



**TRANSMITTAL  
(VIA HAND DELIVERY)**

<b>Date:</b>	January 9, 2020		
<b>To:</b>	Catherine Riiska Martin County Growth Management Dept.		
<b>From:</b>	Morris A. Crady, AICP <i>MM</i>		
<b>Subject:</b>	FPL White Tail Solar - Major Final Site Plan (F110-002)	<b>Project No.</b>	19-230

In response to the attached completeness letter dated January 3, 2020, please find enclosed the application fee check in the amount of \$9,127.00, the original application package, an additional set of the 24x36 plans, and a CD with PDF copies of the application.

The items needing additional attention have been addressed as follows:

**Item #1: Survey** – Agree. Please find 2 sets of original signed and sealed boundary survey.

**Item #2: Survey** – Agree. Please find 2 sets of original signed and sealed topographic survey.

**Item #3: Site Plan** – Agree. The enclosed site plans have been re-titled “Final Site Plan”. The enclosed application form has also been revised for consistency.

If you have any questions or need additional information, please feel free to contact me.



# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

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January 3, 2020

Mr. Morris Crady  
Lucido & Associates  
701 SE Ocean Blvd.  
Stuart, FL 34994

Record No: DEV2019120008  
Project Number: F110-002

RE: Completeness Review

FPL WHITE TAIL SOLAR ENERGY CENTER MAJOR FINAL SITE PLAN

Dear Mr. Crady,

The above referenced application has been determined to be complete for review by the County. Catherine Riiska, Principal Planner will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to her attention.

Although the review was determined complete, the following items need additional attention:

**Item #1: SURVEY:** A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

**Comments:** The original signed and sealed document is required.

**Item #2: SURVEY:** A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.

**Comments:** The original signed and sealed document is required.

**Item #3: SITE PLAN:** The master and/or final site plan.

**Comments:** Please revise the title as "Final Site Plan", no master is required unless the project is proposed to be phased.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$9,127.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application.

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the Record Number above.

In the meantime, it is required that a sign be erected on the subject property. The project number **F110-002** must be included on the sign(s). Prior to preparing your sign please read, Section 10.6, Land Development Regulations, Martin County Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP  
Growth Management Director

NvV:CR:kk

cc: Ms. Krista Hendricks, Florida Power & Light Company, 700 Universe Blvd., Juno Beach,  
FL 33408



December 9, 2019

Hand Delivery

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

**Re: FPL White Tail Solar Energy Center - Request for Major Master/Final Site Plan  
Approval with a Certificate of Public Facilities Reservation  
(Our Reference: #19-230)**

Dear Nicki,

On behalf of the property owner, Florida Power & Light Company, (FPL) we are pleased to submit the above referenced application. As discussed at the pre-application workshop on October 17, 2019, the FPL White Tail Solar Energy Center is proposed on a 600-acre (+/-) parcel located in unincorporated Martin County approximately 2 miles north of SW Citrus Boulevard, approximately 8 miles west of the Florida Turnpike, and 3 miles east of the Village of Indiantown. The proposed project will consist of solar arrays and a solar collector yard capable of generating up to 74.5 megawatts.

As more specifically described in the enclosed project narrative, the Subject Property is the north half of a larger 1,261-acre tract that was purchased by FPL in March 2019. The parent tract consists of 3 parcels of approximately 398 acres each and an approximately 68-acre parcel that fronts on SW Citrus Boulevard. The Subject Property and parent tract have been actively farmed for several decades and contain no natural wetlands or native upland habitat. Existing improvements include stabilized access paths and actively maintained ditches and canals in support of previous and on-going agricultural activities.

The Subject Property, parent tract, and surrounding properties are designated by the Martin County Comprehensive Growth Management Plan for Agricultural future land use and zoned A-2. The design parameters are very similar to the recently approved Sweetbay Solar Energy Center located north of the Village of Indiantown, except the proposed project is not located adjacent to any residential uses or public roads, and contains no proposed lakes or required preservation areas.

