

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Joint petition for approval of amendment  
to territorial agreement between Florida Power  
& Light Company and JEA.

DOCKET NO. 140130-EU  
ORDER NO. PSC-14-0469-PAA-EU  
ISSUED: August 29, 2014

The following Commissioners participated in the disposition of this matter:

ART GRAHAM, Chairman  
LISA POLAK EDGAR  
RONALD A. BRISÉ  
EDUARDO E. BALBIS  
JULIE I. BROWN

NOTICE OF PROPOSED AGENCY ACTION  
ORDER APPROVING AMENDMENT TO TERRITORIAL AGREEMENT

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

BACKGROUND

On June 17, 2014, Florida Power & Light Company (FPL) and JEA filed a joint petition for approval of an amendment (2014 Amendment) to the existing territorial agreement between FPL and JEA. We first approved the territorial boundary between the two utilities in 1965, and we reaffirmed our approval in 1980.<sup>1</sup> In 1996, as the resolution of a territorial dispute, FPL and JEA entered into a new territorial agreement<sup>2</sup> which was subsequently revised and approved by us in 1998.<sup>3</sup> In 2012 FPL and JEA agreed to an amendment that altered a segment of the

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<sup>1</sup> Order No. 9363, issued May 9, 1980, in Docket No. 790886-EU, In re: Petition of Jacksonville Electric Authority for approval of a territorial agreement between JEA and Florida Power and Light Company.

<sup>2</sup> Order No. PSC-96-0212-FOF-EU, issued February 14, 1996 and finalized by Order No. PSC-96-0755-FOF-EU, issued June 10, 1996, in Docket No. 950307-EU, In re: Petition of Jacksonville Electric Authority to Resolve a Territorial Dispute With Florida Power & Light Company in St. Johns County.

<sup>3</sup> Order No. PSC-98-1687-FOF-EU, issued December 14, 1998, in Docket No. 980755-EU, In re: Joint petition for approval of new territorial agreement between Florida Power & Light Company and Jacksonville Electric Authority.

territorial boundaries between the parties so that a single utility could serve the electric needs of a new private development planned for an undeveloped area.<sup>4</sup>

FPL and JEA's 2014 Amendment provides for the swap of two land parcels. Attachment A is a copy of the 2014 Amendment. Attachments B and C provide a legal description and map of the two parcels. Pursuant to Rule 25-6.0440(1)(f), F.A.C., Attachment D is an official Florida Department of Transportation General Highway County map for St. Johns County depicting boundary lines established by the territorial agreement.

As explained below, we approve the proposed amendment to the parties' territorial agreement. We have jurisdiction over the matter pursuant to Section 366.04, Florida Statutes (F.S.).

### DECISION

Pursuant to Section 366.04(2)(d), F.S., we have the jurisdiction to approve territorial agreements between and among rural electric cooperatives, municipal electric utilities, and other electric utilities. Rule 25-6.0440(2), F.A.C., states that in approving territorial agreements, we may consider the reasonableness of the purchase price of any facilities being transferred, the likelihood that the agreement will not cause a decrease in the reliability of electric service to existing or future ratepayers, and the likelihood that the agreement will eliminate existing or potential uneconomic duplication of facilities. Unless we determine that the agreement will cause a detriment to the public interest, the agreement should be approved. Utilities Commission of the City of New Smyrna v. Florida Public Service Commission, 469 So. 2d 731 (Fla. 1985).

As noted in the case background, FPL and JEA are parties to a Territorial Agreement, mostly recently amended in 2012. The 2014 Amendment would move Swap Parcel 1, currently in FPL's territory, and place it in JEA's territory; and move Swap Parcel 2, currently in JEA's territory, and place it in FPL's territory.

The current territorial boundary between FPL and JEA traverses an undeveloped area for which a new private development is planned. At present there is no electric infrastructure in place to serve electric needs; however, JEA has existing infrastructure nearby. The 2014 Amendment alters the territory between FPL and JEA so that the new territorial boundary will be more closely aligned with planned road ways and will facilitate the provision of electric service for the new development by one utility. Although there are no current development plans for the area within Swap Parcel 2, FPL and JEA agree that FPL will be in a better position to provide electric service to any future development in this area.

