City of Miami

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September 22, 2014

Art Graham, Chairman
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Subject: Florida Power & Light Co.
Turkey Point Units 6 & 7
Power Plant Siting
Application No. PA 03-45A3

Dear Mr. Graham:

The purpose of this letter is to communicate the City of Miami's concerns regarding Florida Power & Light Company's (FPL) Turkey Point Units 6 & 7 project. I understand that the proceedings for the 2014 Nuclear Cost Recovery Clause (NCRC) docket are nearing completion. Nevertheless, I implore you to consider the following before rendering a decision on the staff recommendation.

First, the City of Miami agrees with the Office of Public Counsel that the cost-effectiveness of Turkey Point Unit 6 & 7 is dubious for customers, including Miami residents, based on FPL's 2014 feasibility study. Within that study, only two of the seven scenarios that contemplated a 40-year life for the reactors were economically feasible. If neither of the two scenarios occurs, FPL's project will not benefit customers because of the significant environmental and economic impacts that the construction and operation of this facility is projected to have on South Florida. On this point, I have attached an economic study of the proposed U.S. 1 transmission line corridor by Dr. Richard Weisskoff. Adverse impacts to municipalities along this corridor are projected to include approximately $400 million in property losses, a $300 million per year reduction in household wages from lost jobs, and a $25 million per year reduction in municipal revenue.

Second, the City of Miami has appealed the certification of Turkey Point Units 6 & 7. In light of the ongoing litigation, and the condition of certification barring FPL from building the Davis-Miami transmission line before the U.S. Nuclear Regulatory Commission (NRC) issues its approval, Miami respectfully requests that the Public Service Commission deny any petition to begin construction work on either transmission line corridor until the Third District Court of Appeal renders its decision.

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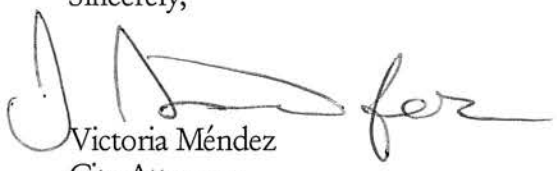
Third, FPL's difficulties maintaining the cooling canal system, while not directly related to the Turkey Point Units 6 & 7 project, demonstrate that the complex ecology of the area surrounding the power plant may have considerable, and unanticipated, effects on the high-risk infrastructure proposed by the company. The power plant is located in a region that is extremely vulnerable to sea-level rise, the rate of which is expected to increase throughout the project's lifetime. Moreover, FPL proposes to utilize reclaimed water as the primary cooling system for Turkey Point Units 6 & 7, however the only other nuclear plant in the country that currently relies on this source for its cooling is located in the Arizona desert where it does not encounter sea-level challenges. As the sea-level rises near Turkey Point, and salt water intrusion becomes more serious throughout South Florida, providing the millions of gallons of water per day necessary to keep FPL's reactors cool will become increasingly more difficult.

In sum, the City of Miami respectfully requests that the Public Service Commission carefully consider 1) the small percentage of projected scenarios where Turkey Point Units 6 & 7 is economically feasible for customers, 2) the ongoing litigation concerning the project, and 3) the ecological complexities facing Turkey Point over the project's operational life before rendering a decision on FPL's recovery for this year.

If you have any questions, please feel free to contact me at vmendez@miamigov.com or 305-416-1800.

Sincerely,



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Enclosure: As stated
Cc w/encl: See next page

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Corridor to Nowhere: Economic Impacts of FPL's Proposed Transmission Line on the US 1 Corridor

By Richard Weisskoff, Ph.D.

Submitted to the City of South Miami

May 27, 2011

Draft 3.2

EXHIBIT A

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Executive Summary

- FPL's proposed Eastern 230 kV Transmission Corridor, proposed to route power from two new nuclear power plants proposed for construction at Turkey Point, would occupy an economically critical segment of the US 1 corridor stretching from the Falls to Brickell that currently lacks such transmission lines. Since the mid 1990's, the US 1 Corridor north from Broward to St. Lucie County had become the cornerstone of the South Florida Region's strategy of compact growth, *"Eastward, Ho!"* and has been incorporated into the South Miami-Dade Watershed Study of 2007. These studies form the basis of the current anti-sprawl and compact growth policies of the South Florida Region. (Section 1).

- The introduction of high voltage transmission lines on 105 ft high, 4-foot diameter, concrete poles from the Falls to Brickell on US 1 inserts a major disamenity or blockage into this gateway to Miami and into its rapidly growing southern neighborhoods. Addition of aboveground transmission lines shatters the strategy of compact growth, changes the nature of the urban corridor, and will produce severe and deleterious economic effects. Projected economic consequences of FPL's proposed transmission lines on the existing and future economy of the US 1 corridor have not been included in the combined operating license application (COLA) for Turkey Point nuclear reactors 6 & 7. This report details the probable consequences on the existing economy.

- FPL's proposed US 1 transmission line corridor directly affects a minimum of 173,000 people or 7.2% of the county's residents (derived from the ZIP Code map, Figure 2.2 and Table 2.1). But seen as the gateway to the South Miami-Dade Watershed region and areas to the North including the City of Miami, Coral Gables, South Miami, Pinecrest, and Palmetto Bay, the area is a portal and corridor for almost a million people or 38% of the county's residents (Table 2.2).

- The value of the 4,091 parcels (buildings and land) within two blocks on both sides of the transmission line route was assessed at $4.03 billion in 2010, including FPL Corridor Option 1 at Brickell, 16th to 136 Street SW, and FPL's proposed corridor around Dadeland (Table 3.3).

- We examined the literature on effects of transmission line proximity on property values. Overall we found a high degree of concordance between surveys of real estate professionals and statistical analyses by academicians, with industry consultants consistently publishing lesser effects. Real estate professionals reported a 10.3% decline, academicians a 12.6% decline, and industry consultants a 2.7% decline. A detailed regression study of an area with an urban density most comparable to that found along US 1 revealed a 10% decline in value (Des Rossiers, 2002; Table 4.2).

- We have applied an array of loss rates: 5%, 10%, 20%, and 34% to reflect the range of findings from studies done in other regions. **Based on the literature, our best conservative estimate is to expect a minimum of 10% property loss from construction of transmission lines on US 1,** but losses as high as 20% could occur as this value was found in the higher income neighborhoods of Montreal in the study by Des Rossiers (2002). The 10% and 20% loss rates applied to the FPL transmission line corridor would create declines in property values of $400 and $800 million respectively.

- **At a 10% property loss rate, local municipalities would lose an aggregate of $9.3 million in property taxes annually** (Table 5.1). **Total revenue losses would be approximately $24.5 million annually.**

- **The 10% property value loss rate translates into a total job loss ranging from 4,382 to 8,040 jobs, depending on the labor-intensity of the job sectors that are most affected. The economic cost of the average expected job loss is $300 million per year.**

- We note two anecdotal cases of urban power lines in South Florida associated with economic loss and urban blight:

  1. A set of power lines occupy the portion of West 63rd St., North Miami Beach that fronts 6205 Laguna Path, a 4 story, $1.5 million townhouse, part of the Aqua project on Allison Island that was purchased in 2005 prior to construction, on the basis of the promoter's models and drawings. Once built, however, the owner realized that the spectacular living room view of the channel was marred by the powerlines and poles in the center stage. The owner has therefore kept the property off the market due to the severe penalty caused by the disamenity of visible aboveground power lines.

  2. The State Road 7 / US 441 corridor in Broward County has, since 2004, been designated as a growth corridor by the both County and the South Florida Regional Planning Council. However, the transmission lines along the route may have effectively turned investors away (Section 6).

- **Our best prediction of economic loss to municipalities along the proposed US 1 corridor is severe: approximately $400 million in property losses, $300 million a year in household income from job losses, and $25 million a year in losses to municipal revenue.**

- **We caution that the *path* proposed by FPL to transmit the energy needed for economic growth in the region will likely become both the assassin and graveyard of economic activity and growth, a *"corridor to nowhere"*.**

Economic Impacts of the FPL Transmission Lines in the US 1 Corridor

Contents

List of Graphics

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Section 1. History of the Corridor: Between Ocean and Swamp

The growth of Miami in the past decades has been an alternating clash between "sprawl-and-spread" growth, on the one hand, and "compact-and-compressed" growth with higher densities, on the other. One would think that Miami, a city constrained between the ocean and the swamp, would have been forced to grow upward, not outward. Geography alone would dictate that compactness and density would win over sprawl.

The record shows otherwise: indeed, of Florida's counties on the lower East coast, Miami-Dade is already the most densely populated with 8.4 people per urban acre, more than Broward with 7.2 inhabitants per acre. (See Table 1.1, col. 3, lines 1-2.) But the average for the nine South Florida counties is half Miami-Dade's density or 4.8 people per urban acre.

More important than density is a measure of the historical "responsiveness" of urban land absorption as the population grows. Economists call this responsiveness "the elasticity of demand for urban land with respect to urban population growth" and we measure it in terms of the percentage change in land relative to the percent change in urban population for a given time period and county. We computed the elasticities for a number of counties using two comparable land use studies done in 1988 and 1995 (Table 1.1, col. 4). The value for Miami-Dade is 0.910, or almost unity, which means that historically, a 10% increase in urban population has been associated with a 9.1% increase in urban land occupancy. Note that the elasticity value for Miami-Dade is the highest of all the counties in Table 1.1. Indeed, only the values for St. Martin (0.76) and for the lower West coast counties (0.88) approach Miami-Dade's "sprawl tendency."

This sprawl tendency means simply that Miami-Dade incorporated 44.5 thousand new urban acres from 1995 to 2010 to accommodate its growing population (Table 1.1, col. 9). This kind of land-intensive growth expresses itself in the periodic wars to push the Urban Development Boundary westward and to fill in ecologically precarious lands, reduce parklands, and build on any kind of open space. Palm Beach County took 44.6 thousand acres, and that, with a lower elasticity (0.55) but a higher rate of population growth (33% vs. 20% for Miami-Dade). But on Florida's lower West coast, the

population of the four sprawl-setting counties grew by 108% (Table 1.1, col. 7) and transformed 284 thousand acres into urban land.

Clearly, with these historical parameters, the continued growth of the cities in their traditional manner is unsustainable. If the historical tendencies are not checked, the future of the Everglades is doomed as the cities seek more and more of the marshy land to fill in and build upon.

In the southern suburbs of Miami, however, developers had learned early to make peace with precarious coastal lowlands due to the high water table, frequent floods, the exuberance of the hurricanes, and the multitude transversal creeks and canals, simply in order to capitalize on the sheer beauty of the place. Dan Williams' South Dade Watershed Project (1995) offered a planner's visualization of the region, which could work neatly with another approach that could be realized in South Florida. The Governor's Commission for a Sustainable South Florida, which started to meet monthly in the mid-nineties, began to promote a more compact development by pushing *eastward*, not westward, in order to remove pressure on the agricultural lands and on the water collection areas of the Everglades. As the Everglades were to be "re-hydrated" and water levels raised, the adjacent cities would require great flood protection and better drainage. The built area would have to be kept back, intensified, filled in, and the economic impetus to sprawl – the reward for converting freshwater marshland into houses – would have to be kept in check (see SF Regional Planning Council 1996, and Burchell 1999).

At the same time, researchers were showing that the "sprawl-model" by which most of Florida had been developed was merely shifting the costs of infrastructure from the private developer (who took his profit up front) to the counties and municipalities who then had to tax the new residents to cover *their* new costs. Burchell computed the detailed costs of sprawl for New Jersey (2000), most major U.S. cities (2002), and the saving that South Florida could realize by compact development (2003). A special six-volume study was completed in 2002 on the retention of the agricultural land and those strategies and policies that would keep the South Dade farmer in business (Degner & Morgan, eds., 2002).

Miami-Dade County, together with the other agencies, sponsored a million dollar South Miami-Dade Watershed Study (2007) which today offers a clear plan which

comprehends and builds on these earlier visions. The drive to sprawl could be checked, the farm lands protected, and the Urban Development Boundary held, all by focusing development on the US 1 corridor which had several distinct advantages: a rapid transit system; an exclusive busway; the high coastal ridge to minimize flooding in view of future sea level rise; home to a variety of income groups and land uses.

A series of charettes propelled the ideas: the cities and towns would become focal points for development along the corridor: Coral Gables, South Miami, Kendall, Pinecrest, Palmetto Bay, Cutler Bay – and the small towns too – Leisure City, Naranja, Princeton, Goulds, Cutler Ridge, Perrine —and the endpoints, Florida City and Homestead. With commercial, residential, and industrial growth concentrated along the straight and naturally elevated US 1 corridor, the remaining agricultural lands and open spaces would be retained and the urban infrastructure consolidated. The Plan (2007) was widely publicized and the collaborating towns and cities along the route began laying the groundwork for new city-centers, higher densities, and more compact zoning.

Into this setting enter the FPL transmission lines. They clash, head-on, with two decades of work by the local communities and county planners. Along this very route are to be strung the three 230 KV lines with 80' to105' high concrete poles every 300 ft., held in place by guyed wires where needed. Possibly three or more "underbuilt" lines are to be strung lower down the poles. The poles themselves measure almost 4 feet in diameter, such that the hands of two grown men hugging the poles on opposite sides barely reach one another. The poles dwarf the neighboring buildings, hospital, shops and schools; they block the sidewalks if they are placed near the curb to suspend the lines over the roadway.

What are the economic impacts of running the lines from the Falls up US 1 to Brickell? What would the true cost be to the society which has already launched itself onto a risky but rational venture of compact growth along that very corridor?

General References for Chapter 1: Introduction to the Issues

Arranged Chronologically:

1. South Dade Watershed Project, 1995. Planning Document. Miami: Center for Urban and Community Design, University of Miami, and South Florida Water Management District.

2. South Florida Regional Planning Council, 1996. Eastward Ho! Revitalizing Southeast Florida's Urban Core. (Initiative of the Governor's Commission for a Sustainable South Florida). Hollywood. (pamphlet; also posted on sfrpc.com website).

3. Burchell, R.W., 1999. Eastward Ho! Development Futures: Paths to More Efficient Growth in Southeast Florida. Tallahassee, FL: Dept. of Community Affairs.

4. Burchell, R.W., 2000. The Costs and Benefits of Alternative Growth Patterns: The Impact Assessment of the New Jersey State Plan. New Brunswick, NJ: State University of New Jersey (Rutgers), Center for Urban Policy Research, Bloustein School of Planning and Public Policy,

5. Burchell, R.W. et al., 2002. Costs of Sprawl, 2000. Transit Cooperative Research Program, TCRP Report 74. Washington, D.C.: National Academy Press.

