

June 15, 2023

Mr. Brian Elam, Principal Planner
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

Subject: FPL Fawn Solar Site – Minor Site Plan Submission

Dear Mr. Elam:

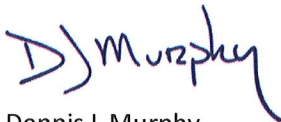
The Florida Power & Light Company ("FPL") is proposing the construction of a 74.5 Mw, Solar Power Generation Facility to be known as the "FPL Fawn Solar Energy Center". This Solar Power Generation Facility will be located along the north side of CR 726 (Citrus Boulevard), approximately 5 miles east of the community of Indiantown, in unincorporated Martin County. This Solar Power Generation Facility lies to the south of the existing White Tail Solar Energy Center and to the east of the recently activated C-44 Reservoir and Stormwater Treatment Area.

The proposed FPL Fawn Solar Energy Center is in the A-2 zoning district. Under Section 3.100.1 of the Martin County Land Development Code, Solar Energy facilities are considered to be a permitted use in the both the A2 and AG-20A zoning districts. The current active use of the property is agricultural, and it is being utilized as an active pepper farm.

Along with this submission materials is our required application review of \$9,127.00.

As you review this application and its supporting materials, if there are any questions, or if additional information is needed, please do not hesitate to let me know.

Sincerely



Dennis J. Murphy
Principal Planner



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Major Final Site Plan



Name or Title of Proposed Project: FPL Fawn Solar Energy Facility

Brief Project Description:

Petitioner proposes to construct a 74.5 Mw Solar Energy Facility on lands located along the north side of CR 712 (SW Citrus Blvd.), just east of the SFWMD C44 Water Attenuation Facility, and south of the existing (approved) FPL White Tail Solar Energy Center

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 02/16/2023

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

31-39-40-000-000-000020-5

30-39-40-000-000-000020-7

19-39-10-000-000-000020-0 pt of

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Florida Power & Light Company

Company Representative: Will Sabayrac, Lead Project Manager, Development

Address: 700 Universe Blvd.

City: Juno Beach, State: Fla Zip: 33408

Phone: 561-694-6354 Email: william.sabayrac@fpl.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Florida Power & Light Company

Company Representative: Will Sabayrac, Lead Project Manager, Development

Address: 700 Universe Blvd

City: Juno Beach, State: Fla. Zip: 33408

Phone: 561-694-6354 Email: william.sabayrac@fpl.com

Agent (Name or Company): Culpepper & Terpening, Inc.

Company Representative: Dennis Murphy, Principal Planner

Address: 2980 South 25th Street

City: Ft. Pierce, State: Fla. Zip: 34981

Phone: 772-464-3537 Email: dmurphy@ct-eng.com

Contract Purchaser (Name or Company): n/a

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Culpepper & Terpening, Inc.

Company Representative: Dennis Murphy, Principal Planner

Address: 2980 South 25th Street

City: Ft. Pierce, State: Fla. Zip: 34981

Phone: 772-464-3537 Email: dmurphy@ct-eng.com

Landscape Architect (Name or Company): n/a

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Culpepper & Terpening, Inc

Company Representative: Thomas Kiernan, PSM

Address: 2980 South 25th Street

City: Ft. Pierce, State: Fla. Zip: 34981

Phone: 772-464-3537 Email: tkiernan@ct-eng.com

Civil Engineer (Name or Company): Culpepper & Terpening, Inc.

Company Representative: James P. Terpening, Jr., P.E.

Address: 2980 South 25th Street

City: Ft. Pierce, State: Fla. Zip: 34981

Phone: 772-464-3537 Email: bterpening@ct-eng.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Culpepper & Terpening, Inc.

Company Representative: James P. Terpening, Jr., P.E.

Address: 2980 South 25th Street

City: Ft. Pierce, State: Fla. Zip: 34981

Phone: 772-464-3537 Email: bterpening@ct-eng.com

Architect (Name or Company): n/a

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): n/a

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): Kimley-Horn & Assoc.

Company Representative: Brett Koskan

Address: 1920 Wekiva Way, STE 200

City: West Palm Beach, FL 33411, State: Fla Zip: 33411

Phone: 561-845-0665 Email: _____

Other Professional (Name or Company): n/a

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

5/25/2023
Date

Dennis J. Murphy
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: St. Lucie

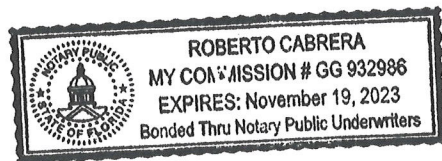
I hereby certify that the foregoing instrument was acknowledged before me this 25th day of May, 20 23, by Dennis Murphy.