No customers will be transferred when the 2014 Amendment is implemented; therefore, no customers were notified pursuant to Rule 25-6.0440(1), F.A.C. Nor are there any facilities to be transferred and no purchase price will be involved. FPL and JEA state that they entered the

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<sup>4</sup> Order No. PSC-12-0561-PAA-EU, issued October 22, 2012, in Docket No. 120171-EU, In re: Joint petition for approval of amendment to territorial agreement in St. Johns County between Florida Power & Light Company, a Florida corporation, and JEA, a Florida municipal corporation.

2014 Amendment after consideration of the best interest of electric consumers and the residents of the areas served by both parties. According to FPL and JEA, the 2014 Amendment is intended to avoid unnecessary duplication of services in the area and is in the best interest of the public.

We agree that the 2014 Amendment is in the public interest and will enable FPL and JEA to better serve potential customers. The proposed amendment eliminates any potential uneconomic duplication of facilities and will not cause a decrease in the reliability of electric service. For these reasons, we find that the 2014 Amendment will not cause a detriment to the public interest and we approve it.

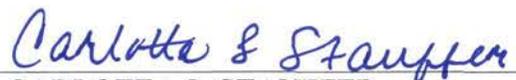
Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that the Joint petition for approval of amendment to territorial agreement between Florida Power & Light Company and JEA is approved. It is further

ORDERED that the provisions of this Order, issued as proposed agency action, shall become final and effective upon the issuance of a Consummating Order unless an appropriate petition, in the form provided by Rule 28-106.201, Florida Administrative Code, is received by the Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that in the event this Order becomes final, this docket shall be closed.

By ORDER of the Florida Public Service Commission this 29th day of August, 2014.



CARLOTTA S. STAUFFER  
Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399  
(850) 413-6770  
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing that is available under Section 120.57, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing will be granted or result in the relief sought.

Mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing.

The action proposed herein is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on September 19, 2014.

In the absence of such a petition, this order shall become final and effective upon the issuance of a Consummating Order.

Any objection or protest filed in this/these docket(s) before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

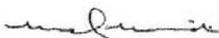
SECOND AMENDMENT TO TERRITORIAL AGREEMENT  
BETWEEN  
FLORIDA POWER AND LIGHT COMPANY  
AND  
JEA

1. **WHEREAS**, Florida Power and Light Company (FPL) and JEA have an existing Territorial Agreement entered into in 1998, as amended by that certain Amendment to Territorial Agreement Between Florida Power and Light Company and JEA dated May 25, 2012 (Territorial Agreement); and,
2. **WHEREAS**, this Second Amendment to the Territorial Agreement (Second Amendment) entered into by the parties on this 13<sup>th</sup> day of MARCH, 2014, alters the territory between the parties. In an effort to accommodate new development and align territorial boundaries more closely with planned road ways, the parties have agreed to swap two parcels of property within their respective territories. The first parcel is currently within the territorial boundary of FPL and is located on the south side of Palm Valley Road – County Road 210 bordered on the east by Palm Breeze Drive in St. Johns County and is approximately 2.82 acres (Swap Parcel 1). The second parcel is currently within the territorial boundary of JEA and is located on the north side of Palm Valley Road – County Road 210 at the intersection of the proposed Centerville Drive and proposed Nocatee Village Drive in St. Johns County and is approximately 0.62 acres (Swap Parcel 2); and,
3. **WHEREAS**, the current territorial boundary between FPL and JEA traverses an undeveloped area where new private development is planned but for which there is currently no infrastructure in place to serve electric needs. The new development straddles both the FPL and JEA territory. Swap Parcel 1 lies just south of, and is contiguous with the current territorial boundary between FPL and JEA, within FPL's territory. Due to the current boundary configuration, the proximity of existing JEA infrastructure to this site, and the desire to have the electric needs of the new development served by one utility, FPL and JEA have agreed to modify the territorial boundary to place Swap Parcel 1 within the bounded area to be served by JEA; and,
4. **WHEREAS**, although there is no current development plan for the area within Swap Parcel 2, the parties agree that future development within this area will be better served by FPL in the future and have agreed to modify the territorial boundary to place Swap Parcel 2 within the bounded area to be served by FPL; and,