6. Degner, R.L. & Morgan, K.L., eds., 2002. Miami-Dade County Agricultural Land Retention Study (6 Vols.), FAMRC Industry Report 02-02, Gainesville, FL: University of Florida, Institute of Food and Agricultural Sciences.

7. Burchell, R.W., et al., 2003. Projected Development in the GEER (Greater Everglades Ecosystem Restoration) Region and Potential Resource Savings by Employing a Compact Development Growth Regime. New Brunswick, NJ: Rutgers University, Center for Urban Policy Research.

8. Weisskoff, R., 2005. Economics of Everglades Restoration: Missing Pieces in the Future of South Florida. Cheltenham, UK: Edward Elgar.

9. Miami-Dade County, 2007. South Miami-Dade Watershed Study and Plan: Planning for a sustainable, healthy environment and economy. Posted at: http://southmiamidadewatershed.net/

10. U.S. Environmental Protection Agency, Smart Growth Implementation Assistance Program, 2010. Growing for a Sustainable Future: Miami-Dade County Urban Development Boundary Assessment. http://www.miamidade.gov/PlanZone/Library/Miami-DadeFinalReport(EPA)12-17-10.pdf. Accessed May 1, 2011.

Section 2. Population in the FPL Corridor

How many people will be affected directly by FPL's proposed transmission line corridor on US 1?

We used three sources for deriving population figures:

1) ZIP Code zones along the route.
2) Miami-Dade Planning and Zoning Dept. Projections from the year 2000 onwards for minor statistical areas.
3) South Miami-Dade Watershed Study estimates and projections for the region.

The IMPLAN file for Miami-Dade County provides economic information on population and business activity for all 79 ZIP Codes of Miami-Dade County. We have selected the eight ZIP Codes through which FPL's proposed Eastern Corridor passes (see accompanying Map 2.1). The population of the "ZIP Code corridor" is almost 207,000 persons living on 49 square miles, making for a density of 4,218 people per square mile; Table 2.1, lines 2-4, col. 1). This population constitutes 8.6% of the County's total population, living on 2.5% of the land area, creating a density that is 3.4 times the countywide average (Table 2.1, col.3, lines 2-4).

Almost 160,000 people are employed in the corridor, or 11.1% of the County's total workforce. Total personal income is $12.6 billion, which is 14% of the county total. Household income averages $145,000, or 145% of the countywide average of $100,322 (Table 2.1, lines 7-8, cols. 1-3).

By extending the US1 corridor all the way to Homestead (Table 2.1, col. 4), we add more area and more families. The entire corridor encompasses 16% of the county's population, households, and workforce (Table 2.1, lines 2, 5, 6) and 21% of its total personal income. The overall population density of the entire corridor is lower than the FPL Eastern corridor on US 1, but is still 2.2 times the countywide average, and household income averages $127,000, which is 127% of the countywide average.

In summary, then, the ZIP Code corridor is the narrowest economic area around the FPL proposed Eastern corridor and encompasses 9% of the population, 11% of the jobs, and 14% of the county's personal income. Its density is 3.4 times higher than the county

average, and household incomes average 45% higher than the county average. It is the high-end corridor into Miami.

A statistical "cut" of the corridor, which is broader than the ZIP Code file, is provided by the Miami-Dade County "minor statistical areas" (Table 2.2.). According to this measure, the population of the FPL Corridor was 349,000 in 2000 or 15.5% of the county, projected to reach 402,000 by 2015. The addition of five more statistical areas for the "southern extended" corridor adds another 176,000 people, totaling 23% of the County's population in 2000 and projected to reach 38% of the County by 2025. (Table 2.2, line 9).

The broadest boundary around the FPL proposed Eastern corridor on US 1 is drawn by the South Miami-Dade Watershed Study (Table 2.2, line C), which views the entire region as a single unit of almost a million people or 38% of the County's population.

In summary, the ZIP Code file gives the narrowest number of people in the zone, or 207,000 or 8.6% of the county's population. The County's Planning and Zoning "Statistical Areas" draws a larger corridor boundary with 349,000 people or 15.5% of the county, and the Watershed Study comprehends an even larger area with about a million people or 38% of the county.

But in addition to the sheer number of people living in the corridor area, our concern now turns to the economic value likely to be affected by the addition of new above-ground transmission lines on the corridor in question.

Section 3. The Value of Corridor Property

We divided the FPL Corridor Route into 13 segments, from SW 16th to SW 136 St., plus Option 1 at Brickell and the "noose" around Dadeland. We examined a total of 4,091 properties on two blocks on both sides of the transmission line route. We noted their CLUC (land use codes), address, square footage, value of land, value of building, and total market value (see sample in Table 3.1).

The variety of land uses is broad. In the sample of properties shown in Table 3.1 which refer to SW 26-36 Streets, on both sides of US 1, we recorded 21 different land uses, including commercial, industrial, institutional, residential, and many vacant properties. These data could be valuable research tool for identifying potential areas for land use improvements in the corridor (see Table 3.2 for a summary of the Land Use Codes found in the sample properties).

We have found that the total market value for all land and buildings, two blocks on both sides of US 1 is $4,031,771,963 just over $4.03 billion (Table 3.3.)[1].

This estimate raises three further questions, only one of which will we attempt to answer in this report. The first and most important question is, "What is the impact of the transmission lines on the value of these properties and the economic activity they generate?"

The second question is not explored here, but is extremely important nonetheless. If the current value of local properties has already lost perhaps half of their value in the recent economic meltdown, then to what extent will the future (and presumably recovering) value be affected by FPL's proposed transmission lines on the US 1 corridor? This question assumes that the recovery continues, as FPL assumes, and which is the entire basis of the need for the new transmission lines in the first place (e.g., Statement of Need, approved by the Public Service Commission on 11 April 2008).

Third, what is the loss of investment in expansion and new construction that would be scheduled for the high-density corridor that now, with the transmission lines, might be deterred and seek other places if not other counties? What is the cost of returning to the

[1] The team of University of Miami graduate students participating in this project were: Vania Baker, Meisha Brisbane, Ali Bustamante, Sephanie Cazobon, Patricia Guia-Martini, Andrej Lampe, Carl Mbao, Meissa Meade, Martha Rodriguez, Mathieu Root, Sarah Slater and Lina Sokol. Edward Laird constructed a 40 ft. array of panels using aerial photographs of the entire proposed US 1 Corridor. Mr. Laird also created a full-size cardboard replica of the base segment of a typical 4 ft. diameter transmission line pole.

sprawling, non-compact growth pattern if high-rise residential and business construction shuns the transmission line corridor?

In the absence of published studies of the impact of transmission lines on property values in Florida, we shall turn now to a detailed review of the published literature and their findings.

Section 4. Literature review of the decline in property value adjacent to transmission lines.

Two types of studies have been applied to measure the economic impacts of transmission lines on property value: the questionnaire-survey and statistical regression analysis. The former asks questions of industry experts and buyers of property. The latter uses data of sales and detailed records of the characteristics of those properties.

One type of direct survey inquires as to the magnitude of the loss or gain due to transmission lines, and a second asks simply if is the properties experience a loss or gain of value. Among the responses to the questionnaires sent to appraisers, real estate professionals, and purchasers overwhelmingly cite transmission lines as a disamenity, that is, a downward influence on price. (Table 4.1, cols. 6-7). Only one survey found no effect (Table 4.1, line 6). The average loss for the 12 reporting cases was 10.3%.

Among the 11 surveys inquiring simply if there was a gain or loss due to transmission lines, (without estimating the magnitude of that loss or gain), an average of 57% of respondents reported a loss; in 3 studies, 46% of the respondents said "no loss, no gain," and 2 surveys, 10.5%, reported gains, usually due to larger parcel sizes or to the recreational amenities and low traffic associated with transmission line easements (Table 4.1, cols. 11-13, bottom line).

In the statistical regression analysis, the researchers use multivariate statistical techniques to measure the "contribution" of the transmission line to the value of the house. This variable itself may get redefined into other dimensions: distance from the transmission line, front or rear sighting, noise, plus the wide array normal variables, such as year of construction, rooms, lot size, and other amenities.

But these observations appear, and measurements can be "made", only when the houses are sold. What if the house cannot be sold, as may occur if the owner is unwilling or unable to take the market loss and chooses to hold on to his otherwise "devalued" property? In such cases, the "loss of value" is never realized, the measurement is never made, and the "observation" never appears in the data set. Moreover, the "loss" of housing or commercial construction foregone due to the transmission line is not recorded in these data. For this reason, empirical data sets may provide an overly optimistic estimate of actual property values adjacent to transmission lines.

Including all eighteen regression studies, the mean recorded loss attributable to transmission line proximity was 6.4% (Table 4.2, line 22, col. 7; Table 4.3). However, we consider the possibility of bias within these studies. For instance, studies published in peer-reviewed journals are universally considered more reliable than those published without peer review. Likewise, studies performed by industry consultants are likely to find outcomes favorable to industry because a consulting firm stands to be hired again if its results favor the industry's interest. We analyzed the literature for evidence of these two potential biases, journal type and author employment (Table 4.3).

We found that studies by industry consultants reported significantly lower mean (average) property devaluations from transmission line proximity than studies by academics, 2.7% vs. 12.6% (p=0.004, Table 4.3). For non-statisticians, the Fisherian significance value, "p=0.004" can be interpreted to mean that elves rolling dice would only obtain a difference in mean roll scores as extreme or more extreme than the difference in reported devaluation means no more than four times in a thousand. In other words, such an extreme difference between the author groups (industry consultant vs. academic) is extremely unlikely to have been obtained by chance alone, and thus likely has an underlying cause. We posit this cause to be financial conflict of interest experienced by industry consultants.

Examining the effect of journal type, we found that the non-peer-reviewed literature reported a lesser decline on average than the peer reviewed literature, 4.25% vs. 8.6%. While the difference is not statistically significant (t-test, 1-tailed, unequal variance, t=1.38, p=0.09), one data point falls more than three standard deviations beyond the mean, the accepted statistical standard for outlier exclusion; a study prepared by the University of Quebec for Hydro-Quebec found transmission line proximity associated with a 17% decline in property value. Omitting this statistical outlier from this analysis, the mean value decline in non-peer-reviewed literature is a 2.67% and the difference between peer-reviewed and non-peer-reviewed literature is statistically significant (t=2.18, p=0.03). Even within the peer-reviewed literature, industry consultants reported significantly lower devaluations than academics, 2.3% vs.13.3% (t=2.99, p=0.01).

Which group of studies is most accurate? The question is resolved by the corroboration of the academic regression studies by the real estate professional

questionnaire surveys. Surveys of real estate professionals reported an average 10.3% loss of property values due to transmission line proximity, a figure in concordance with the 12.6% average reported in the academic studies, and much higher than the 2.7% reported by industry consultants. We place confidence in the concordance between the realtor surveys and the academic regression studies.

Seeking studies most geographically and economically similar to US 1, we imagined the ideal study in which urban property values along a major thoroughfare were measured before and after the construction of a high-voltage transmission line. It hasn't been published yet. Most published studies analyzed corridors that pass through small towns between major cities, but the study by Des Rossiers (2002) examined the city of Brossard in the Greater Montreal Area (Table 4.2, line 7), a region directly comparable to the urban character of FPL's proposed US 1 corridor. That city of 69,000 is smaller than our corridor of 207,000 people (as measured by the ZIP Code areas, Table 2.1 above), but Brossard's density of 4,059 people per sq. mile is very similar to our corridor's density of 4,218 people per sq mile. Des Rossiers (2002) used a sample of 507 single-family houses sold between 1991 and 1996, but the high-voltage transmission line corridor was itself two miles long and 200 ft. wide, and not built alongside a major thoroughfare: their 315 kV lines were run on high pylons down the middle of its exclusive corridor, whereas US 1 would feature 230 kV lines situated along the roadway. Des Rossiers' study is outstanding in the number of variables tested (62), the numerous geographical and class divisions of the city, the number of models tested, and the forms of the equations fitted. In Brossard, Des Rossiers found transmission line proximity produced on average a 10% loss of residential property value and a maximum loss of 20% in certain locations. An earlier of another Quebec site (Table 4.2, line 7, Université du Quebec, 1982) found a maximum of 34% value loss.

The concordance between Des Rossier's study (10% loss), the realtor surveys (10.3% loss), and the academic regression studies (12.6% loss) give us confidence that **10% is a reliable and conservative figure for the property value loss within two blocks of FPL's US 1.** Below we apply a range of property loss rate projections to the property corridor: 5%, 10%, 20%, and 34%, then select 10% for our remaining calculations.

In our review of 42 studies, important questions arise, for example:

1) For how long does the disamenity last? One year? Ten years? Some studies found that prices "normalized" after 20 years.

2) Over what distance is the disamenity "effective"? One block? Two blocks? 200 meters? The literature shows that distance depends on the field of vision, the height of the towers, and intervening structures and foliage.

3) Some studies report no loss of sale price, but rather a longer time period to sell the property at the asking price. Such an economic effect fails to show up in the regression analysis but requires the conversion of the lost time into the price variable.

4) Literature shows that the *perception* of the disamenity is itself the "real" cause of lost value, so that, for example, developers of upscale restaurants, car dealerships, hospitals, and daycare centers are likely to avoid the transmission line corridor altogether.

