

**FLORIDACOMMERCE AGENCY REPORT
ON
FLORIDA POWER AND LIGHT ANDYTOWN TRANSMISSION LINE SITING
CERTIFICATION APPLICATION NO. TA26-21**

I. Review Summary

On May 20, 2026, Florida Power and Light Company (FPL) filed its Certification Application (Application No. TA26-21) for the proposed Andytown-Oasis Transmission Line Project, pursuant to Section 403.52, Florida Statutes (F.S.), (Florida Electric Transmission Line Siting Act). Under the Act, the Florida Department of Environmental Protection (FDEP) coordinates the certification process with input from various state, regional, and local agencies, along with interested citizens. FloridaCommerce's "Agency Report" on the Florida Power and Light Company Andytown-Oasis Transmission Line Project (Project) is pursuant to section 403.507, Florida Statutes (F.S.), (Florida Electrical Power Plant Siting Act).

II. Project Summary

FPL has identified potential system limitations that will require improvements to effectively distribute power into major load centers in Miami-Dade County (MDC). These studies have also identified that by 2033, the load to generation imbalance in the South Region will continue to grow. Currently, power transfer capabilities under several contingency scenarios, such as generation unavailability and loss of the existing 500kV transmission lines, are limited. The Project is intended to address several of these system reliability deficiencies and provide an additional resilient path from Broward County to MDC.

FPL is proposing a single-circuit 500kV transmission line extending from the existing Andytown substation in the Town of Southwest Ranches, Florida, to the planned Oasis substation in unincorporated MDC, Florida; a 500kV and a 230kV transmission line extending from the planned Oasis substation to the existing Quarry substation in unincorporated MDC; and one 230kV transmission line extending from the planned Oasis substation to the existing Levee substation in unincorporated MDC as part of the Andytown-Oasis Project (Project), extending approximately 31 miles. The Proposed Corridor is co-located with an existing transmission line and canal rights of-way for approximately 75% of its length and varies in width from approximately 800 feet (ft) to 3,400 ft. The transmission lines are proposed to use portions of FPL's existing right of way and would require additional right-of-way acquisition to address the anticipated reliability limitations concern beginning in 2033. A portion of the proposed corridor, "West Consensus Corridor (WCC) was previously approved for transmission development.

III. Recommendations: State Comprehensive Plan and Other Matters - Section 403.507(2)(a), F.S.

After reviewing the application, the Department concludes that the proposed construction and operation of the Project does not raise any land use issues of concern. Pursuant to section 380.04(3)(b),

F.S., “work by any utility and other persons engaged in the distribution or transmission of gas, electricity, or water, for the purpose of inspecting, repairing, or renewing on established rights-of-way or corridors, or constructing on established or to-be-established rights-of-way or corridors, any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like” is excluded from the definition of “development” provided in Section 163.3164(14), F.S. Therefore, the Project is not subject to local government comprehensive plans, zoning ordinances, and land development regulations.

The proposed Project is consistent with and furthers the following goals of the State Comprehensive Plan (SCP) (Section 187.201, F.S.):

Goal 11 – Energy (section 187.201(11), F.S.): “Florida shall reduce its energy requirements through conservation and efficiency measures in all end-use sectors and shall reduce atmospheric carbon dioxide by promoting an increased use of renewable energy sources and low-carbon-emitting electric power plants.”

Policy 6: “Increase the efficient use of energy in design and operation of buildings, public utility systems, and other infrastructure and related equipment.”

Note: The Project utilizes energy efficient design for a public utility system (furthers Policy 6).

Goal 15 – Land Use (section 187.201(15), F.S.): “In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.”

Note: In support of development, the Project enhances the service capacity of the electric power system to accommodate growth in an environmentally acceptable manner (furthers Goal 15).

Goal 17 – Public Facilities (section 187.201(17), F.S.): “Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.”

Policy 4: “Create a partnership among state government, local governments, and the private sector which would identify and build needed public facilities and allocate the costs of such facilities among the partners in proportion to the benefits accruing to each of them.”

Note: The Project enhances the existing and future electric power system and will serve residents in a timely, orderly, and efficient manner (furthers Goal 17). The Project enhances the provision of a stable supply of electrical power that assists emergency management activities, including emergency preparedness, response and recovery to serve residents in a timely, orderly, and efficient manner (furthers Goal 17).

Goal 21 - The Economy (Section 187.201(21), F.S.): “Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.”

Policy 1: “Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida.”

Note: The Project will help provide Florida with a stable source of electric power and thus enhance the economic stability of the state (furthers Goal 21).

IV. Section 403.507(3)(a), F.S.

Pursuant to Section 403.507(3)(a), F.S., the Agency Report shall contain "A notice of any nonprocedural requirements not specifically listed in the application from which a variance, exemption, exception, or other relief is necessary in order for the proposed electrical power plant to be certified."

FloridaCommerce has not identified any such nonprocedural requirements.

V. Recommendation for Approval or Denial of the Application (Section 403.507(3)(b), F.S.)

Pursuant to Section 403.507(3)(b), F.S., the Agency Report shall contain "A recommendation for approval or denial of the site certification application." FloridaCommerce concludes that the proposed Project furthers goals of the State Comprehensive Plan. Therefore, FloridaCommerce recommends approval of the Transmission Line Siting Application (TA26-21) for the Florida Power and Light Andytown-Oasis Transmission Line Project contingent on the Project meeting all applicable certification requirements.

VI. Proposed Conditions of Certification (Section 403.507(3)(c), F.S.)

Pursuant to Section 403.507(3)(c), F.S., the Agency Report shall contain "Any proposed conditions of certification on matters within the jurisdiction of such agency. For each condition proposed by an agency in its report, the agency shall list the specific statute, rule, or ordinance which authorizes the proposed condition." FloridaCommerce has no proposed conditions of certification.

