North Central Florida Regional Planning Council

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2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

MEETING NOTICE

CLEARINGHOUSE COMMITTEE

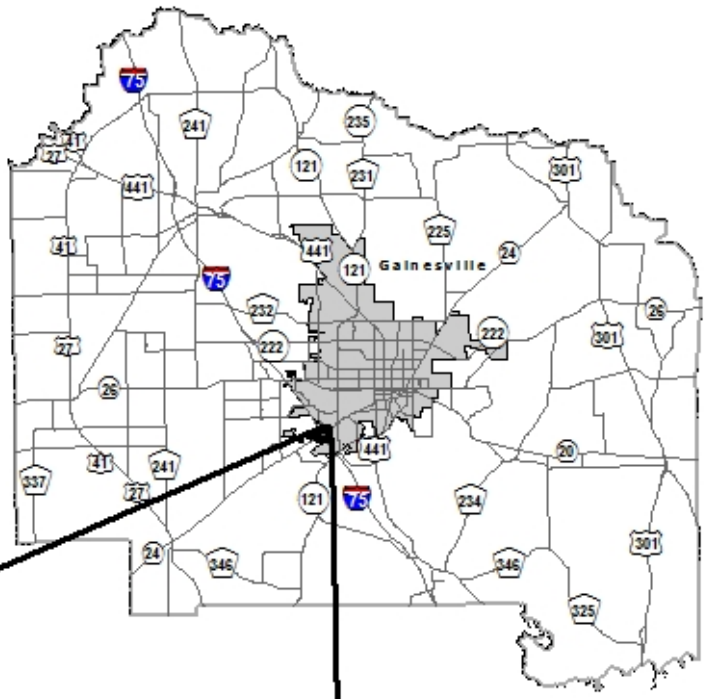
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **May 23, 2024**.The meeting will be a hybrid meeting in-person at the **Drury Inn and Suites, Orange Blossom Room/Sweetwater Room, 4000 Southwest 40th Boulevard, Gainesville, Florida,** and via Communications Media Technology at **6:00 p.m.**

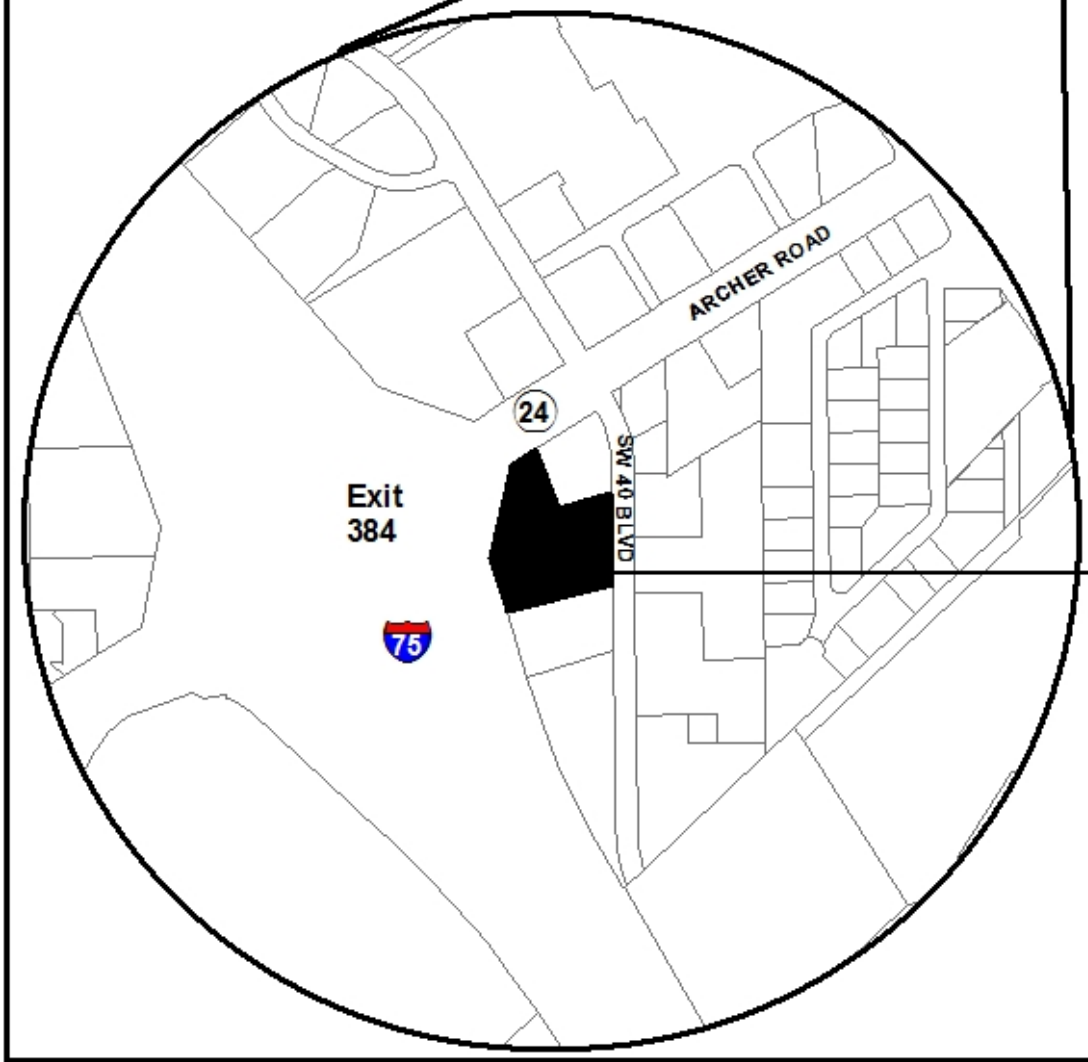
DIAL IN NUMBER: **Toll Free 1.888.585.9008**

CONFERENCE CODE: **381 777 570**

Drury Inn & Suites
4000 SW 40th Boulevard
Gainesville, FL 32608

Directions: From the intersection (exit 384) of Interstate 75 and State Road 24 (also known as Archer Road) turn, East onto State Road 24 (also known as Archer Road), travel approximately 0.3 miles, turn right (South) onto SW 40th Blvd. and Drury Inn & Suites will be on the right, on the Western side of SW 40th Blvd.





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Drury Inn & Suites

North Central Florida Regional Planning Council

North Central Florida Regional Planning Council

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AGENDA
CLEARINGHOUSE COMMITTEE

Hybrid Public Meeting
Drury Inn & Suites
4000 Southwest 40th Boulevard
Gainesville, Florida and
Via Communications Media Technology

May 23, 2024
6:00 p.m.

PAGE NO.

V. PUBLIC COMMENTS

The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee on any matter not included on the agenda. This is not a question or answer time, it is not a political forum, nor is it a time for personal accusations or derogatory remarks to or about Council personnel. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name and address for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Hybrid Meeting
Holiday Inn Hotel and Suites
213 Southwest Commerce Boulevard
Lake City, Florida and
Via Communications Media Technology

April 25, 2024
6:00 p.m.

MEMBERS PRESENT IN PERSON

Mary Alford
Patricia Bouie Hutchinson, Chair
Maurice Perkins
Daniel Riddick
David Stegall
Donnie Waldrep, Vice-Chair

MEMBERS ABSENT

Jody Stephenson
Stephen Witt

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA COMMUNICATIONS MEDIA TECHNOLOGY FOR QUORUM

Casey Willits

MEMBERS PRESENT VIA COMMUNICATIONS MEDIA TECHNOLOGY (NOT FOR QUORUM)

None

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:03 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Waldrep and seconded by Mayor Stegall to approve the April 25, 2024 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE MARCH 28, 2024 MEETING MINUTES

ACTION: It was moved by Commissioner Riddick and seconded by Commissioner Perkins to approve the March 28, 2024 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#26–City of Starke Comprehensive Plan Adopted Amendment (FC No. 24-1ESR)
#27– City of Newberry Comprehensive Plan Adopted Amendment (FC No. 23-4ESR)
#28– City of Newberry Comprehensive Plan Adopted Amendment (FC No. 23-5ESR)
#29– Town of Horseshoe Beach Comprehensive Plan Adopted Amendment (FC No. 23-1ESR)
#32– City of Chiefland Comprehensive Plan Draft Amendment (FC No. 24-1ESR)

ACTION: It was moved by Commissioner Waldrep and seconded by Mayor Stegall to group Committee-Level Review Items #26, #27, #28, #29 and #32 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, stated that the staff report finds the comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Perkins and seconded by Commissioner Waldrep to recommend that the Council approve the staff reports for Items #26, #28 and #29 as circulated and to vote on Items #27 and #32 separately. The motion carried unanimously.

ACTION: It was moved by Commissioner Perkins and seconded by Commissioner Waldrep to recommend that the Council approve the staff report for Item #27 as circulated. The motion carried 5 Yeas, 2 Nays.

ACTION: It was moved by Commissioner Waldrep and seconded by Commissioner Perkins to recommend that the Council approve the staff report for Item #32 as circulated. The motion carried 5 Yeas, 2 Nays.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:30 p.m.

_____ 5/23/24
Patricia B. Hutchinson, Chair Date

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REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 5/23/24

PROJECT DESCRIPTION

#33 - Duke Energy Florida-
2024 Ten-Year Site Plan

TO: Greg Davis
Engineering Specialist
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

____ **COMMENTS ATTACHED**

__X__ **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL AT 352.955.2200, EXT 113

v:\chouse\state\psc-10 year site plans\2024\ncfrpc comments duke energy florida ten-year site plan 2024.docx

DUKE ENERGY FLORIDA

SCHEDULE 8

PLANNED AND PROSPECTIVE GENERATING FACILITY ADDITIONS AND CHANGES

AS OF JANUARY 1, 2024 THROUGH DECEMBER 31, 2033

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
												FIRM			
								CONST.	COM'L IN-	EXPECTED	GEN. MAX.	NET CAPABILITY			
	UNIT	LOCATION	UNIT	FUEL		FUEL TRANSPORT		START	SERVICE	RETIREMENT	NAMEPLATE	SUMMER	WINTER		
PLANT NAME	NO.	(COUNTY)	TYPE	PRI.	ALT.	PRI.	ALT.	MO. / YR	MO. / YR	MO. / YR	KW	MW	MW	STATUS[a]	NOTES[b]
MULE CREEK	1	BAY	PV	SO				04/2023	03/2024		74,900	43	0	P	(1)
WINQUEPIN	1	MADISON	PV	SO				04/2023	03/2024		74,900	43	0	P	(1)
FALMOUTH	1	SUWANNEE	PV	SO				06/2023	08/2024		74,900	43	0	P	(1)
COUNTY LINE	1	GILCHRIST	PV	SO				12/2023	10/2024		74,900	43	0		(1)
P L BARTOW	4	PINELLAS	CC	NG	DFO	PL	TK	09/2024	11/2024			141	99	P	(1) and (5)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(3)			(2)
SUNDANCE	1	MADISON	PV	SO				04/2024	03/2025		74,900	19	0		(1)
HINES	2	POLK	CC	NG	DFO	PL	TK	03/2025	05/2025			65	65	P	(1) and (5)
OSPREY CC	1	POLK	CC	NG	DFO	PL	TK		10/2025			347	381	P	(3)
HINES	4	POLK	CC	NG	DFO	PL	TK	10/2025	11/2025			52	52	P	(1) and (5)
BAILEY MILL	1	JEFFERSON	PV	SO				04/2025	12/2025		74,900	19	0		(1)
HALF MOON	1	SUMTER	PV	SO				04/2025	12/2025		74,900	19	0		(1)
RATTLER	1	HERNANDO	PV	SO				04/2025	12/2025		74,900	19	0		(1)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(4)			(2)
TIGER BAY	1	POLK	CC	NG	DFO	PL	TK	02/2026	03/2026			22	22	P	(1) and (5)
HINES	3	POLK	CC	NG	DFO	PL	TK	02/2026	04/2026			65	65	P	(1) and (5)
CITRUS	PB1	CITRUS	CC	NG				02/2026	05/2026			22	22	P	(1) and (5)
CITRUS	PB2	CITRUS	CC	NG				02/2026	05/2026			22	22	P	(1) and (5)
UNKNOWN		UNKNOWN	PV	SO				09/2025	06/2026		224,700	56			(1) and (4)
UNKNOWN		UNKNOWN	PV	SO				03/2026	12/2026		149,800	37	0	P	(1) and (4)
BAYBORO	P1 - P4	PINELLAS	CT	DFO		WA				10/2026		(151)	(198)		
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(4)			(2)
UNKNOWN		UNKNOWN	BA	N/A		N/A		01/2026	01/2027		100,000	90	90	P	(1)
DEBARY	P2 - P6	VOLUSIA	CT	DFO		TK				06/2027		(227)	(292)		
BARTOW	P1, P3	PINELLAS	CT	DFO		WA				06/2027		(82)	(101)		
UNKNOWN		UNKNOWN	PV	SO				09/2026	06/2027		224,700	56			(1) and (4)
UNKNOWN		UNKNOWN	PV	SO				04/2027	12/2027		149,800	37	0	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(5)			(2)

a. See page v. for Code Identification of Future Generating Unit Status.

b. NOTES

(1) Planned, Prospective, or Committed project.

(2) Solar capacity degrades by 0.5% every year

(3) Osprey CC Acquisition total capacity is available once Transmission Upgrades are in service, total Summer capacity goes up to 592MW and total Winter capacity goes up to 626MW

(4) Multiple 74.9 MWs units at different sites. For SPS, 40 MW of storage for 74.9 MW of Solar PV.