5. **WHEREAS**, there are currently no existing customers or electric facilities within Swap Parcel 1 or Swap Parcel 2; and,
6. **WHEREAS**, amending the Territorial Agreement to allow JEA and FPL to provide service to the region subject to this Second Amendment will avoid unnecessary duplication of services and will facilitate the provision of electric services by a single utility to all customers within the new development.
7. **NOW THEREFORE**, FPL and JEA agree to amend the territorial boundary between the utilities as provided in Exhibits A, B, and C to this Second Amendment. Exhibit A is a general highway map of St. Johns County, Florida, showing the existing territorial boundaries and area to be transferred. Exhibit B is a more detailed map identifying the existing and new territorial boundary lines. Exhibit C provides the legal descriptions for Swap parcel 1 and Swap parcel 2 and a written description of the new territorial boundary lines pursuant to this Amendment.
8. All other parts of the Territorial Agreement shall remain in effect.

**IN WITNESS WHEREOF**, the parties have caused this Second Amendment to be executed by FPL in its name by its Vice President, and by JEA in its name by its Chief Executive Officer, on the day and year first written above.

**FLORIDA POWER & LIGHT COMPANY**

By:   
Name: Manuel A. Miranda  
Title: Vice President, Power Delivery

Date: 3/13/14

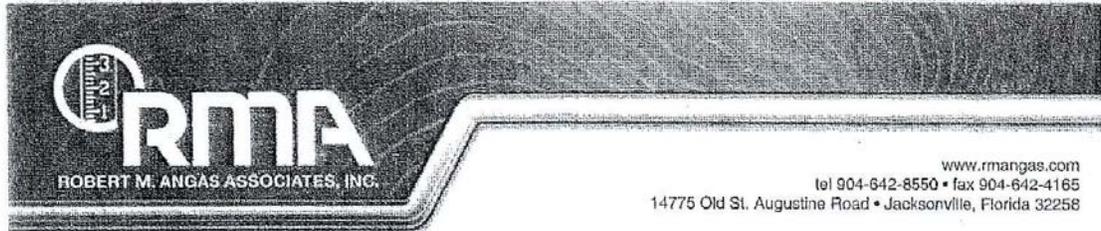
**JEA**

By:   
Name: Paul E. McElroy  
Title: Chief Executive Officer

Date: March 6, 2014

Form Approved:

  
Office of General Counsel



January 9, 2014  
Town Center Central  
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Work Order No. 14-004.00  
File No. 123B-23.00A

**Swap Parcel 1**

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3422, page 1351, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Town Center Roads Phase II, a plat recorded in Map Book 69, pages 44 through 48, of said Public Records; thence Northerly along the Westerly right of way line of Palm Breeze Drive, a variable width right of way as presently established, the following 10 courses: Course 1, thence Northerly along the arc of a curve concave Easterly having a radius of 1204.00 feet; through a central angle of  $06^{\circ}10'30''$ , an arc length of 129.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $06^{\circ}14'29''$  East, 129.70 feet; Course 2, thence North  $23^{\circ}35'20''$  East, 53.46 feet to a point on a curve concave Easterly having a radius of 1092.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of  $05^{\circ}23'22''$ , an arc length of 102.72 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $14^{\circ}15'55''$  East, 102.68 feet; Course 4, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 1180.00 feet, through a central angle of  $09^{\circ}03'51''$ , an arc length of 186.68 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $26^{\circ}09'51''$  East, 186.48 feet; Course 5, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 1176.00 feet, through a central angle of  $03^{\circ}12'37''$ , an arc length of 65.89 feet to point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $27^{\circ}21'46''$  East, 65.88 feet; Course 6, thence Northerly along the arc of a curve concave Westerly having a radius of 1720.00 feet, through a central angle of  $13^{\circ}06'43''$ , an arc length of 393.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $22^{\circ}24'42''$  East, 392.76 feet; Course 7, thence North  $15^{\circ}51'21''$  East, 404.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $29^{\circ}08'39''$  West, 42.43 feet; Course 9, thence North  $74^{\circ}08'39''$  West, 15.35 feet; Course 10, thence North  $15^{\circ}51'21''$  East, 60.00 feet to the Point of Beginning.