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Section 5. Value of Property and Job Loss in Miami-Dade County

5.1 Loss in property values

In Section 3 above, we identified property valued $4.03 billion in the two-block corridor along the FPL's preferred route. At loss rates of 5%, 10%, 20%, and 34%, respectively, the corresponding losses in property values are $203 million, $403 million, $803 million, and $1.37 billion for the respective loss rates (Table 5.1, lines A.1-A.4.). The corresponding losses of property tax revenues (valued on the Miami-Dade County millage rate of 22.992) range from $4.6 to $31.5 million annually (Table 5.1, lines B.1-B.4.). **At the "best-estimate" loss rate of 10%, the projected property value loss from transmission lines on US 1 is $403 million, roughly twice FPL's upper estimate of $200 million required to underground these lines.**

5.1 Loss in municipal revenues

A property value loss of 10% translates to annual property tax losses of $9.3 million (Table 5.1, B). The losses in other municipal revenues are more difficult to model, but we can make an approximation. Ad-valorem taxes in South Miami constitute 38% of annual municipal revenues, so assuming the hit to property value affects other activities such as construction and retail by a proportional amount, we can assume **that total annual revenues lost would be $24.5 million** ($9.3 million / 0.34). Loss rates of 20% would produce annual ad-valorem tax loss of $18.6 million and total revenue losses of $49 million. **At a 10% value loss, the lost municipal revenues alone would exceed the cost of undergrounding in eight years, and at 20% value loss, municipal revenue losses would exceed the undergrounding costs in four years.**

5.2 Job Losses

How do property value losses affect the number of jobs in the economy? How does "dollar property loss" translate into "job loss"? Fortunately economists have developed two standard models for measuring economic impacts of different "events" or policy changes, IMPLAN (Impact Analysis for Planners) and REMI (Regional Economic Modeling, Inc.; see IMPLAN.com and REMI.com). Both are excellent analytic tools;

each gives a different dimension of the economy, and both must be used to obtain a complete projection of economic impacts. IMPLAN measures the impacts for a single time period. It assumes the full "loss" ripples through the economy all at once. It collapses or consolidates all the economic effects into a single "solution," even if the effects take years to work themselves out and occur at different points in time. IMPLAN deals primarily with the backward or production linkages, with the inter-industry connections, and also with the consumption effect of workers' spending as a result of an impact or policy change. These effects are specified as "direct, indirect, and induced" effects on jobs; their sum is the total job impact. IMPLAN gives us an "X-ray" of the economy. Alter one economic entity, such as land value, and IMPLAN will trace which other components are connected to it and quantitatively how much value flows from one economic entity to another. REMI (Regional Economic Modeling, Inc.) is analogous to a video MRI of the patient yesterday, today, tomorrow, and for the next 40 years. The REMI model measures the interactions between the interconnected economic components. This modeling system includes "blocks" that trace flows and relationships between output, capital and labor demand, population and labor supply, wages, prices, and profits, and market shares (see the sketch of the economic pieces in Figure 5.1). Both tools give the analyst significant insights into the impacts of a disamenity.

Once the real estate market "recognizes" the disamenity and prices react, say, by a decline of 10%, what is the next step? Do the homeowners and business owners see themselves as "poorer," and if so, how is that expressed? If prices and appraisals fall, then taxes will fall and government spending will fall. But the private citizen's reaction to losing 10% of the value of his house may vary widely. The aggregate loss in the Miami-Dade economy of $403 million, almost a half billion dollars when the lines are completed, spread across 4,000 property owners, may lead to different scenarios. How will individuals, families, and businesses express this loss? Will they cut spending across the board, invest less, or save more? Will they cut discretionary spending on restaurants, jewelry, and travel, or insist on cuts in social services, such as nursing care and education? The precise responses of different property owners to declining property values determines how the value losses resonate through the economy.

5.2a IMPLAN Job Loss

We use IMPLAN as a fast "X-ray" guide to these alternatives, designing alternative programs to evaluate the impact of different levels of value reductions (5%, 10%, 20%, and 34%) on different arrays of sectors (Table 5.2, lines A 1-6). **At 10% property devaluation,** the affected neighborhoods along the corridor **would experience from 4,382 to 8,040 jobs lost,** with the precise number depending on the economic sectors present and affected by spending reductions (Table 5.2). For instance, if just the real estate sector and government-spending take the full hit, then a total of 4,382 jobs will be lost at the 10% property loss level (Table 5.2, col. 2, line A). But if the cut in sector spending hits air travel, private colleges, and retailing (Table 5.2, line 2), then 5,170 jobs will be lost. The most service-intensive "basket" of cuts is our last scenario (Table 5.2, col. 2, line 6) which reduces $403 million in spending on private education, real estate, nursing care facilities, food and drinking places, and jewelry manufacturing. In this case, 8,040 jobs would be lost.

All the numbers above assume that the effects are compressed into a single year. We must now turn to REMI and play out similar scenarios with a more complex regional economic model and for a longer time span.

5.2b REMI Job Loss

The basic REMI model for Miami-Dade County gives results that are similar to the IMPLAN findings. At a 10% property loss, REMI finds the first year reduction in jobs of 3,790, compared to the IMPLAN loss of 4,382 jobs. (Table 5.3, line A). But REMI allows us to keep the disamenity in place for a number of years and watch as its "unattractiveness" disappears. The underlying assumption entered into REMI is that the disamenity causes an initial drop in value, then people gradually get used to the disamenity and business as usual returns. In a low quality economic area (e.g., industrial, used motor homes, fast food), the assumption of a disappearing disamenity may be founded. In upscale retail and residential areas, however, the desired development may simply move to a location lacking the disamenity, to be replaced by activities of lower economic value. In the former scenario (gradually returning value), the number of lost jobs declines gradually to 3,056 in five years (2015) and to 2,132 in ten years (2020). If

the disamenity lasts 30 years, then the impact is still a loss of 838 jobs by 2040. The length and depth of the trough (job loss) due to the disamenity is shown in Graph 5.1 for the 10% rate. Under the second scenario, if the jobs return at all they would be at lower pay grades.

The depth of the trough might also vary, as we discovered already from our IMPLAN experiments. For a five-year disamenity, if only the real estate sector is affected, then the REMI model finds that 2,586 jobs per year will be affected *for each year*, falling to 2,142 jobs per year in five years. (Table 5.3, line B1) If the business service sector takes the hit (line B2), then 7,536 jobs will be affected, falling to about 6,000 jobs in 5 years. If, however, nursing takes the hit, then 10,680 jobs per year will be lost, falling to 8,238 jobs by 2015 (line B3). If the disamenity lasts long and affects the service or health industries, then the impact on jobs could be quite severe.

5.3 Economic Effect of Job Loss

Let us calculate the economic cost of jobs lost from a 10% property value decline. We assume average income is $50,166, half the countywide family total income of $100,322. We assume the expected job loss number is the average value in Table 5.2, 5955 jobs. **The annual cost of the job loss is $298,738,530, approximately $300 million.**

Recognize that these loss figures do not include the effects of transmission lines on the recovery of property values and jobs lost in the recent economic hyper-recession. Nor do these loss figures include the cost in future development desired for the US 1 corridor. Nor do these loss figures include the extreme cost of infrastructure needed to service the urban sprawl that would result from failure to create density along this corridor. Actual costs to the region could be an order of magnitude higher than those projected in this study.

The potential gains of value to society from enhanced electrical transmission must be fairly offset by the economic losses from citing aboveground transmission lines on the US 1 corridor.

Section 6. Epilogue - Stories of the Special Case: a Corridor to Nowhere

The entire US 1 development strategy, a decade of collaborative planning and action on the part of local and county government, is jeopardized by FPL's transmission line project, and the anti-sprawl program of compact growth along the corridor is likewise threatened. As a prologue, we provide two cautionary case studies that will never be featured in the regression analysis literature.

In 2005 Howard Taft and Charles Gelman bought a 4-floor town house at 6205 Laguna Path, a part of the famous Aqua Project on Allison Island in North Miami Beach. They paid $1.4 million prior to construction on the basis of models and architectural renderings. Their corner lot was to have a corner window and a spectacular view of the bay channel. However, after it was built, the frontage was marred by a spectacular view of poles and power lines running up West 63rd Street. The owners replaced the corner picture window with opaque glass that lets in light but no images. To this day, the prices Taft and Gelman have been offered for the property, even by the current tenants, is far below the market value of comparable properties that lack power lines in front. The owners have been unwilling to sell at the "disamenity" price, thus the property will not appear among data on disamenity losses.

The second case is another transmission corridor that, perhaps, gives us a glimpse of what US 1 with transmission lines might come to look like. In Broward County, State Road 7 / US 441 had been targeted as a "future growth corridor" by the South Florida Regional Planning Council. About 17.5% of Broward's residents reside within a mile of the transmission lines. In 2004, the Urban Land Institute (ULI) identified five major development centers along the corridor and forecast growth of office space, retailing, hotels, and new residences in a study commissioned by the SR 7 / US 441 Collaborative. Yet the corridor never developed and remains a semi-moribund zone. Is it because of the landfill along part of the route? The casino? The remains of an old incinerator site? Or maybe it is the miles of high-voltage transmission wires that parallel and cross the route?

We find it ironic indeed that the very conveyance of the energy needed for economic growth can itself prevent the same growth. Siting a new transmission corridor though a developing urban region may create a graveyard monument to the economic potential it destroyed, a corridor to nowhere.

Table 1.1
Measures of Sprawl and South Florida Appetite for Land, 1995-2010

	1995			1988-1995	2010	1995-2010			
	Urban Pop. (thou.)	Urban Land (thou acres)	Density (People/ acre	Land-Pop. Elasticity	Urban Pop (thou.)	Pop. abs. chnge. (thou.)	% chge pop.	% chge land	new urban land (thou. ac.)
	1	2	3	4	5	6	7	8	9
A. Lower East Coast (LEC)									
1 M-Dade	2,085	248	8.4	0.910	2,496	411	19.7	17.9	44.5
2 Broward	1,438	199	7.2	0.532	1,748	310	21.6	11.5	22.8
3 Palm Beach	995	250	4.0	0.546	1,320	325	32.7	17.8	44.6
Sum (3 counties)	4,518	697	6.5	0.693	5,564	1,046	23.2	16.1	111.9
B. Upper East Coast (UEC)									
4 Martin	114	50	2.8	0.763	146	32	28.1	21.4	10.7
5 St. Lucie	173	73	2.4	0.137	278	105	60.7	8.3	6.1
Sum (2 counties)	287	123	2.3	0.266	424	137	47.7	13.7	16.8
C Lwr. E. Coast (5 counties)	4,805	820	5.9	0.637	5,988	1,183	24.6	15.7	128.7
D. Lower West Coast (LWC) (Collier, Glades, Lee, Hendry) Sum (4 counties)	620	300	2.1	0.879	1,289	669	107.9	94.8	284.4
E Sum: 9 counties	5,425	1,120	4.8	1.080	7,277	1,852	34.1	36.9	413.1

Sources and Methods:
col. 1: Population 1995 from BEBR, Fla. Statistical Abstract 2002, Table 1.20.
col.2: Urban land 1995 from SFWMD GIS Data, CD-ROM #1, "Land Use, National Wetlands Inventory", West Palm Beach, 1997.
col. 3: Computed col.1/col..2.
col. 4: Elasticity from Weisskoff 2005, Econ of Everglades Restoration. Table 4.2, p. 87. See computations there.
Elasticity is defined as the % change in land divided by the % change in population.
col. 5: Population from BEBR, Table 1, http://www.bebr.ufl.edu/content/census-population-counts-county-and-city-florida-2000-2010-new
col.6 = col. 5 - col. 1.
col. 7 = (col. 5 - col. 1)/(col. 1)
col. 8 = col.4 * col. 7.
col. 9 = col. 8 *.col. .2

Table 2.1 IMPLAN Socio-Economic Data of the FPL Corridor by Zip Codes Narrow and Extended, 2008 Data.

	FPL Corridor	M-D County	% FPL/ County col 1/col 2	Entire Corridor to Homestead	% Entire Corr/County col 4/col 2
	1	2	3	4	5
1 Number of Zip Codes*	8	79	10.1	14	17.7
2 Population	206,682	2,398,245	8.6	387,150	16.1
3 Area (sq.miles)	49	1,945	2.5	137	7.0
4 Density (pop/sq mi)	4,218	1,233	342.1	2,816	228.4
5 Employment	159,527	1,441,182	11.1	223,096	15.5
6 No. households	87,078	901,127	9.7	147,673	16.4
7 Total personal income (bill. $)	$12.649	$90.402	14.0	$18.754	20.7
8 Income per household $	$145,257	$100,322	144.8	$126,999	126.6
9 No. IMPLAN sectors**	222	384	57.8	245	63.8

Notes:

* Zip codes for FPL Corridor are: 33129, 30, 33, 43, 46, 56, 58, & 76.
Zip codes for the rest of the US1 Corridor include: 33157, 189, 170, 032, 033, & 030.

* *The IMPLAN model has potentially 440 producing sectors, but not all are found in any single area. The number of sectors in any given region indicates the number of inter-industry linkages operating in the region.

Source: IMPLAN zip-code data files for Miami-Dade County, 2008.

Table 2.2 Projecting Population Growth and Expansion in the Corridor: M-D P&Z Dept. and South Miami-Dade Watershed Study.

A. Miami Dade Planning & Zoning Minor Statistical Areas	2000	2015	2025	Abs.Chge	% Change
	1	2	3	4	5
1 FPL Corridor				2000-2025	2000-2025
5.2	55,893	79,106	92,559	36,666	65.6
5.3	120,126	128,766	131,814	11,688	9.7
5.5	80,111	88,586	96,165	16,054	20.0
5.6	32,431	35,188	36,720	4,289	13.2
5.7	25,346	28,104	30,131	4,785	18.9
5.8	35,040	42,501	48,629	13,589	38.8
2 Total: FPL Corridor	**348,947**	**402,251**	**436,018**	**87,071**	**25.0**
3 South Extension:					
7.1	41,575	76,248	99,332	57,757	138.9
7.2	39,327	58,490	73,199	33,872	86.1
7.3	32,367	43,205	50,854	18,487	57.1
7.4	48,364	104,187	146,118	97,754	202.1
7.5	14,636	36,024	49,979	35,343	241.5
4 Total: South Extension	**176,269**	**318,154**	**419,482**	**243,213**	**138.0**
5 Sum Entire Corridor	525,216	720,405	855,500	330,284	62.9
6 Total: Miami-Dade County	2,253,362	2,724,623	3,046,081	792,719	35.2
7 % FPL Corridor/ County	**15.5**	**14.8**	**14.3**	**11.0**	
8 % So. Extension only/County	**7.8**	**11.7**	**13.8**	**30.7**	
9 % Entire Corridor/County	**23.3**	**26.4**	**28.1**	**41.7**	
B. Watershed Project Region	952,779	1,033,751	1,161,016	208,237	21.9
% of County:	38.2%	37.9	38.1		

Sources:

A. Miami-Dade County, Dept of Planning and Zoning, Research Section, Population Estimates and Projections, Feb. 2008.

B. South Miami-Dade Watershed Study, 2007, Table 2.1, p. 2.6.

Table 3.1
Sample Appraisal Valuation of "Power Line Properties", 26-36 St., Two blocks in, both sides of US1