(5) Combustion Turbines Heat Rate upgrades for Combined Cycles

DUKE ENERGY FLORIDA

SCHEDULE 8

PLANNED AND PROSPECTIVE GENERATING FACILITY ADDITIONS AND CHANGES

AS OF JANUARY 1, 2024 THROUGH DECEMBER 31, 2033

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
												FIRM			
								CONST.	COM'L IN-	EXPECTED	GEN. MAX.	NET CAPABILITY			
	UNIT	LOCATION	UNIT	FUEL		FUEL TRANSPORT		START	SERVICE	RETIREMENT	NAMEPLATE	SUMMER	WINTER		
PLANT NAME	NO.	(COUNTY)	TYPE	PRI.	ALT.	PRI.	ALT.	MO. / YR	MO. / YR	MO. / YR	KW	MW	MW	STATUS[a]	NOTES[b]
UNKNOWN		UNKNOWN	PV	SO				09/2027	07/2028		299,600	30	0	P	(1) and (4)
UNKNOWN		UNKNOWN	SPS	SO				09/2027	07/2028		149,800	55	72	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(6)			(2)
UNKNOWN		UNKNOWN	PV	SO				09/2028	07/2029		374,500	37	0	P	(1) and (4)
UNKNOWN		UNKNOWN	SPS	SO				09/2028	07/2029		149,800	55	72	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(6)			(2)
UNKNOWN		UNKNOWN	PV	SO				09/2029	07/2030		449,400	45	0	P	(1) and (4)
UNKNOWN		UNKNOWN	SPS	SO				09/2029	07/2030		149,800	55	72	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(6)			(2)
UNKNOWN		UNKNOWN	PV	SO				09/2030	07/2031		599,200	60	0	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(6)			(2)
UNKNOWN	P1 - P2	UNKNOWN	CT	NG	DFO	FL	TK	07/2029	06/2032		455,000	430	466	P	(1)
UNKNOWN		UNKNOWN	PV	SO				09/2032	07/2033		599,200	60	0	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(7)			(2)
UNKNOWN	P3 - P4	UNKNOWN	CT	NG	DFO	FL	TK	07/2030	06/2033		455,000	430	466	P	(1)
UNKNOWN		UNKNOWN	PV	SO				09/2032	07/2033		599,200	60	0	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A		N/A		N/A	N/A	N/A	N/A	(7)			(2)

a. See page v. for Code Identification of Future Generating Unit Status.

b. NOTES

(1) Planned, Prospective, or Committed project.

(2) Solar capacity degrades by 0.5% every year

(3) Osprey CC Acquisition total capacity is available once Transmission Upgrades are in service, total Summer capacity goes up to 592MW and total Winter capacity goes up to 626MW

(4) Multiple 74.9 MWs units at different sites. For SPS, 40 MW of storage for 74.9 MW of Solar PV.

(5) Combustion Turbines Heat Rate upgrades for Combined Cycles

DUKE ENERGY FLORIDA

SCHEDULE 9
STATUS REPORT AND SPECIFICATIONS OF PROPOSED GENERATING FACILITIES
AS OF JANUARY 1, 2024

(1)	Plant Name and Unit Number:	**Winquepin**	
(2)	Capacity		
	a. Nameplate (MWac):	74.9	
	b. Summer Firm (MWac):	42.7	
	c. Winter Firm (MWac):	-	
(3)	Technology Type:	PHOTOVOLTAIC	
(4)	Anticipated Construction Timing		
	a. Field construction start date:	4/2023	
	b. Commercial in-service date:	3/2024	(EXPECTED)
(5)	Fuel		
	a. Primary fuel:	SOLAR	
	b. Alternate fuel:	N/A	
(6)	Air Pollution Control Strategy:	N/A	
(7)	Cooling Method:	N/A	
(8)	Total Site Area:	~500-600 ACRES PER SOLAR SITE (74.9 MW)	
(9)	Construction Status:	PLANNED	
(10)	Certification Status:		
(11)	Status with Federal Agencies:		
(12)	Projected Unit Performance Data		
	a. Planned Outage Factor (POF):	N/A	%
	b. Forced Outage Factor (FOF):	N/A	%
	c. Equivalent Availability Factor (EAF):	N/A	%
	d. Resulting Capacity Factor (%):	~28	%
	e. Average Net Operating Heat Rate (ANOHR):	N/A	BTU/Kwh
(13)	Projected Unit Financial Data		
	a. Book Life (Years):	30	
	b. Total Installed Cost (In-service year $/Kw):	1,221.86	
	c. Direct Construction Cost ($/Kw ac): ($2024)		
	d. AFUDC Amount ($/Kw):		
	e. Escalation ($/Kw):		
	f. Fixed O&M ($/Kw dc-yr): ($2024)	17.17	
	g. Variable O&M ($/MWh): ($2024)	0.00	
	h. K Factor:	NO CALCULATION	

DUKE ENERGY FLORIDA

SCHEDULE 9
STATUS REPORT AND SPECIFICATIONS OF PROPOSED GENERATING FACILITIES
AS OF JANUARY 1, 2024

(1)	Plant Name and Unit Number:	**Falmouth**	
(2)	Capacity		
	a. Nameplate (MWac):	74.9	
	b. Summer Firm (MWac):	42.7	
	c. Winter Firm (MWac):	-	
(3)	Technology Type:	PHOTOVOLTAIC	
(4)	Anticipated Construction Timing		
	a. Field construction start date:	6/2023	
	b. Commercial in-service date:	8/2024	(EXPECTED)
(5)	Fuel		
	a. Primary fuel:	SOLAR	
	b. Alternate fuel:	N/A	
(6)	Air Pollution Control Strategy:	N/A	
(7)	Cooling Method:	N/A	
(8)	Total Site Area:	~500-600 ACRES PER SOLAR SITE (74.9 MW)	
(9)	Construction Status:	PLANNED	
(10)	Certification Status:		
(11)	Status with Federal Agencies:		
(12)	Projected Unit Performance Data		
	a. Planned Outage Factor (POF):	N/A	%
	b. Forced Outage Factor (FOF):	N/A	%
	c. Equivalent Availability Factor (EAF):	N/A	%
	d. Resulting Capacity Factor (%):	~28	%
	e. Average Net Operating Heat Rate (ANOHR):	N/A	BTU/Kwh
(13)	Projected Unit Financial Data		
	a. Book Life (Years):	30	
	b. Total Installed Cost (In-service year $/Kw):	1,221.86	
	c. Direct Construction Cost ($/Kw ac): ($2024)		
	d. AFUDC Amount ($/Kw):		
	e. Escalation ($/Kw):		
	f. Fixed O&M ($/Kw dc-yr): ($2024)	17.17	
	g. Variable O&M ($/MWh): ($2024)	0.00	
	h. K Factor:	NO CALCULATION	

DUKE ENERGY FLORIDA

SCHEDULE 9
STATUS REPORT AND SPECIFICATIONS OF PROPOSED GENERATING FACILITIES
AS OF JANUARY 1, 2024

(1)	Plant Name and Unit Number:	**County Line**	
(2)	Capacity		
	a. Nameplate (MWac):	74.9	
	b. Summer Firm (MWac):	42.7	
	c. Winter Firm (MWac):	-	
(3)	Technology Type:	PHOTOVOLTAIC	
(4)	Anticipated Construction Timing		
	a. Field construction start date:	12/2023	
	b. Commercial in-service date:	10/2024	(EXPECTED)
(5)	Fuel		
	a. Primary fuel:	SOLAR	
	b. Alternate fuel:	N/A	
(6)	Air Pollution Control Strategy:	N/A	
(7)	Cooling Method:	N/A	
(8)	Total Site Area:	~500-600 ACRES PER SOLAR SITE (74.9 MW)	
(9)	Construction Status:	PLANNED	
(10)	Certification Status:		
(11)	Status with Federal Agencies:		
(12)	Projected Unit Performance Data		
	a. Planned Outage Factor (POF):	N/A	%
	b. Forced Outage Factor (FOF):	N/A	%
	c. Equivalent Availability Factor (EAF):	N/A	%
	d. Resulting Capacity Factor (%):	~28	%
	e. Average Net Operating Heat Rate (ANOHR):	N/A	BTU/Kwh
(13)	Projected Unit Financial Data		
	a. Book Life (Years):	30	
	b. Total Installed Cost (In-service year $/Kw):	1,221.86	
	c. Direct Construction Cost ($/Kw ac): ($2024)		
	d. AFUDC Amount ($/Kw):		
	e. Escalation ($/Kw):		
	f. Fixed O&M ($/Kw dc-yr): ($2024)	17.17	
	g. Variable O&M ($/MWh): ($2024)	0.00	
	h. K Factor:	NO CALCULATION	

DUKE ENERGY FLORIDA

SCHEDULE 9
STATUS REPORT AND SPECIFICATIONS OF PROPOSED GENERATING FACILITIES
AS OF JANUARY 1, 2024

(1)	Plant Name and Unit Number:	**Sundance**	
(2)	Capacity		
	a. Nameplate (MWac):	74.9	
	b. Summer Firm (MWac):	18.7	
	c. Winter Firm (MWac):	-	
(3)	Technology Type:	PHOTOVOLTAIC	
(4)	Anticipated Construction Timing		
	a. Field construction start date:	4/2024	
	b. Commercial in-service date:	3/2025	(EXPECTED)
(5)	Fuel		
	a. Primary fuel:	SOLAR	
	b. Alternate fuel:	N/A	
(6)	Air Pollution Control Strategy:	N/A	
(7)	Cooling Method:	N/A	
(8)	Total Site Area:	~500-600 ACRES PER SOLAR SITE (74.9 MW)	
(9)	Construction Status:	PLANNED	
(10)	Certification Status:		
(11)	Status with Federal Agencies:		
(12)	Projected Unit Performance Data		
	a. Planned Outage Factor (POF):	N/A	%
	b. Forced Outage Factor (FOF):	N/A	%
	c. Equivalent Availability Factor (EAF):	N/A	%
	d. Resulting Capacity Factor (%):	~27	%
	e. Average Net Operating Heat Rate (ANOHR):	N/A	BTU/Kwh
(13)	Projected Unit Financial Data		
	a. Book Life (Years):	30	
	b. Total Installed Cost (In-service year $/Kw):	1,415.40	
	c. Direct Construction Cost ($/Kw ac): ($2024)		
	d. AFUDC Amount ($/Kw):		
	e. Escalation ($/Kw):		
	f. Fixed O&M ($/Kw dc-yr): ($2024)	17.17	
	g. Variable O&M ($/MWh): ($2024)	0.00	
	h. K Factor:	NO CALCULATION	

DUKE ENERGY FLORIDA

SCHEDULE 10

STATUS REPORT AND SPECIFICATIONS OF PROPOSED DIRECTLY ASSOCIATED TRANSMISSION LINES

WINQUEPIN SOLAR

(1) POINT OF ORIGIN AND TERMINATION:	Birch Switching Station
(2) NUMBER OF LINES:	1
(3) RIGHT-OF-WAY:	New transmission line right-of-way
(4) LINE LENGTH:	0.1 miles
(5) VOLTAGE:	230 kV
(6) ANTICIPATED CONSTRUCTION TIMING:	4/26/2024
(7) ANTICIPATED CAPITAL INVESTMENT:	$16,018,213
(8) SUBSTATIONS:	Birch Switching Station
(9) PARTICIPATION WITH OTHER UTILITIES:	N/A

DUKE ENERGY FLORIDA

SCHEDULE 10

STATUS REPORT AND SPECIFICATIONS OF PROPOSED DIRECTLY ASSOCIATED TRANSMISSION LINES

COUNTY LINE SOLAR

(1) POINT OF ORIGIN AND TERMINATION:	Ginnie Substation
(2) NUMBER OF LINES:	1
(3) RIGHT-OF-WAY:	Existing transmission line right-of-way
(4) LINE LENGTH:	0.1 miles
(5) VOLTAGE:	230 kV
(6) ANTICIPATED CONSTRUCTION TIMING:	12/31/2024
(7) ANTICIPATED CAPITAL INVESTMENT:	$3,532,625
(8) SUBSTATIONS:	Ginnie Substation
(9) PARTICIPATION WITH OTHER UTILITIES:	N/A

DUKE ENERGY FLORIDA

SCHEDULE 10

STATUS REPORT AND SPECIFICATIONS OF PROPOSED DIRECTLY ASSOCIATED TRANSMISSION LINES

FALMOUTH SOLAR

(1) POINT OF ORIGIN AND TERMINATION:	Suwannee Substation
(2) NUMBER OF LINES:	1
(3) RIGHT-OF-WAY:	New transmission line right-of-way
(4) LINE LENGTH:	0.2 miles
(5) VOLTAGE:	115 kV
(6) ANTICIPATED CONSTRUCTION TIMING:	4/26/2024
(7) ANTICIPATED CAPITAL INVESTMENT:	$5,190,000
(8) SUBSTATIONS:	Suwannee Substation
(9) PARTICIPATION WITH OTHER UTILITIES:	N/A

DUKE ENERGY FLORIDA

SCHEDULE 10

STATUS REPORT AND SPECIFICATIONS OF PROPOSED DIRECTLY ASSOCIATED TRANSMISSION LINES

SUNDANCE SOLAR

(1) POINT OF ORIGIN AND TERMINATION:	Birch Switching Station
(2) NUMBER OF LINES:	1
(3) RIGHT-OF-WAY:	New transmission line right-of-way
(4) LINE LENGTH:	0.5 miles
(5) VOLTAGE:	230 kV
(6) ANTICIPATED CONSTRUCTION TIMING:	3/1/2025
(7) ANTICIPATED CAPITAL INVESTMENT:	$5,540,000
(8) SUBSTATIONS:	Birch Switching Station
(9) PARTICIPATION WITH OTHER UTILITIES:	N/A

CHAPTER 4

ENVIRONMENTAL AND LAND USE INFORMATION

CHAPTER 4
ENVIRONMENTAL AND LAND USE INFORMATION

PREFERRED SITES

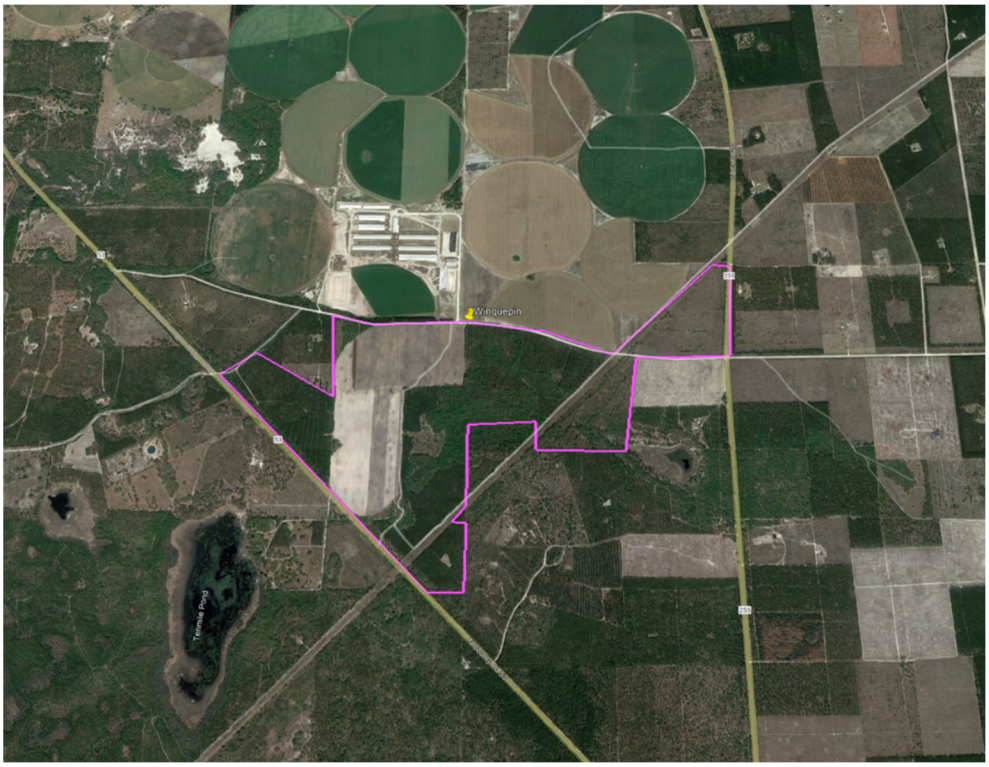
DEF's 2024 TYSP Preferred Sites include eight solar generations sites: the Mule Creek Solar Site, the Winquepin Solar Site, the Falmouth Solar Site, the County Line Solar Site, the Sundance Solar Site, the Bailey Mill Solar Site, the Half Moon Solar Site, and the Rattler Solar Site. These Preferred Sites are discussed below.

