeSoto
Shell Creek SEC	Charlotte and DeSoto
Shores SEC	Indian River
Spoonbill SEC	Collier
Treefrog SEC	Collier
Wabasso SEC	Indian River

Waveland SEC	St. Lucie
Wild Lime SEC	St. Lucie

4. Gainesville Regional Utilities

The Gainesville Regional Utilities TYSP identifies one preferred site (Deerhaven Generating Station site) for the increase in power generating capacity.

A. Deerhaven Generating Station Site: The Deerhaven Generating Station site is located on 3,474 acres within the City of Gainesville, and the site contains an existing power generation facility. The City of Gainesville Comprehensive Plan Future Land Use Map designates the site as "Public and Institutional Facilities," which allows utilities.

5. Jacksonville Electric Authority

The Jacksonville Electric Authority TYSP identifies one potential site (Jacksonville) for the increase in power generating capacity. The TYSP describes the site as 30 acres but does not identify the specific location of the site. The TYSP states that further updates will be presented in subsequent TYSPs as the site evaluation process is finalized.

6. Lakeland Electric

The Lakeland Electric TYSP identifies one preferred site (McIntosh Power Plant) for the increase in power generating capacity.

A. McIntosh Power Plant Site: The McIntosh Power Plant site is located on 530 acres in the City of Lakeland and contains an existing power generation facility. The City of Lakeland Comprehensive Plan Future Land Use Map designates the site as "Industrial" and electric power generating facilities may be allowed as a conditional use through the Land Development Code.

7. Seminole Electric Cooperative

The Seminole Electric Cooperative TYSP identifies two potential sites (Gilchrist site and Seminole Generating Station) for the increase in power generating capacity.

A. Gilchrist Site: The Gilchrist site is located on 520 acres in the central portion of Gilchrist County, approximately two miles northeast of the City of Bell. The site does not contain existing power generation facilities. Much of the site has been used for silviculture (pine plantation) and consists of large tracts of planted longleaf and slash pine community, and the site contains a limited amount of wetlands (10.1 acres). The site is designated Agriculture-2 on the adopted Future Land Use Map of the Gilchrist County Comprehensive Plan. The Comprehensive Plan allows solar farms within the Agriculture-2 future land use category by special use permit.

B. Seminole Generating Station Site: The Seminole Generating Station site is located on 1,996 acres in unincorporated Putnam County, approximately five miles north of the City of Palatka. The site contains existing power generation facilities. The site is designated as Public Facilities on the adopted Future Land Use Map of the Putnam County Comprehensive Plan. Power generation facilities are an allowable use within the Public Facilities future land use category.

8. Tampa Electric Company

The Tampa Electric Company TYSP identifies 13 preferred sites for the increase in power generating capacity.

1. Bayside Power Station Site: The Bayside (H.L. Culbreath) Power Station site is located in unincorporated Hillsborough County and contains existing power generation facilities. The site is designated mostly as "Heavy Industrial" with a smaller area as "Light Industrial" on the adopted Future Land Use Map of the Hillsborough County Comprehensive Plan. Electric generation plants are an allowed use in the Heavy Industrial future land use category.

2. Big Bend Power Station Site: The Big Bend Power Station site is located in unincorporated Hillsborough County and contains existing power generation facilities. The site is designated mostly as "Heavy Industrial" with a smaller area as "Light Industrial" on the adopted Future Land Use Map of the Hillsborough County Comprehensive Plan. Electric generation plants are an allowed use in the Heavy Industrial future land use category.

3. Polk Power Station Site: The Polk Power Station site is located in unincorporated Polk County and contains existing power generation facilities. The site is designated as "Phosphate Mining" on the Polk County Comprehensive Plan Future Land Use Map, and electric power generation facilities are an allowable use within the Phosphate Mining future land use category.

3. Other Sites: The Tampa Electric Company TYSP lists the following sites for the increase in power generating capacity but does not include maps of a suitable scale that show the specific location of these sites in relation to the nearby or surrounding roadway network:

Name of Site	Site Area	County
Brewster Solar	unspecified	Polk
Brewster Solar Phase II	unspecified	Polk
Cottonmouth Solar	530 acres	Hillsborough
Curiosity Creek Solar	unspecified	Hillsborough
Keene Branch Solar	unspecified	Hillsborough
Lake Mabel Energy Storage Capacity	2 acres	Polk
Long Branch Solar	690 acres	Manatee
Mattaniah Solar	unspecified	Hillsborough
South Tampa Resiliency Project	2 acres	Hillsborough
Wimauma Energy Storage Capacity	2 acres	Hillsborough

For these sites, it would be helpful to readers if the Tampa Electric Company TYSP (Chapter VI: Environmental and Land Use Information) included maps of a suitable scale that show the location of

each site in relation to an identified nearby or surrounding roadway network in order to assist the reader in understanding the location and suitability of the sites and to assist in determining the comprehensive plan future land use map designations.

Treasure Coast Regional Planning Counsel

TREASURE COAST REGIONAL PLANNING COUNCIL
INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

June 27, 2025

Mr. Greg Davis, Engineering Specialist
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Subject: Review of the 2025 Ten-Year Site Plans for Florida's Electric Utilities

Dear Mr. Davis:

The Treasure Coast Regional Planning Council has reviewed the 2025 Ten-Year Site Plans for Florida Power & Light (FPL) Company and Florida Municipal Power Agency (FMPA). Council approved the comments in the attached reports at their board meeting on June 20, 2025.

The report concludes that while the region and all of South Florida remain vulnerable to fuel price increases and supply interruptions because of the continued heavy reliance on only two primary fuel types, natural gas and nuclear fuel, the use of solar power is projected to increase dramatically.

Council urges FPL, FMPA, and the State of Florida to continue developing new programs to 1) reduce the reliance on fossil fuels as future energy sources, 2) increase conservation activities to offset the need to construct new power plants, and 3) increase the use of renewable energy sources to produce electricity.

Please contact me if you have any questions.

Sincerely yours,

Thomas J. Lanahan
Executive Director

Attachments

cc: William P. Cox, FPL
Robert Nelcoski, FMPA

Revision: June 20, 2025

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B5

From: Staff

Date: June 13, 2025

Subject: Florida Power & Light Ten-Year Power Plant Site Plan (2025-2034)

Background

Each year, every major electric utility in the State of Florida produces a ten-year site plan that includes an estimate of future electric power generating needs, a projection of how those needs will be met, and disclosure of information pertaining to the utility's preferred and potential power plant sites. The Florida Public Service Commission (FPSC) requested that Council review the most recent ten-year site plan prepared by FPL and provide comments to the FPSC on or before August 1, 2025. This plan addresses FPL generating power additions and retirements for the years 2025 through 2034. FPL's service area contains approximately 35,000 square miles and serves a population of more than twelve million people.

Analysis

The attached report summarizes FPL's plans for future power generation and provides comments for transmittal to the FPSC. The report concludes that FPL continues to plan for increasing demand over the planning period. They will primarily meet that demand with continued dependence on fossil and nuclear fuels but also concentrate on a rapid increase in renewable sources, primarily solar generating capacity. FPL should be commended for their commitment to dramatically increasing solar power generation.

Council supports FPL's and the State's continued focus to develop new programs to 1) reduce reliance on fossil fuels as future energy sources, 2) increase conservation activities to offset the need to construct new power plants, and 3) increase the use of renewable energy sources to produce electricity.

Recommendation

Council should approve the attached report and authorize its transmittal to the Florida Public Service Commission.

Council Action – June 20, 2025

Attachments

TREASURE COAST REGIONAL PLANNING COUNCIL

Report on the

Florida Power & Light (FPL) Company
Ten Year Power Plant Site Plan 2025-2034

June 20, 2025

Introduction

Each year every major electric utility in the State of Florida produces a ten-year site plan that includes an estimate of future electric power generating needs, a projection of how those needs will be met, and disclosure of information pertaining to the utility's preferred and potential power plant sites. The Florida Public Service Commission (FPSC) has requested that Council review the most recent ten-year site plan prepared by FPL and provide comments to the FPSC on or before August 1, 2025. FPL's service area contains approximately 35,000 square miles and serves a population of more than twelve million people.