	Folio No.	Cluc	Property Address	Adj Sq Footage	lot size	Land	Building	Market Value
1	01-4116-117-0010	47		0	5.17 Acres	1,466,380	0	1,466,380
2	01-4116-038-0010	34	2900 SW 28 LN	11,214	25,432 SQ FT	$1,525,920	$256,518	$1,782,438
3	01-4116-038-0020	81	2940 SW 28 LN	0	12,129 SQ FT	$727,740	0	$727,740
4	01-4116-038-0070	12	2950 SW 28 LN	2,175	5,250 SQ FT	$375,000	$99,823	$474,823
5	01-4116-076-0020	37	2990 SW 28 LN	81,533	29,185 SQ FT	$1,751,100	$3,041,190	$4,792,290
6	01-4116-037-0350	2	2902 SW 27 LN	1,916	10,167 SQ FT	$66,086	$119,062	$185,148
7	01-4116-037-0351	1	2966 SW 27 LN	1,015	6,696 SQ FT	$43,572	$58,575	$102,147
8	01-4116-037-0360	1	2978 SW 27 LN	1,797	8,122 SQ FT	$52,820	$112,473	$165,293
9	01-4116-037-0370	1	2990 SW 27 LN	1,074	8,432 SQ FT	$55,310	$63,204	$118,514
10	01-4116-035-0320	3	2796 SW 30 AVE	1,741	4,500 SQ FT	$40,162	$61,032	$101,194
11	01-4116-035-0330	3	3010 SW 27 LN	1,961	4,500 SQ FT	40,162	$64,864	$105,026
12	01-4116-035-0331	3	3020 SW 27 LN	1,918	4,500 SQ FT	$40,162	$63,253	$103,415
13	01-4116-035-0340	3	3036 SW 27 LN	3,394	9,000 SQ FT	$80,325	$139,482	$219,807
14	01-4116-035-0350	3	3040 SW 27 LN	1,834	4,500 SQ FT	$40,162	$64,293	$104,455
15	01-4116-035-0360	3	3050 SW 27 LN	1,834	4,500 SQ FT	$40,162	$64,293	$104,455
16	01-4116-035-0370	3	3060 SW 27 LN	1,834	4,500 SQ FT	$40,162	$64,293	$104,455
17	01-4116-035-0380	3	3070 SW 27 LN	1,834	4,500 SQ FT	$40,162	$64,293	$104,455
18	01-4116-035-0390	3	3074 SW 27 LN	1,834	4,500 SQ FT	$40,162	$64,293	$104,455
19	01-4116-035-0400	3		1,834	4,500 SQ FT	$40,162	$64,293	$104,455
20	01-4116-035-0401	3	3090 SW 27 LN	1,304	3,375 SQ FT	$30,122	$46,732	$76,854
21	01-4116-035-0410	3	3094 SW 27 LN	1,293	3,137 SQ FT	$27,998	$46,347	$74,345
22	01-4116-035-0590	13	3001 SW 28 LN	6,934	10,620 SQ FT	584,100	$21,360	$605,460
23	01-4116-035-0580	81	3015 SW 28 ST	0	2,250 SQ FT	$123,750	$0	$123,750
24	01-4116-035-0570	81	3025 SW 28 ST	0	2,250 SQ FT	$123,750	$0	$123,750
25	01-4116-035-0560	81	3035 SW 28 ST	0	2,250 SQ FT	$123,750	$0	$123,750
26	01-4116-035-0530	32	3029 SW 28 ST	3,660	6,750 SQ FT	$371,250	$1,000	$372,250
27	01-4116-035-0510	36	3051 SW 28 ST	3,380	4,500 SQ FT	$247,500	$56,519	$304,019
28	01-4116-035-0500	81	3055 SW 28 ST	0	2,250 SQ FT	$123,750	$0	$123,750
29	01-4116-035-0490	81	3057 SW 28 ST	0	2,250 SQ FT	$123,750	$0	$123,750
30	01-4116-035-0480	81	3061 SW 28 ST	0	2,250 SQ FT	$123,750	$0	$123,750
31	01-4116-035-0470	81	3071 SW 28 ST	0	2,250 SQ FT	$123,750	$0	$123,750
32	01-4116-035-0440	37	3075 SW 28 ST	3,850	6,750 SQ FT	$371,250	$90,960	$462,210
33	01-4116-035-0420	81	3085 SW 28 ST	0	5,963 SQ FT	$327,965	$0	$327,965
34	01-4116-035-0430	37	3099 SW 28 ST	5,339	3,038 SQ FT	$167,090	$165,911	$333,001
35	01-4116-038-0350	13	3010 SW 28 LN	6,550	12,300 SQ FT	$738,000	$401,627	$1,139,627
36	01-4116-038-0420	34	2801 SW 31 AVE	16,824	11,650 SQ FT	$699,000	$405,774	$1,104,774
37	01-4116-038-0260	11	3000 SW 28 LN	51,312	27,978 SQ FT	$1,678,380	$2,848,215	$4,526,595
38	01-4116-038-0270	41	3044 SW 28 LN	4,568	6,250 SQ FT	$375,000	$203,017	$578,017
39	01-4116-038-0330	37	3054 SW 28 LN	98,373	25,000 SQ FT	$1,500,000	$7,000,000	$8,500,000
40	01-4116-038-0340	37	2851 SW 31 AVE	82,863	26,809 SQ FT	$1,608,540	$5,491,460	$7,100,000
41	01-4116-036-0010	42	2805 SW 32 AVE	36,424	9.91 ACRES	$2,916,776	$504,399	$3,421,175
42	01-4116-017-0100	2	3201 SW 29 ST	2,360	7,494 SQ FT	$48,711	$153,510	$202,221
43	01-4116-017-0090	2	2890 SW 32 AVE	2,620	6465 SQ FT	$42,582	$170,892	$213,474
44	01-4116-017-0080	2	2880 SW 32 AVE	2,200	6,465 SQ FT	$42,582	$141,488	$184,070
45	01-4116-017-0130	2	2883 SW 32 CT	2,260	13,899 SQ FT	$90,107	$129,475	$219,582
46	01-4116-017-0120	2	2893 SW 32 CT	1,886	7,584 SQ FT	$49,597	$117,211	$166,808
47	01-4116-017-0300	1	2892 SW 32 CT	883	4,276 SQ FT	$27,879	$50,717	$78,596
48	01-4116-017-0310	1	3261 SW 29 ST	612	2,695 SQ FT	$17,518	$36,064	$53,582
49	01-4116-017-0290	2	2886 SW 32 CT	1,194	6,949 SQ FT	$45,053	$71,964	$117,017
50	01-4116-017-0281	1	2876 SW 32 CT	1,157	6,949 SQ FT	$45,053	$71,907	$116,960
51	01-4116-017-0280	1	2870 SW 32 CT	1,752	6,949 SQ FT	$45,053	$97,303	$142,356
52	01-4116-017-0350	1	2877 SW 33 AVE	1,378	6,949 SQ FT	$45,053	$82,531	$127,584
53	01-4116-017-0340	1	2887 SW 33 AVE	1,128	6,949 SQ FT	$45,053	$65,333	$110,386
54	01-4116-017-0330	2	3281 SW 29 ST	2,200	6,583 SQ FT	$42,957	$138,118	$181,075
55	01-4116-017-0320	2	3285 SW 29 ST	2,195	7,374 SQ FT	$47,931	$137,067	$184,998
56	01-4116-022-0150	2	3260 SW 29 ST	1,371	17,038 SQ FT	$71,148	$106,021	$177,169
57	01-4116-022-0140	41	3270 SW 29 ST	4,576	16,819 SQ FT	$109,324	$204,662	$313,986
58	01-4116-018-0440	1	2911 SW 33 CT	1,522	7,869 SQ FT	$51,148	$45,809	$96,957
59	01-4116-018-0430	2	2901 SW 33 CT	2,419	6,100 SQ FT	$39,820	$152,944	$192,764
60	01-4116-018-0420	2	2891 SW 33 CT	1,502	6,100 SQ FT	$39,820	$87,327	$127,147
61	01-4116-018-0410	1	2881 SW 33 CT	1,435	6,100 SQ FT	$39,820	$75,889	$115,709
62	01-4116-018-0400	81		0	9,150 SQ FT	$59,729	$0	$59,729
63	01-4116-018-0570	2	2920 SW 33 CT	2,906	10,557 SQ FT	$68,620	$177,678	$246,298
64	01-4116-018-0560	1	3351 SW 29 TER	1,182	7,540 SQ FT	$49,338	$68,230	$117,568
65	01-4116-018-0553	2	3363 SW 29 TER	1,746	6,250 SQ FT	$40,500	$114,982	$155,482
66	01-4116-018-0552	2	3369 SW 29 TER	1,892	7,622 SQ FT	$49,872	$119,275	$169,147
67	01-4116-018-0550	2	3375 SW 29 TER	1,431	3,582 SQ FT	$23,283	$87,873	$111,156
68	01-4116-018-0551	1	3373 SW 29 TER	1,150	5,434 SQ FT	$35,321	$69,840	$105,161
69	01-4116-018-0541	1	3377 SW 29 TER	2,390	7,075 SQ FT	$46,172	$154,826	$200,998
70	01-4116-018-0540	2	2935 SW 34 AVE	4,589	7,500 SQ FT	$49,150	$338,480	$387,630

71	01-4116-018-0530	1	2929 SW 34 AVE	1,426	7,500 SQ FT	$49,150	$80,212	$129,362
72	01-4116-018-0520	2	2927 SW 34 AVE	2,400	7,500 SQ FT	$49,150	$152,752	$201,902
73	01-4116-019-1390	1	2960 SW 34 AVE	1,182	6,795 SQ FT	$44,421	$68,052	$112,473
74	01-4116-019-1380	1	2950 SW 34 AVE	1,804	7,250 SQ FT	$47,593	$79,852	$127,445
75	01-4116-019-1372	2	2946 SW 34 AVE	3,339	7,250 SQ FT	$47,593	$204,667	$252,260
76	01-4116-019-1371	3	2940 SW 34 AVE	2,576	7,250 SQ FT	$47,593	$161,964	$209,557
77	01-4116-019-1430	2	2939 SW 35 AVE	2,774	7,250 SQ FT	47,593	$143,358	$190,951
78	01-4116-019-1440	2	2941 SW 35 AVE	1,378	7,250 SQ FT	$47,593	$86,963	$134,556
79	01-4116-019-1450	2	2951 SW 35 AVE	1,935	7,250 SQ FT	$47,593	$122,339	$169,932
80	01-4116-019-1460	2	2961 SW 35 AVE	2,013	7,250 SQ FT	$47,593	$124,520	$172,113
81	01-4116-019-1470	2	3441 SW 29 TER	2,241	10,572 SQ FT	$68,718	$141,039	$209,757
82	01-4116-019-1220	1	2980 SW 35 AVE	2,127	7,000 SQ FT	$45,540	$137,569	$183,109
83	01-4116-019-1230	13	2990 SW 35 AVE	6,201	7,000 SQ FT	$45,500	$488,000	$533,500
84	01-4116-019-1310	1	2965 SW 36 AVE	954	7,000 SQ FT	$45,540	$56,647	$102,187
85	01-4116-019-1320	2	2975 SW 36 AVE	2,201	7,000 SQ FT	$45,540	$137,246	$182,786
86	01-4116-019-1330	65	3555 SW 29 TER	0	14,756 SQ FT	$885,360	$18,525	$903,885
87	01-4121-002-1550	12	3621 S DIXIE HWY	4,119	13,489 SQ FT	$1,031,908	$10,000	$1,041,908
88	01-4121-002-1470	19	3501 S DIXIE HWY	1,997	12,091 SQ FT	$924,962	$1,000	$925,962
sum north side				538,019		23,992,066	27,230,676	51,222,742

South of US 1

Table 3.1 cont.