WINQUEPIN SOLAR SITE

DEF has identified the Winquepin Renewable Energy Center, a 74.9 MWac solar single-axis tracking PV project located in Madison County, Florida. The site is located on former agricultural and timber lands and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection is a new 230 kV, three terminal, three breaker switching station and is connected via a short generation tie-line. All environmental surveys are complete. Madison County approved the Final Site Plan and an ERP from FDEP was secured. There were no wetland impacts on site. State listed gopher tortoises were present onsite. The appropriate permit (Conservation/Relocation Permit) from the Florida Fish and Wildlife Conservation Commission (FWC) was secured. Tortoises have been relocated from the site. No additional listed species of concern were present. Construction began in the spring of 2023. Construction activities are substantially complete, and the expected in-service date is March 2024.

FIGURE 4.2

Winquepin Solar Project



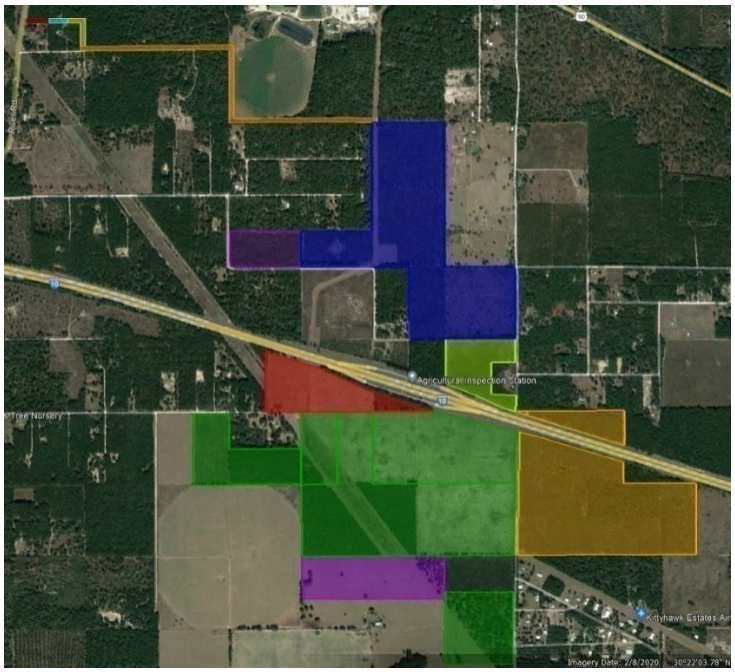
Winquepin	N. County Rd 53
	Madison, FL 32059

FALMOUTH SOLAR SITE

DEF has identified the Falmouth Renewable Energy Center, a 74.9 MWac solar single-axis tracking PV project located in Suwanee County, Florida. Falmouth will be the third project constructed in Suwannee County. The site was historically used as pasture and timber lands and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection will be a new 115 kV breaker in DEF's existing Suwanee Switching Station and will be connected via a 1.5-mile generation tie-line. All environmental surveys are complete. Suwannee County has provided Final Site Plan approval. The ERP was issued by FDEP on June 12, 2023. The two small wetlands on site, less than .5 acres total, were avoided thus there were no wetland impacts. The habitat assessment survey and subsequent species-specific surveys confirmed presence for the state-listed Southeastern American kestrel. Gopher tortoises were also present. FWC issued an Incidental Take Permit (ITP) for impacts to Southeastern American kestrel habitat and a Conservation/Relocation permit for gopher tortoises. Construction began in June of 2023. Construction is expected to complete by Q3 2024, with an expected in-service date of August 2024.

FIGURE 4.3

Falmouth Solar Project



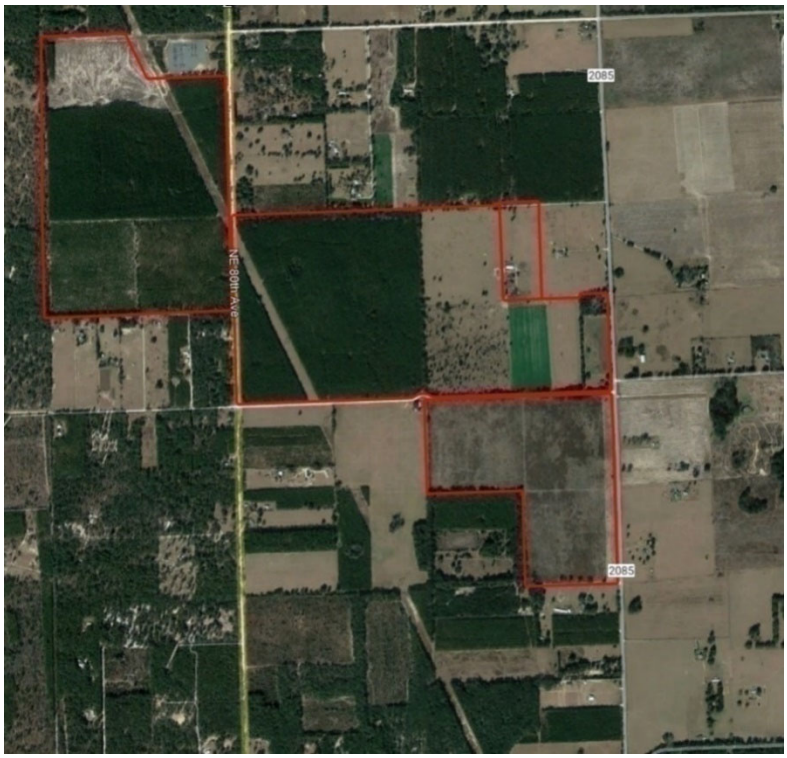
Falmouth	4431 River Rd Live Oak FL 32060

COUNTY LINE SOLAR SITE

DEF has identified the County Line Renewable Energy Center, a 74.9 MWac solar single-axis tracking PV project located in Gilchrist County, Florida. The site was used for timber and pasture land and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection will be a new 230 kV breaker in DEF's existing Ginnie Substation and will be connected via a short generation tie-line. Environmental surveys have been completed and confirmed the presence of state-listed Southeastern American kestrel and state-listed gopher tortoise. There are no wetlands onsite. Final Site Plan approval from Gilchrist County was received on November 14, 2023. FDEP issued the final ERP on July 25, 2023. There are no wetland impacts proposed. FWC issued an ITP for impacts to Southeastern American kestrel habitat and a Conservation/Relocation permit for gopher tortoises. All gopher tortoises have been relocated. Construction began in December 2023. The expected in-service date is October 2024.

FIGURE 4.4

County Line Solar Project



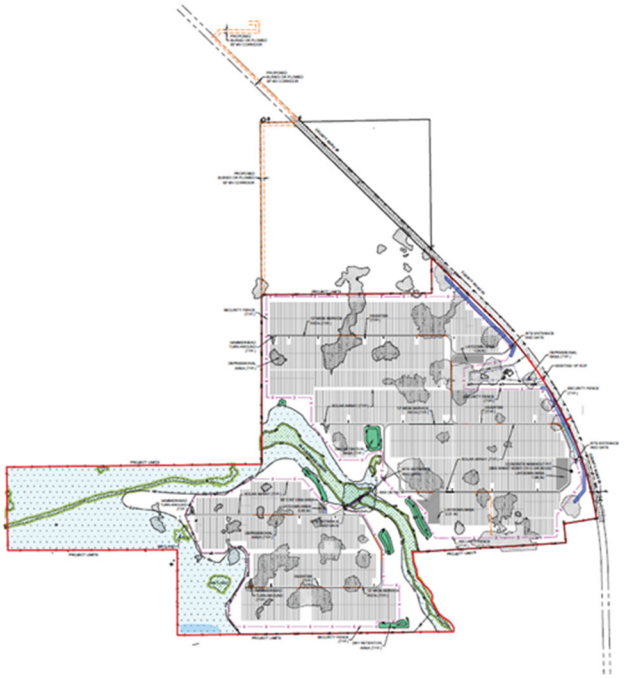
County Line	4960 NE 80th Blvd
	High Springs, FL 32643

SUNDANCE SOLAR SITE

DEF has identified the Sundance Renewable Energy Center, a 74.9 MWac solar single-axis tracking PV project located in Madison County, Florida. The site is located on former agricultural lands and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection will be a new breakered terminal in the 230 kV, three Birch switching station and will be connected via a mile generation tie-line. All environmental surveys are complete. Solar is a permitted use on agriculturally zoned land in a local government comprehensive plan in the State of Florida. Special or Conditional use permits are not required. However, a Site Plan approval is required from Madison County. An ERP from FDEP will also be required. DEF has applied for the ERP and expects to receive it early in spring 2024. There are several wetlands on site that will be avoided. State listed gopher tortoises were present onsite. The appropriate Relocation Permit from the FWC will be secured prior to construction. No additional listed species of concern were present. The project is expected to start construction in the spring of 2024, with an expected in-service date of early 2025.

FIGURE 4.5

Sundance Solar Project



Sundance	16606 County Rd. 53
	Madison, FL 32059

North Central Florida Regional Planning Council

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 5/23/24

PROJECT DESCRIPTION

#34 - Florida Power and Light Company-
2024 Ten-Year Site Plan

TO: Greg Davis
Engineering Specialist
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

____ **COMMENTS ATTACHED**

__X__ **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL AT 352.955.2200, EXT 113

v:\chouse\state\psc-10 year site plans\2024\ncfrpc comments florida power and light company ten-year site plan 2024.docx

III.E.5 Transmission Facilities for the Norton Creek Solar Energy Center in Madison County

The work required to connect the approximate 74.5 MW (nameplate, AC) Norton Creek Solar Energy Center in Madison County in the 4th Quarter of 2024 is projected to be:

I. Substation:

1. Construct a new single bus, three (3) breaker 161 kV substation (Bandit) on the project site, adjacent to the Raven – Sinai 161 kV line corridor.
2. Add one 161/34.5 kV main step-up transformer (85 MVA) with a 161 kV breaker to connect PV inverter array.
3. Construct 34.5 kV bus to connect the PV array to 161 kV Bandit substation.
4. Add relays and other protective equipment.
5. Breaker replacements: None.

II. Transmission:

1. Loop the Raven – Sinai 161 kV line into Bandit substation.
2. No additional upgrades are expected to be necessary at this time.

III.E.23 Transmission Facilities for the Price Creek Solar Energy Center in Columbia County

The work required to connect the approximate 74.5 MW (nameplate, AC) Price Creek Solar Energy Center in Columbia County in the 1st Quarter of 2026 is projected to be:

I. Substation:

1. Construct a new single bus, two (2) breaker 230 kV substation (Madonna) on the project site, adjacent to the Claude - Raven 230 kV line.
2. Add one 230/34.5 kV main step-up transformer (85 MVA) with a 230 kV breaker to connect PV inverter array at Madonna substation.
3. Construct 34.5 kV bus to connect the PV array to Madonna 230 kV substation.
4. Add relays and other protective equipment.
5. Breaker replacements: None

II. Transmission:

1. Loop the adjacent Claude - Raven 230 kV into Madonna substation.
2. No additional upgrades are expected to be necessary at this time.

III.E.37 Transmission Facilities for the Middle Lake Solar Energy Center in Madison County

The work required to connect the approximate 74.5 MW (nameplate, AC) Middle Lake Solar Energy Center in Madison County in the 3rd Quarter of 2026 is projected to be:

I. Substation:

1. Extend 161 kV bus at Bandit substation and interconnect the 161/34.5kV transformer through a 161kV breaker.
2. Construct 34.5 kV bus to connect the PV array to Bandit 161 kV Substation.
3. Add relays and other protective equipment.
4. Breaker replacements: None

II. Transmission:

1. No additional upgrades are expected to be necessary at this time.

Schedule 8 - Resource Plan
Planned And Prospective Generating Facility Additions And Changes [1]: FPL