In support of the application, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24x36 plans will be submitted upon a completeness determination):

1. The completed application form;
2. The digital submittal affidavit;
3. Project narrative;
4. The owners' authorization for representation by Lucido & Associates;
5. The recorded deed;
6. The no property transfer statement;
7. The legal description;
8. The proposed Unity of Title;

9. Maps (aerial, parcel location, land use and zoning);
10. The signed & sealed engineer's opinion of excavation, fill and hauling form;
11. The signed & sealed Stormwater Report;
12. The signed & sealed Stormwater Maintenance Plan;
13. The signed & sealed Traffic Impact Statement
14. The Environmental Assessment;
15. The signed & sealed topographic survey, and electronic copy of same;
16. The signed & sealed boundary survey, and electronic copy of same;
17. The proposed master/final site plan, and electronic copy of same;
18. The land clearing and erosion control plan; and
19. The signed & sealed construction plans.

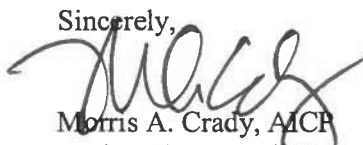
The following application materials are **not applicable** for the reasons indicated:

- The **Disclosure of Interest Affidavit** – FPL is a subsidiary of NextEra Energy, Inc., which is a publicly traded company (NYSE).
- The **Wildfire Risk Assessment Scoresheet** – the subject property and surrounding properties have been cleared of forested areas and utilized for agricultural production for several decades.
- The **School Impact Worksheet** – no residential development is proposed.
- **Preserve Area Management Plan** – no preserve areas are required or proposed.
- **Utility service letters** – no utility services (other than FPL) are required or proposed.
- **Proposed water sources** – no potable water or irrigation water is required or proposed.
- **Utilities information worksheet** – no wastewater treatment services are required or proposed.
- **Landscape plan** – no landscape areas are required or proposed.
- **Protected tree survey** – no protected trees are within the area to be developed.
- **Land dedication documents** – No land dedications are required or proposed.
- **Environmental waiver** – No environmental waivers are required or proposed.
- **Landscape alternative compliance** – No landscaping is required or proposed.
- **CRA alternative compliance** – The property is not located within a CRA.
- **Groundwater model** – no water withdrawals are required or proposed.
- **Hurricane Evacuation Plan** – The project will not harbor any residents or employees.
- **Architectural plans and floor plan** – No structures are required or proposed.
- **Lighting plan** – No lighting is required or proposed.

Surrounding property owners list – The list of surrounding property owners within 1,000 feet of the project will be provided prior to scheduling for the first public hearing.

Upon confirmation that the application materials are sufficient to commence review of the Major Master/Final Site Plan, we will submit the additional set of 24x36 plans and the application fee of \$12,000. Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President  
Encl.



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: FPL White Tail Solar Energy Center

#### Brief Project Description:

See project narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 10-17-2019

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

#### Parcel Control Number(s)

18-39-40-000-00020-2

19-39-40-000-00020-0

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): FLORIDA POWER & LIGHT COMPANY

Company Representative: Krista Hendricks

Address: 700 Universe Blvd

City: Juno Beach, State: FL Zip: 33408

Phone: 561 304-6161 Email: Krista.Hendricks@fpl.com

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Same as Owner(s)

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: FL Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: Mcrady@lucidodesign.com

**Contract Purchaser (Name or Company):** N/A

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Same as Agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** N/A

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** Christian Fenex and Associates, LLC

Company Representative: Christian Fenex

Address: PO Box 2533

City: Palm City, State: FL Zip: 34991

Phone: 772 283-2977 Email: fenexc@bellsouth.net

**Civil Engineer (Name or Company):** Culpepper & Terpening

Company Representative: Butch Terpening, P.E.

Address: 2980 S 25th Street

City: Fort Pierce, State: FL Zip: 34981

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

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** Same a Civil Engineer

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: FL Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**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):** Same as owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: FL Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** N/A

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. **(125.022(1), Fla. Stat.)**



This box must be check if the applicant waives the limitations.