	Folio No.	Cluc	Property Address	Adj Sq Footage	lot size	Land	Building	Market Value
1	01-4115-041-0580	11	2600 S DIXIE HW	14,098	24,180 SQ FT	$2,418,000	$764,855	$3,182,855
2	01-4115-041-0570	11	2610 S DIXIE HWY	1,956	5,580 SQ FT	$558,000	$71,754	$629,754
3	01-4115-041-0560	11	2698 S DIXIE HWY	1,196	8,370 SQ FT	$837,000	$74,436	$911,436
4	01-4115-041-0720	11	2795 SW 27 AVE	7,691	8,356 SQ FT	$752,040	$378,300	$1,130,340
5	01-4116-078-0010	26	2775 SW 28 TER	8,647	54,979 SQ FT	5,745,306	$576,239	$6,321,545
6	01-4116-078-0020	11	2710 S DIXIE HWY	4,928	29,228 SQ FT	$2,922,800	$518,948	$3,441,748
7	01-4116-078-0030	11	2720 S DIXIE HWY	18,962	63,190 SQ FT	$5,371,150	$1,251,523	$6,622,673
8	01-4116-028-0130	13	2900 SW 28 TER	46,958	25,593 SQ FT	$1,279,650	$4,362,953	$5,642,603
9	01-4116-028-0170	3	2950 S DIXIE HWY	64,769	52,320 SQ FT	$2,833,472	$2,805,771	$5,139,243
10	01-4116-007-0250	3	2890 VIRGINIA ST	60,229	46,078 SQ FT	$2,073,285	$1,926,715	$4,000,000
11	01-4116-007-0220	1	2923 SW 30 CT	993	7,632 SQ FT	$248,556	$24,537	$273,093
12	01-4116-001-0070	65	2906 VIRGINIA ST	0	6,407 SQ FT	$42,286	$12,513	$54,799
13	01-4116-001-0080	2	2914 VIRGINIA ST	2,997	8,680 SQ FT	$286,440	122,616	$409,056
14	01-4116-007-0110	3	3050 S DIXIE HWY	14,354	17,705 SQ FT	$672,790	$774,615	$1,447,405
15	01-4116-007-0090	1	2920 SW 30 CT	1,249	6,322 SQ FT	$208,626	$70,480	$279,106
16	01-4116-027-0150	40	2901 BRIDGEPORT AVE	8,517	13,797 SQ FT	$1,034,775	$749,130	$1,783,905
17	01-4116-027-0140	13	2911 BRIDGEPORT AVE	1,828	7,500 SQ FT	$375,000	$142,162	$517,162
18	01-4116-027-0130	1	2919 BRIDGEPORT AVE	853	6,750 SQ FT	$337,500	$100	$337,600
19	01-4116-027-0320	10	2925 BRIDGEPORT AVE	1,156	3,213 SQ FT	$0	$0	$177,720
20	01-4116-027-0310	1	2923 BRIDGEPORT AVE	1,156	2,676 SQ FT	$0	$0	$177,720
21	01-4116-027-0160	13	3100 S DIXIE HWY	16,831	23,680 SQ FT	$1,894,400	$1,175,290	$3,069,690
22	01-4116-027-0220	3	2942 BRIDGEPORT AVE	3,887	20,250 SQ FT	$534,600	$58,627	$593,227
23	01-4116-048-0010	11	2999 SW 32 AVE	106,807	8.23 ACRES	$17,931,450	$10,000	$17,941,450
24	01-4116-045-0010	11	2935 MCDONALD ST	2,053	11,458 SQ FT	$973,930	$203,132	$1,177,062
25	01-4116-042-0010	62	3198 S DIXIE HWY	1,846	11,761 SQ FT	$1,058,490	$121,397	$1,179,887
26	01-4116-022-0130	11	3200 S DIXIE HWY	4,183	29,250 SQ FT	$2,632,500	$445,053	$3,077,553
27	01-4116-022-0120	3	3220 W DIXIE HWY	3,155	6,390 SQ FT	319,500	$163,494	$482,994
28	01-4116-022-0110	13	3250 S DIXIE HWY	2,573	13,292 SQ FT	$797,520	$168,508	$966,028
29	01-4116-022-0071	3	3244 W TRADE AVE	3,619	7,500 SQ FT	300,000	$173,962	$473,962
30	01-4116-022-0040	3	3250 W TRADE AVE	14,633	28,000 SQ FT	$1,260,000	$665,904	$1,925,904
31	01-4116-022-0080	3	3270 W TRADE AVE	10,812	15,000 SQ FT	$600,000	$646,040	$1,246,040
32	01-4116-022-0090	3	3280 W TRADE AVE	4,136	7,500 SQ FT	$300,000	$178,627	$478,627
33	01-4116-049-0010	3	3300 S DIXIE HWY	45,059	32,126 SQ FT	$2,730,710	$758,660	$3,489,370
34	01-4116-022-0030	1	3265 BIRD AVE	2,004	13,000 SQ FT	$650,000	$13,353	$663,353
35	01-4116-061-0010	81	3335 BIRD AVE	0	7,841 SQ FT	$392,050	$0	$392,050
36	01-4116-003-0070	81	3355 BIRD AVE	0	4,050 SQ FT	$202,500	$0	$202,500
37	01-4116-047-0030	81	3375 BIRD AVE	0	6,710 SQ FT	$335,500	$0	$335,500
38	01-4116-047-0020	13	3350 S DIXIE HWY	9,088	17,897 SQ FT	$1,521,245	$584,834	$2,106,079
39	01-4116-047-0010	19	3400 S DIXIE HWY	5,040	32,735 SQ FT	$2,946,150	$377,777	$3,323,927
40	01-4116-046-0010	26	3490 S DIXIE HWY	2,912	14,331 SQ FT	$1,218,130	$170,948	$1,389,078
41	01-4121-001-0150	1	3000 ELIZABETH ST	1,052	5,896 SQ FT	$188,672	$28,404	$217,076
42	01-4121-001-0160	1	3420 BIRD AVE	1,543	6,600 SQ FT	$211,200	$44,954	$256,154
43	01-4121-001-0180	1	3011 NEW YORK ST	1,078	6,000 SQ FT	$192,000	$30,354	$222,354
44	01-4121-002-0250	11	3490 BIRD AVE	8,738	41,101 SQ FT	$2,109,284	$605,838	$2,715,122
45	01-4121-002-0560	98	3500 S DIXIE HWY	925	45,300 SQ FT	$4,303,500	$17,399	$4,320,899
Sum south side=				514,511	0	73,100,007	21,270,197	94,725,649

Source: Miami-Dade County, County Appraiser's Files on line, Accessed Oct-Dec., 2010
http://www.miamidade.gov/pa/property_search.asp

Table 3.2
Sample of County Land Use Codes (CLUC) found in Power Line Property from Table 3.1.

Commercial	0011	Retail Outlet
	0012	Repairs, Non-Automotive
	0013	Office Building
	0019	Automotive or Marine
	0026	Service Station - Automotive
Industrial/Warehouse	0032	Light mfg and food processing
	0034	Canneries , bottler
	0036	Heavy industry or lumber yard
	0037	Warehouse or Storage
Institutional	0040	Municipal
	0041	Educational, private
	0042	Club or hall; private
	0047	Dade County
	0098	Federal
Multi-Family	0003	Multi-family 3 or more units
Not used	0062	Railroad Assessment
	0065	Parkin//vacant lot enclosed
Single Family	0001	Residential, single family
	0002	Duplex
	0010	Townhouse
Vacant	0081	Vacant land

Source: Selected from Miami-Dade County Property Appraiser's Office, Web site, from CLUC that appear in our Table 3.1, Col. 2.

Table 3.3
Summary Table of Summed Appraisal Values by Segments, Brickell to 136 St, Both Sides of US 1.

West	# prties		streets	Adj Sq Ft	Land Value	Bldg Value	sum Market v
of US 1	18	opt 1	3rd Ave, 4th St to 15th Rd	122,023	12,978,780	13,441,935	26,420,715
	109	a	16-26	505,656	26,812,968	27,426,144	56,188,017
	88	b	26-36	538,019	28,992,066	27,230,676	51,222,742
	29	c	36-46	163,032	72,688,020	6,556,191	79,244,211
	40	d'	46-56	135,598	35,702,734	7,616,392	45,744,776
	142	d''	46-56	411,448	38,493,510	30,070,002	68,563,512
	21	e	57-66	1,162,416	50,195,938	70,231,925	194,332,949
	75	f	66-76	4,555,411	118,371,353	123,369,756	553,541,109
	134	g	78-88	1,066,884	78,259,882	49,461,447	127,721,329
	27	h	86-96	2,533,060	57,525,060	30,571,005	385,096,065
	301	I	96-106	1,455,400	66,649,510	50,881,298	145,889,438
	48	j	106-116	328,413	22,569,132	8,563,183	40,706,555
	49	k	116-126	104,445	10,975,862	5,621,235	16,597,097
	25	l	126-136	322,777	22,729,183	16,437,273	38,663,800
	1,088		total above	13,282,559	624,965,218	454,036,527	1,803,511,600
	1,106	th opt1		13,404,582	637,943,998	467,478,462	1,829,932,315

East	# prties		streets	Adj Sq Ft	Land Value	Bldg Value	sum Market v
of US 1	49	opt 1	3rd Ave, 4th St to 15th Rd	395,204	21,393,737	19,893,141	41,749,688
	118	a	16-26	468,389	48,206,038	31,960,019	80,166,057
	45	b	26-36	514,511	73,100,007	21,270,197	94,725,649
	89	c	36-46	352,192	57,219,860	18,174,221	75,394,081
	175	d	46-56	472,020	36,126,784	21,751,656	86,839,120
	14	d'	46-56	47,921	7,822,717	5,690,738	13,513,455
	259	e	57-66	1,425,739	100,688,124	76,432,895	229,896,429
	98	f	66-76	1,757,825	229,502,100	57,371,638	370,773,738
	122	g	78-88	1,878,164	299,507,454	91,947,705	391,455,159
	23	h	86-96	516,340	79,399,934	23,202,218	102,602,152
	196	I	96-106	660,124	81,568,397	34,767,012	137,459,739
	21	j	106-116	401,699	58,510,480	20,926,779	79,437,259
	33	k	116-126	551,775	89,149,900	28,881,863	121,535,388
	13	l	126-136	517,320	81,138,049	18,102,119	99,240,168
	1,206	l above		9,564,019	1,241,939,844	450,479,060	1,883,038,394
	1,255		total- with opt1	9,959,223	1,263,333,581	470,372,201	1,924,788,082

Total	# prties		Adj Sq Ft	Land Value	Bldg Value	sum Market v
Dadeland	1,730					276,551,566
West	1,106	total-with opt1	13,404,582	637,943,998	467,478,462	1,829,932,315
East	1,255	total-with opt1	9,959,223	1,263,333,581	470,372,201	1,924,788,082
SUM:	4,091					4,031,271,963

Source & Method: The power line route was traced on Miami-Dade County Appraiser's File, and all Properties were listed, as in Appendix Table 3.1. These were then summed and presented in this Table.

Table 4.1
Review of Survey Results: Power Line Effect on Property Prices

Study authors	Yr	Citati	Profession	Client		Survey Findings: % loss	neutral	aver.	Comments	% reporting: loss	eutral	gain	single aver	Geography	line feature #
1	2	3	4	5		6	7	8	9	10	11	12	13	14	15
1 Ball 1989	1989	9	Appraisers		less than	5			devel residentiel					Ariz	69-230
					more than	12		20.3	com., ind.from easemt						
						44			value in easemt area						
2 Jensen & Weber	1982	9	Appraisers	Utility		0-20		10						W.Central Minn	230-400
3 N.Jersey	1989	9	Appraisers	Utility		0-10		5						NJ	230
4 Van Court	1988	9	Appraisers	Pub Serv Co		3		3						Colo	230
5 Jensen	1980	9	Appraisers	Utility						10-20			15	W.Central Minn	230,315,500
6 Early & Early	1988	9	Appraisers	Utility			no effect	0						NC	230
7 Mitchell	1976	9	Perception	Academic						33 on line;34 nearby			63.5	S. Ontario	230
8 Boyer	1978	9	Perception	Academic						74-79			76.5	S. Ontario	230,500
9 Real Est Counselg Gr	1984	9	Perception	n.g.					Realate professionals:	86-90			88	NY metr	345
														lower price; hard to finance; sold slowly.	
									Purchasers:	26-46			36	affected value	
10 Market Trends	1988	9		Utility						53			53	Phoenix, AZ	var
11 Rhodeside	1988	9	Perception	Utility						27	57	16	27	Va., WashgtnDC	var
12 Ec Consulting NW	1990	9		Utility						50			50	W. Montana	500
13 Priestly	1990	9		Utility						65	30	5	65	No. Calif	115-230
14 Kung & Seagle	1992	11		Academic						28/87*			72	"if they had known".	Memphis, Tenn
15 Delaney & Timmons	1992	10		Academic	US aver:	7.8-15.5		11.7							USA
					SE US:	10.7									
16 Bond	1996	4				10			said 50% respondents						Australia 110
						5-10		10	said 46% respond.						
						10-15			said 31% respond.						
17 Jones, JC, Texas A&M	1999	4		Academic		7.6		7.6	w/i 200 yds.					St Cloud, MN	
						4.1			by appraisers, sellers					St Louis	
18 Devel Strategies	1995	8		RE consult										Calif.	
19 Gimmy	1994	8				18-53.8		35.9						Georgetown, TX	
20 Lower Colorado	1997	8				5-10		7.5	on all lands					Central Calif.	138
21 Pitts & Jackson	2007	3				0-5		3.5	if view		50		no effect		
						2-7			if adjacent						
22 Sims & Dent	2005	19				5-10		9	appraisers, agents						
						5-15			appraisers						
23 Rikon, Mich.	1996	8		Law journal:	Crisula Case:				"fear is as important as actual data." observ:						
24 Averages of all entries:						sum:		123.5		Sum:	neu: 137	gain 21	loss 622.5		
25						# cases:		12.0		# cases:	3	2	11		
26						Aver:		10.3		Aver:	45.7	10.5	56.6		
						7		8			11	12	13		

Notes:
* See citations at end of chapter.
n.g.= "not given"

Table 4.2
Review of Statistical (Regression Analysis) Studies of Power Line Effect on Property Prices

Study authors	Yr	Citation*	Client	All Studies % loss close	All Studies % loss distant	All Studies % Aver. loss	Peer Review Only yes or no?	Peer Review Only % loss All	Peer Review Only % loss Acad	Peer Review Only % loss non-acad	Non-peer Review % loss all	Sponsor Acad / Non-acad / Hybrid ?	where published?	profession	Geography	line feature
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	16
1 Colwell & Foley	79	15	Acad & utility	8.8	3.6	5.7	y	5.7		5.7		H	Appraisal Journal (prof. assoc)	Professor + broker for utility	Decatur, Ill	138
2 Colwell	90	16	Acad.			25.0	y	25.0	25.0			A	Jour of Real Est. Research (American RE Soc. ARES)	Professor	Ill, Resident.	138
3 Kinnard & Mitchell	88	9	NY Power Auth			0.0	n				0.0	H	Client report, Real Est. Consults. Group of Ct.	Professor + Consultant	NYState	345
4 Kinnard	88	9	Utility co.			0.0	n				0.0	H	Client report, Real Est. Consults. Group of Ct.	Professor / Consultant	Ma.	345
5 Kinnard, Mitchell, Webb	89	9	NY Power Auth			0.0	n				0.0	H	Client report, Real Est. Consults. Group of Ct.	Professor + Consultant	NYState	345
6 Pacific Consulting	91	9	Utility co.			5.0	n				5.0	N	client report for Calif. Edison	Consultant	CA	115/230
7 Us, Quebec	82	9	Acad.			17.0	n				17.0	A	client report for Hydro-Quebec	Professor	Quebec	735
8 Kinnard & Dickey	95	21	Acad & consultant			5.2	y	5.2		5.2		H	Real Estate Issues, Jour of Counselor of R.Est.	Professor + Consultant	CA	
9 Hamilton & Carruthers	93	13	Acad			5.0	n				5.0	A	U. Br. Columbia Report (Academic, not peer reviewed)	Professors	Vancouver	n.a.
10 Ignelzi & Priestly	91	13		1-9		4.5	n				4.5	N	consultant, Pacific Consulting Services	Consultants	Albany, CA	
11 Kinnard various	67	13		3		1.8	n				1.8	N	Client report	Client reports	Hartford, CT	n.g
	84			2											Orange Cty, NY	
	86			0.3											-	
	87			-2-4.0											-	
12 Hamilton & Schwan	95	13	Acad.			6.3	y	6.3	6.3			A	Land Economics	acad funded	Vancover sub	230 500
13 Cowgan & Bottemiller	96	8	Acad.	0-10		5.0	n				5.0	N	Right of Way Magazine, Trade journal for Int. Right of Way Assoc.	consultant; client: Bonneville Power Administration	Portland, Oreg	
14 Das Rossiers	02	17	Acad.	5-22		10.0	y	10.0	10.0			A	J. R. Est. Res. (ARES)	acad funded	Montreal	
15 Wolverton & Bottemiller	03	18	n.a.			0.0	y	0.0		0.0		N	Appraisal J.	co-auth is chief appraiser for Bonneville Pwr, Ad; utility financed	Portland, Vanc, Seattle	
16 Chalmers & Voorvaart	09	22	Utility co.			0.0	y	0.0		0.0		N	Appraisal J.	sponsored N.England Util; mostly rural,	sub., sub Ct MA	
17 Jackson & Pitts	10	14		2-9		-	y						J. R. Est. Lit.	no new data	Lit review	
18 Callanan & Hargreaves	95	13	meters: 10	27.3										Professors	Wellington, NZ	110
			30	9.1		13.9	y	13.9	13.9			A				
			50	5.4									J. Prply. Res.(cites NZealand Valuers Journal, Wellington)			
19 Sims & Dent	85	19	semi-detach:	13.8										Professors	Scotland	275
			detach:	9.7		11.3	y	11.3	11.3			A	Urban Studies	(Scotland cases)		
			rear view:	7.1												
			front view:	14.4												
					All:		All Peer:	Peer Acad:	Peer Non-acad:	All non-peer			Sum: Non-acad peer + non-peer	All non-peer w/o Quebec	Non-peer [w/o Quebec] + non-academic	
20			sum:		115.7		77.4	68.5	19.9	38.3			49.2 (col 11 & col 12)	21.3 (col 12)	32.2 (col 11 & col 12)	
21			# cases:		18		9	5	4	9			13	8	12	
22			Average:		6.4		8.6	13.3	2.7	4.3			3.8	2.7	2.7	
Notes:					7		9	10	11	12	13		14	15	16	