Summary of the Plan

The plan indicates combined total peak demand projected growth of 11.9% over the 10-year period; from 28,312 megawatts (MW) in 2025 to 31,677 MW in 2034. During the same timeframe, FPL is expecting to reduce electrical use through demand-side management (DSM) programs that include conservation, energy efficiency, and load management initiatives. FPL's combined DSM savings are expected to grow 11.1% over the reporting period; from 1,995 MW in 2025 to 2,217 MW in 2034 (see Exhibit 1, Schedule 7.1), yielding a growth in firm peak summer demand of 11.9% over the 10-year period; from 26,317 MW in 2025 to 29,460 MW in 2034.

Federal and state energy efficiency code standard changes have significantly lowered FPL's projected load and resource needs and the potential for cost-effective DSM programs. Additionally, increasing energy producing efficiency has reduced DSM program cost effectiveness. FPL is beginning a full review of demand-side renewable technologies to determine recommended DSM goals and programs for the future.

The current plan makes primary electricity gains through upgrades and modernization to existing facilities plus construction of new generating units. Simultaneously, their plan continues to take older and coal-fired capacity out of service.

Major changes in generating capacity are as follows:

FPL system area:

- 2025-2034: Add approximately 17,433 MW of additional photovoltaic
- 2034: Install 7,603 MW of battery storage
- 2028: Capacity upgrades at several of FPL's existing CC units
- 2029: Retirement of Gulf Coast Clean Energy Center Units 4 and 5

Preferred and Potential Power Plant Sites

One of the primary reasons to prepare an annual ten-year power plant site plan is to get information on a utility's plans on preferred and potential siting of new facilities. Based on projected future resource needs, FPL has identified thirty-two "preferred sites" for future power generating facilities. The following eight sites are in the Treasure Coast Region (Exhibit 2).

1. North Orange Solar Energy Center, St. Lucie County: Proposed 656-acre site located at 3551 Minute Maid Road, Fort Pierce, FL 34945

2. Sea Grape Solar Energy Center, St. Lucie County: Proposed 564-acre site located at 5201 Minute Maid Road, Fort Pierce, FL 34945.

3. Clover Solar Energy Center, St. Lucie County: Proposed 433-acre site located at 20508 Schuman Rd, Fort Pierce, FL 34945

4. Wood Stork Solar Energy Center, St. Lucie County: Proposed 603-acre site located at 5601 Granada Ranch Road, Fort Pierce, FL 34945

5. Indrio Solar Energy Center, St. Lucie County: Proposed 400-acre site. – no address assigned – located vicinity 27°31'45.60"N 80°31'30.60"W

6. Ambersweet Solar Energy Center, Indian River County: Proposed 518-acre located at 1755 154th Ave SW, Vero Beach, FL 32966

7. Spanish Moss Solar Energy Center, St. Lucie County: Proposed 483-acre site located at 4219 Minute Maid Road, Fort Pierce, FL 34945

8. Vernia Solar Energy Center, Indian River County: Proposed 533-acre site. no address assigned – located vicinity 27°34'22.35"N 80°37'43.89"W

Each of the above sites are planned for 74.5 MW PV solar plants. These eight sites take up approximately 4,190 acres of land, and by their nature these facilities have minimal offsite impacts.

FPL has also identified eighteen "potential sites" for future generation and storage facilities, though potential sites do not represent a commitment by the utility to construct these new facilities. Nine of these sites are currently planned to be in the Treasure Coast Region.

1. Waveland Solar Energy Center, St. Lucie County
2. Inlet Solar Energy Center, Indian River County
3. Wabasso Solar Energy Cener, Indian River County
4. Shores Solar Energy Center, Indian River County
5. Beachland Solar Energy Center, Indian River County
6. Cardinal Solar Energy Center, Indian River County
7. Pine Lily Solar Energy Center, St. Lucie County
8. Wild Lime Solar Energy Center, St. Lucie County
9. Carlton Solar Energy Center, St. Lucie County

Other Factors

The FPL 2025-2034 plan describes ten factors that have influenced or may influence this resource plan. They are summarized below:

1. Continued Impacts of Tax Credits for Batteries and Solar.
2. The critical need to maintain a balance between load and generating capacity in specific regions of FPL's service area, such as in Northwest Florida and Southeastern Florida (Miami-Dade and Broward counties).
3. The desire to maintain/enhance fuel diversity in the FPL system while considering system economics and reliability.
4. The need to maintain an appropriate balance of DSM and supply resources from the perspectives of both system reliability and operations.
5. The significant impact of federal and state energy efficiency codes and standards.
6. The fuel cost and efficiency of FPL's fossil-fueled generation fleet and the avoidance of fuel cost through increased solar generation.
7. Projected changes in CO_2 regulation and associated compliance costs.
8. Projected increases in electric vehicle (EV) adoption.
9. Enhancing system reliability to prepare for extreme weather events.
10. Enhancing the system for resource adequacy and system reliability throughout the entire year.

Each of these factors described above will continue to be examined in FPL's ongoing resource planning work in 2025 and future years.

Evaluation

The ten-year site plan indicates fossil fuels will remain a primary but decreasing source of energy used to generate electricity; dropping from 65.8% in 2025 (.3% from coal and 65.50% from natural gas) to 45.8% (all natural gas) by the end of 2034 (see Exhibit 3, Schedule 6.2). During the same period, nuclear sources are predicted to fall from 19.9% in 2025 to 18.2% in 2034, primarily due to significant FPL solar investment and the delay of significant nuclear power expansion beyond the 10-year time horizon. Solar sources are predicted to dramatically increase from 12.2% in 2025 to 34.8% in 2034.

Renewable Energy

The ten-year site plan indicates FPL is continuing its efforts to implement cost-effective renewable energy. FPL has facilitated several renewable energy projects (facilities which burn bagasse, waste wood, municipal waste, etc.) through power purchase agreements. For example, FPL has a contract to receive firm capacity from the Solid Waste Authority of Palm Beach County through April 2034. FPL's efforts to increase use of cost-effective renewable energy also include the use of utility-scale solar and customer-focused solar. FPL also has continued interest in battery storage. These efforts are described below.

1. **Universal Solar**: This plan shows a significant increase in utility-scale solar throughout the 10-year period. Approximately 17,433 MW of new solar PV generation is projected to be added in the 2025-2034 time period. The projected total of solar PV climbs to 24,471 MW by the end of 2034.

2. **Distributed PV Pilot Programs**: FPL began implementation of SolarNow, a distributed PV pilot program, in 2015. The voluntary, community-based solar partnership pilot program provides customers a flexible opportunity to bring solar projects into local communities by funding solar facility construction in public areas such as parks, zoos, schools, and museums. At the end of 2024, there were 33,240 participants enrolled in the program with eighty-four projects located in thirty-five communities within the FPL service territory. These projects represent approximately 2,531 kW-DC of PV generation. This program will sunset on December 31, 2025.

Battery Storage:

A 409 MW battery storage facility was added in 2021 at the existing Manatee plant site and two 30 MW battery storage units were added in 2021; one at the existing Sunshine Gateway Solar Energy Center and at the Echo River Solar Energy Center. An additional total of approximately 7,603 MW (nameplate) of battery storage is also included in the resource plan through 2034.

Solar and battery storage continue to be the most cost-effective and only available resource options for FPL customers. However, long term trends of load growth require FPL to examine other options to provide resource adequacy to its customers when they need it the most. FPL projects 475 MW of combustion turbine capacity coming online in 2023.

Electric Vehicle Efforts:

Florida ranks second nationally for EV adoption, and more Floridians are buying EVs every year. FPL began implementing the FPL EVolution pilot program in 2019 to support EV growth with the goal of installing more than 1,000 charging ports, which would increase public EV charging stations in Florida by 50%.

This pilot program is being conducted in partnership with interested host customers over an approximate 3-year period. Installations encompass different EV charging technologies and market segments, including level 2 workplace charging at public and/or private workplaces; destination charging at well-attended locations; residential charging at customers' homes; and fast charging in high-traffic areas, along highway corridors and evacuation routes to enable long distance travel. These places include Florida's Turnpike Service Plazas, public parking areas, tourist attractions, hospitals, and large businesses that employ hundreds of Florida residents. As of December 31, 2024, FPL EVolution Public has installed 910 Level 2 charging ports and 321 fast charging ports.