From said Point of Beginning, thence North  $74^{\circ}08'39''$  West, departing said Westerly right of way line, 405.15 feet to a point lying on the former centerline of Palm Valley Road (County Road No. 210) a former 100 foot right of way vacated by Resolution No. 2008-13, recorded in Official Records Book 3101, page 739 of said Public Records; thence North  $55^{\circ}19'25''$  East, along said former centerline, 708.73 feet to its intersection with said Westerly right of way line of Palm

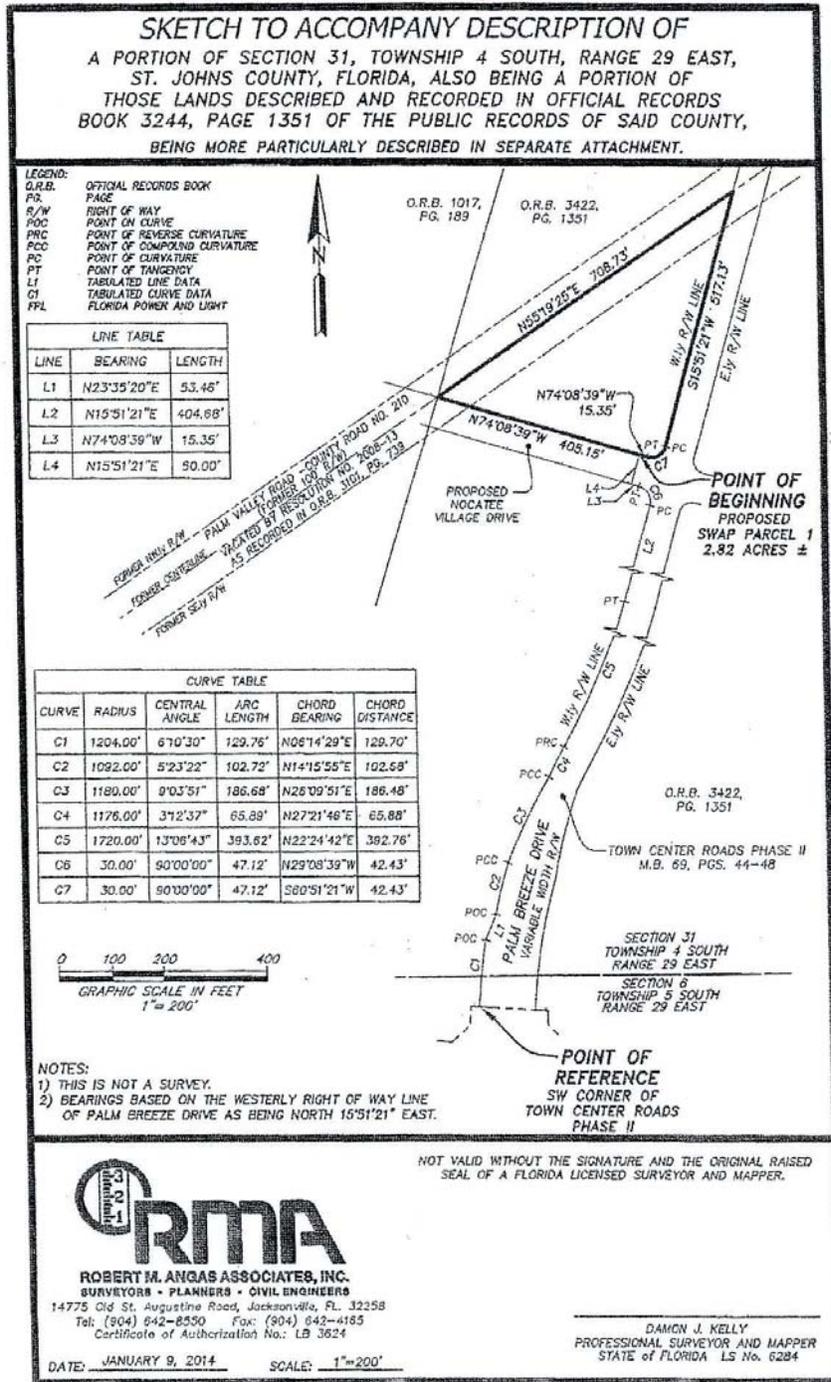
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**Swap Parcel 1**

Breeze Drive; thence Southerly and Westerly along said Westerly right of way line the following 3 courses: Course 1, thence South  $15^{\circ}51'21''$  West, departing said former centerline, 517.13 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; Course 2, thence Westerly along the arc of said curve through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $60^{\circ}51'21''$  West, 42.43 feet; Course 3, thence North  $74^{\circ}08'39''$  West, 15.35 feet to the Point of Beginning.

