



February 14, 2014

Cindy Mulkey, Program Administrator
Office of Siting Coordination
Department of Environmental Protection
3900 Commonwealth Blvd. MS#48
Tallahassee, FL 32399-3000

Re: Florida Power & Light Company Turkey Point Plant Unit 3, 4, & 5 (PA 03-45D)
Post-Certification Amendment
Dry Storage Building

Dear Ms. Mulkey:

Pursuant to Section 403.5113(1), F.S., and Section 62-17.205(1)(A), F.A.C., Florida Power & Light Company (FPL) is requesting an amendment to the Site Certification Application for the Turkey Point Plant. The purpose of this amendment request is to obtain approval for FPL to construct a Dry Storage Building for the storage of capital spare parts.

The proposed storage building will be a pre-engineered metal structure totaling approximately 3,500 square feet. There will be no additional employees or administrative offices added as a result of the building addition. The building will be located entirely within the existing certified area as shown on Attachment A. Please reference the Dry Storage Warehouse plans and a completed Miami-Dade County Building Permit Application (which will be reviewed by the Miami Dade County Building Department) and the Fire Suppression System Plans (which will be reviewed by the Miami Dade County Fire Department) for additional specifications shown on Attachments B, C and D. The building construction will occur in an impervious area. The existing storm water drainage system is capable of handling the storm water runoff from the building. The potable water requirements for the facilities can be met with existing permitted allocations for the site. The design of the proposed addition of square footage will have no adverse environmental impact to wetlands, or to threatened and endangered species.

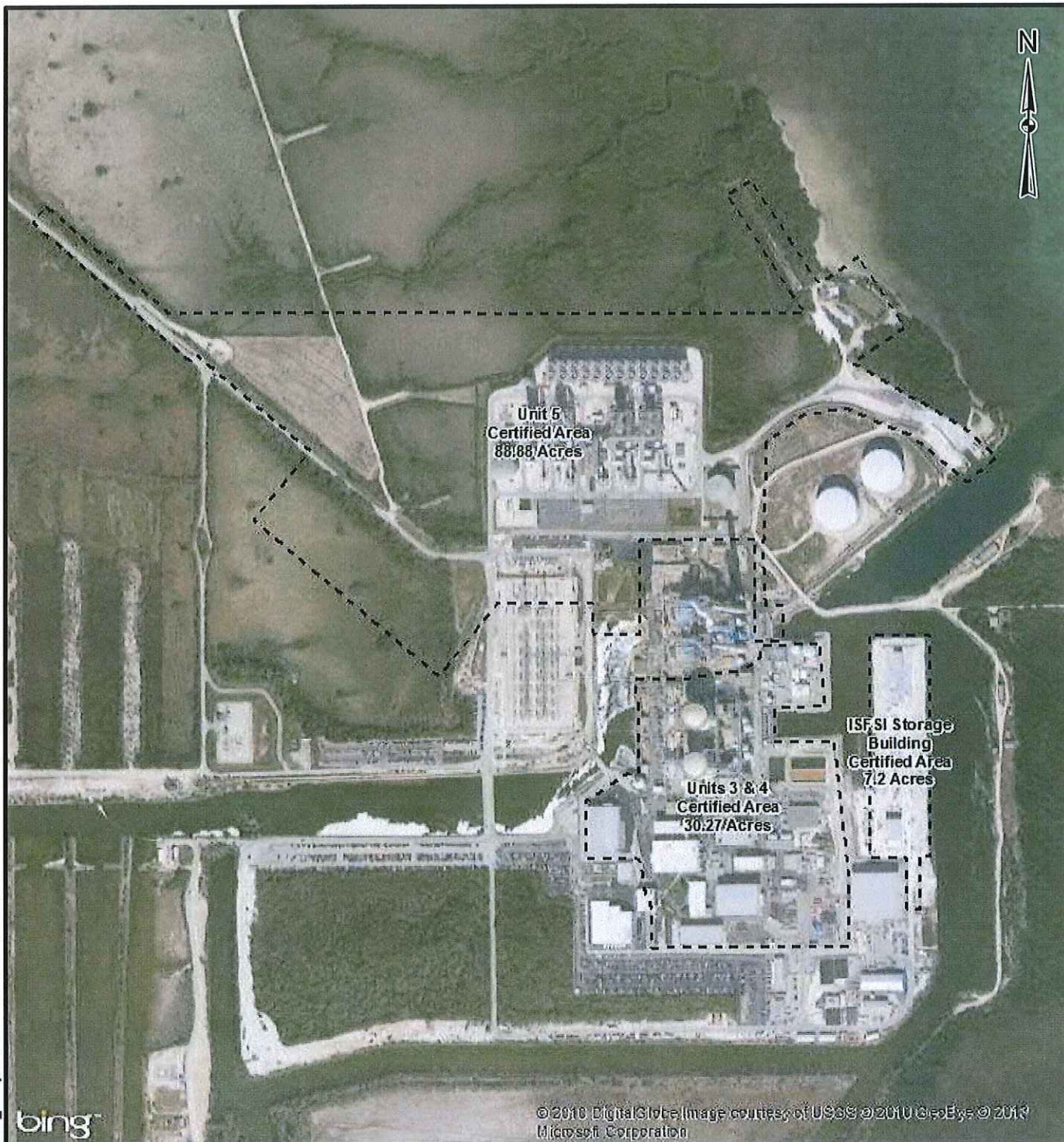
Thank you for your attention and consideration of FPL's request to amend the Site Certification for Turkey Point Plant. If you have any questions regarding this submittal, please contact Agnes Ramsey at (561) 691-2820.