As part of FPL's 2021 Settlement Agreement, FPL received approval to expand the initial FPL EVolution Pilot and add additional EV programs that were launched in 2022, including: i) public fast charging; ii) new technologies and software; iii) education and outreach; iv) a voluntary

residential commercial EV charging services tariff; and v) a voluntary commercial EV charging services tariff. The tariffs took effect in January 2021 and will last for a period of five years.

Conclusions and Recommendations

Spikes and volatility in the oil and gas markets and international threats to supply confirm the value of moving as quickly as possible towards a more balanced fuels portfolio, with continued emphasis on increasing renewable energy sources. Council supports this approach to reduce vulnerability to fuel price increases and supply interruptions and continues to encourage the Florida Legislature to adopt a Renewable Portfolio Standard to provide a mechanism to expand the use of renewable energy in Florida.

FPL has shown a commendable commitment to dramatically increasing solar power generation. FPL should consider developing programs to install, own, and operate PV units on the rooftops of private and public buildings. One reason to shift to rooftop PV systems distributed throughout the area of demand is that it reduces reliance on large transmission lines and reduces costs associated with owning property; purchasing fuel; and permitting, constructing, and maintaining a power plant. Another advantage of this strategy is that PV systems do not require water for cooling. Additionally, the incentive for owners of buildings to participate in this strategy is to offer reduced rates for purchasing electricity.

Also, FPL should consider expanding solar rebate programs for customers who install PV and solar water heating systems on their homes and businesses. These rebates should be coordinated with other programs, such as the Solar and Energy Loan Fund (SELF) and Property-Assessed Clean Energy (PACE) programs. SELF is a low interest rate loan program that provides financing for clean energy solutions. PACE programs allow property owners to finance energy retrofits by placing an additional tax assessment on the property in which the investment is made.

Council urges FPL and the State of Florida to continue developing new programs to increase conservation measures and to rely, to a greater extent, on renewable energy sources. State legislators should amend the regulatory framework to provide financial incentives for power providers and customers. The phasing in of PV and other locally available energy sources will help Florida achieve a sustainable future as called for in Council's Strategic Regional Policy Plan.

The utility filing can be accessed at the following link:
https://www.floridapsc.com/ten-year-site-plans

Attachments

Exhibit 1

Schedule 7.1
Forecast of Capacity, Demand, and Scheduled Maintenance At Time Of Summer Peak

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
August of Year	Firm Installed Capacity MW	Firm Capacity Import MW	Firm Capacity Export MW	Firm QF MW	Total Firm Capacity Available MW	Total Peak Demand MW	DSM MW	Firm Summer Peak Demand MW	Total Reserve Margin Before Maintenance MW	Total Reserve Margin Before Maintenance % of Peak	Scheduled Maintenance MW	Total Reserve Margin After Maintenance MW	Total Reserve Margin After Maintenance % of Peak	Generation Only Reserve Margin After Maintenance MW	Generation Only Reserve Margin After Maintenance % of Peak
2025	31,971	232	0	4	32,206	28,312	1,995	26,317	5,889	22.4	0	5,889	22.4	3,894	13.8
2026	32,838	231	0	4	33,073	28,664	2,016	26,648	6,425	24.1	0	6,425	24.1	4,409	15.4
2027	33,970	231	0	0	34,201	28,925	2,036	26,888	7,313	27.2	0	7,313	27.2	5,276	18.2
2028	34,312	231	0	0	34,543	29,333	2,056	27,277	7,266	26.6	0	7,266	26.6	5,210	17.8
2029	34,637	231	0	0	34,869	29,687	2,079	27,608	7,261	26.3	0	7,261	26.3	5,182	17.5
2030	34,830	231	0	0	35,061	29,982	2,106	27,877	7,184	25.8	0	7,184	25.8	5,079	16.9
2031	35,180	231	0	0	35,411	30,301	2,133	28,168	7,242	25.7	0	7,242	25.7	5,109	16.9
2032	35,753	191	0	0	35,944	30,823	2,161	28,662	7,282	25.4	0	7,282	25.4	5,121	16.6
2033	36,282	191	0	0	36,472	31,257	2,189	29,068	7,404	25.5	0	7,404	25.5	5,215	16.7
2034	36,735	121	0	0	36,856	31,677	2,217	29,460	7,396	25.1	0	7,396	25.1	5,179	16.3

Col. (2) represents capacity additions and changes projected to be in-service by June 1st. These MW are generally considered to be available to meet summer peak loads which are forecasted to occur during August of the year indicated.
Col. (6) = Col.(2) + Col.(3) - Col(4) + Col(5).
Col.(7) reflects the load forecast without incremental DSM or cumulative load management.
Col.(8) represents cumulative load management capability, plus incremental conservation and load management, from 9/2024-on intended for use with the 2025 load forecast.
Col.(10) = Col.(6) - Col.(9)
Col.(11) = Col.(10) / Col.(9)
Col.(12) indicates the capacity of units projected to be out-of-service for planned maintenance during the summer peak period.
Col.(13) = Col.(10) - Col.(12)
Col.(14) = Col.(13) / Col.(9)
Col.(15) = Col.(6) - Col.(7) - Col.(12)
Col.(16) = Col.(15) / Col.(7)