Plant Name	(2) Unit No.	(3) Location	(4) Unit Type	(5) Fuel Pri.	(5) Fuel Alt.	(7) Transport Pri.	(8) Transport Alt.	(9) Const. Start Mo./Yr.	(10) Comm. In-Service Mo./Yr.	(11) Expected Retirement Mo./Yr.	(12) Gen. Max. Nameplate KW	(13) Firm Net Capability [2] Winter MW	(14) Firm Net Capability [2] Summer MW	(15) Status
ADDITIONS/ CHANGES														
FPL														
2024														
Daniel Retirement	1	Jackson County, MS	FS	C	No	RR	No	-	Sep-77	1st Q 2024	251,000	(251)	(251)	C
Daniel Retirement	2	Jackson County, MS	FS	C	No	RR	No	-	Jun-81	1st Q 2024	251,000	(251)	(251)	C
Sanford Upgrade	4	Volusia County	CC	NG	No	PL	No	-	2nd Q 2024	Unknown	1,272,000	-	19	OP
Sanford Upgrade	5	Volusia County	CC	NG	No	PL	No	-	2nd Q 2024	Unknown	1,226,000	-	10	OP
Fort Myers Upgrade	2	Lee County	CC	NG	No	PL	No	-	2nd Q 2024	Unknown	1,869,000	-	14	OP
Solar Degradation [3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	-	OT
										2024 Changes/Additions Total:		**0**	**43.0**	
2025														
Sanford Upgrade	4	Volusia County	CC	NG	No	PL	No	-	2nd Q 2024	Unknown	1,272,000	6	-	OP
Sanford Upgrade	5	Volusia County	CC	NG	No	PL	No	-	2nd Q 2024	Unknown	1,226,000	26	-	OP
Fort Myers Upgrade	2	Lee Country	CC	NG	No	PI	No		2nd Q 2024	Unknown	1,869,000	51	-	OP
Gulf Clean Energy Center Retirement	4	Escambia County	ST	NG	--	PL	--	--	Jul-59	4th Q 2024	75,000	(75)	(75)	P
Honeybell Solar [3]	1	Okeechobee County	PV	Solar	Solar	N/A	N/A	-	4th Q 2024	Unknown	74,500	2	33	P
Buttonwood Solar [3]	1	St Lucie County	PV	Solar	Solar	N/A	N/A	-	4th Q 2024	Unknown	74,500	2	33	P
Mitchell Creek Solar [3]	1	Escambia County	PV	Solar	Solar	N/A	N/A	-	4th Q 2024	Unknown	74,500	0	29	P
Hendry Isles Solar [3]	1	Hendry County	PV	Solar	Solar	N/A	N/A	-	4th Q 2024	Unknown	74,500	2	18	P
Norton Creek Solar [3]	1	Madison County	PV	Solar	Solar	N/A	N/A	-	4th Q 2024	Unknown	74,500	0	26	P
Kayak Solar [3]	1	Okaloosa County	PV	Solar	Solar	N/A	N/A	-	4th Q 2024	Unknown	74,500	0	29	P
Georges Lake Solar [3]	1	Putnam County	PV	Solar	Solar	N/A	N/A	-	4th Q 2024	Unknown	74,500	1	22	P
Cedar Trail Solar [3]	1	Baker County	PV	Solar	Solar	N/A	N/A	-	4th Q 2024	Unknown	74,500	0	23	P
Holopaw Solar [3]	1	Palm Beach County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	3	34	P
Speckled Perch Solar [3]	1	Okeechobee County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	2	20	P
Big Water Solar [3]	1	Okeechobee County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	2	20	P
Fawn Solar [3]	1	Martin County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	3	34	P
Hog Bay Solar [3]	1	DeSoto County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	1	31	P
Green Pasture Solar [3]	1	Charlotte County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	1	32	P
Thomas Creek Solar [3]	1	Nassau County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	0	32	P
Fox Trail Solar [3]	1	Brevard County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	2	35	P
Long Creek Solar [3]	1	Manatee County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	1	32	P
Swallowtail Solar [3]	1	Walton County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	0	30	P
Tenmile Creek Solar [3]	1	Calhoun County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	0	29	P
Redlands Solar [3]	1	Miami-Dade County	PV	Solar	Solar	N/A	N/A	-	1st Q 2025	Unknown	74,500	0	21	P
Riviera Beach Upgrade	1	City of Riviera Beach	CC	NG	FO2	PL	TK		1st Q 2025	Unknown	1,398,000	8	-	OP
Sanford Upgrade	5	Volusia County	CC	NG	No	PL	No	-	2nd Q 2025	Unknown	1,226,000	-	10	OP
Turkey Point Upgrade	5	Miami-Dade County	CC	NG	FO2	PL	TK		2nd Q 2025	Unknown	1,358,000	-	8	OP
Pea Ridge Retirement	1	Santa Rosa	GT	NG	PL	NA	NA	-	May-98	2nd Q 2025	5,000	-	(4)	P
Pea Ridge Retirement	2	Santa Rosa	GT	NG	PL	NA	NA	-	May-98	2nd Q 2025	5,000	-	(4)	P
Pea Ridge Retirement	3	Santa Rosa	GT	NG	PL	NA	NA	-	May-98	2nd Q 2025	5,000	-	(4)	P
Solar Degradation [3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	(9)	OT
										2025 Changes/Additions Total:		**40**	**485.7**	

1/ Schedule 8 shows only planned and prospective changes to FPL generating facilities and does not reflect changes to purchases. Changes to purchases are reflected on Tables ES-1, I.A.3.1, and I.A.3.2
2/ The Winter Total MW value consists of all generation additions and changes achieved by January. The Summer Total MW value consists of all generation additions and changes achieved by June. All MW additions/changes occurring after June each year will be accounted for in reserve margin calculations in the following year. MW Difference in Changes/Additions Total due to rounding.
3/ Solar MW values reflect firm capacity only, not nameplate ratings and FPL currently assumes 0.3% degradation annually for PV output.
4/ Battery MW values reflect firm capacity only, not nameplate ratings.

Schedule 8 - Resource Plan
Planned And Prospective Generating Facility Additions And Changes [1]: FPL

Plant Name	(2) Unit No.	(3) Location	(4) Unit Type	(5) Fuel Pri.	(5) Fuel Alt.	(7) Transport Pri.	(8) Transport Alt.	(9) Const. Start Mo./Yr.	(10) Comm. In-Service Mo./Yr.	(11) Expected Retirement Mo./Yr.	(12) Gen. Max. Nameplate KW	(13) Firm Net Capability [2] Winter MW	(14) Firm Net Capability [2] Summer MW	(15) Status
ADDITIONS/ CHANGES														
FPL														
2026														
Turkey Point Upgrade	5	Miami-Dade County	CC	NG	FO2	PL	TK	-	2nd Q 2025	Unknown	1,358,000	3	-	OP
Sanford Upgrade	5	Volusia County	CC	NG	No	PL	No	-	2nd Q 2025	Unknown	1,226,000	26	-	OP
Pea Ridge Retirement	1	Santa Rosa	GT	NG	PL	NA	NA	-	May-98	2nd Q 2025	5,000	(5)	-	P
Pea Ridge Retirement	2	Santa Rosa	GT	NG	PL	NA	NA	-	May-98	2nd Q 2025	5,000	(5)	-	P
Pea Ridge Retirement	3	Santa Rosa	GT	NG	PL	NA	NA	-	May-98	2nd Q 2025	5,000	(5)	-	P
Battery Storage [4/]	1	Unknown	BS	N/A	N/A	N/A	N/A	-	4th Q 2025	Unknown	521,500	522	349	P
Flatford Solar [3/]	1	Manatee County	PV	Solar	Solar	N/A	N/A	-	1st Q 2026	Unknown	74,500	2	21	P
Mare Branch Solar [3/]	1	DeSoto County	PV	Solar	Solar	N/A	N/A	-	1st Q 2026	Unknown	74,500	2	21	P
Price Creek Solar [3/]	1	Columbia County	PV	Solar	Solar	N/A	N/A	-	1st Q 2026	Unknown	74,500	2	21	P
Swamp Cabbage Solar [3/]	1	Hendry County	PV	Solar	Solar	N/A	N/A	-	1st Q 2026	Unknown	74,500	2	21	P
Big Brook Solar [3/]	1	Calhoun County	PV	Solar	Solar	N/A	N/A	-	1st Q 2026	Unknown	74,500	2	21	P
Mallard Solar [3/]	1	Brevard County	PV	Solar	Solar	N/A	N/A	-	1st Q 2026	Unknown	74,500	2	21	P
Boardwalk Solar [3/]	1	Collier County	PV	Solar	Solar	N/A	N/A	-	1st Q 2026	Unknown	74,500	2	21	P
Goldenrod Solar [3/]	1	Collier County	PV	Solar	Solar	N/A	N/A	-	1st Q 2026	Unknown	74,500	2	21	P
Hendry Solar [3/]	1	Hendry County	PV	Solar	Solar	N/A	N/A	-	2nd Q 2026	Unknown	74,500	2	21	P
Tangelo Solar [3/]	1	Okeechobee County	PV	Solar	Solar	N/A	N/A	-	2nd Q 2026	Unknown	74,500	2	21	P
North Orange Solar [3/]	1	St. Lucie County	PV	Solar	Solar	N/A	N/A	-	2nd Q 2026	Unknown	74,500	2	21	P
Wood Stork Solar [3/]	1	St. Lucie County	PV	Solar	Solar	N/A	N/A	-	2nd Q 2026	Unknown	74,500	2	21	P
Sea Grape Solar [3/]	1	St. Lucie County	PV	Solar	Solar	N/A	N/A	-	2nd Q 2026	Unknown	74,500	2	21	P
Clover Solar [3/]	1	St. Lucie County	PV	Solar	Solar	N/A	N/A	-	2nd Q 2026	Unknown	74,500	2	21	P
Indrio Solar [3/]	1	St. Lucie County	PV	Solar	Solar	N/A	N/A	-	2nd Q 2026	Unknown	74,500	2	21	P
Sand Pine Solar [3/]	1	Calhoun County	PV	Solar	Solar	N/A	N/A	-	2nd Q 2026	Unknown	74,500	2	21	P
Solar Degradation [3/]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	(11)	OT
											2026 Changes/Additions Total:	**0**	**(11)**	
2027														
Middle Lake Solar [3/]	1	Madison County	PV	Solar	Solar	N/A	N/A	-	3rd Q 2026	Unknown	74,500	2	21	P
Ambersweet Solar [3/]	1	Indian River County	PV	Solar	Solar	N/A	N/A	-	3rd Q 2026	Unknown	74,500	2	21	P
County Line Solar [3/]	1	Charlotte,DeSoto County	PV	Solar	Solar	N/A	N/A	-	3rd Q 2026	Unknown	74,500	2	5	P
Saddle Solar [3/]	1	DeSoto County	PV	Solar	Solar	N/A	N/A	-	3rd Q 2026	Unknown	74,500	2	5	P
Cocoplum Solar [3/]	1	Hendry County	PV	Solar	Solar	N/A	N/A	-	3rd Q 2026	Unknown	74,500	2	5	P
Catfish Solar [3/]	1	Okeechobee County	PV	Solar	Solar	N/A	N/A	-	3rd Q 2026	Unknown	74,500	2	5	P
Hardwood Hammock Solar [3/]	1	Walton County	PV	Solar	Solar	N/A	N/A	-	3rd Q 2026	Unknown	74,500	2	5	P
Cardinal Solar [3/]	1	Brevard County	PV	Solar	Solar	N/A	N/A	-	4th Q 2026	Unknown	74,500	2	5	P
Maple Trail Solar [3/]	1	Baker County	PV	Solar	Solar	N/A	N/A	-	4th Q 2026	Unknown	74,500	2	5	P
Joshua Creek Solar [3/]	1	Desoto County	PV	Solar	Solar	N/A	N/A	-	4th Q 2026	Unknown	74,500	2	5	P
Myakka Solar [3/]	1	Manatee County	PV	Solar	Solar	N/A	N/A	-	4th Q 2026	Unknown	74,500	2	5	P
Waveland Solar [3/]	1	St. Lucie County	PV	Solar	Solar	N/A	N/A	-	4th Q 2026	Unknown	74,500	2	5	P
Inlet Solar [3/]	1	Indian River County	PV	Solar	Solar	N/A	N/A	-	4th Q 2026	Unknown	74,500	2	5	P
Wabasso Solar [3/]	1	Indian River County	PV	Solar	Solar	N/A	N/A	-	4th Q 2026	Unknown	74,500	2	5	P
Gulf Clean Energy Center Retirement	5	Escambia County	ST	NG	--	PL	--	-	Jun-61	4th Q 2026	75,000	(75)	(75)	P
Dania Beach Clean Energy Center Upgrade	7	Broward County	CC	NG	FO2	PL	TK	-	1st Q 2027	Unknown	1,246,000	18	-	OP
Manatee Upgrade	3	Manatee Country	CC	NG	No	PL	No	-	1st Q 2027	Unknown	1,346,000	5	29	OP
Martin Upgrade	3	Martin County	CC	NG	FO2	PL	TK	-	1st Q 2027	Unknown	520,000	18	-	OP
Martin Upgrade	4	Martin County	CC	NG	FO2	PL	TK	-	1st Q 2027	Unknown	520,000	18	-	OP
Martin Upgrade	8	Martin County	CC	NG	FO2	PL	TK	-	1st Q 2027	Unknown	1,327,000	3	-	OP
West County Upgrade	1	Palm Beach County	CC	NG	FO2	PL	TK	-	1st Q 2027	Unknown	1,349,000	9	-	OP
West County Upgrade	2	Palm Beach County	CC	NG	FO2	PL	TK	-	1st Q 2027	Unknown	1,349,000	9	-	OP
West County Upgrade	3	Palm Beach County	CC	NG	FO2	PL	TK	-	1st Q 2027	Unknown	1,349,000	9	-	OP
Martin Upgrade	8	Martin County	CC	NG	FO2	PL	TK	-	2nd Q 2027	Unknown	1,327,000	-	19	OP
Battery Storage [4/]	1	Unknown	BS	N/A	N/A	N/A	N/A	-	1st Q 2027	Unknown	300,000	300	219	P
Solar PV [3/]	1	Unknown	PV	Solar	Solar	N/A	N/A	-	1st Q 2027	Unknown	2,235,000	69	140	P
Solar Degradation [3/]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	(12)	OT
											2027 Changes/Additions Total:	**369**	**346**	

1/ Schedule 8 shows only planned and prospective changes to FPL generating facilities and does not reflect changes to purchases. Changes to purchases are reflected on Tables ES-1, I.A.3.1, and I.A.3.2

2/ The Winter Total MW value consists of all generation additions and changes achieved by January. The Summer Total MW value consists of all generation additions and changes achieved by June. All MW additions/changes occurring after June each year will be accounted for in reserve margin calculations in the following year. MW Difference in Changes/Additions Total due to rounding.

3/ Solar MW values reflect firm capacity only, not nameplate ratings and FPL currently assumes 0.3% degradation annually for PV output.

4/ Battery MW values reflect firm capacity only, not nameplate ratings.