**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.

*M. Crady*  
Applicant Signature

1-9-2020  
Date

Morris A. Crady  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Martin

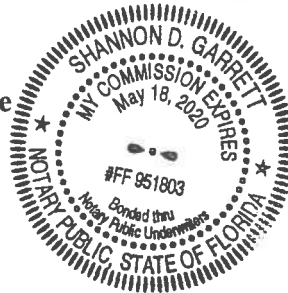
I hereby certify that the foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2020, by Morris A. Crady.

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

*Shannon D. Garrett*  
Notary Public Signature

Shannon D. Garrett  
Printed name

STATE OF: Florida at-large





**Martin County County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

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## Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project FPL White Tail Solar Energy Center 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

1-9-2020  
Date

### NOTARY ACKNOWLEDGMENT

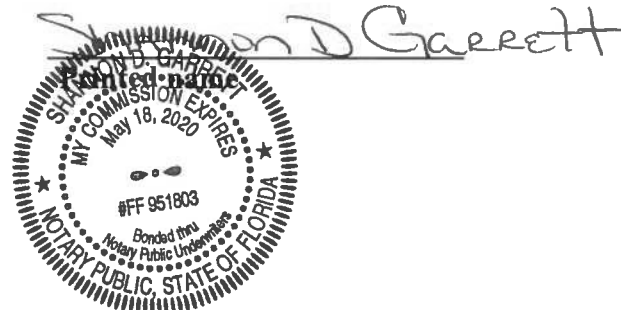
STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2020, by Morris A. Crady.

He X is personally known to me or     has produced                                  as identification.

  
Notary Public Signature

STATE OF: Florida at-large



## **PROJECT NARRATIVE**

### **FPL White Tail Solar Energy Center 74.5 MWac Photovoltaic Solar Facility ("Project") Final Site Plan Application December 4, 2019**

#### **Existing Property Characteristics**

The 600-acre (+/-) Subject Property is located approximately 2 miles north of SW Citrus Boulevard, approximately 8 miles west of the Florida Turnpike and 3 miles east of the Village of Indiantown in unincorporated Martin County. The Subject Property is the north half of a larger 1,261-acre tract that was purchased by FPL in March 2019. The parent tract consists of 3 parcels of approximately 398 acres each and an approximately 68-acre parcel that fronts on SW Citrus Boulevard. The Subject Property and parent tract have been actively farmed for several decades and contain no natural wetlands or native upland habitat. Existing improvements include stabilized access roads and actively maintained ditches and canals in support of previous and on-going agricultural activities.

The Subject Property and parent tract are designated by the Martin County Comprehensive Growth Management Plan for Agricultural future land use and zoned A-2.

#### **Surrounding Property Characteristics**

The properties surrounding the Subject Property are also designated for Agricultural future land use and zoned A-2. Existing uses include active farmland and the SFWMD C-44 Stormwater Treatment Area (STA), which borders the entire western property limits. There are no residential uses, public roads, forested areas or designated preserve areas surrounding the subject property.

#### **Proposed Major Final Site Plan**

The proposed project will consist of solar arrays and a solar collector yard capable of generating up to 74.5 megawatts. No buildings or other structures are required or proposed. The design parameters will be very similar to the recently approved Sweetbay Solar Energy Center located north of the Village of Indiantown, except the proposed project is not located adjacent to any residential uses or public roads and contains no proposed lakes or required preservation areas.

The proposed final site plan application will be limited to the northern 600 acres of the 1,261-acre parent tract except for an existing 20' wide service access path from SW Citrus Boulevard through the center of the parent tract to the Subject Property (+/- 2 miles). The proposed service path from Citrus Boulevard will be upgraded to meet emergency access requirements and made a part of the final site plan by way of a separate recorded easement agreement or legally described and included as part of the final site plan development area. The common boundary line for the existing parcels of record will be adjusted in accordance with Section 4.911, C.3. of the Land Development Code to accommodate the 600-acre (+/-) project area. The balance of the parent tract (+/- 661 acres) will be retained in agricultural use by way of agricultural leases.

