



July 14, 2020

VIA ELECTRONIC FILING

Mr. Adam Teitzman
Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Docket No. 20200162-EU, Joint Petition for Approval of Amendment to Territorial Agreement in St. Johns County, by Florida Power & Light Company and JEA

Dear Mr. Teitzman:

Enclosed please find Florida Power & Light Company and JEA's responses to the Florida Public Service Commission Staff's First Data Requests, Nos. 1-9, propounded in the above-referenced proceeding.

Please contact me at (561) 691-7108 if you or your Staff have any questions regarding this filing.

Sincerely,

/s/ Jason A. Higginbotham
Jason A. Higginbotham

Enclosure

cc: Sevini Guffey
Jody Brooks

Enclosure

QUESTION:

Paragraph 14 of the petition refers to Swap Parcel 4 which will receive electric service from JEA. Please state the number of customers in Swap Parcel 4, and when does JEA expect to have service available to the proposed amended area.

RESPONSE:

The current territory line cuts through a proposed subdivision. The developer plans to develop the land in three phases. Upon full build out the development will consist 132 single-family homes, 53 duplexes and 104 townhome units. Swap Parcel 4 has planned approximately 76 townhome units. JEA presently has provision to serve the entire subdivision, including Swap Parcel 4.

QUESTION:

How far away are JEA facilities from the proposed Swapped Parcel 4?

RESPONSE:

Swap Parcel 4 will be integrated part of the new subdivision's distribution system. Presently, JEA's distribution system is about 350 feet from Swap Parcel 4.

QUESTION:

Paragraph 15 of the petition states that Swap Parcels 5, 6, and 7 shall receive electric service from FPL. Please state number and type of customers FPL intends to serve in the subject parcels and when does FPL expect to have service available to the proposed Swapped Parcels 5, 6, and 7?

RESPONSE:

Swap Parcel 5 trues up the FPL/JEA boundary with the existing Palm Valley Rd ROW. No customers are expected to be served in this parcel.

Swap Parcel 6 would add to a commercial parcel which is currently served by FPL. No time frame is available at this time for when new customers, if any, will be served in Parcel 6.

FPL does not know at this time the number of customers that will be served in this Swap Parcel 7. FPL anticipates, based on current zoning potential, that this parcel may be the site of a future commercial development in the form of either office buildings or healthcare type facilities.

QUESTION:

How far away are FPL facilities from the proposed Swapped Parcels 5, 6, and 7?

RESPONSE:

Parcel 5 – FPL has facilities within 25ft

Parcel 6 – FPL has facilities within 50ft

Parcel 7 – FPL facilities are approximately 650ft to the south and 750ft to the east

QUESTION:

Paragraph 17 of the petition refers to two detailed maps for each affected county. Please explain if the proposed private development is in Duval and St. Johns Counties.

RESPONSE:

The entire proposed private development is located in St. Johns County.

QUESTION:

Are the swapped parcels 4, 5, 6, and 7 all located in St. Johns County? If not, please provide a breakdown of parcels by county.

RESPONSE:

Yes, all four (4) swapped parcels are located in St. Johns County, Florida.

QUESTION:

When is development expected to begin within each swapped parcel?

RESPONSE:

It is FPL and JEA's understanding that the developer intends to begin construction of the development immediately upon receiving approval from the Commission. The developer may have already taken certain preliminary steps to begin developing one or more the parcels for construction.

QUESTION:

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

RESPONSE:

JEA expects to serve 342 residential customers in the entire development. Approximately 76 of those customers will be located in Swap Parcel 4.

QUESTION:

Paragraph 18 of the petition states that no customer accounts will be transferred between the parties. Yet, paragraph 9 of the petition state that the agreement will swap parcels and the right to serve customers located or to be located within the parcels. Please discuss this scenario.

RESPONSE:

The swap parcels are vacant lands. As a result, there are currently no existing customer accounts inside the swap parcels. However, subject to the approval of the Commission, JEA and FPL will provide service to any future customers that may be located in the respective swapped parcels.