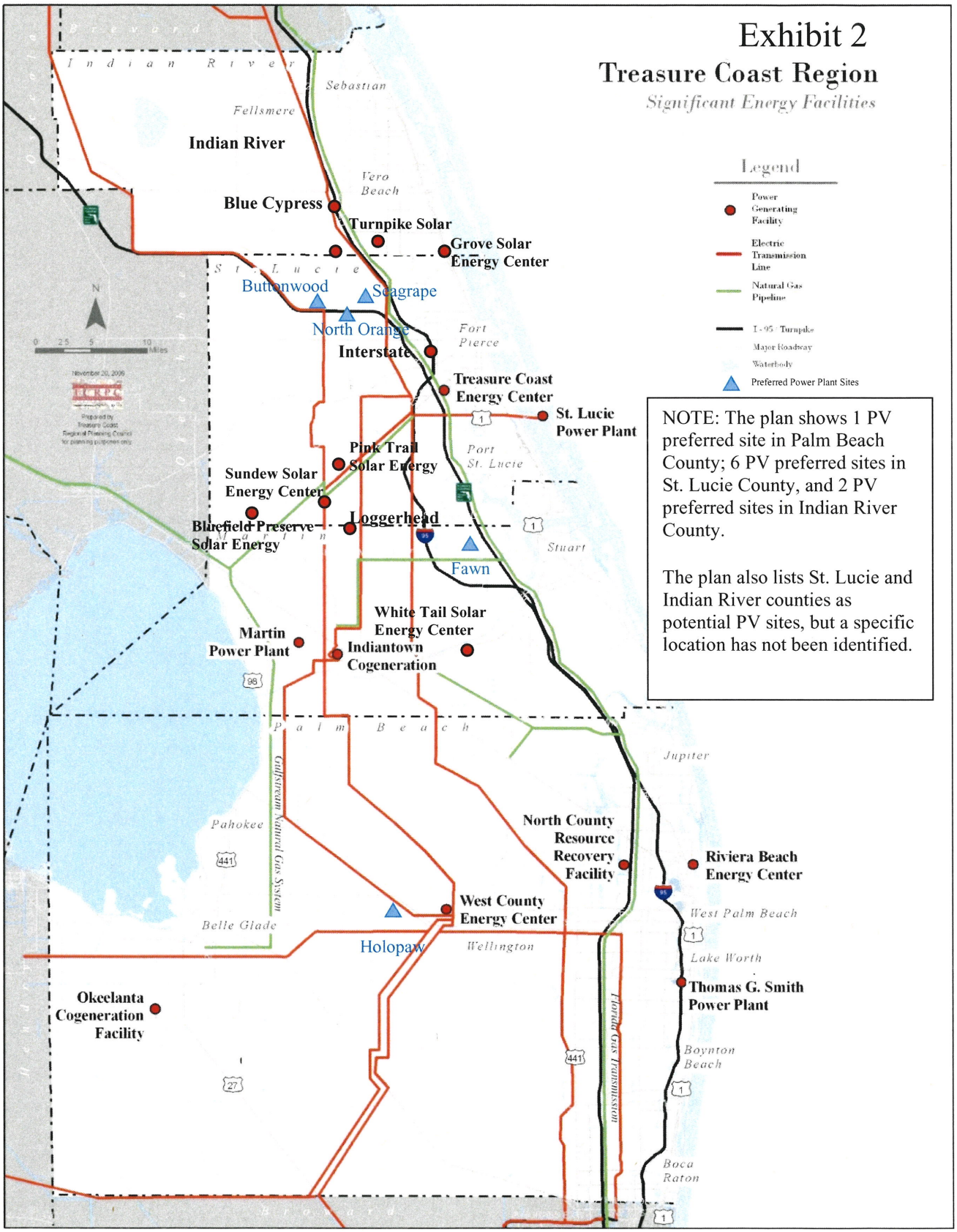


Exhibit 2
Treasure Coast Region
Significant Energy Facilities
Legend
Power Generating Facility
Electric Transmission Line
Natural Gas Pipeline
I-95 Turnpike
Major Roadway
Waterbody
Preferred Power Plant Sites
NOTE: The plan shows 1 PV preferred site in Palm Beach County; 6 PV preferred sites in St. Lucie County, and 2 PV preferred sites in Indian River County.
The plan also lists St. Lucie and Indian River counties as potential PV sites, but a specific location has not been identified.
Indian River
Blue Cypress
Turnpike Solar
Grove Solar Energy Center
Buttonwood
Seagrape
North Orange
Interstate
Treasure Coast Energy Center
St. Lucie Power Plant
Pink Trail Solar Energy
Sundew Solar Energy Center
Bluefield Preserve Solar Energy
Loggerhead
Fawn
White Tail Solar Energy Center
Martin Power Plant
Indiantown Cogeneration
North County Resource Recovery Facility
Riviera Beach Energy Center
West County Energy Center
Holopaw
Okeelanta Cogeneration Facility
Thomas G. Smith Power Plant
Florida Gas Transmission
Gulfstream Natural Gas System
Sebastian
Fellsmere
Vero Beach
Fort Pierce
Port St. Lucie
Stuart
Jupiter
Pahokee
Belle Glade
Wellington
West Palm Beach
Lake Worth
Boynton Beach
Boca Raton
Indian River
St. Lucie
Martin
Palm Beach
Broward

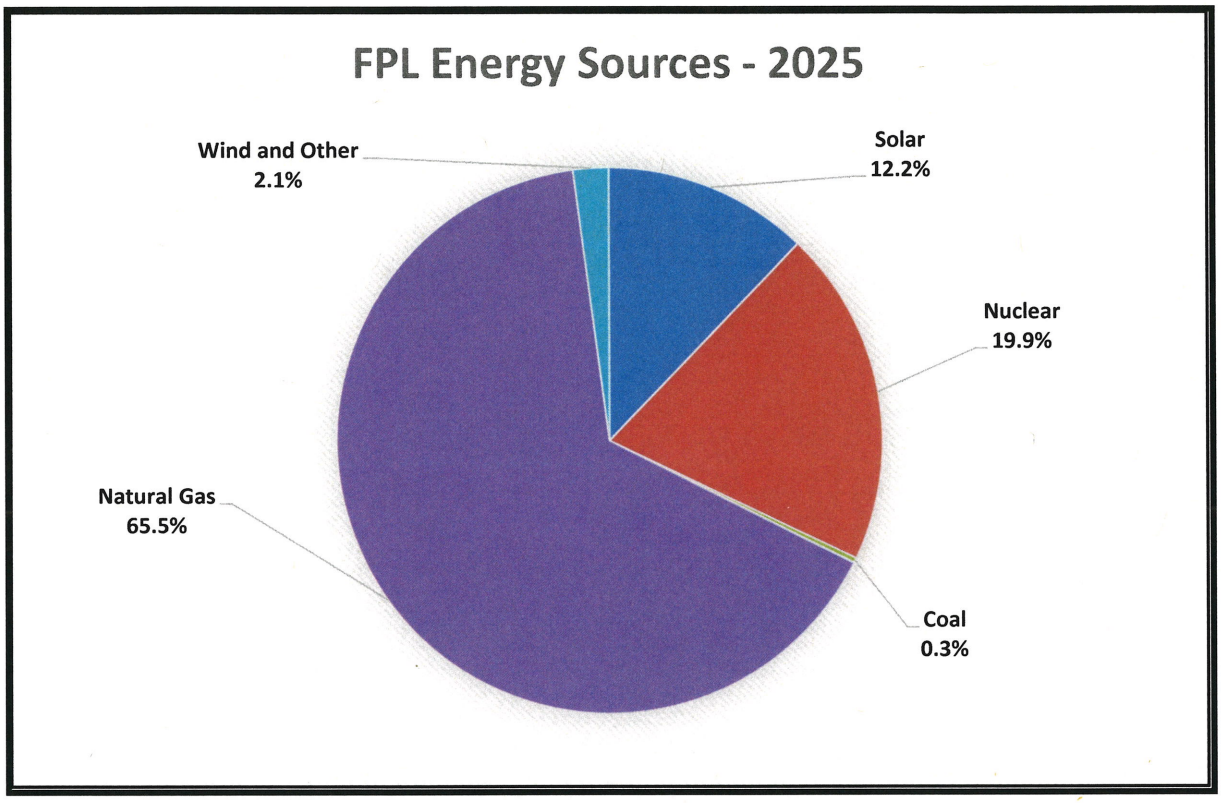
Exhibit 3

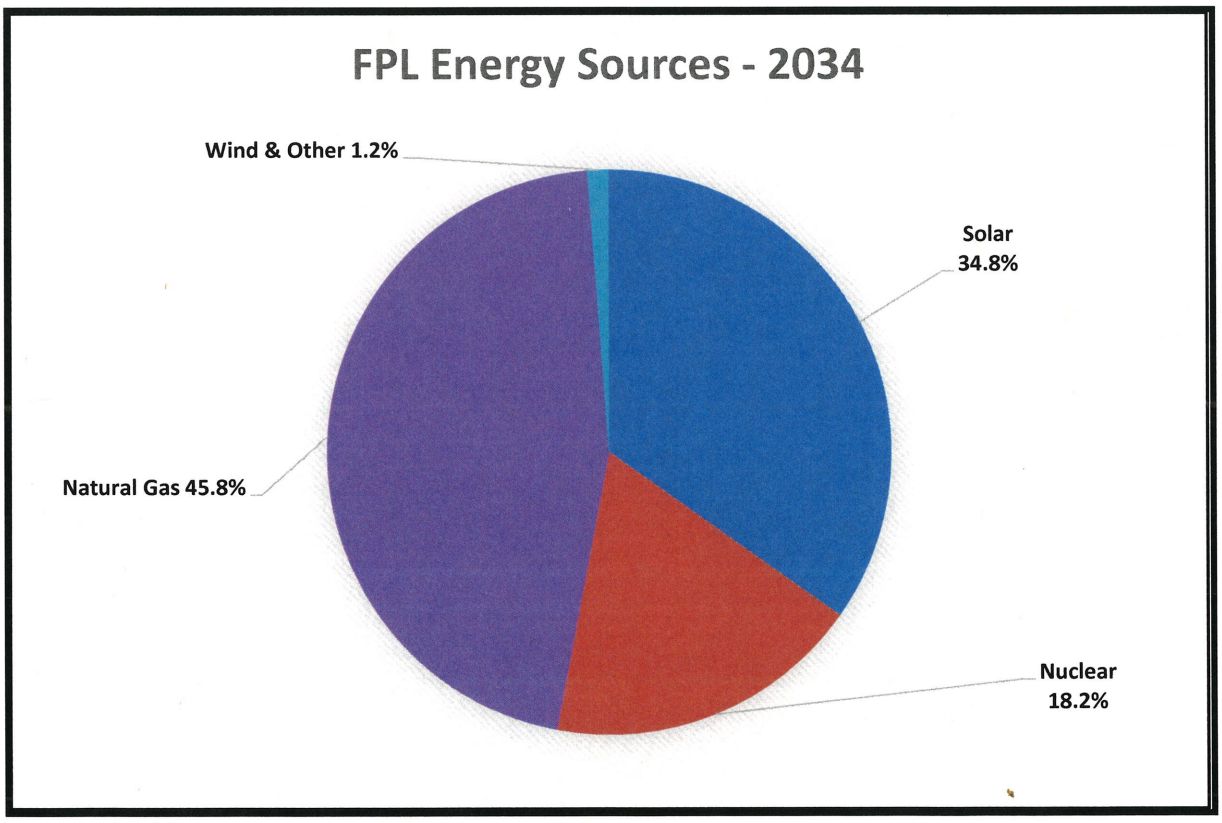
Schedule 6.2 Forecasted
Energy Sources % by Fuel Type