Sincerely,
Florida Power & Light Company

Matthew Raffenberg
Environmental Services Director

CC: Rudy Sanchez, FPL – Turkey Point Fossil Plant Manager
Gary Andersen, FPL – Turkey Point Environmental
Peter Cocotos, FPL - Legal

Attachment A



LEGEND

Certified Area

REFERENCES

1. Certified Area, FPL 2003
2. Bing Imagery Supplied by Microsoft® Virtual Earth Bing Map™ License Under ESRI Inc. ©2010 Microsoft Corporation and its Data Suppliers. Accessed 9/23/2013

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
 Projection: Mercator Auxiliary Sphere
 Datum: WGS 1984

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750 0 750
 Feet

										
REV.	DATE	DES	REVISION DESCRIPTION					GIS	CHK	RWW
PROJECT										
FPL										
TURKEY POINT PLANT										
SITE CERTIFICATION BOUNDARY										
TITLE										
CERTIFIED BOUNDARY										

		PROJECT No.			123-87654		FILE No.		12387654_A002	
Golder Associates		DESIGN	KFK	10 Aug. 2012		SCALE: AS SHOWN		REV. 0		
		GIS	NRL	23 Sep. 2013		FIGURE: 1				
		CHECK	KFK	23 Sep. 2013						
		REVIEW	KFK	23 Sep. 2013						



G:\PROJECTS\FPL\Certified_Sites\A_12387654\Figures\12387654_A002_TurkeyPoint.mxd

Attachment B

MIAMI-DADE COUNTY BUILDING DEPARTMENT
Herbert S. Saffir Permitting and Inspection Center
 11805 SW 26th Street (Coral Way), • Miami, Florida 33175-2474 • (786) 315-2100

PERMIT APPLICATION

IF SUBSIDIARY PROVIDE MASTER PERMIT NUMBER HERE				
LOCATION OF IMPROVEMENTS	Job Address <u>9700 SW 344 St Homestead, FL 33035</u>		CONTRACTOR INFORMATION	
	Folio <u>30-7028-000-0010</u>			
	Lot _____	Block _____		
	Subdivision _____ PBpg _____			
	Metes and bounds _____			
TYPE OF IMPROVEMENTS	☒ New Construction on Vacant Land ☐ Alteration Interior ☐ Alteration Exterior ☐ Relocation of Structure ☐ Short Term Event ☐ New Roof ☐ Recovery (Roof) ☐ Permit by Affidavit		☐ Enclosure ☐ Repair ☐ Repair Due to Fire ☐ Demolish ☐ Shell Only ☐ Addition Attached ☐ Addition Detached ☐ Re-Roof ☐ Foundation Only	
	Current use of property <u>Vacant</u> Description of Work <u>Dry Storage Building</u> Sq. Ft. <u>3,500</u> Units _____ Floors <u>1</u> Value of Work _____			
PERMIT TYPE	☒ Building* Category <u>01</u> ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ LPGX	CHANGE TO AN EXISTING PERMIT	☐ Chg. Contractor ☐ Re-Issue ☐ Extension ☐ Supplement ☐ Reinspection	OWNER'S NAME
	Owner _____ Address _____ City _____ State _____ Zip _____ Phone _____ Last four (4) digits of Owner's Social Security No. <u>8890</u>			
PERSON TO PICK UP PLANS	Name <u>Carlos Arrebola</u> Address <u>11740 SW 80 St 3rd Floor</u> City <u>Miami</u> State <u>FL</u> Zip <u>33183</u> Phone <u>786-877-9961</u>		ARCHITECT ENGINEER	
	Name <u>BRPH ARCHITECTS-ENGINEERS</u> Address <u>1475 E. CENTRE PARK BL #230</u> City <u>WPB</u> State <u>FL</u> Zip <u>33401</u> Phone <u>561-616-5878</u>			
BONDING	Name _____ Address _____ City _____ State _____ Zip _____ Phone _____		MORTGAGE LENDER	
	Name _____ Address _____ City _____ State _____ Zip _____ Phone _____			

*See reverse side for Building Category

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that separate permits are required for **ELECTRICAL, PLUMBING, SIGNS, POOLS, MECHANICAL, WINDOW, SHUTTERS and ROOFING WORK** and there may be additional permits required for other governmental entities.