Containing 2.82 acres, more or less.

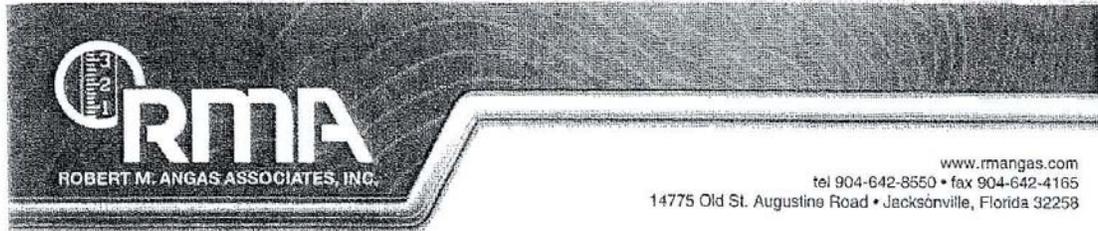


**ROBERT M. ANGAS ASSOCIATES, INC.**  
 SURVEYORS - PLANNERS - CIVIL ENGINEERS  
 14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 842-8250 Fax: (904) 842-4185  
 Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: JANUARY 9, 2014 SCALE: 1"=200'

DAMON J. KELLY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6284



January 9, 2014  
Towncenter Central  
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Work Order No. 14-004.00  
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**Swap Parcel 2**

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 677, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Town Center Roads Phase II, a plat recorded in Map Book 69, pages 44 through 48, of said Public Records; thence Northerly along the Westerly right of way line of Palm Breeze Drive, a variable width right of way as presently established, the following 10 courses: Course 1, thence Northerly along the arc of a curve concave Easterly having a radius of 1204.00 feet; through a central angle of  $06^{\circ}10'30''$ , an arc length of 129.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $06^{\circ}14'29''$  East, 129.70 feet; Course 2, thence North  $23^{\circ}35'20''$  East, 53.46 feet to a point on a curve concave Easterly having a radius of 1092.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of  $05^{\circ}23'22''$ , an arc length of 102.72 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $14^{\circ}15'55''$  East, 102.68 feet; Course 4, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 1180.00 feet, through a central angle of  $09^{\circ}03'51''$ , an arc length of 186.68 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $26^{\circ}09'51''$  East, 186.48 feet; Course 5, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 1176.00 feet, through a central angle of  $03^{\circ}12'37''$ , an arc length of 65.89 feet to point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $27^{\circ}21'46''$  East, 65.88 feet; Course 6, thence Northerly along the arc of a curve concave Westerly having a radius of 1720.00 feet, through a central angle of  $13^{\circ}06'43''$ , an arc length of 393.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $22^{\circ}24'42''$  East, 392.76 feet; Course 7, thence North  $15^{\circ}51'21''$  East, 404.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $29^{\circ}08'39''$  West, 42.43 feet; Course 9, thence North  $74^{\circ}08'39''$  West, 15.35 feet; Course 10, thence North  $15^{\circ}51'21''$  East, 60.00 feet; thence North  $74^{\circ}08'39''$  West, departing said Westerly right of way line, 189.15 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $89^{\circ}57'17''$ , an arc length of 39.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $29^{\circ}10'01''$  West, 35.34 feet; thence North  $15^{\circ}48'38''$  East, 10.00 feet; thence North  $74^{\circ}11'22''$  West, 50.00 feet; thence South  $15^{\circ}48'38''$  West, 9.92 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said