		FPL									
Energy Source	Units	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
(1) Annual Energy Interchange [1/]	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(2) Nuclear	%	19.9	19.7	19.6	19.7	19.2	19.0	18.8	18.6	18.3	18.2
(3) Coal	%	0.3	0.3	0.4	0.3	0.4	0.4	0.4	0.4	0.4	0.5
(4) Residual (FO_6) -Total	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(5) Steam	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(6) Distillate (FO_2) -Total	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(7) Steam	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(8) CC	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(9) CT	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(10) Natural Gas -Total	%	65.5	64.7	63.5	61.6	59.6	56.8	53.7	50.9	48.4	45.8
(11) Steam	%	1.3	1.3	1.0	1.0	0.9	0.9	0.8	0.7	0.8	0.7
(12) CC	%	63.7	62.9	62.1	60.3	58.5	55.6	52.6	50.0	47.4	44.8
(13) CC PPAs - Gas [2/]	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(14) CT	%	0.5	0.5	0.4	0.3	0.2	0.3	0.2	0.3	0.3	0.2
(15) Solar [3/]	%	12.2	13.6	14.9	16.9	19.3	22.4	25.7	28.9	31.7	34.8
(16) PV	%	7.0	8.4	9.8	11.9	14.4	17.6	21.0	24.2	27.1	30.3
(17) Solar Together [4/]	%	5.0	5.0	5.0	4.9	4.8	4.7	4.6	4.5	4.4	4.4
(18) Solar PPAs	%	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1
(19) Wind PPAs	%	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.6	0.6
(20) Hydrogen Gas [5/]	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(21) Other [6/]	%	1.4	1.0	0.9	0.8	0.7	0.7	0.8	0.5	0.5	0.2
		100	100	100	100	100	100	100	100	100	100

1/ Represents interchange between FPL and other utilities.
2/ The Natural Gas PPA that we had with the Shell Plant was retired at the end of 2023.
3/ Represents output from FPL and FPL NWFL's Solar PV, Solar Together (ST), Solar Thermal, and Solar PPA facilities.
4/ The values shown represent energy produced from FPL-owned solar facilities that are part of FPL's SolarTogether (ST) program. Environmental attributes in the form of renewable energy certificates for that participant's allocation of the total energy produced are retired on the participant's behalf.
5/ Represents the Hydrogen Gas produced from the Okeechobee H2 Pilot Program
6/ Represents a forecast of energy expected to be purchased from Qualifying Facilities, Independent Power Producers, etc., net of Economy and other Power Sales as well as the Perdido Unit projected generation.

Exhibit 4


FPL Energy Sources - 2025
Wind and Other 2.1%
Solar 12.2%
Nuclear 19.9%
Natural Gas 65.5%
Coal 0.3%


FPL Energy Sources - 2034
Wind & Other 1.2%
Solar 34.8%
Natural Gas 45.8%
Nuclear 18.2%

Revision: June 20, 2025

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B4

From: Staff

Date: June 13, 2025

Subject: Florida Municipal Power Agency Ten-Year Power Plant Site Plan 2025-2034

Background

Each year, every major electric utility in the State of Florida produces a ten-year site plan that includes an estimate of future electric power generating needs, a projection of how those needs will be met, and disclosure of information pertaining to the utility's preferred and potential power plant sites. The Florida Public Service Commission (FPSC) requested that Council review the most recent ten-year site plan prepared by the Florida Municipal Power Agency (FMPA) and provide comments to the FPSC on or before August 1, 2025.

This plan addresses FMPA generating power additions and retirements for the years 2025 through 2034, focused on the All-Requirements Power Supply Projects (ARP) whereby all the electrical power generating needs of member communities are met through FMPA.

The FMPA is a governmental wholesale power company owned by municipal electric utilities. It was created in 1978 to allow its original members to jointly own, operate, and manage electric power plants and currently has thirty-three members. The FMPA has responsibilities for power supply planning related to the ARP, where the Agency has committed to supplying all the power requirements of thirteen cities. Two of the FMPA's members, Fort Pierce Utilities Authority and the City of Lake Worth Beach are in the Treasure Coast Region.

FMPA currently has six power supply projects that provide all the power needs of thirteen cities and some of the power need for other cities. FMPA generates electricity using various fuel types, including natural gas, coal, nuclear and renewables.

The FMPA electric generation capabilities include: 1) nuclear capacity entitlements, 2) ARP-owned generation capacity, and 3) ARP member-owned generation capacity. Some of this generation occurs within our region. In 1983, the FMPA purchased an 8.8 percent ownership interest in FPL's St. Lucie Unit No. 2 nuclear generating unit. This project is known as the St. Lucie Project. Fourteen of the FMPA members, including one member in the Treasure Coast Region, are participants in the St. Lucie project.

Analysis

The attached report summarizes FMPA plans for future power generation and provides comments for transmittal to the FPSC. The report concludes that FMPA continues to plan for demand over the planning period. They will primarily meet that demand with continued heavy dependence on fossil and nuclear fuels but also concentrate on a rapid increase in renewable sources, primarily solar generating capacity.

Council supports FMPA's and the State's efforts to develop new programs to: 1) reduce reliance on fossil fuels as future energy sources, including retirement of coal facilities, 2) increase conservation activities to offset the need to construct new power plants, and 3) increase the use of renewable energy sources to produce electricity.

Recommendation

Council should approve the attached report and authorize its transmittal to the Florida Public Service Commission.

Council Action – June 20, 2025

Attachment

TREASURE COAST REGIONAL PLANNING COUNCIL

Report on the

Florida Municipal Power Agency
Ten Year Power Plant Site Plan 2025-2034

July 20, 2025

Introduction

Each year every major electric utility in the State of Florida produces a ten-year site plan that includes an estimate of future electric power generating needs, a projection of how those needs will be met, and disclosure of information pertaining to the utility's preferred and potential power plant sites. The Florida Public Service Commission (FPSC) has requested that Council review the most recent ten-year site plan prepared by the Florida Municipal Power Agency (FMPA) and provide comments to the FPSC on or before August 1, 2025.

Summary of the Plan

The FMPA is a governmental wholesale power company owned by municipal electric utilities. It was created in 1978 to allow its original members to jointly own, operate, and manage electric power plants and currently has thirty-three members. FMPA's member utilities are located throughout the state from the Panhandle to Key West. Together, they provide electricity to nearly 4 million Florida residents and businesses, or 14% of the state population, and employ nearly 5,800 people.

The FMPA has responsibilities for power supply planning related to the All Requirements Power Supply (ARP) members, where the agency has committed to supplying all the power requirements of thirteen cities. The Fort Pierce Utilities Authority joined the ARP in January 1998.

FMPA currently has six power supply projects (Stanton, Tri-City, Stanton II, St. Lucie, Florida Municipal Solar Project Phase II, and Florida Municipal Solar Project Phase III) that provide all the power needs of thirteen cities and some of the power need for other cities. FMPA generates electricity using various fuel types, including natural gas, coal, nuclear and renewables. A map of the ARP participants and FMPA's power sources as of December 31, 2024, is shown in Exhibit 2, Figure ES-1.

The FMPA electric generation capabilities include: 1) nuclear capacity entitlements, 2) ARP-owned generation capacity, and 3) ARP member-owned generation capacity. Some of this generation occurs within the region. In 1983, the FMPA purchased an 8.8 percent ownership interest in FPL's St. Lucie Unit No. 2 nuclear generating unit. This project is known as the St. Lucie Project. Fourteen of the FMPA members, including one member in the Treasure Coast Region, are participants in the St. Lucie Project.

The total summer capacity of ARP resources for 2025 is 2,027 MW and comprised of ARP member-owned resources. The ARP expects to meet its generation capacity requirements and maintains a 15% reserve margin with existing and planned resources through the end of 2034. ARP shares in nuclear, coal, and gas-fired plants, and power purchase agreements. Demand within ARP in 2025 is 1,626 MW, reducing to 1,487 MW in 2034 with reductions driven by changes in how much ARP produced power is made available for resale (see Exhibit 1, Schedule 7.1).