The proposed final site plan for the project area will be designed in accordance with the following Martin County Comprehensive Growth Management Plan policies and Land Development Regulations, where applicable:

***Policy 4.8C.3. Solar Farms.*** *Solar panels producing renewable energy may be counted toward open space requirements in the Agricultural future land use designation when the solar panels are mounted above ground and a permeable surface is maintained under the panels. Wetlands and landlocked water bodies may be used in calculating open space. Accessory structures, such as transformers, substations and energy storage equipment shall not be counted toward open space requirements.*

***Section 3.3. Glossary of Terms.***

***Solar Energy Facilities (Solar Farm).*** *A production facility for electric power that utilizes photovoltaic modules (panels) to convert solar energy to electricity whereby the electricity that is produced is delivered to the transmission system and consumed off-site. Solar farms consist principally of photovoltaic modules, a mounting/racking system, power inverters, transformers, and associated components. Solar generation is generally the principal use of the property, but solar farms may also include administration/maintenance buildings, transmission lines, substations, energy storage equipment and related accessory uses and structures.*

***Section 3.100.1. Solar Energy Facilities (Solar Farms)***

***Sec. 3.100.1.A.*** *Solar energy facilities (Solar farms) shall be considered a permitted use within the AG-20A and A-2 zoning districts.*

***Sec. 3.100.1.B.*** *Minimum parcel size shall be 20 acres.*

***Sec. 3.100.1.C.*** *Except for security fencing, project signs and access paths, no solar farm structure, equipment or building shall be located within 50 feet of the property line.*

***Sec. 3.100.1.D.*** *Except for required landscaping adjacent to residential uses, administrative buildings and associated paved parking and vehicular use areas, solar farms shall be exempt from all other landscape requirements.*

***Sec. 3.100.1.E.*** *Within the first 25 feet of the 50' setback adjacent to residential uses, native shrubs and grasses shall be retained to provide a minimum 6' high, 50% opaque screen of vegetation. If existing native vegetation is not sufficient to meet this requirement, then supplemental native shrubs may be utilized to meet this requirement.*

***Sec. 3.100.1.F.*** *Retention of existing vegetation and/or temporary fencing and screening may be required where appropriate to minimize impacts during construction.*

***Sec. 3.100.1.G.*** *Security fencing are exempt from the requirements of Section 3.16 and 3.204.*

***Sec. 3.100.1.H.*** *The following maximum height provisions shall apply:*

- 1. Project signs: 9 feet*
- 2. Solar panels or modules: 15 feet*
- 3. Buildings: 25 feet*

***Sec. 3.100.1.I.*** *The maximum height provisions do not apply to transmission lines or substations, which are regulated under Section 3.104.E.*

*Sec. 3.100.1.J. For purposes of calculating the 50% open space requirement for agricultural land uses, the area of the solar panels and transmission lines shall be considered open space.*

*Sec. 3.100.1.K. A minimum 20' wide, clear access way with a 12' wide, stabilized access path shall be permitted for access, maintenance and operation of solar facilities and transmission lines.*

*Sec. 3.100.1.L. A minimum 20' wide, stabilized access path shall be permitted for access, maintenance and operation of administration buildings, accessory buildings and substations.*

#### ***Section 3.104. Utilities***

***Sec. 3.104.B. Setbacks.*** *Electric utility substations, excluding any associated distribution or transmission lines, shall be set back at least:*

- 1. One hundred feet from any lot line where the adjoining lot is zoned for residential use.*
- 2. Fifty feet from any lot line where the adjoining lot is zoned for any nonresidential other than another public utility use.*
- 3. Five hundred feet from any PC zoning district or any designated public conservation area.*

#### ***Sec. 3.104.C. Bufferyards.***

- 1. In addition to any other bufferyard requirements set forth in Article 4, electrical utility substations shall provide a bufferyard along any street. The bufferyard type shall be determined based on the use or zoning of the property on the opposite side of the right-of-way as if there were no intervening right-of-way.*



November 19, 2019

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

Re: FPL White Tail Solar Energy Center (Project)  
16364 SW Citrus Blvd., Indiantown, FL 33408  
PCN #18-39-40-000-00020-2 & Portion of PCN 19-39-40-000-00020-0

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Florida Power & Light Company during the governmental review process of the project application.