Schedule 8 - Resource Plan

Planned And Prospective Generating Facility Additions And Changes [1] : FPL

Plant Name	(2) Unit No.	(3) Location	(4) Unit Type	(5) Fuel Pri.	(5) Fuel Alt.	(7) Fuel Transport Pri.	(8) Fuel Transport Alt.	(9) Const. Start Mo./Yr.	(10) Comm. In-Service Mo./Yr.	(11) Expected Retirement Mo./Yr.	(12) Gen. Max. Nameplate KW	(13) Firm Net Capability [2] Winter MW	(14) Firm Net Capability [2] Summer MW	(15) Status
ADDITIONS/ CHANGES														
FPL														
2028														
Martin Upgrade	8	Martin County	CC	NG	FO2	PL	TK	-	2nd Q 2027	Unknown	1,327,000	3	-	OP
Manatee Upgrade	3	Manatee Country	CC	NG	No	PL	No		3rd Q 2027	Unknown	1,346,000	3	14	OP
Lansing Smith Retirement	3A	Broward County	CT	LO	--	TK	--	-	May-71	4th Q 2027	40,000	(40)	(32)	P
Battery Storage [4]	1	Unknown	BS	N/A	N/A	N/A	N/A	-	1st Q 2028	Unknown	300,000	300	213	P
Solar PV [3]	1	Unknown	PV	Solar	Solar	N/A	N/A	-	1st Q 2028	Unknown	2,235,000	69	140	P
Solar Degradation [3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	(13)	OT
										2028 Changes/Additions Total:		**329**	**308**	
2029														
Scherer Retirement	3	Monroe County, GA	FS	C	-	RR	-	-	Jan-87	4th Q 2028	215,000	(215)	(215)	P
Battery Storage [4]	1	Unknown	BS	N/A	N/A	N/A	N/A	-	1st Q 2029	Unknown	300,000	300	201	P
Solar PV [3]	1	Unknown	PV	Solar	Solar	N/A	N/A	-	1st Q 2029	Unknown	2,235,000	69	140	P
Solar Degradation [3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	(13)	OT
										2029 Changes/Additions Total:		**69**	**127**	
2030														
Perdido Retirement	1	Escambia County	IC	LFG	-	PL	-	-	Oct-10	4th Q 2029	1,500	(2)	(2)	P
Perdido Retirement	2	Escambia County	IC	LFG	-	PL	-	-	Oct-10	4th Q 2029	1,500	(2)	(2)	P
Battery Storage [4]	1	Unknown	BS	N/A	N/A	N/A	N/A	-	1st Q 2030	Unknown	300,000	300	191	P
Solar PV [3]	1	Unknown	PV	Solar	Solar	N/A	N/A	-	1st Q 2030	Unknown	2,235,000	69	140	P
Solar Degradation [3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	(13)	OT
										2030 Changes/Additions Total:		**366**	**314**	
2031														
Battery Storage [4]	1	Unknown	BS	N/A	N/A	N/A	N/A	-	1st Q 2031	Unknown	300,000	300	186	P
Solar PV [3]	1	Unknown	PV	Solar	Solar	N/A	N/A	-	1st Q 2031	Unknown	2,235,000	69	140	P
Solar Degradation [3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	(14)	OT
										2031 Changes/Additions Total:		**369**	**312**	
2032														
Battery Storage [4]	1	Unknown	BS	N/A	N/A	N/A	N/A	-	1st Q 2032	Unknown	300,000	300	150	P
Solar PV [3]	1	Unknown	PV	Solar	Solar	N/A	N/A	-	1st Q 2032	Unknown	2,235,000	69	140	P
Solar Degradation [3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	(14)	OT
										2032 Changes/Additions Total:		**369**	**276**	
2033														
Battery Storage [4]	1	Unknown	BS	N/A	N/A	N/A	N/A	-	1st Q 2033	Unknown	1,700,000	1,700	650	P
Solar PV [3]	1	Unknown	PV	Solar	Solar	N/A	N/A	-	1st Q 2033	Unknown	2,235,000	69	140	P
Solar Degradation [3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	(14)	OT
										2032 Changes/Additions Total:		**1,769**	**775**	

1/ Schedule 8 shows only planned and prospective changes to FPL generating facilities and does not reflect changes to purchases. Changes to purchases are reflected on Tables ES-1, I.A.3.1, and I.A.3.2

2/ The Winter Total MW value consists of all generation additions and changes achieved by January. The Summer Total MW value consists of all generation additions and changes achieved by June. All MW additions/changes occurring after June each year will be accounted for in reserve margin calculations in the following year. MW Difference in Changes/Additions Total due to rounding.

3/ Solar MW values reflect firm capacity only, not nameplate ratings and FPL currently assumes 0.3% degradation annually for PV output.

4/ Battery MW values reflect firm capacity only, not nameplate ratings.

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

(1) **Plant Name and Unit Number:** Norton Creek Solar Energy Center (Madison County)

(2) **Capacity**

a. Nameplate (AC)	74.5	MW
b. Summer Firm (AC)[1/]	22	MW
c. Winter Firm (AC)	4	MW

(3) **Technology Type:** Photovoltaic (PV)

(4) **Anticipated Construction Timing**

a. Field construction start-date:	2024
b. Commercial In-service date:	2025

(5) **Fuel**

a. Primary Fuel	Solar
b. Alternate Fuel	Not applicable

(6) **Air Pollution and Control Strategy:** Not applicable

(7) **Cooling Method:** Not applicable

(8) **Total Site Area:** 674 Acres

(9) **Construction Status:** P (Planned Unit)

(10) **Certification Status:** ---

(11) **Status with Federal Agencies:** ---

(12) **Projected Unit Performance Data:**

Planned Outage Factor (POF):	Not applicable
Forced Outage Factor (FOF):	Not applicable
Equivalent Availability Factor (EAF):	Not applicable
Resulting Capacity Factor (%):	25.86% (First Full Year Operation)
Average Net Operating Heat Rate (ANOHR): Base Operation 75F,100%	Not applicable
Average Net Incremental Heat Rate (ANIHR): Peak Operation 75F,100%	Not applicable

(13) **Projected Unit Financial Data ***

Book Life (Years):		35 years
Total Installed Cost (2025 $/kW):		1,617
Direct Construction Cost ($/kW):		1,574
AFUDC Amount (2025 $/kW):		83
Escalation ($/kW):		Accounted for in Direct Construction Cost
Fixed O&M ($/kW-Yr.):	(2025 $)	4.04 (First Full Year Operation)
Variable O&M ($/MWH):	(2025 $)	0.00
K Factor:		1.04

* $/kW values are based on nameplate capacity.

Note: Total installed cost includes transmission interconnection and AFUDC.

1/ The value shown represents FPL's current projection of the firm capacity of this amount of incremental PV assuming the planned PV additions in prior years. As the amount of PV on FPL's system increases, the remaining Summer load not served by solar is altered so that the remaining Summer peak load moves to later in the day. Because the amount of solar energy diminishes in these later hours, the firm capacity value of the incremental solar is decreased. FPL will continue to analyze the projected impacts of increasing amounts of PV in its on-going resource planning work.

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

(1) **Plant Name and Unit Number:** Price Creek Solar Energy Center (Columbia County)

(2) **Capacity**
a. Nameplate (AC) 74.5 MW
b. Summer Firm (AC)[1/] 21 MW
c. Winter Firm (AC) 2 MW

(3) **Technology Type:** Photovoltaic (PV)

(4) **Anticipated Construction Timing**
a. Field construction start-date: 2025
b. Commercial In-service date: 2026

(5) **Fuel**
a. Primary Fuel Solar
b. Alternate Fuel Not applicable

(6) **Air Pollution and Control Strategy:** Not applicable

(7) **Cooling Method:** Not applicable

(8) **Total Site Area:** 3,668 Acres

(9) **Construction Status:** P (Planned Unit)

(10) **Certification Status:** ---

(11) **Status with Federal Agencies:** ---

(12) **Projected Unit Performance Data:**
Planned Outage Factor (POF): Not applicable
Forced Outage Factor (FOF): Not applicable
Equivalent Availability Factor (EAF): Not applicable
Resulting Capacity Factor (%): 27.7% (First Full Year Operation)
Average Net Operating Heat Rate (ANOHR): Not applicable
Base Operation 75F,100%
Average Net Incremental Heat Rate (ANIHR): Not applicable
Peak Operation 75F,100%

(13) **Projected Unit Financial Data ***
Book Life (Years): 35 years
Total Installed Cost (2026 $/kW): TBD
Direct Construction Cost ($/kW): TBD
AFUDC Amount (2026 $/kW): TBD
Escalation ($/kW): TBD
Fixed O&M ($/kW-Yr.): (2026 $) TBD (First Full Year Operation)
Variable O&M ($/MWH): (2026 $) TBD
K Factor: TBD

* $/kW values are based on nameplate capacity.

Note: Total installed cost includes transmission interconnection and AFUDC.

1/ The value shown represents FPL's current projection of the firm capacity of this amount of incremental PV assuming the planned PV additions in prior years. As the amount of PV on FPL's system increases, the remaining Summer load not served by solar is altered so that the remaining Summer peak load moves to later in the day. Because the amount of solar energy diminishes in these later hours, the firm capacity value of the incremental solar is decreased. FPL will continue to analyze the projected impacts of increasing amounts of PV in its on-going resource planning work.

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

(1) **Plant Name and Unit Number:** Middle Lake Solar Energy Center (Madison County)

(2) **Capacity**
a. Nameplate (AC) 74.5 MW
b. Summer Firm (AC)[1/] 21 MW
c. Winter Firm (AC) 2 MW

(3) **Technology Type:** Photovoltaic (PV)

(4) **Anticipated Construction Timing**
a. Field construction start-date: 2025
b. Commercial In-service date: 2026

(5) **Fuel**
a. Primary Fuel Solar
b. Alternate Fuel Not applicable

(6) **Air Pollution and Control Strategy:** Not applicable

(7) **Cooling Method:** Not applicable

(8) **Total Site Area:** 571 Acres

(9) **Construction Status:** P (Planned Unit)

(10) **Certification Status:** ---

(11) **Status with Federal Agencies:** ---

(12) **Projected Unit Performance Data:**
Planned Outage Factor (POF): Not applicable
Forced Outage Factor (FOF): Not applicable
Equivalent Availability Factor (EAF): Not applicable
Resulting Capacity Factor (%): 27.7% (First Full Year Operation)
Average Net Operating Heat Rate (ANOHR): Not applicable
Base Operation 75F,100%
Average Net Incremental Heat Rate (ANIHR): Not applicable
Peak Operation 75F,100%

(13) **Projected Unit Financial Data ***
Book Life (Years): 35 years
Total Installed Cost (2026 $/kW): TBD
Direct Construction Cost ($/kW): TBD
AFUDC Amount (2026 $/kW): TBD
Escalation ($/kW): TBD
Fixed O&M ($/kW-Yr.): (2026 $) TBD (First Full Year Operation)
Variable O&M ($/MWH): (2026 $) TBD
K Factor: TBD

* $/kW values are based on nameplate capacity.

Note: Total installed cost includes transmission interconnection and AFUDC.

1/ The value shown represents FPL's current projection of the firm capacity of this amount of incremental PV assuming the planned PV additions in prior years. As the amount of PV on FPL's system increases, the remaining Summer load not served by solar is altered so that the remaining Summer peak load moves to later in the day. Because the amount of solar energy diminishes in these later hours, the firm capacity value of the incremental solar is decreased. FPL will continue to analyze the projected impacts of increasing amounts of PV in its on-going resource planning work.

Schedule 10
Status Report and Specifications of Proposed Transmission Lines

Norton Creek Solar Energy Center (Madison County)

The Norton Creek Solar Energy Center will require bifurcating the FPL Raven - Sinai 161 kV transmission line approximately 0.0 miles to connect a new Bandit substation and the solar PV inverter array.

(1) Point of Origin and Termination:	Raven - Sinai 161 kV transmission line to the new Bandit Substation
(2) Number of Lines:	1
(3) Right-of-way	FPL – Owned
(4) Line Length:	Approximately 0 miles
(5) Voltage:	161 kV
(6) Anticipated Construction Timing:	Start date: 2023 End date: 2024
(7) Anticipated Capital Investment: (Trans. and Sub.)	Included in total installed cost on Schedule 9
(8) Substations:	Bandit Substation
(9) Participation with Other Utilities:	None

Schedule 10
Status Report and Specifications of Proposed Transmission Lines

Price Creek Solar Energy Center (Columbia County)

The Price Creek Solar Energy Center will require bifurcating the FPL Claude - Raven 230 kV transmission line approximately 0.0 miles to connect a new Madonna substation and connect the solar PV inverter array.

(1) Point of Origin and Termination:	Claude - Raven 230 kV transmission line to new Madonna Substation
(2) Number of Lines:	1
(3) Right-of-way	FPL – Owned
(4) Line Length:	0 miles
(5) Voltage:	230 kV
(6) Anticipated Construction Timing:	Start date: 2025 End date: 2026
(7) Anticipated Capital Investment: (Trans. and Sub.)	Included in total installed cost on Schedule 9
(8) Substations:	Madonna Substation
(9) Participation with Other Utilities:	None

Schedule 10
Status Report and Specifications of Proposed Transmission Lines

Middle Lake Solar Energy Center (Madison County)

The Middle Lake Solar Energy Center will require extending the transmission bus at future Bandit Substation approximately 0.0 miles to connect the solar PV inverter array.

(1) Point of Origin and Termination:	Bandit Substation
(2) Number of Lines:	1
(3) Right-of-way	FPL – Owned
(4) Line Length:	0 miles
(5) Voltage:	161 kV
(6) Anticipated Construction Timing:	Start date: 2025 End date: 2026
(7) Anticipated Capital Investment: (Trans. and Sub.)	Included in total installed cost on Schedule 9
(8) Substations:	Bandit Substation
(9) Participation with Other Utilities:	None

IV.F Environmental Assurance Program

FPL's Environmental Assurance Program consists of activities designed to evaluate environmental performance, verify compliance with corporate policy and legal and regulatory requirements, and communicate results to corporate management. The principal mechanism for pursuing environmental assurance is an environmental audit. An environmental audit is defined as a management tool comprised of a systematic, documented, risk-based, and objective evaluation of the performance of the organization and its specific management systems and equipment designed to protect the environment. An environmental audit's primary objective is to facilitate management control of environmental practices and assess compliance with existing environmental regulatory requirements and corporate policies. In addition to FPL facility audits, through the Environmental Assurance Program, audits of third-party vendors used for recycling and/or disposal of waste generated by FPL operations are performed. Vendor audits provide information used for selecting candidates or incumbent vendors for disposal and recycling needs.

In addition to periodic environmental audits, NextEra Energy's Environmental Construction Compliance Assurance Program provides routine onsite inspections during construction and site-specific environmental training to everyone anticipated to be onsite during construction. Similar to an environmental audit, these inspections are performed to ensure compliance with the requirements of environmental permits, licenses, and corporate policies during the construction phase. Additionally, the Construction Compliance Assurance Program has integrated remote satellite and drone monitoring technology to broaden its inspection capabilities and increase the frequency of onsite observations.

FPL has also implemented a Corporate Environmental Governance System in which quarterly reviews are performed of each business unit deemed to have potential for significant environmental exposure. Quarterly reviews evaluate operations for potential environmental risks and consistency with the Environmental Policy. Items tracked during the quarterly reviews include processes for the identification and management of environmental risks, metrics, and indicators and progress / changes since the most recent review.