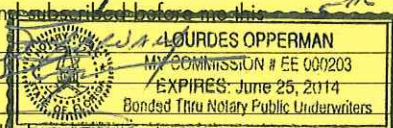
OWNER'S/PERMIT APPLICANT AFFIDAVIT: I certify that all of the foregoing information is accurate and that I have no unpaid civil penalties, administrative hearing cost investigative, enforcement, testing or monitoring costs or unpaid liens which are owed to Miami-Dade County.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

R. W. Voyle
 Signature of Owner or Owner's Agent RANDAL VOYLES
 PRINT NAME R. Voyle

STATE OF FLORIDA COUNTY OF MIAMI-DADE
 Sworn to and subscribed before me this 14th, 20 14,
 day of February
 by Randal Voyles
 (SEAL)

Personally known X
 or Produced Identification _____
 JESSICA BRADEN
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# DD968567
 Expires 3/7/2014

J. Garcia-Tuñon
 Signature of Qualifier
 PRINT NAME JOSE GARCIA-TUÑON
 STATE OF FLORIDA COUNTY OF MIAMI-DADE
 Sworn to and subscribed before me this _____, 20 14,
 day of _____
 by LOURDES OPPERMAN
 (SEAL)  LOURDES OPPERMAN
 MY COMMISSION # EE 000203
 EXPIRES: June 25, 2014
 Bonded thru Notary Public Underwriters
 Personally known _____
 or Produced Identification _____

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. _____ TAX FOLIO NO. _____

STATE OF FLORIDA:
COUNTY OF MIAMI-DADE:

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Legal description of property and street/address: Folio # 30-7028-000-0010, All of Section 28, Township 57 South, Range 40 East, less the North 1/2 of the North 1/2 of the North 1/2 thereof, in Miami-Dade County, FL. 19700 SW 344th St. Homestead, FL 33035

2. Description of improvement: DRY STORAGE WAREHOUSE

3. Owner(s) name and address: FPL, 9700 SW 344th St., Homestead, FL 33035

Interest in property: _____

Name and address of fee simple titleholder: SAME

4. Contractor's name and address: Lemartec, 11740 SW 80th St., 3rd Floor, Miami, FL 33183

5. Surety: (Payment bond required by owner from contractor, if any)

Name and address: _____

Amount of bond \$ _____

6. Lender's name and address: _____

7. Persons within the state of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes,

Name and address: _____

8. In addition to himself, Owners designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

Name and address: _____

9. Expiration date of this Notice of Commencement: (the expiration date is 1 year from the date of recording unless a different date is specified) _____

Signature of Owner R. Voyle

Print Owner's Name RANDAL VOYLES

Prepared by _____

Sworn to and subscribed before me this 14th day of February, 20 14.

Notary Public Jessica Braden

Print Notary's Name _____

My commission expires: _____



JESSICA BRADEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD968567
Expires 3/7/2014

Address: 700 Universe Blvd.
Juno Beach, FL 33408



MIAMI-DADE COUNTY CONSTRUCTION LIEN LAW FOR OWNERS

NOTE: IF YOU SIGNED AS THE OWNER'S AGENT YOU ARE RESPONSIBLE FOR DELIVERING THIS INFORMATION SHEET TO THE OWNER OF THE PROPERTY.

WARNING TO OWNER

Florida's Construction Lien Law (Chapter 713, Part One, Florida Statutes) requires the recording with the Clerk of the Courts a Notice of Commencement for real property improvements greater than \$2,500.00. However, it does not apply to the repair or replacement of an existing heating or air conditioning system less than \$5000.00 in value. This notice must be signed by you, the property owner.

Under Florida law, those who work on your property or provide materials and are not paid, have a right to enforce their claim for payment against your property. This claim is known as a construction lien.

YOU MUST FILE A NOTICE OF COMMENCEMENT

For your protection under the Construction Lien Law and to avoid the possibility of paying twice for improvements to real property, you must record a Notice of Commencement in the Clerk of the Court's Office. You also must provide a certified copy of the recorded document at the construction site. The Notice of Commencement must be signed by you, the owner contracting the improvements, and not by your agent.

The Notice of Commencement form, provided with this information packet, must be completed and recorded within 90 days before starting the work.

A copy of the payment bond, if any is required by you and purchased by the contractor, must be attached as part of the Notice of Commencement when recorded.