The current plan makes primary electricity gains through peaking purchase, which could be comprised of solar, energy storage, offsets from load management, and reserve capacity. FMPA anticipates ceasing to burn coal after 2027 as one jointly owned coal unit retires in 2025 and the other is converted to natural gas in 2027. There are no new generating facilities proposed with ARP member owned systems.

Evaluation

The ten-year site plan indicates that fossil fuels will remain the primary but shrinking source of energy used by FMPA to generate electricity during the next 10 years (see Exhibit 3, Schedule 6.2); accounting for 92.8% (8.1% from coal and 84.7% from natural gas) of FMPA's electric generation in 2025. The plan predicts fossil fuels will account for 89.6% (0.0% from coal and 89.6% from natural gas) of FMPA electric generation in 2034. During the same period, nuclear sources are predicted to increase from 4.9% in 2025 to 5.6% in 2034. Solar sources are predicted to dramatically increase from 1.5% in 2025 to 4.3% in 2034.

Renewable Energy

FMPA is actively involved in planning and developing new renewable energy resources. Currently, the ARP purchases power from a sugar bagasse fueled cogeneration plant and uses landfill gas to supplement coal fuel requirements. The ARP has member-owned photovoltaic solar generating capacity and 20-year power purchase agreement solar capacity which will dramatically increase the share of electricity generated through renewable sources.

Conclusions and Recommendations

Volatility in the oil and gas markets and international threats to supply confirms the value of moving as quickly as possible towards a more balanced fuels portfolio, with continued emphasis on increasing renewable energy sources. Council supports this approach to reduce vulnerability to fuel price increases and supply interruptions and continues to encourage the Florida Legislature to adopt a Renewable Portfolio Standard to provide a mechanism to expand the use of renewable energy in Florida.

Council applauds FMPA's plan to reduce reliance on coal and replace it with renewable energy solar power. To enhance these efforts, FMPA should consider expanding solar rebate programs for customers who install PV and solar water heating systems on their homes and businesses. These rebates should be coordinated with other programs, such as the Solar and Energy Loan Fund (SELF) and Property-Assessed Clean Energy (PACE) programs. SELF is a low interest rate loan program that provides financing for clean energy solutions. PACE programs allow property

owners to finance energy retrofits by placing an additional tax assessment on the property in which the investment is made.

Council urges FMPA and the State of Florida to continue developing new programs to increase conservation measures and to rely, to a greater extent, on renewable energy sources. State legislators should amend the regulatory framework to provide financial incentives for power providers and customers. The phasing in of PV and other locally available energy sources will help Florida achieve a sustainable future as called for in Council's Strategic Regional Policy Plan.

The utility filing can be accessed at the following link:
https://www.floridapsc.com/ten-year-site-plans

Attachments

Exhibit 1

Schedule 7.1
Forecast of Capacity, Demand, and Scheduled Maintenance at Time of Summer Peak All-Requirements Power Supply Project

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Year	Total Installed Capacity (MW) [1]	Firm Capacity Import (MW)	Firm Capacity Export (MW)	QF (MW)	Total Available Capacity (MW)	System Firm Summer Peak Demand [2] (MW)	Reserve Margin before Maintenance (MW)	Reserve Margin before Maintenance (% of Peak)	Scheduled Maintenance (MW)	Reserve Margin after Maintenance (MW)	Reserve Margin after Maintenance (% of Peak)
2025	1,724	303	0	0	2,027	1,626	401	25%	0	401	25%
2026	1,731	314	0	0	2,045	1,612	433	27%	0	433	27%
2027	1,731	314	0	0	2,044	1,610	435	27%	0	435	27%
2028	1,730	201	0	0	1,931	1,524	407	27%	0	407	27%
2029	1,730	201	0	0	1,931	1,535	396	26%	0	396	26%
2030	1,748	45	0	0	1,793	1,449	345	24%	0	345	24%
2031	1,748	45	0	0	1,793	1,457	336	23%	0	336	23%
2032	1,748	45	0	0	1,793	1,465	328	22%	0	328	22%
2033	1,748	45	0	0	1,793	1,474	318	22%	0	318	22%
2034	1,748	45	0	0	1,793	1,487	305	21%	0	305	21%

[1] See Table 5-1 for a listing of the resources identified as Installed Capacity and Firm Capacity Import.

[2] System Firm Summer Peak Demand includes transmission losses for the ARP Participants and additional ARP wholesale obligations served through FPL, DEF, and KUA.

