



William P. Cox  
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August 22, 2012

RECEIVED-PPSC  
12 AUG 22 PM 3:39  
COMMISSION  
CLERK

Ms. Ann Cole  
Division of the Commission Clerk and  
Administrative Services  
Florida Public Service Commission  
Betty Easley Conference Center  
2540 Shumard Oak Boulevard, Room 110  
Tallahassee, FL 32399-0850

**Re: Docket No. 120171-EU – Joint petition for approval of amendment to territorial agreement in St. Johns County between Florida Power & Light Company, a Florida corporation, and JEA, a Florida municipal corporation**

Dear Ms. Cole:

Please find enclosed for filing an original and five (5) copies of Florida Power & Light Company's responses to Staff's First Data Request in the above-mentioned docket.

Thank you for your assistance. Please contact me should you or your staff have any questions regarding this filing.

Sincerely,

William P. Cox  
Senior Attorney  
Florida Bar No. 0093531

COM \_\_\_\_\_ WPC/bag  
AFD \_\_\_\_\_ Enclosures  
APA \_\_\_\_\_ cc: Counsel for Parties of Record  
ECO \_\_\_\_\_ Keith Hardy (w/enc.)  
ENG \_\_\_\_\_  
GCL 2 \_\_\_\_\_  
IDM \_\_\_\_\_  
TEL \_\_\_\_\_  
CLK \_\_\_\_\_

DOCUMENT NUMBER-DATE

05769 AUG 22 12

FPSC-COMMISSION CLERK

Q.

Please state the date FPL expects to have service available to the proposed amended area.

A.

The developer of this area is requesting service by the end of October, 2012. FPL facility design is complete, and the Company is prepared to meet this date.

DOCUMENT NUMBER-DATE

05769 AUG 22 09

FPSC-COMMISSION CLERK

Q.

How far away from the proposed amended area are FPL facilities?

A.

Existing FPL facilities are approximately 600 feet from the proposed amended area. The area is partially in FPL's current area and is adjacent to an area that is already developed and served by FPL.

Q.

How far away from the proposed amended area are JEA facilities?

A.

Existing JEA facilities are located over a half mile from the proposed amended area. An extension of JEA facilities would cross areas in JEA's territory designated for future developments which are not yet designed.

Q.

Please explain what infrastructure is needed to get service to the proposed amended area.

A.

FPL will extend three phase primary underground cable and conduit from existing underground facilities to the proposed amended area, which is part of a larger residential development. Within the development area, FPL will install primary underground cable and conduit, pad mounted transformers, and secondary cables and conduit.

Q.

When is development within the proposed amended area expected to begin?

A.

Development within the proposed amended area is underway and began on April 10, 2012.

Q.

Please provide any documentation concerning a request for service to the proposed amended area.

A.

Emails between the developer's project engineers and FPL that started discussion of the proposed development, transmitted development plans, and initiated request for service to the proposed amended area are attached as Attachment A.

**ATTACHMENT A**



## Lewis, Scott

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**From:** Sankey, Scott  
**Sent:** Tuesday, 07 August, 2012 8:35 AM  
**To:** Lewis, Scott  
**Subject:** FW: New Nocatee Development

ETM contacted us in April of 2011.  
It was concerning the Enclave project, but  
Lakeside was mentioned as an upcoming project  
for the following year.

May 25, 2012 we started the process for  
a design of Lakeside and on May 29 I sent  
an APD request for a design of Lakeside ( see docs  
tab of WR 4566134 for APD request.)  
Design was received from TRS on June 19, 2012

Thanks

Scott

**From:** Tom Welch [mailto:WelchT@etminc.com]  
**Sent:** Thursday, April 14, 2011 9:25 AM  
**To:** Sankey, Scott  
**Cc:** Justin Williams  
**Subject:** New Nocatee Development

Good morning Scott,

We're starting a new subdivision in Nocatee just south of Publix. It will have a mix of the typical 50' wide front loaded lots along with some TND/Alley loaded home sites. Before we get too far into the details of the design, we need to sit down and meet with you all to discuss the electric system design. Should we meet with you or is there someone else that we should contact for this project? Sometime next week would be ideal, please advise.