Table 4.3 - Statistical analysis of literature

Study type	Author	Journal type	n	percent value loss Mean	SD
Survey	Realtor	all	12	10.29%	9.57%
Regression	All	all	18	6.43%	6.81%
Regression	All	peer-review	9	8.60%	7.74%
Regression	All	non-peer-review	9	4.26%	5.30%
Regression	Academic	all	7	12.64%	6.90%
Regression	Industry	all	6	2.72%	2.42%
Regression	Hybrid	all	5	2.18%	2.99%
Regression	Academic	peer-review	5	13.30%	7.09%
Regression	Industry	peer-review	4	2.73%	3.15%

Statistic	Author	Journal Type	t	p
T-test	Academic vs. Industry	Peer-reviewed	2.99	0.013
T-test	Academic vs. Industry	All	3.59	0.004
T-test	All	Peer-reviewed vs. non-peer-reviewed	1.39	0.093
T-test	All	Peer-reviewed vs. non-peer-reviewed (removed outlier)	2.18	0.027

Table 5.1
Summary: Property Adjacent to the Power Lines

Total	# properties	Adj Sq Ft	Land Value $	Bldg Value $	Sum Market Value $
1	2	3	4	5	6
1 Dadeland	1,730				276,551,566
2 West (w/ opt 1)	1,106	13,404,582	637,943,998	467,478,462	1,829,932,315
3 East (w/opt 1)	1,255	9,959,223	1,263,333,581	470,372,201	1,924,788,082
4 Total:	4,091				4,031,271,963

		% loss rate:	$ value lost:
A.	**Loss in Property Value**		
	1. Lower boundary, all studies	0.05	201,563,598
	2. Aver. Montreal urban, 2002	**0.10**	**403,127,196**
	3. Upper boundary, 2002	0.20	806,254,393
	4. Un. Quebec (1982)	0.34	$1,370,632,467
B.	**Loss in Property Taxes per year***		
	1. Lower boundary, all studies	0.05	4,634,370
	2. Aver. Montreal urban, 2002	**0.10**	**9,268,741**
	3. Upper boundary, 2002	0.20	18,537,482
	4. Un. Quebec (1982)	0.34	$31,513,719
	(*Miami-Dade millage rate: 22.9921)		

Source: Sum of individual property records, Miami-Dade County Property Appraiser Office, on line.

Table 5.2
Employment Impacts of 5, 10, 20, and 34% Loss of Property Value: IMPLAN Model
Various Sectors, Single Year Only

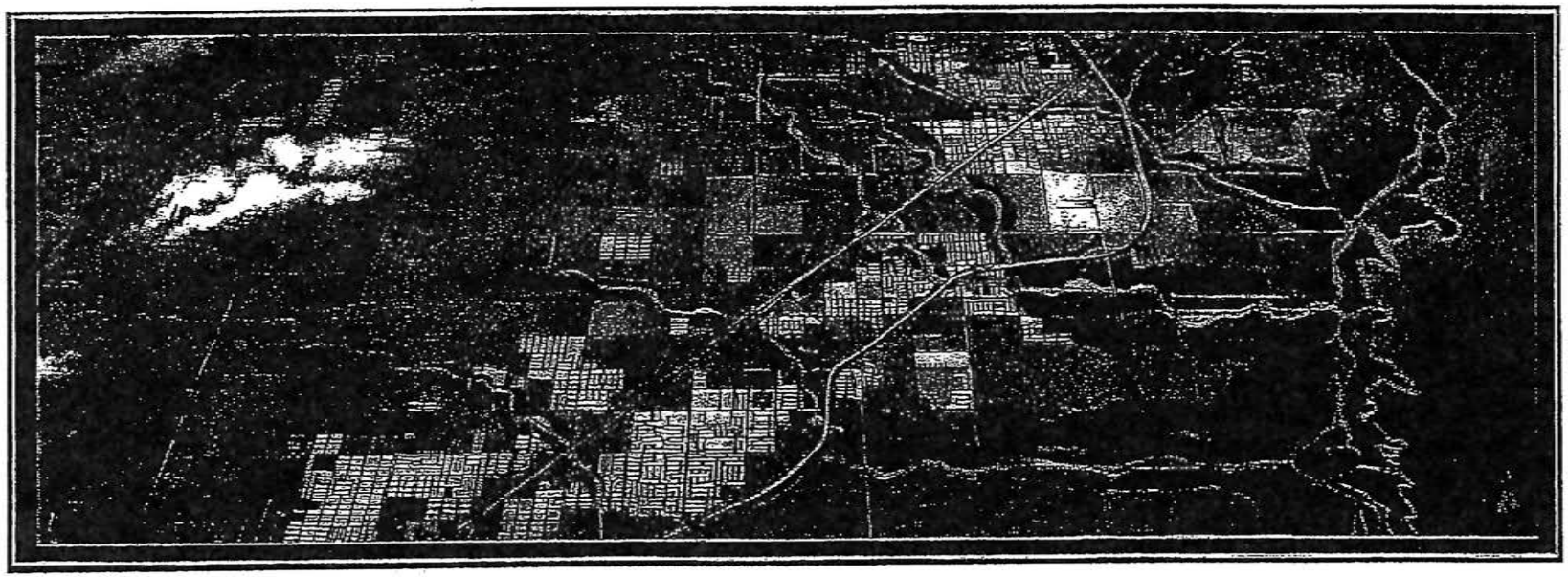
	Model	Total Jobs Lost: Direct, Indirect and Induced at 5% loss	at 10%	at 20%	at 34%	IMPLAN Sector Nos.
		1	2	3	4	5
A	Basic loss of real estate value & government spending	2,191	4,382	8,764	14,899	360, 437
1	Money, real estate, hospital, drink & dining, retail, pharmaceutical mfg.	2,349	4,698	9,396	15,973	397, 413,354,360,133
2	real estate, air travel, private colleges, retailing	2,585	5,170	10,340	17,578	392, 329, 360, 332, 359
3	Boat building, performg arts, scientific research, biol prep, travel agencies	2,979	5,958	11,916	20,257	402, 376, 135, 291, 383
4	Museums, family care services, private hospitals, retail, home care, office physicians	3,392	6,784	13,568	23,066	406, 400, 397, 330, 32/25, 395,394
5	Fitness centers, food, drinking, surgical instruments, wholesale, printing	3,327	6,654	13,308	22,624	407, 413, 305, 319, 113
6	Private education, real estate, nursingg facilities, food services, jewelry manufacturing	4,020	8,040	16,080	27,336	391, 413, 398, 310, 360
	total	20,843	41,686	83,372	141,732	

Source: Computations using IMPLAN Model with Miami-Dade County Data

Table 5.3 REMI Model: Job Loss over Time: Different Scenarios and Time Periods

Model or Sector of Impact:	% value loss	Jobs Lost per Year								
		No. yrs:	1	...	5	...	10	...	20	...	30
		Year:	2011	...	2015	...	2020	...	2030	...	2040
A General Reduction	5%		1,895		1,528	...	1,066	...	639	...	419
	10%		3,790		3,056		2,132		1,278		838
	20%		7,580		6,112		4,264		2,556		1,676
	34%		12,886		10,390		7,249		4,345		2,849
B Sector Impacts on Economy:											
1 Real Estate, only	5%		1,293	...	1,071						
	10%		2,586		2,142						
	20%		5,172		4,284						
	34%		8,792		7,283						
2 Business Services, only	5%		3,768	...	2,954						
	10%		7,536		5,908						
	20%		15,072		11,816						
	34%		25,622		20,087						
3 Nursing, only	5%		5,340	...	4,119						
	10%		10,680		8,238						
	20%		21,360		16,476						
	34%		36,312		28,009						

Source: REMI Model for Miami-Dade County, with 2008 Data Base, run in Dec. 2010.
See accompanying graphs