Exhibit 2

Figure ES-1
ARP Participants and FMPA Power Supply Resource Locations

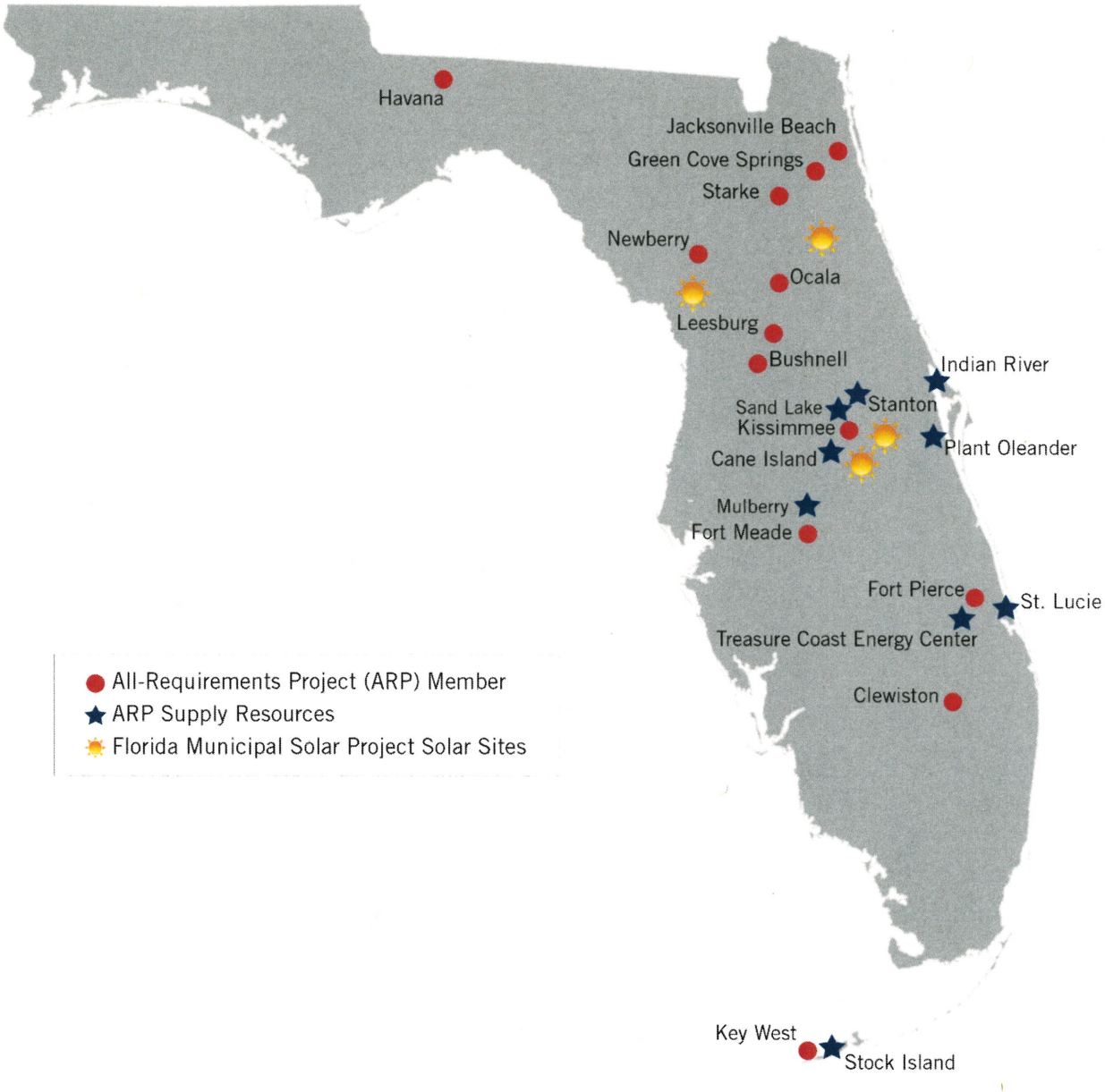


Exhibit 3 - Schedule 6.2

Energy Sources (%) – All-Requirements Power Supply Project

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
Line		Prime		Actual	Forecasted									
No.	Energy Source	Mover	Units	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Annual Firm Inter-Region Interchange		%	-	-	-	-	-	-	-	-	-	-	-
2	Nuclear [1]		%	4.9%	5.1%	5.3%	5.3%	5.6%	5.3%	5.5%	5.7%	5.7%	5.4%	5.6%
3	Coal		%	8.1%	4.7%	1.8%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Residual													
4		Steam	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5		CC	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
6		CT	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7		Total	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Distillate													
8		Steam	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
9		CC	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10		CT	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
11		Total	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Natural Gas													
12		Steam	%	1.8%	0.8%	0.3%	0.3%	2.5%	2.6%	2.9%	3.0%	3.1%	3.3%	3.3%
13		CC	%	79.5%	84.6%	84.7%	86.6%	84.2%	83.9%	83.8%	83.1%	83.2%	82.9%	82.4%
14		CT	%	3.3%	1.2%	3.3%	1.5%	2.9%	3.3%	2.7%	3.2%	3.1%	3.5%	3.9%
15		Total	%	84.7%	86.6%	88.3%	88.4%	89.6%	89.9%	89.5%	89.3%	89.4%	89.7%	89.6%
16	NUG		%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Renewables													
17		Biofuels	%	0.7%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
18		Biomass	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
19		Geothermal	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
20		Hyrdro	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
21		Landfill Gas	%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
22		MSW	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
23		Solar	%	1.5%	3.1%	4.1%	4.1%	4.3%	4.3%	4.5%	4.4%	4.4%	4.4%	4.3%
24		Wnd	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25		Other	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
26		Total	%	2.3%	3.6%	4.6%	4.5%	4.8%	4.8%	5.0%	5.0%	4.9%	4.9%	4.8%
27	Interchange		%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
28	Net Energy for Load		%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1] Nuclear generation shown is the ARP Participants' Entitlement Shares in the St. Lucie Project.

Local Government

Environmental Protection Commission of Hillsborough County

July 18, 2025

Mr. Greg Davis
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850
GDavis@psc.state.fl.us (*sent via email*)

RE: Review of Tampa Electric Company's 2025 Ten-Year Site Plan

Dear Mr. Davis,

The staff of the Environmental Protection Commission of Hillsborough County (EPC) have reviewed your correspondence dated May 1, 2025, regarding the above referenced 2025 Review of the Ten-Year Site Plan.

The EPC Wetlands Division has provided the following informational comments for the applicant to review.

Wetlands Division:

1. The Ten-Year Site Plan discusses future development; however, the locations have not been determined. Please be advised, future development within the boundaries of Hillsborough County may require review by the Environmental Protection Commission of Hillsborough County.

2. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible.

3. Except for where exempted by State law, any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining, or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and Chapter 1-11, Rules of the EPC.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Abbie Weeks

Abbie O'Hern Weeks
Environmental Scientist III
Wetlands Division
Environmental Protection Commission
of Hillsborough County

Local Government

Orange County

Jon V. Weiss, P.E., Deputy County Administrator
Infrastructure, Community and Development
Orange County Government
201 S. Rosalind Avenue - Reply To: Post Office Box 1393, Orlando, Florida 32802-1393
Telephone: 407-836-5393 | Jon.Weiss@ocfl.net

May 23, 2025

Mr. Greg Davis, Engineering Specialist
Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850
GDavis@psc.state.fl.us

Re: Review of the 2025 Ten-Year Site Plans for Florida's Electric Utilities

Dear Mr. Davis:

Thank you for providing the letter and notice inviting Orange County to review the 2025 Ten-Year Site Plans for Florida's Electric Utilities in accordance with Rule 25-22.071, Florida Administrative Code.

Thank you for making the Ten-Year Site Plans available on the Public Service Commission website for ease of review. We reviewed the relevant Ten-Year Site Plans for Florida Municipal Power Agency and Orlando Utilities Commission. After reviewing the plans, we found there are no projects listed that would require County review. Therefore, at this time, we have no comments to provide for these plans.

We look forward to the opportunity again next year to participate in the annual review.

Sincerely,

Jon V. Weiss, P.E., Deputy County Administrator
Orange County Government

JVW/a

Water Management District

Southwest Florida Water Management District
Brooksville, dated June 23, 2025

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

An Equal Opportunity Employer

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

June 23, 2025

Mr. Greg Davis, Engineering Specialist
Florida Public Service Commission
Division of Engineering
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Subject: 2025 Electric Utility Ten-Year Site Plans

Dear Mr. Davis:

In response to your request, the Southwest Florida Water Management District (District) has completed its review of the 2025 Ten-Year Site Plans for Duke Energy Florida (DEF), Florida Municipal Power Agency (FMPA), Florida Power & Light Company (FPL), Lakeland Electric (LAK), Tampa Electric Company (TECO) and Seminole Electric Cooperative (SEC). The District conducted its review pursuant to Section 186.801(2)(e), Florida Statutes, which requires the Public Service Commission to consider "the views of the appropriate water management district as to the availability of water and its recommendation as to the use by the proposed plant of salt water or fresh water for cooling purposes." Considering solar generating facilities only require small quantities of water for occasional cleaning of solar panels, they have been excluded from this review.

Regarding the construction of prospective non-solar generating facilities within the District (i.e., those that are not already approved, undergoing approval or under construction) our findings are as follows.

- DEF is planning to add four new combustion turbine units between 2033 and 2034 at undesignated sites which may or may not be located in the District
- FMPA is not planning to construct any new generating facilities within the District
- FPL is planning upgrades at its Manatee plant in 2027 and 2032
- LAK is not planning to construct any new generating facilities within the District
- TECO is planning to add a future combustion turbine unit in 2031 at an undesignated site likely to be located within the District
- SEC is planning to add two new combustion turbine units in 2028 and 2030 and a new combined cycle unit in 2032 at undesignated sites that may or may not be located in the District

The District offers the following technical assistance comments for consideration.

- The most water conserving practices must be used in all processes and components of the power plant's water use that are environmentally, technically and economically feasible for the activity, including reducing water losses, recycling, and reuse. If a lower quality water is available and is environmentally, technically and economically feasible for all or a portion of the proposed use, this lower quality water must be used.

- For new generating facilities proposed in the southern and much of the central portions of the District, there are additional water use constraints. These areas have been designated as Water Use Caution Areas. This designation has occurred in response to water resource impacts, such as saltwater intrusion, lowered water levels in lakes and wetlands, and reduced stream flows, which have been caused by excessive ground water withdrawals. Regional recovery strategies are being implemented to address these adverse water resource impacts. In Polk and southern Lake counties, there are also water use constraints associated with groundwater withdrawals above the 2025 demand within the Central Florida Water Initiative area. This designation has occurred in response to current and future water resource impacts which are anticipated to occur as a result of future growth and water withdrawals. The District has heightened concerns regarding potential impacts due to additional water withdrawals in these areas.

- Early coordination with the District's Water Use Permit (WUP) staff is encouraged prior to submittal of any site certification or WUP applications. For assistance or additional information concerning the District's WUP program, or to schedule a meeting, please contact Jerry Harding, WUP evaluation and compliance manager, at (813) 445-8070 or jerry.harding@swfwmd.state.fl.us.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG
c: April Breton, SWFWMD
Elizabeth Fernandez, SWFWMD
Jerry Harding, SWFWMD

Water Management District

Southwest Florida Water Management District
West Palm Beach, dated May 5, 2025

From: Hixenbaugh, John
To: Greg Davis
Subject: Review of 2025 Ten-Year Site Plans
Date: Monday, May 5, 2025 4:15:05 PM
Attachments: image001.png

Good afternoon, Mr. Davis.

This office was asked to provide a review on behalf of the South Florida Water Management District.

The District commenced its review of FPL plans, but was unable to do so because of the lack of information on the maps for each solar facility project. In particular, the District must be able to locate the proposed solar facility site. Information required includes:

- Parcel ID numbers of the lands included in each proposed site
- Identification of permanent access to a public street for construction and service use (District right of way may not be used for this purpose)
- Maps/aerials which include general location markers, such as nearby streets or landmarks

Without this information, the District is unable to identify what, if any, impacts proposed solar facilities may have upon District operations and maintenance.