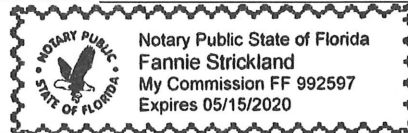
Sincerely,

**FLORIDA POWER & LIGHT COMPANY**

By: [Signature]

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing was acknowledged before me this 19th day of November, 2019, by Michael  
W. Sole of Florida Power & Light Company.  
She [ ] He [☒] is personally known to me or [ ] has produced \_\_\_\_\_ as  
identification.



(Notarial Seal)

NOTARY PUBLIC  
My Commission Expires:



Recorded in Martin County, FL 4/1/2019 9:57 AM  
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
 Rec Fees: \$27.00 Deed Tax: \$114,780.40  
 CFN#2746509 BK 3049 PG 2004 PAGE 1 of 3

This instrument prepared by or under the supervision of  
 (and after recording should be returned to):

Seth S. Sheitelman, Esq.  
 Florida Power & Light Company  
 700 Universe Boulevard (Law/JB)  
 Juno Beach, Florida 33408

Parcel I.D. Nos.: 18-39-40-000-000-00020-2; 19-39-40-000-000-00020-0  
 30-39-40-000-000-00020-7, and  
 31-39-40-000-000-00020-5

(Space Reserved for Clerk of Court)

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made and entered into as of the 29th day of March, 2019, by St. Lucie River Farm LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is 1291 U.S. Highway 258 N., Kinston, NC 28594, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "**Grantor**" and "**Grantee**" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

### **WITNESSETH:**

**GRANTOR**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

**SEE ATTACHED EXHIBIT "A".**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**THIS CONVEYANCE** is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, reservations, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

**TO HAVE** and to hold the same in fee simple forever.

**GRANTOR** hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

4848-5038-4013  
 Gardinier Farm

CFN#2746509 BK 3049 PG 2005 PAGE 2 of 3

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Sign: Kendra Warren  
Print: Kendra Warren

Sign: T. Carlton Younger III  
Print: T. Carlton Younger III

**GRANTOR:**

**St. Lucie River Farm LLC,**  
a Delaware limited liability company

By: U.S. Farming Realty Trust II, LP,  
a Delaware limited partnership, its  
sole member

By: International Farming Corporation  
GP2, LLC, a Delaware limited liability  
company, its general partner

By: John O. McNairy  
Name: John O. McNairy  
Title: Manager

STATE OF NORTH CAROLINA

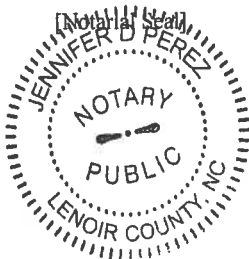
COUNTY OF Lenoir

I certify that John O. McNairy personally appeared before me this day, acknowledging to me that he is a Manager of **International Farming Corporation GP2, LLC**, a Delaware limited liability company, being the general partner of **U.S. Farming Realty Trust II, LP**, a Delaware limited partnership, being the sole member of **St. Lucie River Farm LLC**, a Delaware limited liability company, and that he signed the foregoing document for the purposes stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this the 27<sup>th</sup> day of March, 2019.