If improvements described in the Notice of Commencement are not actually started within 90 days after the recording of the Notice, a new Notice of Commencement must be recorded.

You lose your protection under the Construction Lien Law if the payments are made to the contractor after the expiration of the Notice of Commencement. The Notice is good for one year after the recording date or up to the date specified under item nine of the form.

Florida law requires the Building Department to be a second source of information concerning the improvements made on real property. The Building Permit Application (included with this packet) has been expanded to include information on the construction lender and the contractor's surety, if any. The new application requires your signature or your agent's, to inform you of the Construction Lien Law.

YOU MUST POST THE NOTICE OF COMMENCEMENT AT THE JOB SITE

By law, the Building Department is required to verify at the first inspection, after the building permit is issued, that a certified copy of the recorded Notice of Commencement, with attached bonds if any, is posted at the construction site. Failure to show the inspector a certified copy of the recorded Notice will result in a disapproved inspection, (Florida Statute 713.135(1)(d)).

NOTICE TO OWNER FROM SUBCONTRACTORS AND SUPPLIERS

You may receive a Notice to Owner from subcontractors and material suppliers. This notice advises you that the sender is providing services or materials. Subcontractors and suppliers must serve a Notice to Owner within 45 days of commencing work to preserve their ability to lien your property.

If your address changes from that given in the Notice of Commencement, you should record a corrected Notice reflecting your current address. This is done to help ensure you will receive all notices.

RELEASE FROM LIEN FROM CONTRACTOR

Prior to paying the contractor, you need to receive a Release of Lien and Affidavit to the extent of payment from the general contractor. The Release of Lien and Affidavit shall state either that all the subcontractors and suppliers have been paid or list those unpaid and the amount owed. The contractor is required to list on the Release of Lien and Affidavit any subcontractor or supplier that has not been paid. That amount may be withheld from the contractor's pay and paid directly to the subcontractor or suppliers after 10 days written notice to the contractor.

If the balance due to the contractor is not sufficient to pay in full all subcontractors and suppliers listed on the contractor's affidavit, you may wish to consult an attorney.

The general contractor shall furnish a final Release of Lien and Affidavit to the owner indicating all subcontractors and suppliers have been paid at the time he requests final payment. You can rely on the affidavit in making final payment to the general contractor. If you make final payment to the general contractor without obtaining the affidavit, your property can be liened for non-payment if the general contractor fails to pay the subcontractors or suppliers. You should always obtain a Release of Lien and Affidavit from the contractor to the extent of any payments being made.

RELY ON YOUR LENDER FOR COMPLIANCE WITH CONSTRUCTION LIEN LAW

If you have a lender, you may rely on the lender to handle the recording of the Notice of Commencement. Learn more about the Construction Lien Law by contacting an attorney, your lender, or the Florida Department of Agricultural and Consumer Services, Division of Consumer Services.

Documents are recorded at the Clerk of the Courts, MIAMI-DADE COUNTY RECORDER, COURTHOUSE EAST, 22 N.W. First Street, 1st Floor, Miami, FL 33128.

You can record the Notice of Commencement by mail. The original Notice should be sent to the County Recorder, P.O. Box 011711, Flagler Station, Miami, Florida 33101. Please make sure the original Notice is signed and notarized. Also, remember to enclose \$12.91 (for a single copy) and written instructions for recording and returning a certified copy of the recorded documents. For additional information on recording documents call (305) 275-1155.

RELEASE OF LIEN AND AFFIDAVIT

1. The undersigned contractor, for an in consideration of the payments of the sum of _____ paid by receipt of which is hereby acknowledged, hereby releases and quit claims to _____, the owner of the hereinafter described property, all liens, lien rights, claims or demands of any kind whatsoever, which the undersigned now has to might have against the building located on, or premises legally described as _____

on account of labor performed and/or materials furnished for the construction of any such improvements on said premises.

2. All labor and materials used by the undersigned in the erection of said improvements have been paid in full, except as follows: _____

3. All lienors furnishing labor, services, or materials for said improvements have been paid in full, except as follows: _____

4. This instrument is executed and delivered to the owner in compliance with Chapter 713, Florida Statutes.

5. The undersigned contractors does hereby consent to the payment by the owner of all lienors giving notice and those lienors above named.

IN WITNESS WHEREOF, I have hereunto set by hand and seal this _____ day of _____, 20_____

Witnesses:

1. _____ (SEAL)
(Contractor)

2. _____ By _____
(President)

STATE OF FLORIDA:

COUNTY OF MIAMI-DADE:

I, hereby acknowledge that the statements contained in the foregoing Release of Lien and Affidavit are true and correct. Sworn to and subscribed before me, this _____ day of _____, 20_____.

Notary Public _____

Print Notary's Name: _____

My Commission Expires: _____