Is it possible for you to request this supplemental information from FPL?

Best regards,

John R. Hixenbaugh, J.D., AICP CUD
Section Administrator
Right-of-Way Section

For information about Right of Way Occupancy Permits, please visit us at:
www.sfwmd.gov/rowpermits

South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2797 Voice

(561) 682-5096 Facsimile
jhixenba@sfwmd.gov

Southwest Florida Water Management District
West Palm Beach, dated July 16, 2025

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

July 16, 2025

Florida Public Service Commission
Attn: Greg Davis
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RE: **SFWMD Review of 2025 Ten-Year Site Plans for Florida's Electric Utilities**

Dear Mr. Davis:

The South Florida Water Management District (SFWMD or District) appreciates the opportunity to review the 2025 Ten-Year Site Plans for Florida's Electric Utilities (10-Year Plans).

As requested by the Public Service Commission (PSC), the District provides the following comments.

1. As stated in an email to your office on May 5, 2025, the District is unable to perform a review of FPL's proposed solar facility sites because of the lack of information on the maps. We requested additional information through your office; however, you responded the "Ten-Year Site Plan is preliminary in nature" and that the District can request that this type of information be provided in future filings. Please consider this letter as a request for the electric utilities (e.g., all utility providers, not just FPL) to provide the following information in future submittals to PSC:

   a. Parcel identification numbers of the lands included in each proposed site;

   b. Maps depicting permanent access from the proposed site to a public street for construction and service use. The District must ensure that neither its lands nor its rights of way are proposed to provide primary access to project sites; and

   c. Maps/aerials which include general location markers, such as nearby streets or landmarks.

   Without this information, the District is unable to identify what, if any, impacts proposed site plans may have upon District operations and maintenance.

2. For purposes of the current review, the District has no objections or concerns provided that none of the proposed site plans requires use of District lands or

rights of way to provide for construction of and/or permanent access to proposed facilities. If any site requires use of District lands or rights of way, this response shall serve as notice to the electric utility that it must secure alternative construction and/or permanent access as the District will not authorize use of its lands and/or rights of way to provide such access.

3. All proposed site plans shall obtain regulatory permits issued by the District, if required, prior to construction.

On behalf of the District, thank you for the opportunity to review the 10-Year Plans. We look forward to an opportunity to provide more meaningful comments in the future.

Sincerely,

John R. Hixenbaugh, J.D., AICP CUD
Right of Way Administrator
Right of Way Section
Field Operations

Comments from the 2025 Ten-Year Site Plans Workshop

at the FRCC, we don't do those forecasts. We just aggregate them.

COMMISSIONER PASSIDOMO SMITH: Okay. That's all I have. Thank you.

CHAIRMAN LA ROSA: Commissioners, any further questions? Excellent.

Gentlemen, thank you for your time. Very, obviously, intriguing, but important to what we do, and sometimes the background that's outside the regulatory framework of what we do day-to-day, but certainly important work. Thank you, guys, for coming in today. Always appreciate you guys being here with us.

MR. CASTO: Thank you for having us. Thank you.

MR. ORDAX: Yeah, appreciate it. Thank you. Have a good day.

CHAIRMAN LA ROSA: Thank you.

All right. So that concludes our presentation portion of today's meeting. I do know that I want to make some time for public comment. I see Mr. Rehwinkel, you wanted to share some comments. I will go ahead and recognize you, and you can sit in your assigned but not assigned seat, if that makes sense. I saw you on the other side today. Sir,

comments.

The elephant in the room here, from our perspective, is the potential change before the agency in evaluating the resources needed by utilities to meet future load and the resulting costs to customers. Historically, and at least for the last several decades, the Commission has acknowledged a 20-percent planning reserve margin standard of sorts in evaluating the need for resources when challenged or when it has been required in need determination proceedings under the Power Plant Siting Act.

Traditionally, this has involved a comparison of the expected firm peak load compared to the available defined resources. As Tampa Electric explains at page 27 of their Ten-Year Site Plan, the calculation of the minimum 20 percent firm reserve margin employs an industry accepted method of using total available generating capacity and firm purchased power capacity, parentheses, capacity less planned maintenance and solar capacity unavailable at the time of peak demand, close parentheses, and subtracting the annual firm peak load, then dividing by the firm peak load and multiplying by 100. Capacity dedicated to any firm

unit or the station power sales at the time of system peak is subtracted from the utility's available capacity.

This traditional expression of reserve margin has, since 1999, through a stipulation that applies to all generating electric utilities jurisdictional to this process, has been expressed as a percentage, and the minimum percentage has been accepted as 20 percent for most regulatory purposes.

The advent of renewable resources in Florida, primarily in the form of utility-owned solar generation on a typical utility-scale of about 74 megawatts, and increased resort to battery resources, has called this method into question here, and other parts of the country. In this undocketed proceeding, we are seeing, for the first time, a proposal to modify the way the concept of reserve margin and resource additions implicate the traditional probabilistic, no more than .1 loss of load event days per year loss of load probability resource adequacy criterion, with a proposed use of a stochastic LOLP method. The Public Counsel recognizes that it is not uncommon for this type of analysis to be used to evaluate the resource

adequacy of electric utilities in other parts of the country.

It is possible that the SLOLP analysis that I referred to may contribute to certain resource addition choices that may impact the need for resources and increase costs to customers in future years.

The Public Counsel has retained a nationally known expert on resource planning who has stated that he conceptually agrees that it may be appropriate for Florida utilities to begin to utilize stochastic LOLP analyses in the future.

The proposition I want to offer here today in this ten-year site planning process, is that we urge that the analysis underlying any use of the SLOLP methodology should be correctly implemented, and to further suggest that if used, it should be subject to fully transparent analyses without resort to proprietary models and inputs.

We would like to advocate for a robust discussion surrounding whether the SLOLP process is ripe at this point in time for establishing the need for resource additions as expressed in the IOU Ten-Year Site Plans filed with the Commission.

In accord with our expert's position, the

Public Counsel urge -- opinion, the Public Counsel urges that the Commission refrain from giving any precedential endorsement at this time to the resources of any specific Ten-Year Site Plan, or the methodology offered in support of such resources as to both the level of those resources and the methodology, as they may also be at issue elsewhere. Other formal matters should be resolved as provided by law, and where they are governed by the formal hearing process provisions of Chapter 120.

In the meantime, the Public Counsel proposes to you that the Commission conduct a workshop and take testimony and input from stakeholders about the appropriate methodology and methodology verification process to be used, if at all, in the resource planning process in Florida as represented by the annual Ten-Year Site Plan process.

We believe that this workshop process should provide all generation utility stakeholders a reasonable opportunity prior and during the analysis to provide meaningful input with respect to the assumptions being utilized in any stochastic LOLP analysis process that may be adopted.

The workshop that we would propose should also

involve coordination with all utilities jurisdictional to the Commission to -- or I should say all generation utilities jurisdictional to the Commission to help ensure that a consistent approach is used for stochastic LOLP analysis in Florida.

In this naissant part of a potential transition to a probabilistic determination of the appropriate resource addition threshold, the Public Counsel further recommends that the Commission and its staff consider undertaking to review any proposed new resource planning methodology by any juris -- that any jurisdictional IOU proposes through the use of an independent third-party not affiliated with either the utility or the contractor who performed -- might have performed the analysis on behalf of the utility.

That's a bit of a mouthful, Mr. Chairman and Commissioners, but I wanted to put it on the record that we are asking you to at least consider seriously a process where we can look at this more holistically, gather input from all stakeholders so that the planning that you have heard about here today is consistent and fair to all.

Thank you, and I am here to answer any

questions.

CHAIRMAN LA ROSA: Awesome. Understood the suggestions.

Commissioners, questions? Excellent.

Thank you. Very much appreciate it.

Is there anyone else here from the public that would like to speak? Seeing none, staff, any further business before us?

MR. MARQUEZ: Mr. Chairman, staff would like to note that, as detailed in the notice, interested persons may file written comments until October 7th, 2025, with the Commission Clerk by 5:00 p.m.

CHAIRMAN LA ROSA: Excellent. Thank you.

Commissioners, any further business? I know it's been a long day. Seeing no further business before us, gentlemen, again, thank you. Thank you all that have participated, and no -- nothing before us, this meeting is adjourned.

Thank you.

(Proceedings concluded.)