Jennifer D. Perez  
Notary Public  
Printed Name: Jennifer D. Perez

My Commission expires: 03-29-2021



4848-5038-4013  
Gardiner Farm



Exhibit A

For a point of commencement start at the intersection of the West line of Section 31, Township 39 South, Range 40 East, Martin County, Florida and the North right of way line of Okeechobee Waterway; thence N 00°10'22" E along said West line of Section 31, a distance of 475.28 feet to a point on the North right of way line of State Road #726 (Citrus Boulevard), said point also being the Point of Beginning; thence N 00°10'22" E along the West line of Section 31, a distance of 1524.76 feet to the Northwest corner of Section 31 (Certified corner record #086825); thence N 00°19'13" E, along the West line of Section 30, a distance of 2655.67 feet to the West one quarter corner of Section 30 (Certified corner record #086824); thence N 00°18'49" E, along the West line of Section 30, a distance of 2655.84 feet to the Northwest corner of Section 30 (Certified corner record #086822); thence N 00°04'04" E, along the West line of Section 19, a distance of 2661.06 feet to the West one quarter corner of Section 19 (Certified corner record #086821); thence N 00°03'36" E, along the West line of Section 19, a distance of 2660.60 feet to the Northwest corner of Section 19 (Certified corner record #086820); thence N 00°15'58" E, along the West line of Section 18, a distance of 2662.10 feet to the West one quarter corner of Section 18 (Certified corner record #086805); thence N 00°15'25" E, along the West line of Section 18, a distance 2660.90 to the Northwest corner of Section 18 (Certified corner record #086803); thence S 89°41'22" E, along the North line of Section 18 a distance of 3260.09 feet; thence S 00°12'36" W, a distance of 16,085.65 feet to a point on the Northerly right of way line of said State Road 726 (Citrus Boulevard); thence S 64°21'27" W, along said Northerly right of way line, a distance of 2573.26 feet to a non-tangent curve concave to the Northwest, having a radius of 2914.79 feet; thence Southwesterly along the arc of said curve, a distance of 1031.64 feet; through a central angle of 20°16'44" having a chord bearing of S 74°23'54" W, and chord distance of 981.51 feet, to the Point of Beginning.

Together with the following easements:

(A) Perpetual right, power, and privilege to construct, maintain, and operate a drainage and irrigation canal, spoil banks, access roads, culverts, spillways, and pumping stations with all appurtenant works, upon a strip of land 150 feet in width, lying 75 feet on either side of a center-line described as follows: begin at the intersection of the North United States right-of-way line of the St. Lucie Canal with the West line of Section 31, Township 39 South, Range 40 East, Martin County, Florida, run thence North 68°18'13" East along said North right-of-way line a distance of 3517.63 feet to a point; run thence North 0°21'59" East a distance of 905.22 feet to the POINT OF BEGINNING, run thence North 90° East from the point of beginning a distance of 576.75 feet into an existing channel which runs Northwest and Southeast, and which connects with the waters of the St. Lucie Canal;

(B) Perpetual right, power and privilege to discharge drainage waters into or remove irrigation waters from, by gravity or by pumping, a strip of land 150 feet in width, lying 75 feet on either side of a centerline described as follows: begin at the Easterly end of the centerline described in Easement "A" above, run thence South 18°01'54" East a distance of 700 feet, more or less, to a point in the channel of the St. Lucie Canal;

(C) Easement for roadway, access, ingress and egress over the North 60 feet of Sections 19 (less West 3260.00 feet), 20, and 21 (less East 1659.0 feet) Township 39 South, Range 40 East, Martin County, Florida; and

(D) Easement for roadway, access, ingress and egress over the North 50 feet of the East 1659.0 feet of Section 21, Township 39 South, Range 40 East, Martin County, Florida.

To the best of my knowledge and belief, there has been no transfer of the subject property since the Warranty Deeds for Florida Power & Light Company were recorded in the Martin County Public Records.

DATED THIS 4<sup>th</sup> DAY OF December, 2019.

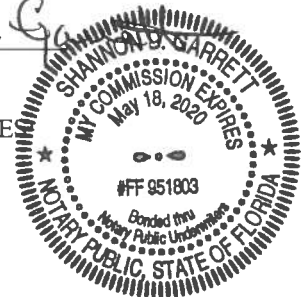
  
\_\_\_\_\_  
Morris A. Crady

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF December, 2019 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES



FPL WHITE TAIL SOLAR ENERGY CENTER  
PCN #18-39-40-000-000-00020-2  
PCN #19-39-40-000-000-00020-0

LEGAL DESCRIPTION:

FOR A POINT OF COMMENCEMENT START AT THE INTERSECTION OF THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE N00°10'22"E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 2000.04 FEET TO THE NORTHWEST CORNER OF SECTION 31, CERTIFIED CORNER RECORD #086825; THENCE N00°19'13"E ALONG SAID WEST LINE OF SECTION 30, A DISTANCE OF 2655.67 FEET TO THE WEST ONE QUARTER CORNER OF SECTION 30 (CERTIFIED CORNER RECORD #086824); THENCE N00°18'49"E ALONG SAID WEST LINE OF SECTION 30, A DISTANCE OF 2655.84 FEET TO THE NORTHWEST CORNER OF SECTION 30 (CERTIFIED CORNER RECORD #086822); THENCE N00°04'04"E ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2616.66 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N00°04'04"E ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 44.40 FEET TO THE WEST ONE QUARTER CORNER OF SECTION 19 (CERTIFIED CORNER RECORD #086821); THENCE N00°03'36"E, ALONG THE WEST LINE OF SECTION 19, A DISTANCE OF 2660.60 FEET TO THE NORTHWEST CORNER OF SECTION 19 (CERTIFIED CORNER RECORD #086820); THENCE N00°15'58"E, ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 2662.10 FEET TO THE WEST ONE QUARTER CORNER OF SECTION 18 (CERTIFIED CORNER RECORD #086805); THENCE N00°15'25"E, ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 2660.90 FEET TO THE NORTHWEST CORNER OF SECTION 18 (CERTIFIED CORNER RECORD #086803); THENCE S89°41'22"E, ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 3260.09 FEET; THENCE S00°12'37"W, A DISTANCE OF 8028.00 FEET; THENCE N89°41'21"W, A DISTANCE OF 3257.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,187,223 SF (+/-) OR 601 ACRES (+/-)

## UNITY OF TITLE

In consideration of the issuance of a Permit to **Florida Power & Light Company**, as "Owner", for the construction of a solar facility known as White Tail Solar in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of Sabal Pointe, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

4. Nothing herein contained shall limit, in any manner, the Owners, or their successors or assigns, to mortgage or encumber the property or any part thereof.

Signed, acknowledged and notarized on this \_\_\_\_ day of \_\_\_\_\_, 2020.

OWNER

WITNESSES:

**FLORIDA POWER & LIGHT COMPANY**

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_  
Address: 700 Universe Blvd.  
Juno Beach, FL 33408

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as authorized agent for Florida Power & Light Company, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(Notarial Seal)

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

This Instrument prepared by:  
Lucido & Associates  
701 S.E. Ocean Boulevard  
Stuart, FL 34994