IV.G Preferred and Potential Sites

Based upon projection of future resource needs and analyses of viable resource options, 47 Preferred Sites and 12 Potential Sites have been identified for adding future generation. Some of these sites currently have existing generation. Preferred Sites are those locations where significant reviews have taken place and action has either been taken, action is committed, or it is likely that

action will be taken to site new generation. Potential Sites are those with attributes that would support the siting of generation and are under consideration as a location for future generation. The identification of a Potential Site does not necessarily indicate that a definitive decision to pursue new generation (or generation expansion or modernization in the case of an existing generation site) at that location has been made, nor does this designation necessarily indicate that the size or technology of a generating resource has been determined. The Preferred Sites and Potential Sites are discussed in separate sections below.

IV.G.1 Preferred Sites

For the 2024 Ten-Year Site Plan, 47 Preferred Sites have been identified. These include new sites for the development of solar generation facilities and nuclear generation. Sites for several solar additions in 2024 through 2027 have been selected, and these sites are described in this section. Potential sites for possible 2026 and beyond solar additions are discussed later in the Potential Site section.

These 47 Preferred Sites are listed in Table IV.G.1 below, and information about each site is presented in the Appendix at the end of this document. The sites are presented in general chronological order of when resources are projected to be added to the FPL system. The topographical features of each site, land use, and facility layout figures are provided in maps that also appear in the Appendix at the end of this document.

Table IV.G.1: List of FPL Preferred Sites

Site Name	County	Technology
Honeybell Solar Energy Center	Okeechobee	Solar
Buttonwood Solar Energy Center	St. Lucie	Solar
Mitchell Creek Solar Energy Center	Escambia	Solar
Hendry Isles Solar Energy Center	Hendry	Solar
Norton Creek Solar Energy Center	Madison	Solar
Kayak Solar Energy Center	Okaloosa	Solar
Georges Lake Solar Energy Center	Putnam	Solar
Cedar Trail Solar Energy Center	Baker	Solar
Holopaw Solar Energy Center	Palm Beach	Solar
Speckled Perch Solar Energy Center	Okeechobee	Solar
Big Water Solar Energy Center	Okeechobee	Solar
Fawn Solar Energy Center	Martin	Solar
Hog Bay Solar Energy Center	DeSoto	Solar
Green Pasture Solar Energy Center	Charlotte	Solar
Thomas Creek Solar Energy Center	Nassau	Solar
Fox Trail Solar Energy Center	Brevard	Solar
Long Creek Solar Energy Center	Manatee	Solar
Swallowtail Solar Energy Center	Walton	Solar
Tenmile Creek Solar Energy Center	Calhoun	Solar
Redlands Solar Energy Center	Miami-Dade	Solar
Flatford Solar Energy Center	Manatee	Solar
Mare Branch Solar Energy Center	DeSoto	Solar
Price Creek Solar Energy Center	Columbia	Solar
Swamp Cabbage Solar Energy Center	Hendry	Solar
Big Brook Solar Energy Center	Calhoun	Solar
Mallard Solar Energy Center	Brevard	Solar
Boardwalk Solar Energy Center	Collier	Solar
Goldenrod Solar Energy Center	Collier	Solar
Hendry Solar Energy Center	Hendry	Solar
Tangelo Solar Energy Center	Okeechobee	Solar
North Orange Solar Energy Center	St. Lucie	Solar
Wood Stork Solar Energy Center	St. Lucie	Solar
Sea Grape Solar Energy Center	St. Lucie	Solar
Clover Solar Energy Center	St. Lucie	Solar
Indrio Solar Energy Center	St. Lucie	Solar
Sand Pine Solar Energy Center	Calhoun	Solar
Middle Lake Solar Energy Center	Madison	Solar
Ambersweet Solar Energy Center	Indian River	Solar
County Line Solar Energy Center	DeSoto	Solar
Saddle Solar Energy Center	DeSoto	Solar
Cocoplum Solar Energy Center	Hendry	Solar
Catfish Solar Energy Center	Okeechobee	Solar
Hardwood Hammock Solar Energy Center	Walton	Solar
Maple Trail Solar Energy Center	Baker	Solar
Pinecone Solar Energy Center	Calhoun	Solar
LaBelle Solar Energy Center	Hendry	Solar
Turkey Point 6 & 7	Miami-Dade	Nuclear

IV.G.2 Potential Sites

There are 12 Potential Sites currently identified for future generation and storage additions to meet projected capacity and energy needs. Each of these Potential Sites offers a range of considerations relative to engineering and/or costs associated with the construction and operation of feasible technologies. In addition, each Potential Site has distinctive characteristics that would require further definition and attention. Unless otherwise noted, the water quantities discussed below are in reference to universal solar PV generation rather than for gas-fueled generation.

Permits are considered obtainable for each site. No significant environmental constraints are currently known for any of these sites. FPL considers each site equally viable. These Potential Sites are listed in Table IV.G.2 below and are briefly discussed in the Appendix at the end of this document.

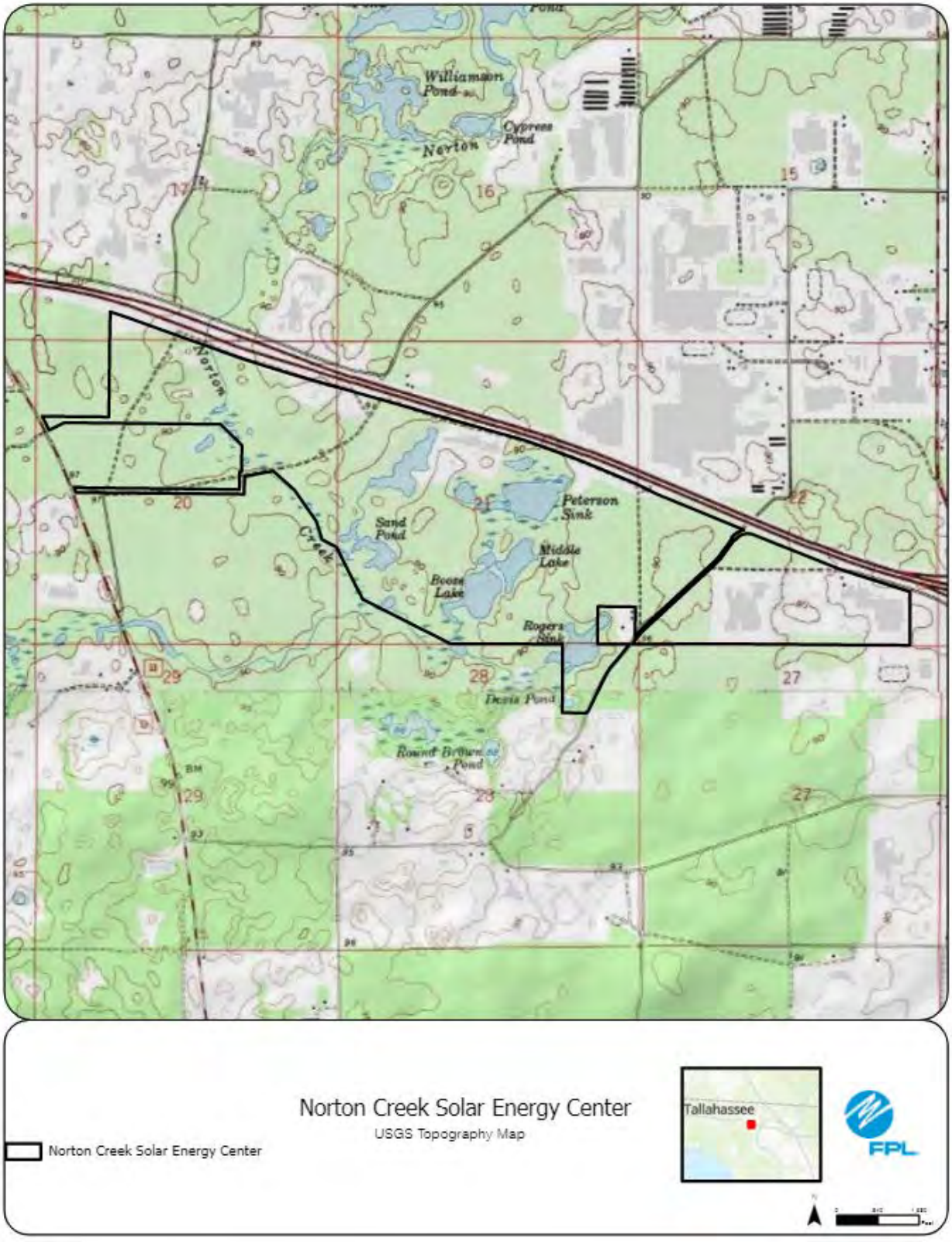
Table IV.G.2: List of FPL Potential Sites

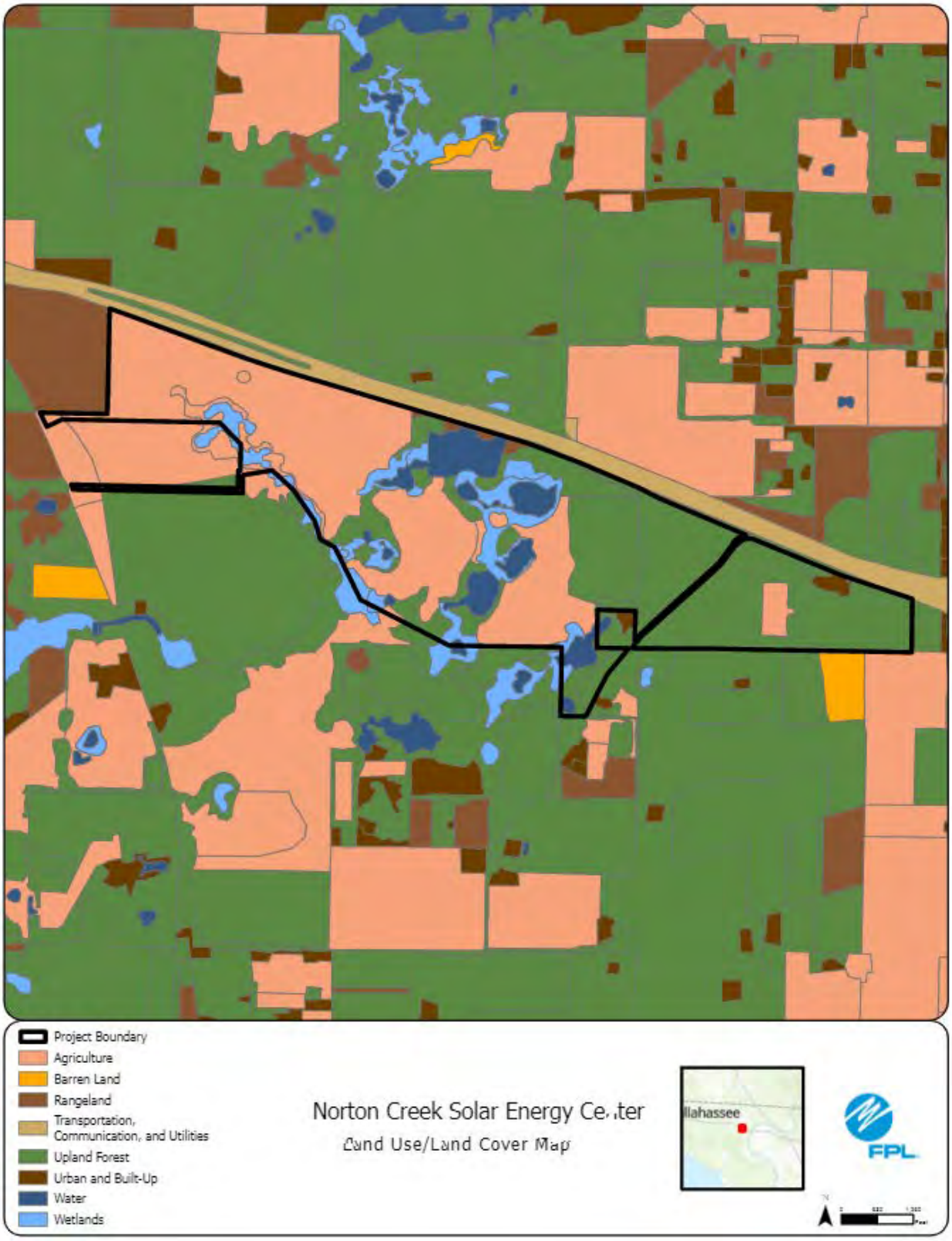
Name	County	Technology
Cardinal Solar Energy Center	Brevard	Solar
Joshua Creek Solar Energy Center	DeSoto	Solar
Myakka Solar Energy Center	Manatee	Solar
Waveland Solar Energy Center	St. Lucie	Solar
Inlet Solar Energy Center	Indian River	Solar
Wabasso Solar Energy Center	Indian River	Solar
Owen Branch Solar Energy Center	Manatee	Solar
Pine Lily Solar Energy Center	St. Lucie	Solar
Spanish Moss Solar Energy Center	St. Lucie	Solar
Shell Creek Solar Energy Center	DeSoto	Solar
Carlton Solar Energy Center	St. Lucie	Solar
Vernia Solar Energy Center	Indian River	Solar