☒ He or She ☒ is personally known to me or ___ has produced ___ as identification.


Notary Public Signature

Roberto Cabrera
Printed name

STATE OF: Florida at-large





Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
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Digital Submittal Affidavit

I, Dennis J. Murphy, attest that the electronic version included for the project FPL Fawn Solar Energy Site is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

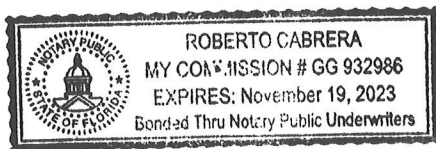
5/25/2023
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☒ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of May, 2023, by Dennis Murphy, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida





(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, James P. Terpening, Jr., PE., am the copyright owner of the following materials: Site Plan, Site Construction Plans and Associated Support documents for the FPL Fawn Solar Energy Project ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

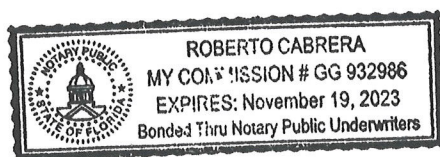
I warrant that I have the authority to grant the permission requested by Martin County.


Printed Name: James P. Terpening, Jr. PE

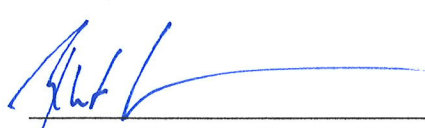
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of May, 2023, by Dennis Murphy, James Terpening, who is ☒ personally known to me, or ☐ produced the following type of identification 05-25-23 P.C..

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of
Notary Public)

FPL FAWN SOLAR GENERATION SITE GENERAL PROJECT NARRATIVE MAY 2023

The Florida Power & Light Company (“FPL”) is proposing the construction of a 74.5 Mw, Solar Power Generation Facility (“Facility”) to be known as the “FPL Fawn Solar Generation Site”. This facility will be located along the north side of CR 726 (Citrus Boulevard), approximately 5 miles east of the community of Indiantown, Florida, in unincorporated Martin County. This facility lies to the south of the existing FPL White Tail Solar Energy Center (approved by Martin County in 2019) and to the east of the recently completed C-44 Reservoir and Stormwater Treatment Area, that is owned and operated by the South Florida Water Management District. Surrounding properties are designated with the Agricultural Future Land Use designation.

Under Section 3.100.1 of the Martin County Land Development Code, Solar Energy facilities are considered to be a permitted use in the A-2 and AG-20A zoning districts. The proposed FPL Fawn Solar Generation Site is located in the A-2 zoning district. Site development plans for the FPL Fawn Solar Generation Site will be done consistent with the regulations set forth in this Section of the Land Development Code. Copies of the Final Site Plan for this center are included in this submission, under Tab 31.

As noted, the proposed Fawn Solar Generation Site is a 452.97-acre, solar power project that will, when completed, provide for the generation of 74.5 Mw of electrical power. This power will be integrated into the regional FPL transmission network that intersects the project area.

The current land use of the property is Agricultural, and it is at the time of this application being utilized as an active pepper farm. The site has historically operated in accordance with SFWMD Surface Water Permit 43-00061-W, issued on August 13th, 1987.

The site contains no natural wetlands or native upland habitat. Existing improvements include stabilized agricultural access paths along with a typical farmland irrigation system in which water is permitted to sheet flow from the agricultural fields to the several east-west lateral ditches found on the property. These lateral ditches are hydraulically connected to the ‘West Canal’ (located along the sites west property line) that serves as a source of irrigation water for the site, and to the ‘East Canal’ (located on the east side of the project site) that serves as a storage and conveyance channel for site drainage purposes. This existing ditch network will continue to serve as the backbone of the sites stormwater system. This system will be interconnected through a series of culverts and control structures.

The proposed development activity, a 74.5 Mw Solar Power Center is an unmanned facility. Only periodic service calls will be made to the project site. The site will not require public water or sewer services. The site will generate an estimated 4 trips (2 in/ 2out) per month, for regular service attention. The site will comply with all applicable Martin County Stormwater LOS Design criteria. The site will not generate solid

waste on any regular basis. As a non-residential use, the site will not generate any impacts on the public park or school (education facilities) systems. As there are no employees based at this facility, there will be no service demands for public transit to this site. Since this facility is unmanned, and it will be remotely monitored from a secure FPL location, should public safety issues require attention to this site, local law enforcement and other emergency services will be so advised and directed to the property.

Overall, it is expected that the FPL Fawn Solar Generation Site will present at most, a de minimis impact on any required Martin County Level of Service category. It is therefore requested, that as part of any Final Development Order issued for this site, an *Adequate Public Facilities Certificate* be included in any such approval action.