# Martin County, FL



Date: 9/19/2019

This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

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# Martin County, FL

SW Citrus Biv

SW Kanner Hwy

Date: 9/19/2019

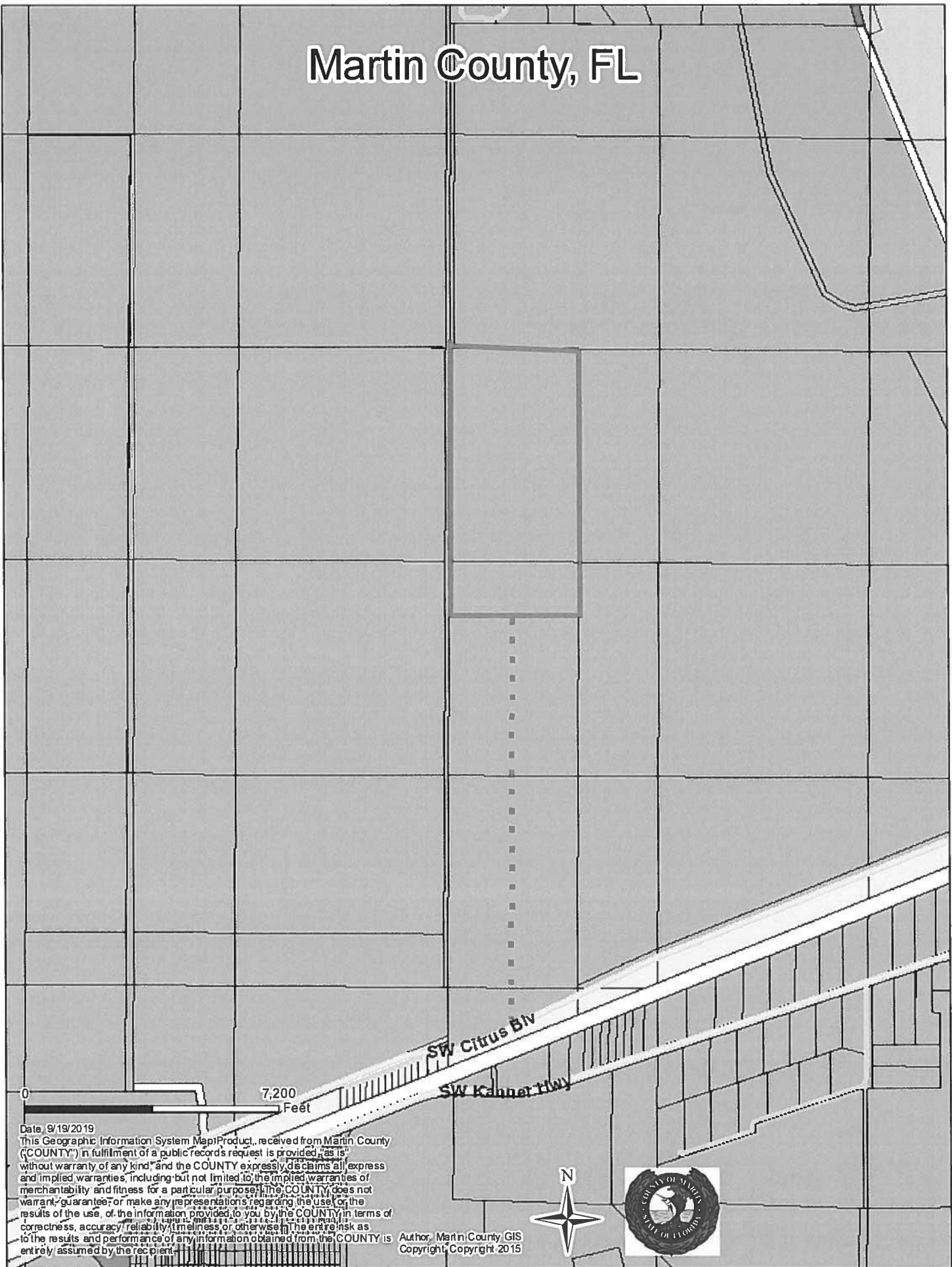
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7,200  
Feet



Author: Martin County GIS  
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# Martin County, FL



Date: 9/19/2019

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# Martin County, FL

0 7,200 Feet

Date: 9/19/2019

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Author: Martin County GIS  
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**MARTIN COUNTY ENGINEERING DEPARTMENT  
ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING**

*(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)*

**NAME OF FINAL SITE PLAN:** White Tail Solar Energy Center

**TYPE OF APPLICATION**

*If more than 10,000 cubic yards are hauled **to or from** the site, the application must be filed as a Major Development.*

1) Net cubic yards to be excavated:	<u>26,700</u>	
2) Net cubic yards to be filled:	<u>25,700</u>	
3) Cubic yards to be hauled <b>from</b> site:	<u>1,000</u>	(subtract line 2 from line 1)

**TYPE OF APPLICATION:** MINOR

**HAULING FEE CALCULATION**

The hauling fee for fill hauled **from** the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

**HAULING FEE:** \$210.00

Prepared by:

Jame P. Terpening  
Professional Engineer's Name

Professional Engineer's Signature/Seal

24276  
P.E. No.

Date

12/4/19

Culpepper & Terpening Inc.  
Firm's Name and Certificate of Authorization No. (if applicable)

2980 South 25th Street Ft. Pierce, FL 34981  
Address

772-464-3537  
Phone No.

County Engineer's (or designee) Acceptance