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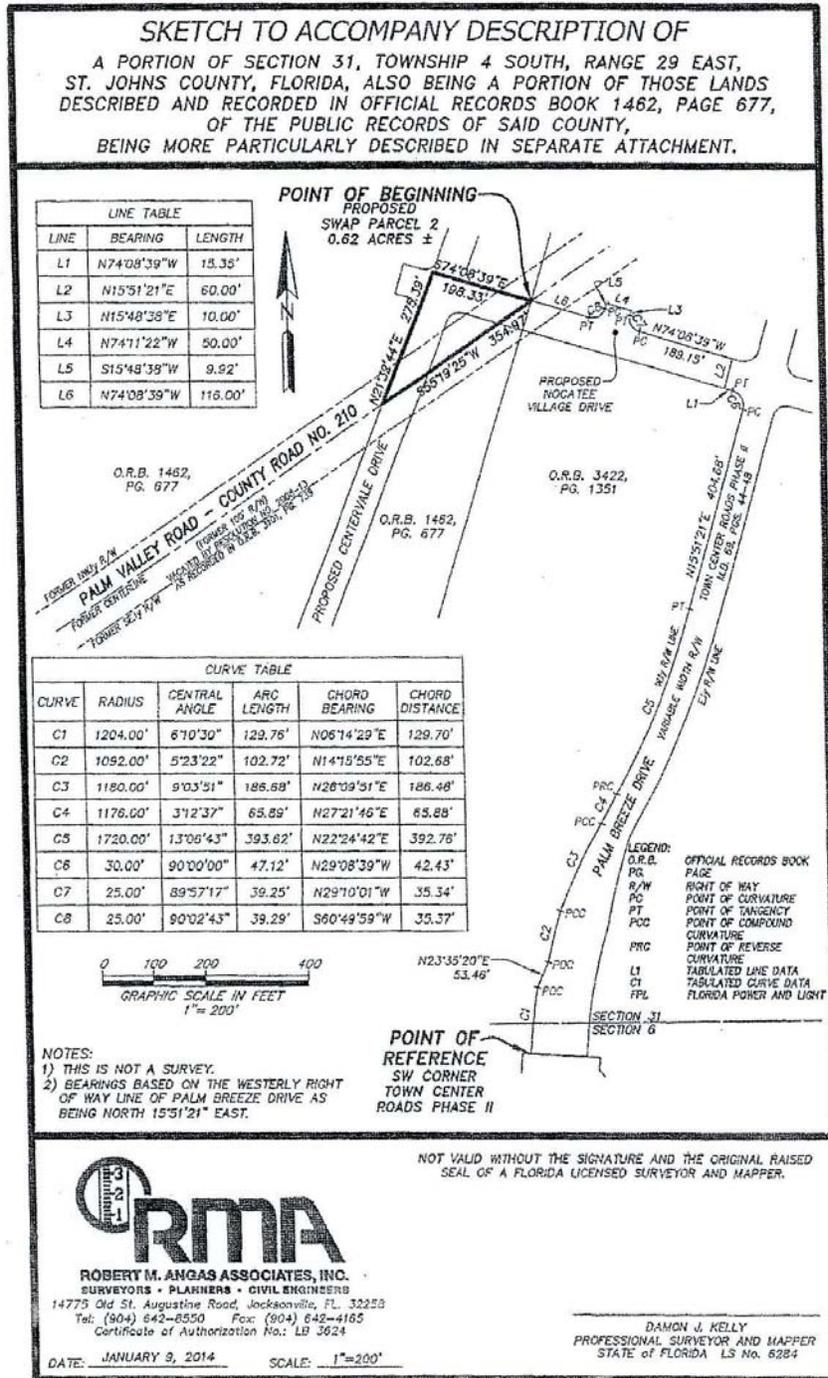
Work Order No. 14-004.00  
File No. 123B-23.00B

**Swap Parcel 2**

curve, through a central angle of  $90^{\circ}02'43''$ , an arc length of 39.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $60^{\circ}49'59''$  West, 35.37 feet; thence North  $74^{\circ}08'39''$  West, 116.00 feet to a point lying on the former centerline of Palm Valley Road (County Road No. 210) a former 100 foot right of way vacated by Resolution No. 2008-13, recorded in Official Records Book 3101, page 739 of said Public Records, said point also being the Point of Beginning.

From said Point of Beginning, thence South  $55^{\circ}19'25''$  West, along said former centerline, 354.97 feet; thence North  $21^{\circ}32'44''$  East, departing said former centerline, 275.39 feet; thence South  $74^{\circ}08'39''$  East, 198.33 feet to the Point of Beginning.

Containing 0.62 acres, more or less.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**ROBERT M. ANGAS ASSOCIATES, INC.**  
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