



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024
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October 30, 2024

Gregg A. Hall
Florida Power & Light
700 Universe Blvd (TS4/JW)
Juno Beach, FL 33408

Re: FPL Sheridan Transmission Substation – PG&D/Variances

Dear Mr. Hall,

Please be advised that the paving, grading and drainage plans and variance requests waiving easement requirements for drainage pipes, stormwater surface storage areas and outfall requirements for the FPL Sheridan Transmission Substation were approved by the Board of Commissioners of the Central Broward Water Control District (District) at their regularly scheduled meeting on Wednesday, October 23, 2024.

Please be advised that in accordance with Section 7.02 of the District's criteria, variance approvals require a Hold Harmless Agreement and must be submitted to the District before a Stormwater Management Works Permit can be issued and construction commencement, the following will need to be submitted to the District:

- An executed Hold Harmless Agreement reflecting that the District will have no obligation on the FPL substation property.

Please contact Julie Klahr the district attorney at (954) 771-4500 or by email at ijklahr@cityatty.com, for more information on the Hold Harmless Agreement.

If you have any questions, please feel free to contact our office at 954-432-5110

Sincerely,

Thomas Good
District Manager

TG/mf

ATT. Agenda Information Page
CC. Julie Klahr - District Attorney

CENTRAL BROWARD WATER CONTROL DISTRICT PROPOSED DISTRICT COMMISSION AGENDA ITEM

Meeting Date: October 23, 2024

Item Type: Regular

District Zone: 5

Item Description: FPL Sheridan Transmission Sub-Station Paving, Grading and Drainage (PG&D) Plan Approval.

Presenter's Name and Title: Gary Tenn, P.E. District Engineer (CTA)

Summary Explanation and Background:

The proposed FPL Transmission Sub-station site will be located adjacent to the existing Distribution sub-station at 830 Pine Island Road across from the Publix shopping plaza at Cooper City Commons. The site is presently heavily wooded and lies east of Pine Island Road and between the aerial transmission lines and the Central Trail adjacent to the Monterra development.

The sub-station will be enclosed with a secured perimeter wall and the drainage system serving the enclosed area will consist of catch basins and exfiltration trenches among buried high voltage conduits. The pipes will outfall to two open dry retention areas beyond the security fence. Due to no readily available outfall canal or roadway drainage system the dry retention areas have been designed to contain more than the required stormwater volume – the system will store the 100-year storm runoff on the site itself. The development area will be bounded by an earthen berm that will contain the stored stormwater volume.

In consideration of variance approvals for waiving easements and positive outfall, the project plans and calculations have been reviewed by the District Engineer and found to be in compliance with District criteria.

Fiscal Impact: All fees are current as of September 1, 2024.

Additional Information: The applicant will be required to provide an executed hold harmless agreement that shall reflect that the District will have no obligation on the FPL substation property. No performance bond will be necessary.

Instructions for the District Clerk: N/A

Attachments:

- 1) Location Map
- 2) SWM Permit Application
- 3) Design Plans



CBWCD

District Commissioners

Zone 3 – Douglas R. Bell
Chair

Zone 2 – Susan Coyle
Vice Chair

Zone 1 – Judy Ann Bunce

Zone 4 – Cris Fardelmann

Zone 5 – Massimo Pulcini

Zone 6 – David Donzella

District Manager

Thomas Good

**Central Broward Water
Control District**

8020 Stirling Road
Hollywood, FL 33024

(954) 432-5110

CENTRAL BROWARD WATER CONTROL DISTRICT PROPOSED DISTRICT COMMISSION AGENDA ITEM

Meeting Date: October 23, 2024

Item Type: Regular

District Zone: 5

Item Description: FPL Sheridan Transmission Sub-Station Variances (3) for Drainage Pipe Easement, Surface Storage Easement, and System Outfall

Presenter's Name and Title: Gary Tenn, P.E., District Engineer (CTA)

Summary Explanation and Background:

The proposed FPL Transmission Sub-station site will be adjacent to the existing Distribution sub-station located at 830 Pine Island Road, across from the Publix shopping plaza at Cooper City Commons. The site is presently heavily wooded and lies east of Pine Island Road and between the aerial transmission lines and the Central Trail adjacent to the Monterra development. Due to security and safety (the risk of electrocution), three variances to the District Criteria are being sought.

1. Two variances to waive easement requirements for drainage pipes and stormwater surface storage areas which removes the need for a District Maintenance Agreement

District Criteria, Section 3.04, states: The District shall require the dedication of easements for canals, canal maintenance, drainage, flowage and storage, lake maintenance, drainage, and ingress/egress. The provisions of this Section shall also apply to Paving and Drainage Plan submittals.

District Criteria, Section 3.05, states: Stormwater management facilities shall be enclosed within a drainage or drainage, flowage and storage easement.

The project includes drainage pipes, structures, and interconnected dry retention ponds. The applicant points out that FPL substations are fundamentally different in purpose and operation which justifies the request for consideration. Primarily, there are safety concerns given the presence of high voltage, electrocution risk, fire and explosion hazards, and sensitive equipment. Additionally, the facility is a critical Infrastructure security and resilience site and will be surrounded by a security wall. Should the variances be approved, the applicant is also asking to be exempt from a standard District Maintenance Agreement. The applicant has indicated that they are solely responsible for maintaining the drainage system as a condition of the Florida Department of Environmental Protection (FDEP) Environmental Resource Permit (ERP) for the project and are required to provide periodic maintenance reports to the State.



CBWCD

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2. Variance to waive requirement for an outfall for the proposed drainage system

District Criteria, Section 2.07.4, states: All properties shall provide for a positive outfall with the capacity to discharge the allowable discharge.

The applicant is requesting a waiver of the requirement to provide positive outfall due to connection restrictions on all sides of the site. The 29.75-acre Sheridan Transmission Substation property is landlocked with Pine Island Road to the west, existing residential to the north, and the Central Trail to the south and east. FPL reached out to the Broward County Highway Construction and Engineering Division to request a stormwater tie-in to the existing Broward County maintained roadway drainage system in Pine Island Road. Broward County does not allow stormwater connections to County-owned and maintained systems. In lieu of the District's outfall requirement, the applicant has designed a factor of safety into the stormwater storage volume held on the site providing storage for the 100-year storm instead of the standard 25-year storage volume.

Proper variance signage was prepared and installed at approved locations prior to the Commission meeting.

Fiscal Impact: All fees are current as of September 1, 2024.

Additional Information: For any approved variance, an executed hold harmless agreement will be required in accordance with District criteria. The hold harmless agreement shall reflect that the District will have no obligation on the FPL substation property.

Instructions for the District Clerk: Record executed hold harmless agreement

Attachments:

- 1) Location Map
- 2) Variance Letter for Drainage Easement
- 3) Variance Letter for Storage Easement
- 4) Variance Letter for Drainage Outfall
- 5) FDEP Environmental Resource Permit
- 6) Variance Signs and Locations