



August 5, 2024
SOMI Project No.: 24001

**City of Cooper City
Development Review Committee**
9090 SW 50 Place
Cooper City, Florida 33329-0910
(954) 434-4300 Ext. 251

**Subject: Florida Power & Light Sheridan Transmission Substation
Site Plan (Final) # SP 2-1-24
Response to Development Review Committee Comments #2
Planning & Zoning Submittal**

To Whom it may Concern,

In review of the comments provided by the City of Cooper City Development Review Committee generated on July 22, 2024 (**Attachment E** of the P&Z submittal), SOMI Engineering (SOMI), on behalf of Florida Power & Light (FPL), submits this response to comments for the proposed Sheridan Transmission Substation. Each comment is provided below in bold followed by our response.

Planning & Zoning Department

- 1. Per response to comment #2, indicate what category these lines/substation falls under within the EMF brochure provided.**

Response: The examples provided in the EMF brochure (provided as **Attachment Q** of the P&Z submittal) are meant to be representative of the described sources, rather than broad categories. All other things being equal, a 230 kV transmission line will emit lower EMF than a 500 kV transmission line, which, as discussed in the brochure, is well below international guidelines. EMF from substations is typically not a significant contributor to EMF within a few hundred feet of substation boundaries.

- 2. Per response to comment #5, provide location and details of proposed irrigation well & pump.**

Response: The Fence Fill and Grade and Landscape Plans have been revised to show a proposed irrigation well and pump station located southeast of the entrance gate. The irrigation well is proposed to be a 3" diameter well located outside the substation wall and the proposed pump station consists of a 5 HP centrifugal pump with an irrigation controller enclosed by a fiberglass enclosure with vents to be located inside the substation wall. Revised plans are provided as **Attachment F** and **Attachment G** of the P&Z submittal.

- 3. For comment #7, provide better detail on cross-sections or a specific detail sheet on the look/design of the proposed towers/power poles proposed.**

Response: E-SHE04 (sheets 6 and 7) Landscape Elevations Views have been revised to show the proposed transmission structures immediately outside the substation wall as well as the proposed elevations of equipment inside the substation wall. Revised plans are provided as **Attachment G** of the P&Z submittal.

4. See attached pdf for Utilities comments (highlighted in yellow).

Response: Acknowledged

Utilities Department

1. Add a 2-inch plug valve on force main at right-of-way.

Response: The Water and Sewer Plans have been revised to propose a 2-inch plug valve at the right-of-way. Revised Plans are provided as **Attachment F** of the P&Z submittal.

2. Hydrant shall be American Darling (B-84-B) no exceptions see attached Cooper City Hydrant Detail W-6.

Response: The Water and Sewer Plans have been revised to propose an American Darling B-84-B hydrant. City of Cooper City Details W-6 has been added to the Water and Sewer Details sheet. Revised Plans are provided as **Attachment F** of the P&Z submittal.

Please contact the undersigned at 561-901-9255 or wheikkinen@somieng.com should you have any questions or require additional information.

Sincerely,

William D. Heikkinen

William D. Heikkinen, P.E.
SOMI Engineering, LLC

Cc: Robert Beaulieu (FPL; Robert.Beaulieu@fpl.com)