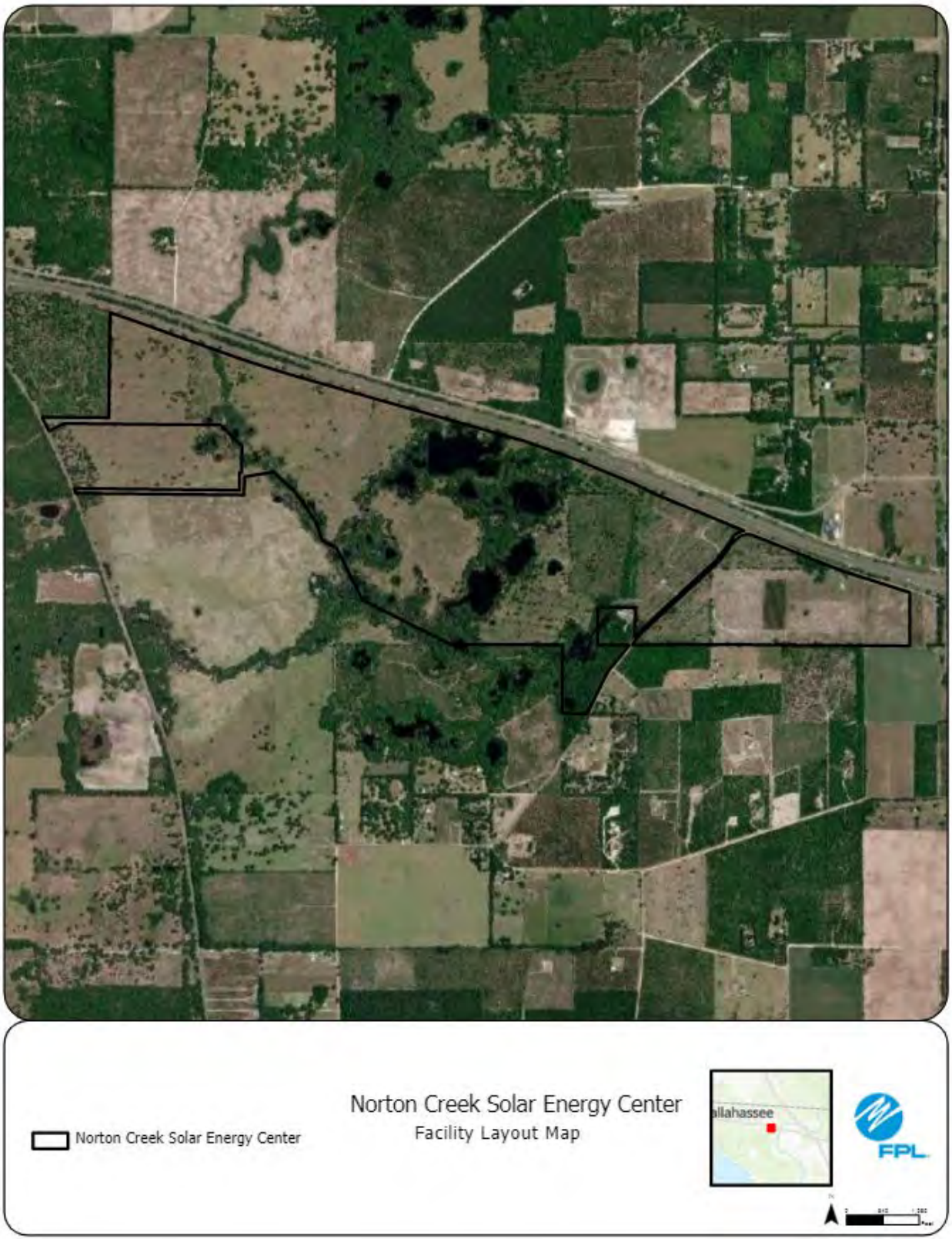
Site Description, Environmental, and Land Use Information: Supplemental Information

Preferred Site #5: Norton Creek Solar Energy Center, Madison County

	Preferred Site	Norton Creek Solar Energy Center
	County	Madison
	Facility Acreage	1245 (817 project acres)
	COD	11/30/2024
	For PV facilities: tracking or fixed	Tracking
	Reference Maps	
a.	USGS Map	See Figures in the following pages
b.	Proposed Facilities Layout	
c.	Map of Site and Adjacent Areas	
d.	Land Use Map of site and Adjacent Areas	
e.	**Existing Land Uses**	
	Site	Cattle Pasture and Silviculture
	Adjacent Areas	Agricultural lands/ Interstate I-10 and low density residential
f.	**General Environment Features On and In the Site Vicinity**	
1.	Natural Environment	Site is open pastures that is used for Cattle and Silviculture. Forested wetlands with other surface waters associated with Norton Creek.
2.	Listed Species	Bald eagle nest on-site, gopher tortoise
3.	Natural Resources of Regional Significance Status	Norton Creek runs through this property which includes Booze Lake, Middle Lake and Peterson Sink.
4.	Other Significant Features	Karst features exist on this site.
g.	Design Features and Mitigation Options	The design includes an approximately 74.5 MW solar tracking panel PV facility, on-site transmission substation, and site stormwater system. Mitigation for unavoidable impacts, if required, may occur through off-site mitigation.
h.	Local Government Future Land Use Designations	Solar facilities are not permitted in the Agricultural Zone at this time. Permitting requires amendment to county comprehensive plan and Conditional Use Permit issuance.
i.	Site Selection Criteria Factors	The site selection criteria included system load, transmission interconnection, economics, and environmental compatibility (e.g., wetlands, wildlife, threatened and endangered species, etc.).
j.	Water Resources	Existing onsite water resources may be used to meet water requirements if permit is pulled. Otherwise, water will need to be trucked from off-site.
k.	Geological Features of Site and Adjacent Areas	See Figure in the following pages. Site is located in the Panhandle region.
l.	Project Water Quantities for Various Uses	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable: Minimal, existing permitted supply Panel Cleaning: Minimal and only in absence of sufficient rainfall.
m.	Water Supply Sources by Type	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable and Panel Cleaning: Delivered to Site by Truck or via existing permitted supply.
n.	Water Conservation Strategies Under Consideration	Solar (PV) does not require a permanent water source. Additional water conservation strategies include selection and planting of low-to-no irrigation grass or groundcover.
o.	Water Discharges and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.
p.	Fuel Delivery, Storage, Waste Disposal, and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.
q.	Air Emissions and Control Systems	Fuel - PV Solar energy generation does not use any type of combustion fuel, therefore there will be no air emissions or need for Control Systems. Combustion Control - Not Applicable Combustor Design - Not Applicable
r.	Noise Emissions and Control Systems	PV Solar energy generation does not emit noise therefore there will be no need for noise control systems.
s	Status of Applications	FDEP ERP Issued: 10/19/2023 FDEP 404 GP Issued: 10/19/2023 FWC GT Relocation Permit Issued: 9/13/2023


Williamson Pond
Cypress Pond
Norton
16
15
17
Norton
20
21
22
Peterson Sink
Sand Pond
Creek
Middle Lake
Boots Lake
Rogers Sink
28
27
29
Davis Pond
Round Bottom Pond
BM
99
29
23
27
Norton Creek Solar Energy Center
Norton Creek Solar Energy Center
USGS Topography Map
Tallahassee
FPL

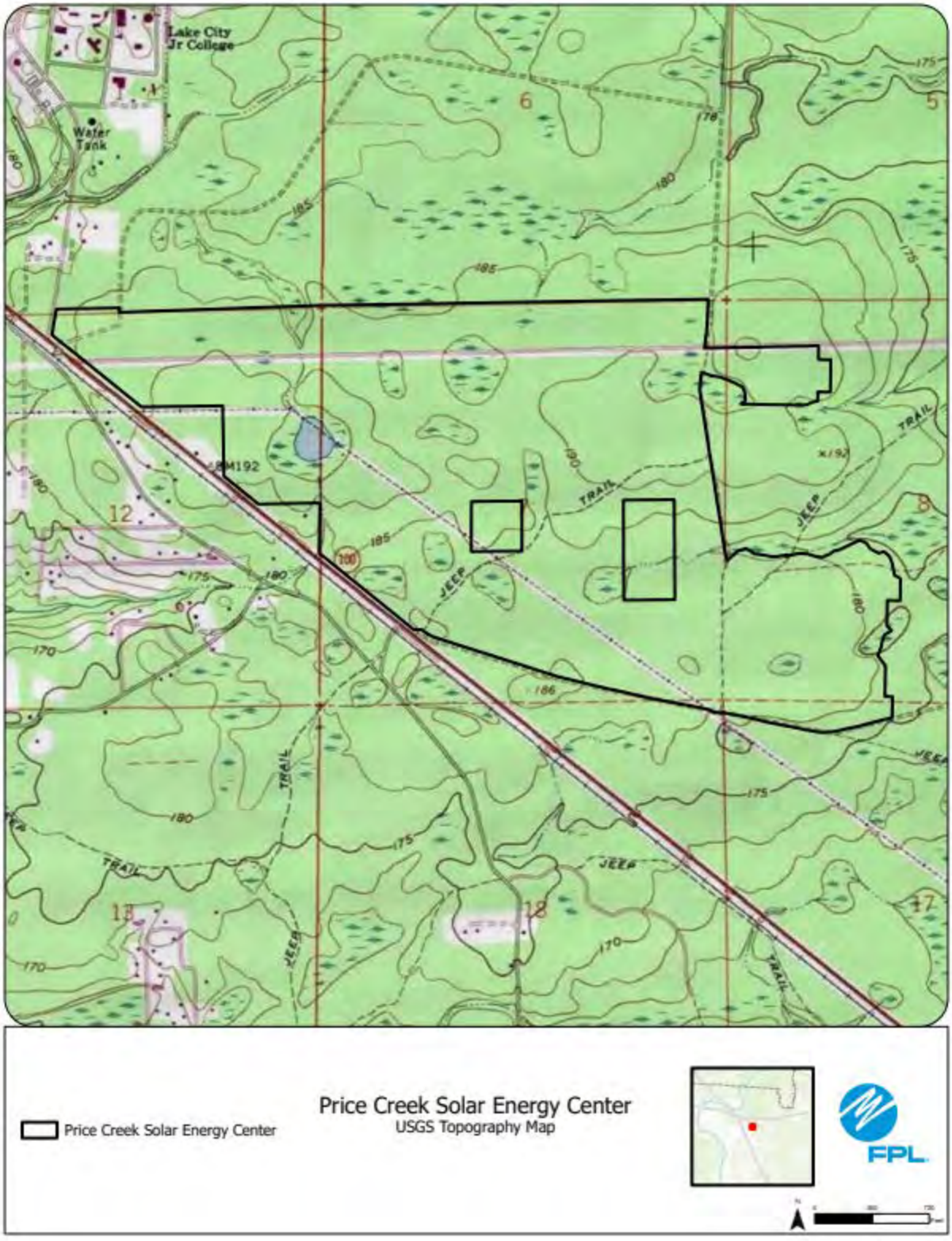

Project Boundary
Agriculture
Barren Land
Rangeland
Transportation, Communication, and Utilities
Upland Forest
Urban and Built-Up
Water
Wetlands
Norton Creek Solar Energy Ce.ter
Land Use/Land Cover Map
llahassee
FPL

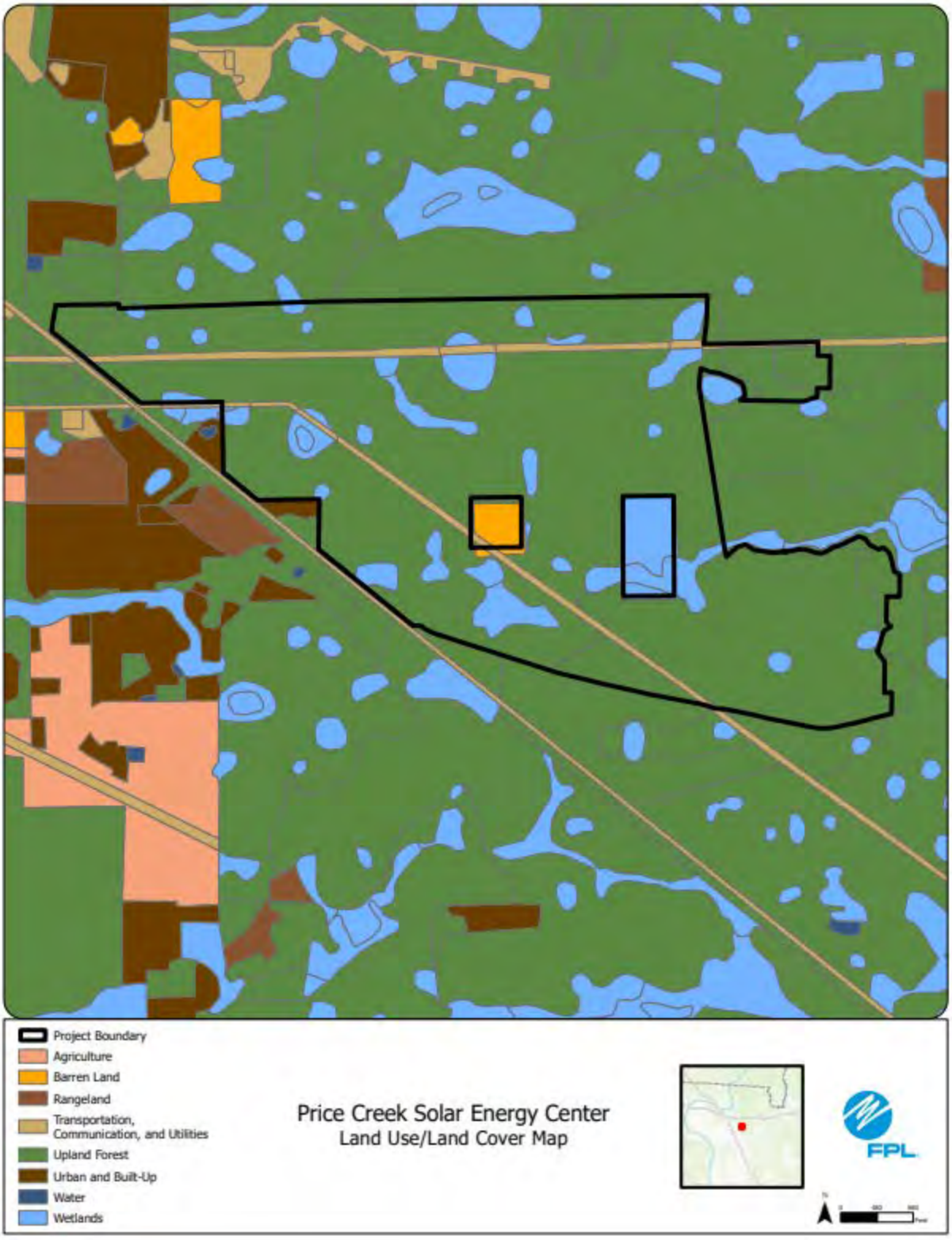

Norton Creek Solar Energy Center
Norton Creek Solar Energy Center
Facility Layout Map
llahassee
FPL

Site Description, Environmental, and Land Use Information: Supplemental Information