SPECIAL NOTICE

(PLEASE READ BEFORE SIGNING ACKNOWLEDGMENTS BELOW)

Submission of this application does not constitute the granting of approval. All appropriate requirements must be met prior to this project being presented for approval to the appropriate authority.

ACKNOWLEDGMENTS

Applicant Information (Property Developer):

Business Name: Florida Power & Light Co.

Name: _____

Address: 700 Universe Blvd.

Juno Beach, Florida 33408

(Please use an address that can accept overnight
packages)

Phone: _____

Fax: _____

Email: _____

Agent Information:

Business Name: Culpepper & Terpening, Inc.

Name: Attn: James P. Terpening, Jr, PE

Address: 2980 South 25th Street

Ft. Pierce, Fla. 34981

(Please use an address that can accept overnight
packages)

Phone: 772-464-3537

Fax: _____

Email: bterpening@ct-eng.com

Please note: both applicant and agent will receive all official correspondence on this project.

Property Owner Information

This application and any application supplement will not be considered complete without the notarized signature of **all property owners of record**, which shall serve as an acknowledgment of the submittal of this application for approval. The property owner's signature below shall also serve as authorization for the above applicant or agent to act on behalf of said property owner.

Timothy Oliver
Property Owner Signature

Mailing Address: 700 Universe Blvd.

Juno Beach, Florida 33408

Timothy Oliver
Property Owner Name (Printed)

Phone: 561-691-7072

If more than one owner, please submit additional
pages

STATE OF FLORIDA, COUNTY OF PALM BEACH

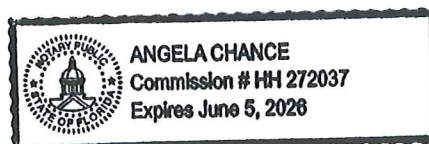
The foregoing instrument was acknowledged before me this 23RD day of MAY, 20 23

by TIMOTHY OLIVER who is personally known to me or who has produced
N/A as identification.

Angela Chance
Signature of Notary

ANGELA CHANCE
Type or Print Name of Notary

HH 272037 Commission Number (Seal)



FLORIDA POWER & LIGHT COMPANY

CERTIFICATE AS TO SIGNATURE AND INCUMBENCY

The undersigned, W. Scott Seeley, Vice President, Compliance & Corporate Secretary of Florida Power & Light Company, a Florida corporation (the "Company"), hereby certifies that the person whose name, title and signature appear below is a duly appointed representative of the Company and holds, on the date hereof, the title set forth opposite his name and that the signature set forth opposite his name is a genuine facsimile signature of such representative:

Name

Title

Signature

Timothy Oliver

Authorized Signatory



IN WITNESS WHEREOF, I have hereunto signed my name on July 19, 2022.



W. Scott Seeley
Vice President, Compliance & Corporate
Secretary

FLORIDA POWER & LIGHT COMPANY

SECRETARY'S CERTIFICATE

The undersigned, W. Scott Seeley, Vice President, Compliance & Corporate Secretary of Florida Power & Light Company, a Florida corporation (the "Company"), hereby certifies that the Authorization to Act dated April 29, 2022 ("Authorization") attached hereto as Annex A is a true and correct copy said Authorization. Such Authorization has not been amended, modified or rescinded and remains in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have hereunto signed my name on July 19, 2022.



W. Scott Seeley
Vice President, Compliance &
Corporate Secretary

ANNEX A

FLORIDA POWER & LIGHT COMPANY

AUTHORIZATION TO ACT

FLORIDA POWER & LIGHT COMPANY

AUTHORIZATION TO ACT

Effective April 29, 2022

The Chairman, President & CEO of Florida Power & Light Company, a Florida corporation (the "FPL"), does hereby designate Tim Oliver, Vice President, Development, FPL as an "Authorized Signatory" of FPL with the authority described below.

The Authorized Signatory designated above is authorized and empowered, in the name and on behalf of FPL to execute and deliver the following documents as they are related to the Authorized Signatory's FPL responsibilities (including any amendments or additions thereto):

- Non-disclosure Agreements
- FPL I/C agreements (Cost Authorizations)
- Interconnection Affected System Agreements (Study and Construction Agreements)
- Electric vehicle infrastructure agreement (typically lease agreements)
- Permit applications (Federal / State / Local)
- Miscellaneous agreements within context of solar approvals (i.e. – road use, shared maintenance, mitigation credit purchase, etc.)
- Site Host Agreements (Public/Fleet)

The authorization granted hereby is subject at all times to any and all applicable approved budget limits.

All authority granted pursuant to this Authorization to Act shall expire automatically and without need for further action in the event that such Authorized Signatory ceases, for any reason, to be employed by FPL or moves to a different role or job.