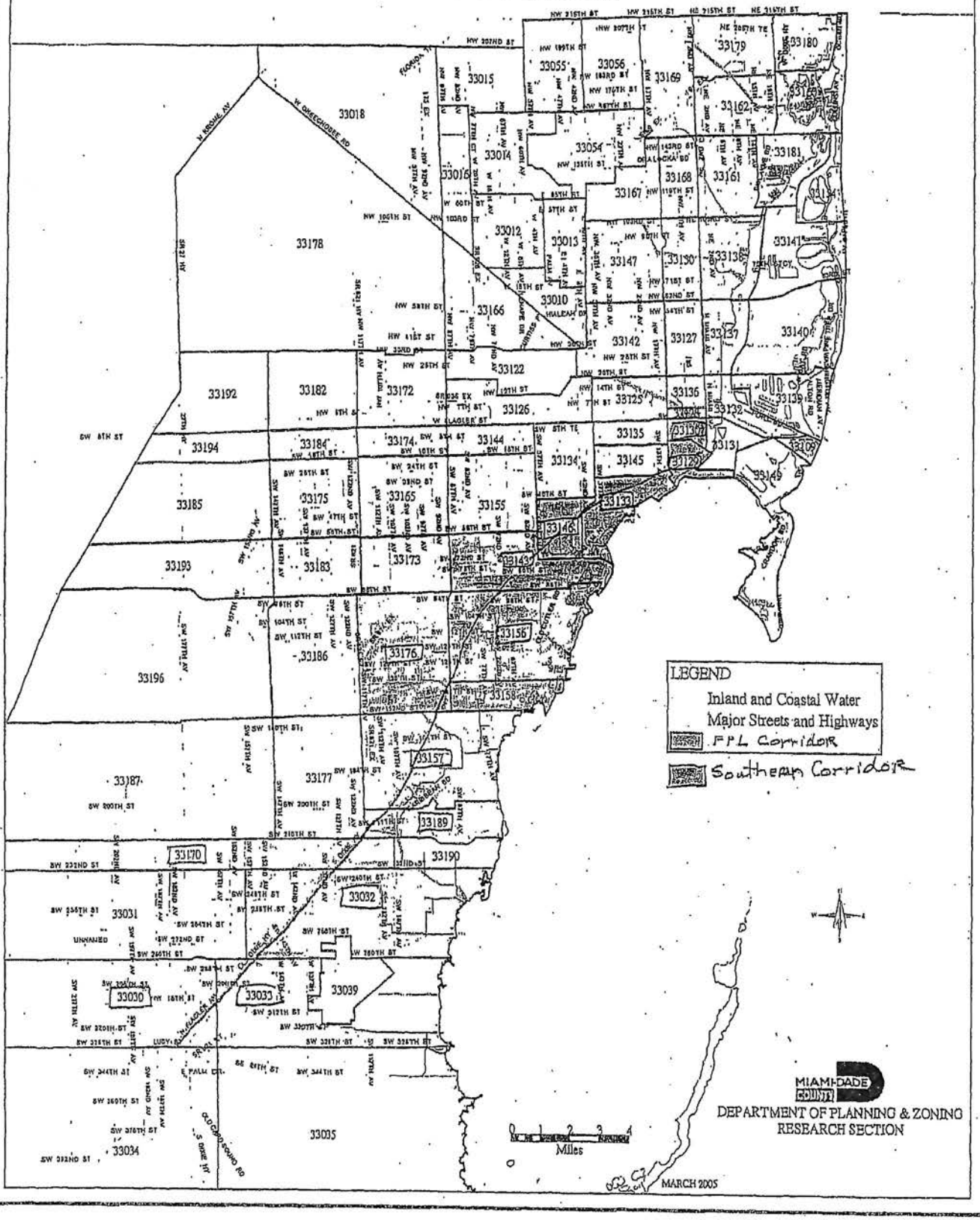


Planning Document

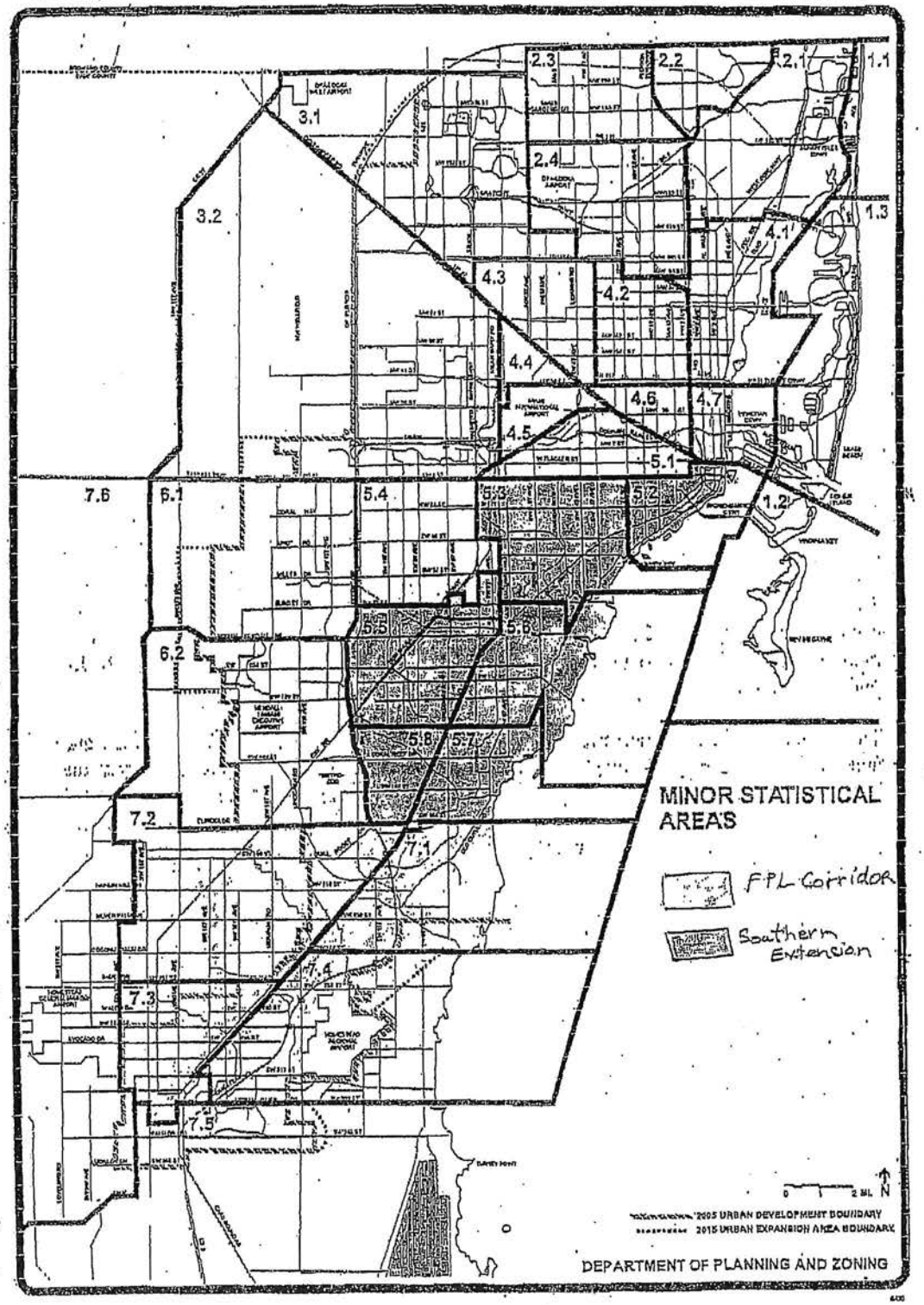
THE SOUTH DADE WATERSHED PROJECT

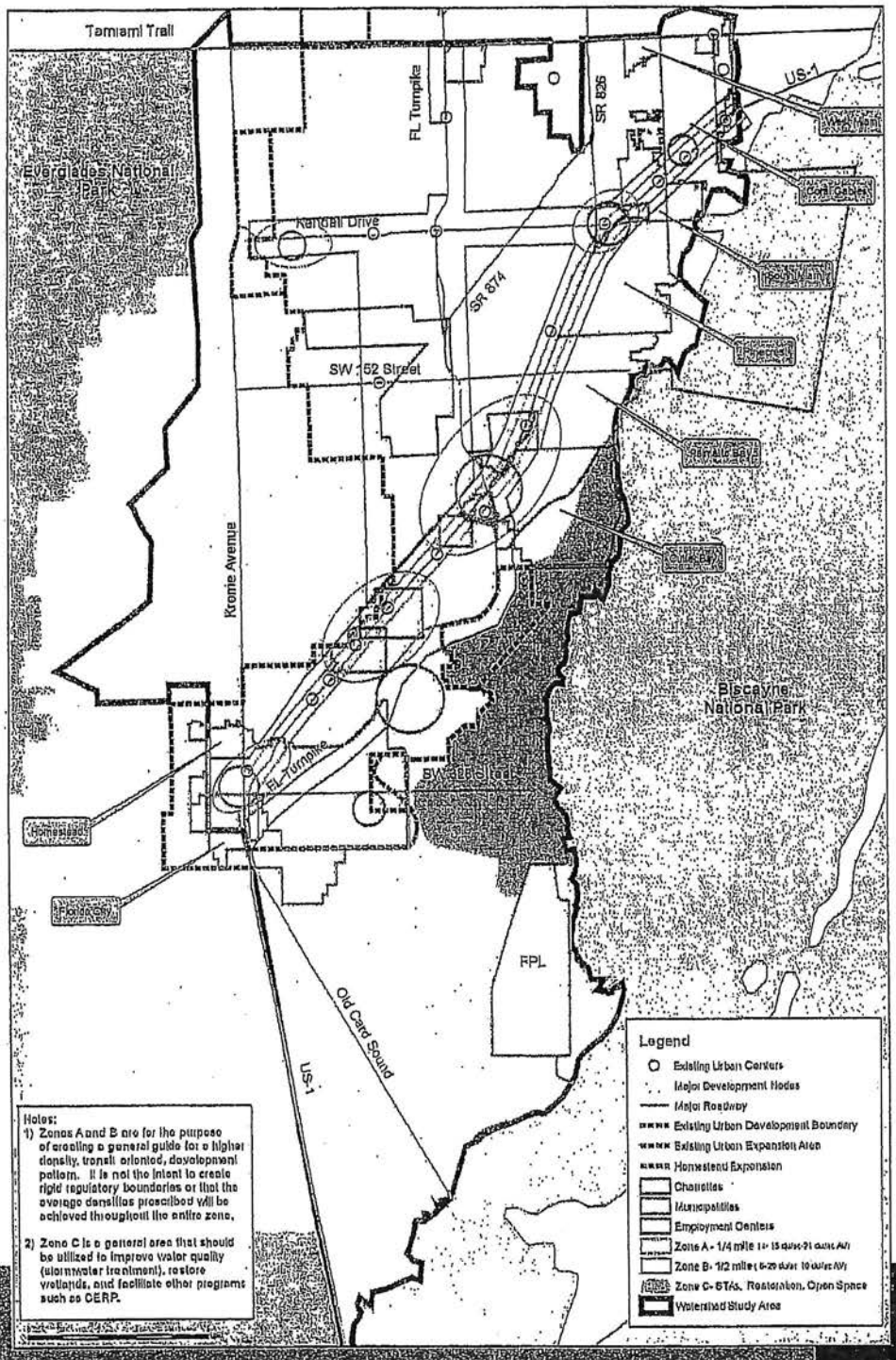
Center for Urban and Community Design, University of Miami, School of Architecture / South Florida Water Management District

MIAMI-DADE COUNTY, FLORIDA
ZIP CODE BOUNDARY



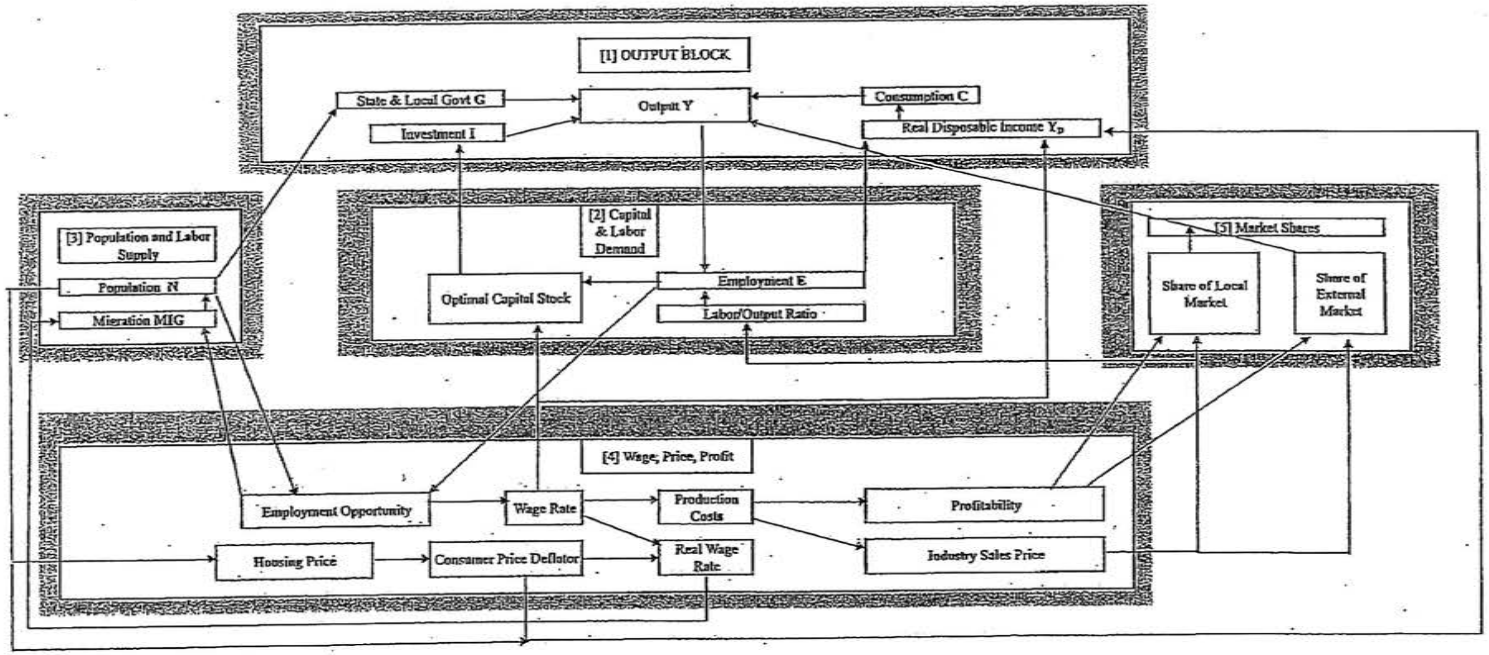
Population Projections by Minor Statistical Area





Recommended Watershed Plan Design Guide Map

Figure 5.1 The Blocks of the REMI Model and Some Connections



Source: Excerpted from Treyz, Regional Economic Modeling, Kluwer, 1993, p. 291.

CORRESPONDENCE
AUG 20, 2014
DOCUMENT NO. 00034-14

Shawna Senko

From: Shawna Senko
Sent: Wednesday, August 20, 2014 11:41 AM
To: 'Haber, Matthew S.'
Subject: RE: Request to be listed as Interested Person (Docket No. 140009)

Per your request, we have added you to the mailing list as an interested person in Docket No. 140009-EI. Please note that this contact information is public record and will be available on internet searches. If you have any changes or wish to have your information removed, you should forward those requests to clerk@psc.state.fl.us.

Shawna Senko
Florida Public Service Commission
Office of Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
850-413-6770

From: Haber, Matthew S. [mailto:MSHaber@miamigov.com]
Sent: Wednesday, August 20, 2014 9:35 AM
To: Records Clerk
Subject: Request to be listed as Interested Person (Docket No. 140009)

Hello,

The City of Miami, Office of the City Attorney requests status as an interested person in docket **no. 140009**.

Names: Victoria Mendez, Matthew Haber
Phone: 305.416.1800
Address: 444 SW 2nd Ave, Suite 945, Miami, FL 33130
Organization: The City of Miami, Office of the City Attorney
Email: vmendez@miamigov.com, mshaber@miamigov.com

Thank you,

Matthew Haber

CORRESPONDENCE
AUG 06, 2014
DOCUMENT NO. 00034-14

Crystal Card

From: Marguerite McLean
Sent: Wednesday, August 06, 2014 8:55 AM
To: Crystal Card
Subject: FW: 140009-EI - Notification of Unacceptable Filing - (Email ID = 2513)

Crystal,
Please place the below e-mail in parties correspondence.
Thank you,

Marguerite H. McLean, Records Technician
Florida Public Service Commission
Office of Commission Clerk
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
(850) 413-6824

From: Marguerite McLean
Sent: Wednesday, August 06, 2014 8:44 AM
To: 'msubia@premier-reporting.com'
Subject: 140009-EI - Notification of Unacceptable Filing - (Email ID = 2513)

The document presented has been reviewed by the Office of Commission Clerk and found to be ineligible for E-filing for one or more of the following reasons:

1. The document is unsigned. Documents may be signed by typing “s/”, “/s” or “/s/” followed by the signatory, i.e., /s/ First M. Last.

2. The document is not in compliance with the Florida Administrative Code (F.A.C.) filing rules listed on the FPSC's Web Based Electronic Filing Requirements.

3. The document is ineligible for E-filing.
   a) Identified as ineligible in the docket’s Order Establishing Procedure.
   b) Must be accompanied by a fee or payment.
   c) Contains proprietary confidential business information.

4. Document rejected [received 8/5/14 at 5:30 p.m.] per notification of 2nd filing [received 8/5/14 at 7:02 p.m.] being the correct filing.

If you have any questions, please contact the Office of Commission Clerk at clerk@psc.state.fl.us.

Crystal Card

From: Dorothy Menasco
Sent: Monday, June 23, 2014 2:38 PM
To: Keino Young
Cc: Crystal Card
Subject: RE: Docket 140009-EG

Thank you for that confirmation. We have updated the designation from interested person to party of record.

From: Keino Young
Sent: Monday, June 23, 2014 2:07 PM
To: Dorothy Menasco
Subject: RE: Docket 140009-EG

Yes, he is. Keino

From: Dorothy Menasco
Sent: Monday, June 23, 2014 12:40 PM
To: Keino Young
Cc: Kathy Lewis
Subject: Docket 140009-EG

Hi Keino,

We have received a notice of reaffirming party status from SACE/Cavros in the above-mentioned docket. We have added that contact information to the parties list. Please confirm whether or not SACE/Cavros is to be designated as an official party of record based on that filing. Thank you for your help!

Dorothy

Crystal Card

From: Marguerite McLean
Sent: Friday, May 02, 2014 1:31 PM
To: Crystal Card
Subject: Parties Correspondence
Attachments: Notification of Unacceptable Filing - (Email ID = 1544) - 140009-EI.pdf; Notification of Unacceptable Filing - (Email ID = 1545) - 140009-EI.pdf; Notification of Unacceptable Filing - (Email ID = 1546) - 140009-EI.pdf

Crystal,
Please place the 3 attachments to this e-mail in parties correspondence.

Thank you,
Marguerite H. McLean, Records Technician
Florida Public Service Commission
Office of Commission Clerk
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
(850) 413-6824

From:	Marguerite McLean
To:	"bgamba@CFJBLaw.com"
Bcc:	Hong Wang
Subject:	Notification of Unacceptable Filing - (Email ID = 1544) - 140009-EI
Date:	Thursday, May 01, 2014 3:43:18 PM

The document presented has been reviewed by the Office of Commission Clerk and found to be ineligible for E-filing for one or more of the following reasons:

1. The document is unsigned. Documents may be signed by typing "s/", "/s" or "/s/" followed by the signatory, i.e., /s/ First M. Last.

2. The document is not in compliance with the Florida Administrative Code (F.A.C.) filing rules listed on the FPSC's Web Based Electronic Filing Requirements.

3. The document is ineligible for E-filing.
   a) Identified as ineligible in the docket's Order Establishing Procedure.
   b) Must be accompanied by a fee or payment.
   c) Contains proprietary confidential business information.