Thank you,

Tom

**Thomas B. Welch**  
P.E./Vice President

 **England-Thimms & Miller, Inc.**  
Vision • Experience • Results  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

Direct: 904-265-3160 Fax: 904-646-9485  
Cell: 904-607-3630 Email: [WelchT@etminc.com](mailto:WelchT@etminc.com)

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**Cobb, Dave G**

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**From:** Sankey, Scott  
**Sent:** Monday, August 13, 2012 11:13 AM  
**To:** Cobb, Dave G  
**Subject:** FW: Lakeside at Town Center: CAD files  
**Attachments:** image001.gif; ACAD-U-WS-08-027-67.dwg; ACAD-U-BASE-08-027-67.dwg; ACAD-U-PD-08-027-67.dwg; ACAD-U-RE-08-027-67.dwg


Here is the email where they sent the CAD files for the Lakeside project.

**From:** Bradley Weeber [<mailto:WeeberB@etminc.com>]  
**Sent:** Monday, March 26, 2012 8:59 AM  
**To:** Tom Welch; Sankey, Scott  
**Subject:** Lakeside at Town Center: CAD files

Scott,

Attached are the requested CAD files. Let me know if you need anything further.

**Bradley Weeber, P.E., LEED AP BD+C**  
Project Engineer



**ETM**  
England-Thims & Miller, Inc.  
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Direct: 904-265-3192  
Main: 904-642-8990  
Fax: 904-646-8485  
Email: [WeeberB@etminc.com](mailto:WeeberB@etminc.com)

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14775 Old Saint Augustine Road, Jacksonville, Florida, 32258

This message may contain confidential information. If you have received this message by mistake, please inform the sender by sending an e-mail reply. At the same time please delete the message and any attachments from your system without making, distributing or retaining any copies. Although all our e-mail messages and any attachments upon sending are automatically virus scanned we assume no responsibility for any loss or damage arising from the receipt and/or use.

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**From:** "Sankey, Scott" <[Scott.Sankey@fpl.com](mailto:Scott.Sankey@fpl.com)>  
**Date:** March 26, 2012 6:32:21 AM EDT  
**To:** Tom Welch <[WelchT@etminc.com](mailto:WelchT@etminc.com)>  
**Cc:** Brian Landeweer <[LandeweerB@etminc.com](mailto:LandeweerB@etminc.com)>  
**Subject:** RE: Nocatee TC Aerial

Do you have any cad files for the Lakeside residential area?

Scott

**From:** Tom Welch [<mailto:WelchT@etminc.com>]  
**Sent:** Monday, March 19, 2012 3:53 PM  
**To:** Sankey, Scott  
**Cc:** Brian Landeweer  
**Subject:** RE: Nocatee TC Aerial

We're looking at the entire town center portion of the old CR 210 R/W northeast of Preservation Trail that used to head to Ponte Vedra. There was power provided to the construction trailer site which is no longer active. The trailers have been moved in anticipation of the roadway and subdivision construction. I think that there may be OHE along the old power poles and it may still be energized since the trailers were moved within the last couple of months. The R/W was abandoned as part of the developer's deal with the County once the Parkway and other roads were constructed. Brian is in the contract stages for the CDD's roadway project, thanks!

**Thomas B. Welch, P.E., LEED AP BD+C**

Vice President



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Direct: 904-265-3160  
Cell: 904-607-3830  
Fax: 904-846-9485  
Email: [WelchT@etminc.com](mailto:WelchT@etminc.com)

---

**From:** Sankey, Scott [<mailto:Scott.Sankey@fpl.com>]  
**Sent:** Monday, March 19, 2012 3:46 PM  
**To:** Tom Welch  
**Cc:** Brian Landeweer  
**Subject:** RE: Nocatee TC Aerial

I am not that familiar with this road.  
I show that we are servicing some customers at that location where there are some trailers. Are you talking about the part of the road that would be past that location, where the lots are laid out or the whole street? Is there an abandoned power line in that area?

Scott

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**From:** Tom Welch [<mailto:WelchT@etminc.com>]  
**Sent:** Monday, March 19, 2012 12:01 PM  
**To:** Sankey, Scott  
**Cc:** Brian Landeweer  
**Subject:** Nocatee TC Aerial  
**Importance:** High

Scott,

As you know, we are about to start construction on Lakeside and the Phase 2 Town Center Roads within the Town Center Central area of Nocatee. The old CR 210 R/W (which has been abandoned) and old roadway can be seen on the attachment running diagonally across the future development area thru Sonoc and TC Development LLC property.