If you have any questions, please contact the Office of Commission Clerk at clerk@psc.state.fl.us.

From:	Marguerite McLean
To:	"bgamba@CFJBLaw.com"
Bcc:	Hong Wang
Subject:	Notification of Unacceptable Filing - (Email ID = 1546) - 140009-EI
Date:	Thursday, May 01, 2014 3:44:38 PM

The document presented has been reviewed by the Office of Commission Clerk and found to be ineligible for E-filing for one or more of the following reasons:

1. The document is unsigned. Documents may be signed by typing "s/", "/s" or "/s/" followed by the signatory, i.e., /s/ First M. Last.

2. The document is not in compliance with the Florida Administrative Code (F.A.C.) filing rules listed on the FPSC's Web Based Electronic Filing Requirements.

3. The document is ineligible for E-filing.
   a) Identified as ineligible in the docket's Order Establishing Procedure.
   b) Must be accompanied by a fee or payment.
   c) Contains proprietary confidential business information.

If you have any questions, please contact the Office of Commission Clerk at clerk@psc.state.fl.us.

From:	Marguerite McLean
To:	"bgamba@CFJBLaw.com"
Bcc:	Hong Wang
Subject:	Notification of Unacceptable Filing - (Email ID = 1545) - 140009-EI
Date:	Thursday, May 01, 2014 3:44:02 PM

The document presented has been reviewed by the Office of Commission Clerk and found to be ineligible for E-filing for one or more of the following reasons:

1. The document is unsigned. Documents may be signed by typing "s/", "/s" or "/s/" followed by the signatory, i.e., /s/ First M. Last.

2. The document is not in compliance with the Florida Administrative Code (F.A.C.) filing rules listed on the FPSC's Web Based Electronic Filing Requirements.

3. The document is ineligible for E-filing.
   a) Identified as ineligible in the docket's Order Establishing Procedure.
   b) Must be accompanied by a fee or payment.
   c) Contains proprietary confidential business information.

If you have any questions, please contact the Office of Commission Clerk at clerk@psc.state.fl.us.

Shawna Senko

From: Shawna Senko
Sent: Friday, April 11, 2014 8:07 AM
To: 'Bill Newton'
Subject: RE: Please add FCAN to interested parties for docket 130223

Good morning Mr. Newton,

Per your request, we have added you to the mailing list as an interested person in Docket 140009-EI. Please note that this contact information is public record and will be available on internet searches. If you have any changes or wish to have your information removed, you should forward those requests to clerk@psc.state.fl.us.

As an interested person you will receive all notices for hearing, prehearing, proposed agency action orders, final orders, and notices of Commission conferences via e-mail. If you are interested in receiving documents other than those mentioned above, for example, procedural orders, please contact staff counsel for instructions on becoming a party of record. The phone number for our General Counsel's Office is 850-413-6199.

If you have any questions regarding your contact information, please call our office at 850-413-6770.

Have a great weekend,

Shawna Senko
Florida Public Service Commission
Office of Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
850-413-6770

From: Bill Newton [mailto:billn@fcan.org]
Sent: Thursday, April 10, 2014 11:32 PM
To: Shawna Senko
Subject: Re: Please add FCAN to interested parties for docket 130223

Shawna,

Thanks for the quick response.

Could you also please add Florida Consumer Action Network to **Docket 140009** -- **Nuclear cost recovery clause**

We are a non-profit consumer group with members throughout the state that would be affected by the outcome of this docket. We have participated on other dockets before the PSC.

Emails should go to billn@fcan.org Please use the contact information below.

Bill Newton
Executive Director
Florida Consumer Action Network (Florida Fair Share)
3006 W Kennedy Blvd Ste B
Tampa, FL 33609
813-877-6712
billn@fcan.org
www.fcan.org

On Thu, Apr 10, 2014 at 3:48 PM, Shawna Senko <SSenko@psc.state.fl.us> wrote:

Per your request, we have added you to the mailing list as an interested person in Docket 130223-EI Please note that this contact information is public record and will be available on internet searches. If you have any changes or wish to have your information removed, you should forward those requests to clerk@psc.state.fl.us.

As an interested person you will receive all notices for hearing, prehearing, proposed agency action orders, final orders, and notices of Commission conferences via e-mail. If you are interested in receiving documents other than those mentioned above, for example, procedural orders, please contact staff counsel for instructions on becoming a party of record. The phone number for our General Counsel's Office is 850-413-6199.

If you have any questions regarding your contact information, please call our office at 850-413-6770.

Shawna Senko

Florida Public Service Commission

Office of Commission Clerk

2540 Shumard Oak Boulevard

Tallahassee, Florida 32399-0850

850-413-6770

From: Bill Newton [mailto:billn@fcan.org]
Sent: Thursday, April 10, 2014 2:53 PM
To: Records Clerk
Subject: Please add FCAN to interested parties for docket 130223

PSC Clerk,

Please add Florida Consumer Action Network to the list of interested parties for docket 130223.

We are a non-profit consumer group with members throughout the state that would be affected by the outcome of this docket. We have participated on other dockets before the PSC.

Emails should go to billn@fcan.org Please use the contact information below.

Thanks,

Bill Newton

Executive Director

Florida Consumer Action Network

3006 W Kennedy Blvd Ste B

Tampa, FL 33609

813-877-6712

billn@fcan.org

www.fcan.org

Shawna Senko

From: Jeremy Susac <jeremy@realesg.com>
Sent: Thursday, January 02, 2014 4:15 PM
To: Shawna Senko
Subject: Re: FPSC E-service of Document NO. 00009-14 in Docket 130009-EI (Email ID = 701220)

Thanks; I sincerely appreciate the helpful and quick response.

Best,
--
J.L. Susac
Real Energy & Environment
Strategies Group

113 South Monroe Street
Tallahassee, FL 32301
Office phone: 850-201-7339
www.realesg.com

On 1/2/14 3:45 PM, "Shawna Senko" <SSenko@PSC.STATE.FL.US> wrote:

Good afternoon Mr. Susac,

Per your request, we have added you to the mailing list as an interested person in Docket No. 140009-EI. Please note that this contact information is public record and will be available on internet searches. If you have any changes or wish to have your information removed, you should forward those requests to clerk@psc.state.fl.us.

As an interested person you will receive all notices for hearing, prehearing, proposed agency action orders, final orders, and notices of Commission conferences via e-mail. If you are interested in receiving documents other than those mentioned above, for example, procedural orders, please contact staff counsel for instructions on becoming a party of record. The phone number for our General Counsel's Office is 850-413-6199.

If you have any questions regarding your contact information, please call our office at 850-413-6770.

Have a great day,

Shawna Senko
Florida Public Service Commission
Office of Commission Clerk
2540 Shumard Oak Boulevard

Tallahassee, Florida 32399-0850
850-413-6770

From: Jeremy Susac [mailto:jeremy@realesg.com]
Sent: Thursday, January 02, 2014 1:28 PM
To: Records Clerk
Subject: Re: FPSC E-service of Document NO. 00009-14 in Docket 130009-EI (Email ID = 701220)

Thanks and Happy New Year to all at the PSC. Quick question, what do I need to do for the new docket, if anything, to remain an interested person – not party?

Crystal Card

From: Shawna Senko
Sent: Thursday, January 02, 2014 2:35 PM
To: Crystal Card
Subject: FW: Request to listed as Interested Person

Please place the message below in Parties Correspondence for Docket No. 140009-EI.

Shawna Senko
Florida Public Service Commission
Office of Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
850-413-6770

From: Shawna Senko
Sent: Thursday, January 02, 2014 2:26 PM
To: 'Milsted, Charles'
Subject: RE: Request to listed as Interested Person

Good afternoon Mr. Milsted,

Per your request, we have added you to the mailing list as an interested person in Docket No. 140009-EI. Please note that this contact information is public record and will be available on internet searches. If you have any changes or wish to have your information removed, you should forward those requests to clerk@psc.state.fl.us.

As an interested person you will receive all notices for hearing, prehearing, proposed agency action orders, final orders, and notices of Commission conferences via e-mail. If you are interested in receiving documents other than those mentioned above, for example, procedural orders, please contact staff counsel for instructions on becoming a party of record. The phone number for our General Counsel's Office is 850-413-6199.

If you have any questions regarding your contact information, please call our office at 850-413-6770.

Have a great day,

Shawna Senko
Florida Public Service Commission
Office of Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
850-413-6770

From: Milsted, Charles [mailto:CMilsted@aarp.org]
Sent: Thursday, January 02, 2014 1:46 PM
To: Records Clerk
Subject: Request to listed as Interested Person

Please add my information to Docket 140009 as below. Thank you

Charles Milsted
Associate State Director
200 West College Avenue
Tallahassee, Florida 32301
850-577-5190
850-566-0672 cell

Shawna Senko

From: Shawna Senko
Sent: Friday, January 03, 2014 10:22 AM
To: 'rpjrb@yahoo.com'
Subject: RE: Reestablish/Establish my Status as an Interested Party in Docket No. 140009-EI / Docket No. 130009-EI / Nuclear cost recovery clause

Good morning Mr. Smith,

Per your request, we have added you to the mailing list as an interested person in Docket No. 140009-EI. Please note that this contact information is public record and will be available on internet searches. If you have any changes or wish to have your information removed, you should forward those requests to clerk@psc.state.fl.us.

As an interested person you will receive all notices for hearing, prehearing, proposed agency action orders, final orders, and notices of Commission conferences via e-mail. If you are interested in receiving documents other than those mentioned above, for example, procedural orders, please contact staff counsel for instructions on becoming a party of record. The phone number for our General Counsel's Office is 850-413-6199.

If you have any questions regarding your contact information, please call our office at 850-413-6770.

Have a great day,

Shawna Senko
Florida Public Service Commission
Office of Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
850-413-6770

From: rpjrb@yahoo.com [mailto:rpjrb@yahoo.com]
Sent: Thursday, January 02, 2014 7:44 PM
To: Records Clerk
Cc: Office of Commissioner Balbis; Office Of Commissioner Edgar; Office of Commissioner Brisé; Office Of Commissioner Graham; Office of Commissioner Brown
Subject: Reestablish/Establish my Status as an Interested Party in Docket No. 140009-EI / Docket No. 130009-EI / Nuclear cost recovery clause

Dear Records Clerk,

Please add me to Docket No. 140009-EI as an interested party.

I would like to remain on Docket No. 130009-EI and be added to Docket 140009-EI to reestablish/establish my status as an interested party to remain on the Docket(s) Mailing List(s).

I would like to be on the Docket(s) email distribution list(s) for any current/future email correspondence.

Thanks in advance for your help.

My contact information is:

Robert H. Smith

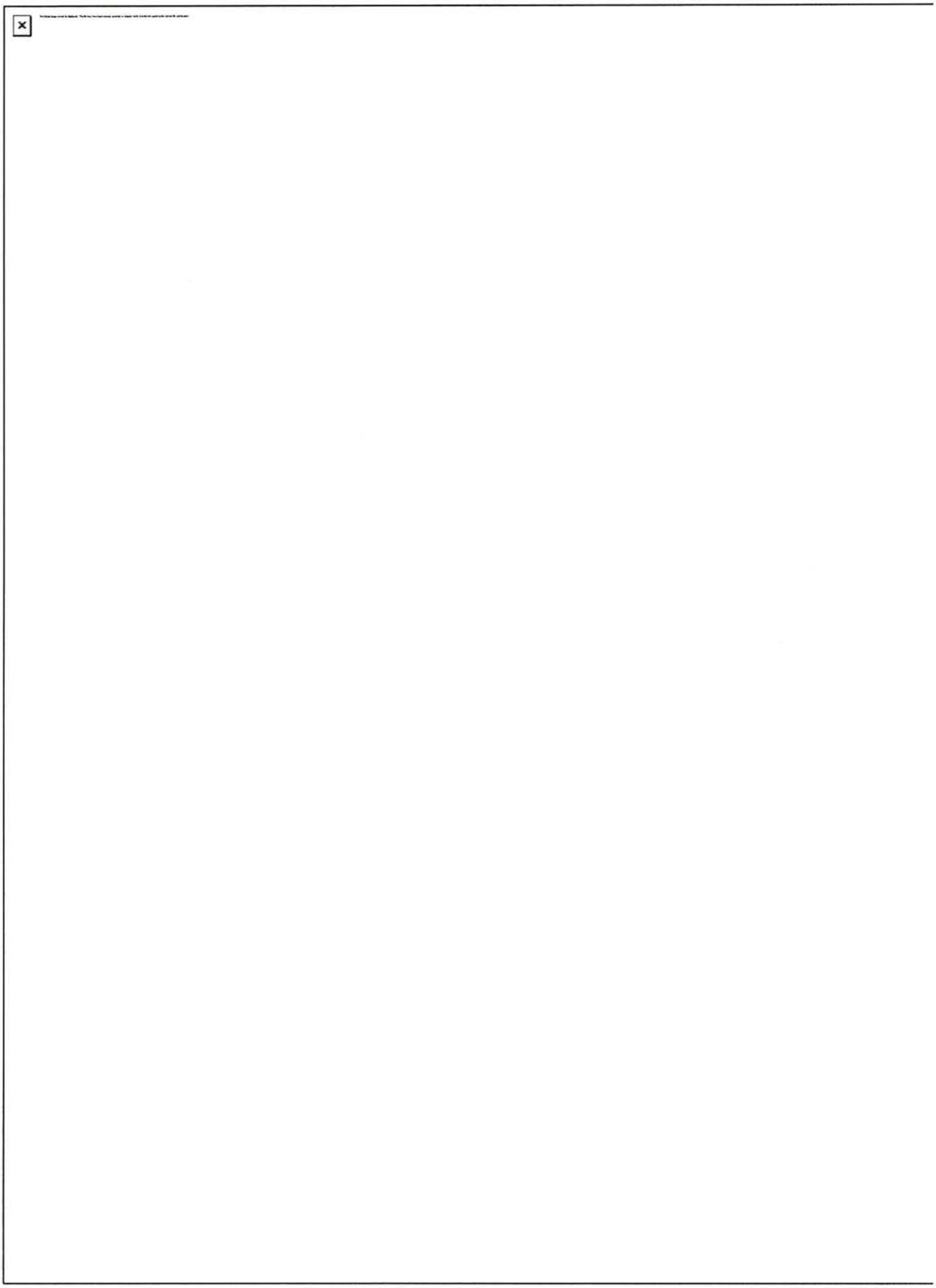
11340 Heron Bay Blvd. #2523

Coral Springs, FL 33076

Email: rpjrb@yahoo.com

Thanks,

Robert H. Smith



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