What do we need to do to get the power lines removed from this area? How long will something like this take and how is it normally de-energized? Please advise, thanks!

Tom

**Thomas B. Welch, P.E., LEED AP BD+C**

Vice President

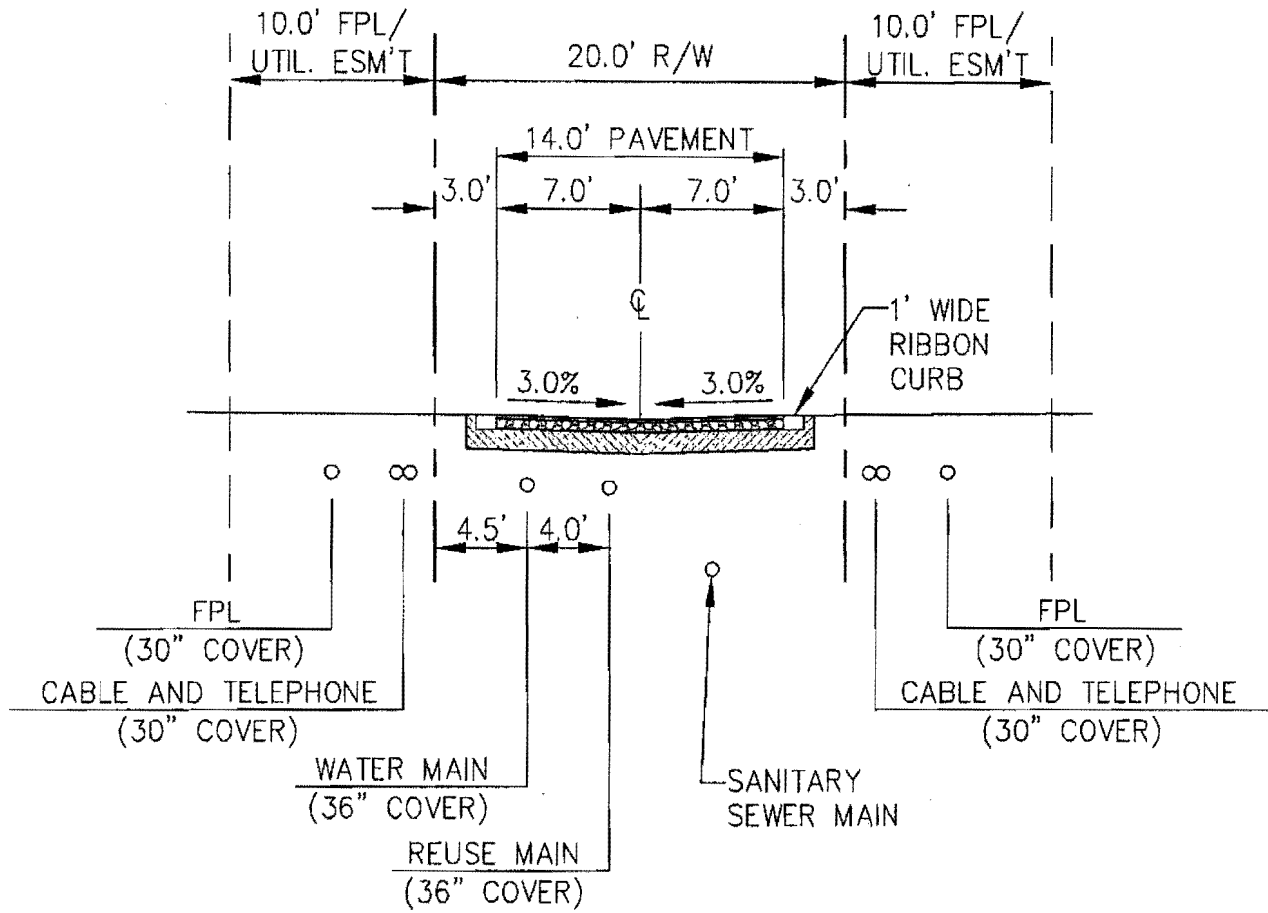


Direct: 904-286-3160

Cell: 904-607-3630

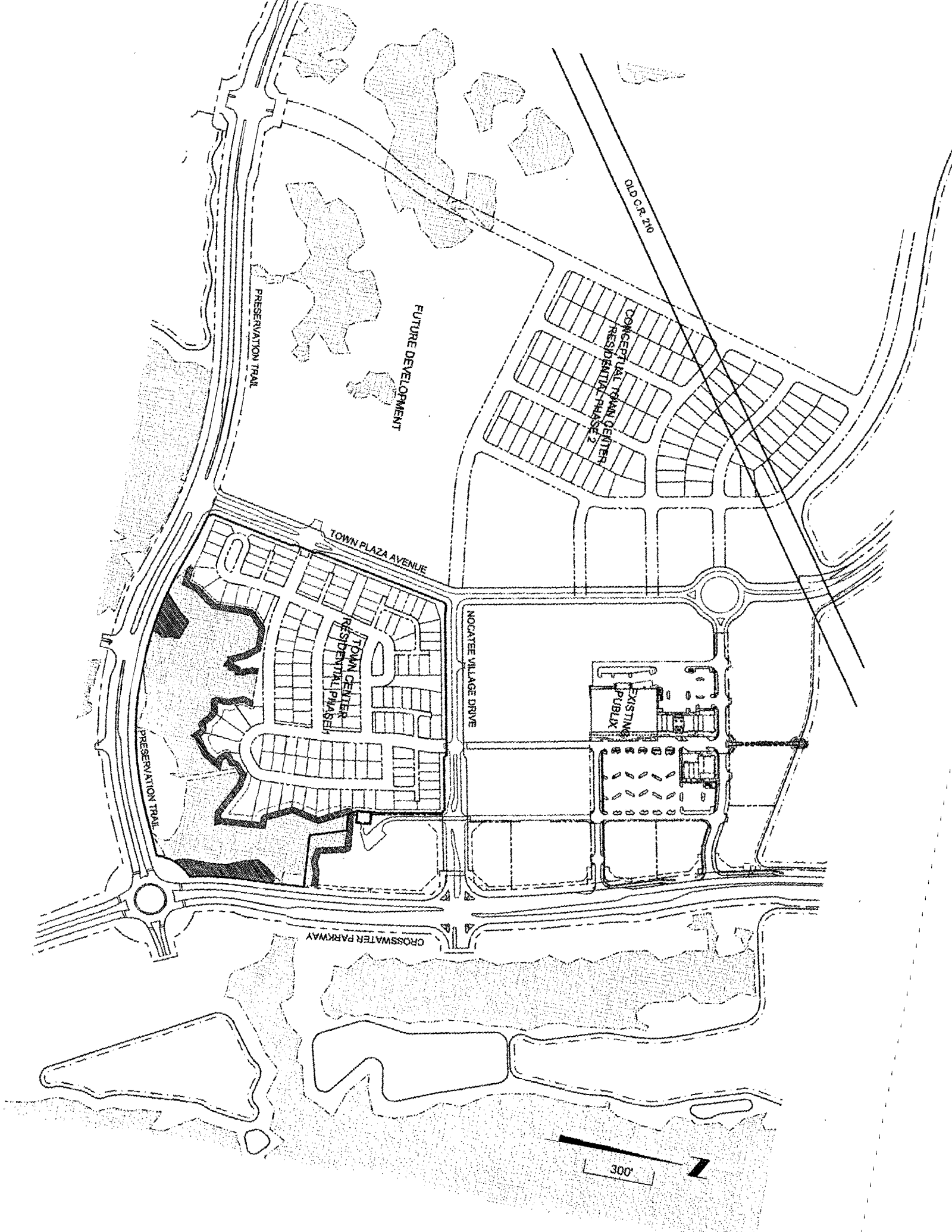
Fax: 904-646-9486

Email: [WelchT@etminc.com](mailto:WelchT@etminc.com)



## TYPICAL CROSS-SECTION OF ALLEYWAY

N.T.S.



D.D. C.R. 210

PRESERVATION TRAIL

FUTURE DEVELOPMENT

CONCEPTUAL TOWN CENTER  
RESIDENTIAL PHASE 2

TOWN PLAZA AVENUE

TOWN CENTER  
RESIDENTIAL PHASE 1

NOCATEE VILLAGE DRIVE

EXISTING  
PUBLIC

PRESERVATION TRAIL

CROSSWATER PARKWAY

300'

Q.

Please state the number and type of potential customers FPL expects to serve within the proposed amended area.

A.

There are twenty-eight (28) proposed single family residential building lots in or partially in the proposed amended area.