Preferred Site #23: Price Creek Solar Energy Center, Columbia County

	Preferred Site	Price Creek Solar Energy Center
	County	Columbia
	Facility Acreage	3668
	COD	1/31/2026
	For PV facilities: tracking or fixed	Tracking
	Reference Maps	
a.	USGS Map	See Figures in the following pages
b.	Proposed Facilities Layout	
c.	Map of Site and Adjacent Areas	
d.	Land Use Map of site and Adjacent Areas	
e.	**Existing Land Uses**	
	Site	Primarily conifer plantation and forest regeneration areas
	Adjacent Areas	Pine trees and wetlands
f.	**General Environment Features On and In the Site Vicinity**	
1.	Natural Environment	Site is primarily tree plantation and forest regeneration areas
2.	Listed Species	None observed
3.	Natural Resources of Regional Significance Status	No natural resources of regional significance status at or adjacent to the site.
4.	Other Significant Features	FPL Duval-Raven 230kV Transmission line along N boundary, Lake Butler-Price 115kV transmission line from NW to SE across property. Georgia Southern and Florida Railroad defines SW boundary. Community of Lulu 1.75 S of property.
g.	Design Features and Mitigation Options	The design includes an approximately 74.5 MW solar tracking panel PV facility, on-site transmission substation, and site stormwater system. Mitigation for unavoidable impacts, if required, may occur through off-site mitigation.
h.	Local Government Future Land Use Designations	Solar facilities are not permitted in the Agricultural Zone at this time. Permitting requires amendment to county comprehensive plan and Conditional Use Permit issuance.
i.	Site Selection Criteria Factors	The site selection criteria included system load, transmission interconnection, economics, and environmental compatibility (e.g., wetlands, wildlife, threatened and endangered species, etc.).
j.	Water Resources	Existing onsite water resources may be used to meet water requirements if permit is pulled. Otherwise, water will need to be trucked from off-site.
k.	Geological Features of Site and Adjacent Areas	See Figures in the following pages. Site is located in the Panhandle region.
l.	Project Water Quantities for Various Uses	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable: Minimal, existing permitted supply Panel Cleaning: Minimal and only in absence of sufficient rainfall.
m.	Water Supply Sources by Type	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable and Panel Cleaning: Delivered to Site by Truck or via existing permitted supply.
n.	Water Conservation Strategies Under Consideration	Solar (PV) does not require a permanent water source. Additional water conservation strategies include selection and planting of low-to-no irrigation grass or groundcover.
o.	Water Discharges and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.
p.	Fuel Delivery, Storage, Waste Disposal, and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.
q.	Air Emissions and Control Systems	Fuel - PV Solar energy generation does not use any type of combustion fuel, therefore there will be no air emissions or need for Control Systems. Combustion Control - Not Applicable Combustor Design - Not Applicable
r.	Noise Emissions and Control Systems	PV Solar energy generation does not emit noise therefore there will be no need for noise control systems.
s	Status of Applications	FDEP ERP Issued: 10/30/2023 FDEP 404 GP Issued: 10/30/2023


Lake City Jr College
Water Tank
Price Creek Solar Energy Center
Price Creek Solar Energy Center
USGS Topography Map
FPL

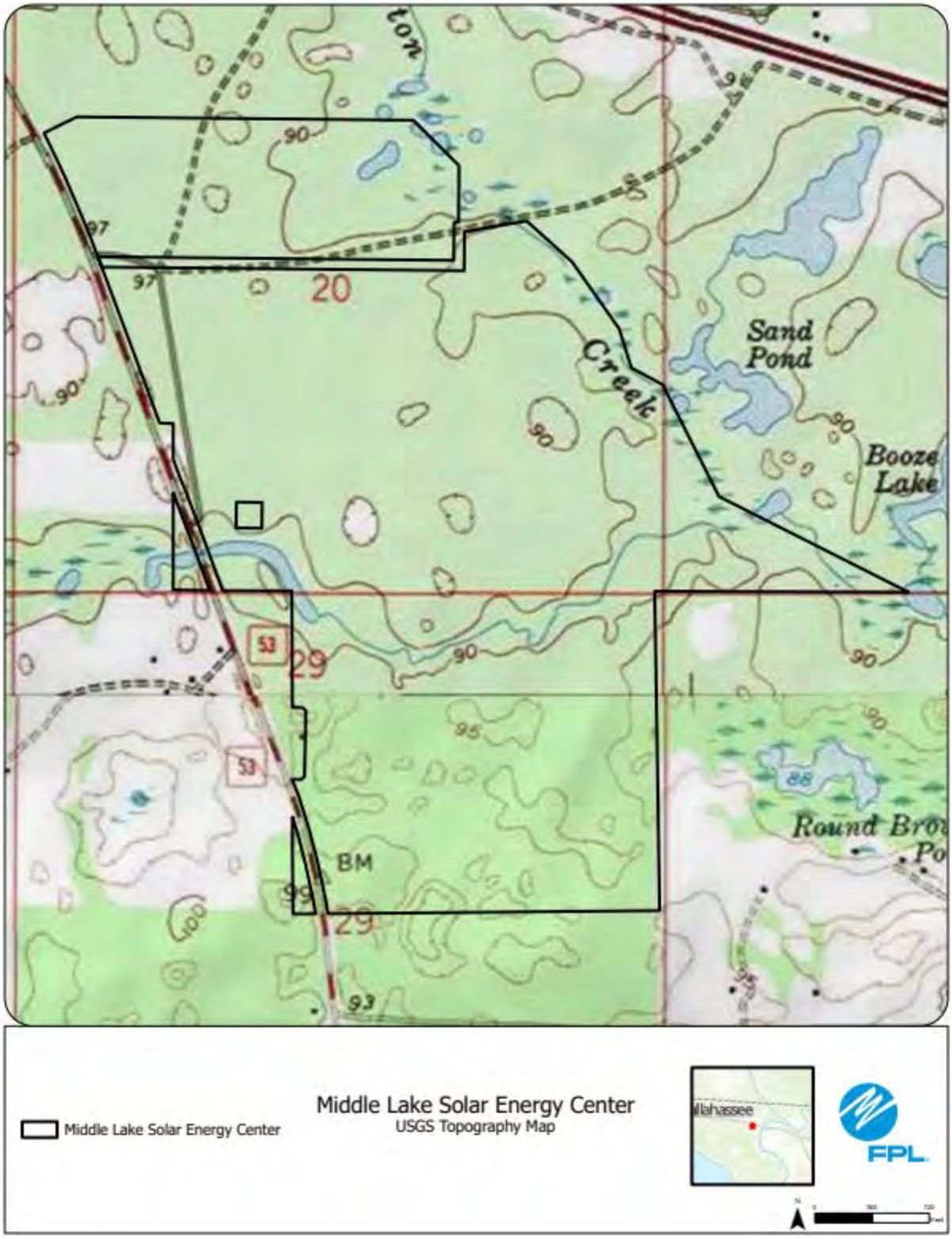

Project Boundary
Agriculture
Barren Land
Rangeland
Transportation, Communication, and Utilities
Upland Forest
Urban and Built-Up
Water
Wetlands
Price Creek Solar Energy Center
Land Use/Land Cover Map
FPL

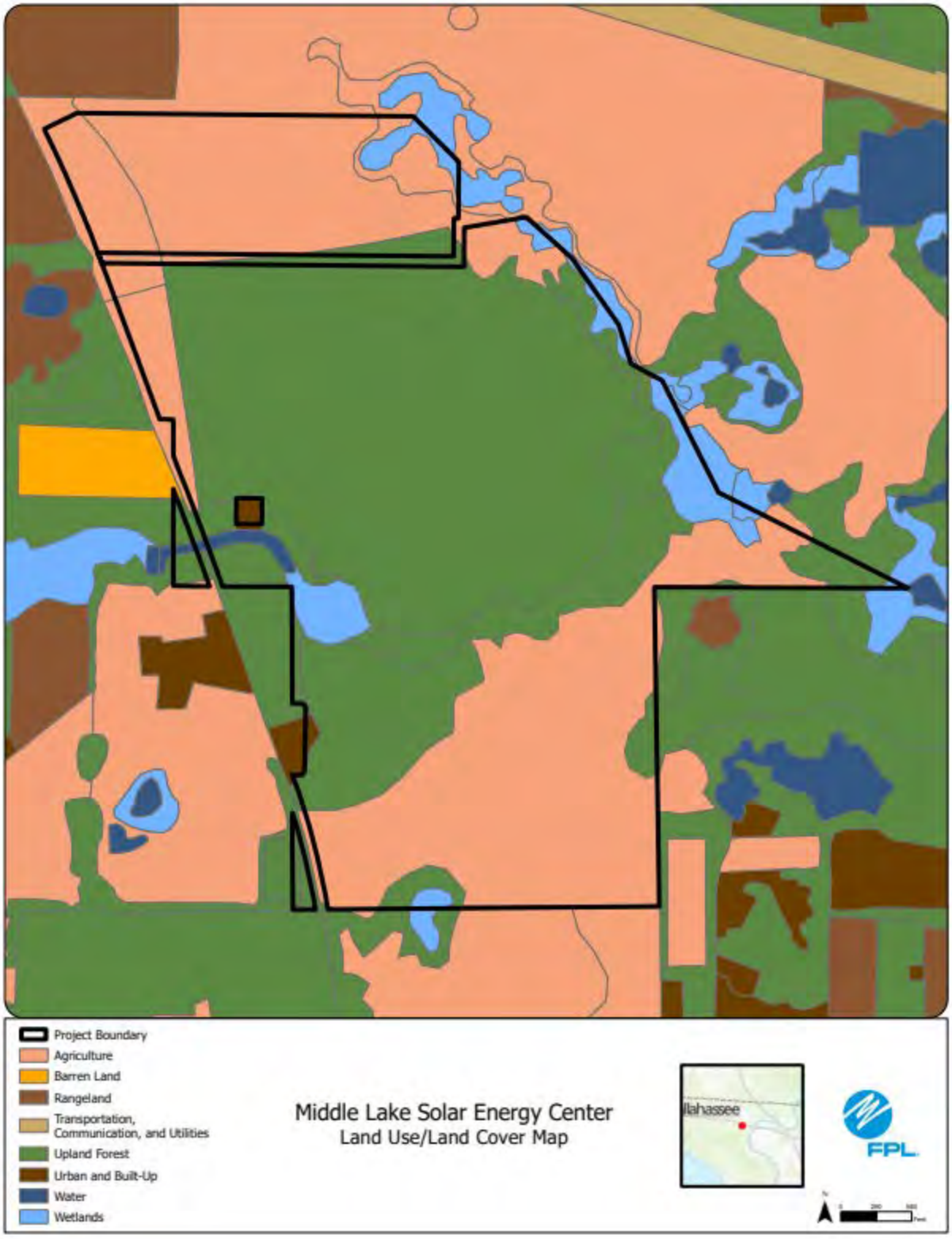

Price Creek Solar Energy Center
Price Creek Solar Energy Center
Facility Layout Map
FPL

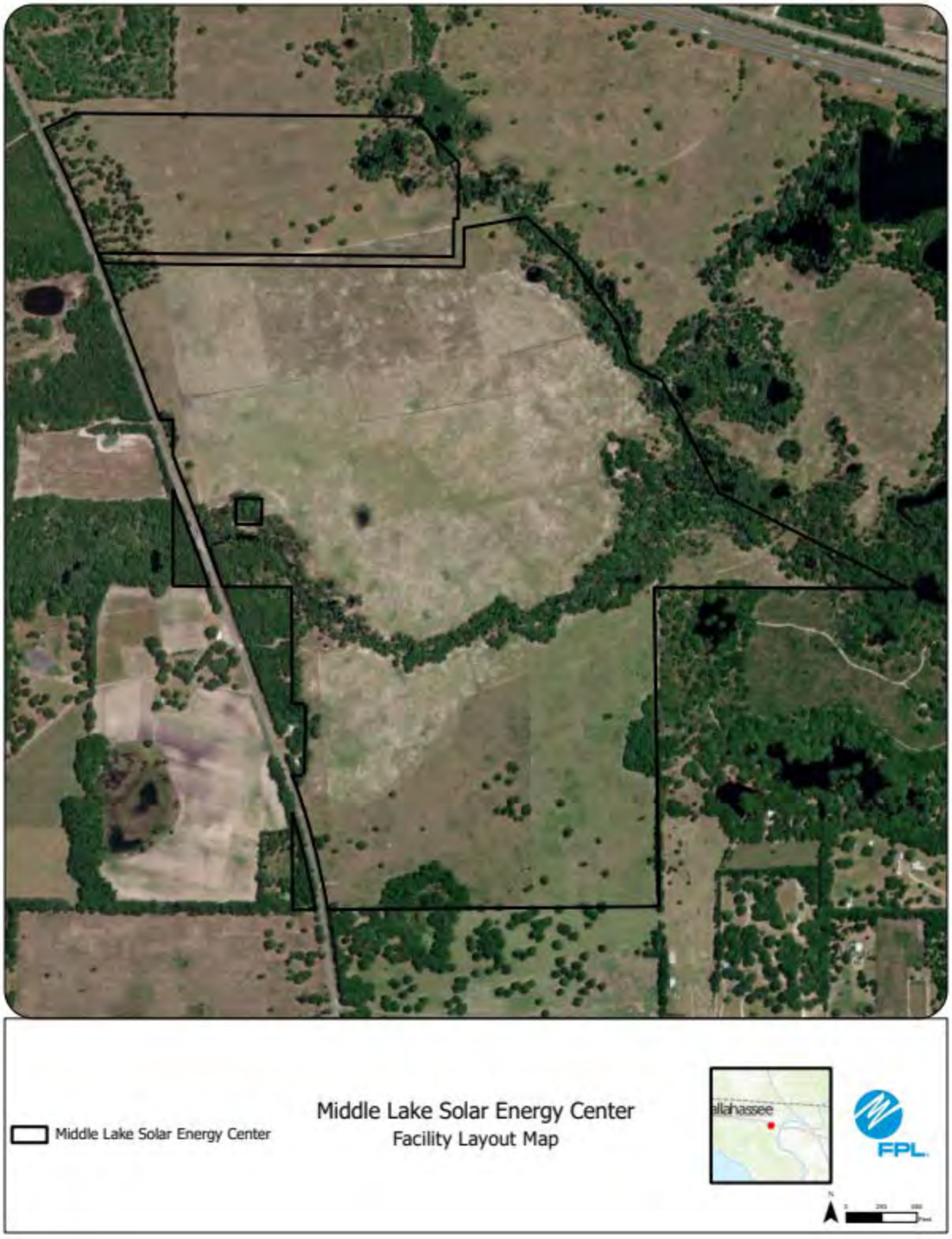
Site Description, Environmental, and Land Use Information: Supplemental Information

Preferred Site #37: Middle Lake Solar Energy Center, Madison County

	Preferred Site	Middle Lake Energy Center
	County	Madison
	Facility Acreage	1245 (571 project acres)
	COD	7/31/2026
	For PV facilities: tracking or fixed	Tracking
	Reference Maps	
a.	USGS Map	See Figures in the following pages
b.	Proposed Facilities Layout	
c.	Map of Site and Adjacent Areas	
d.	Land Use Map of site and Adjacent Areas	
e.	**Existing Land Uses**	
	Site	Pasture and Silviculture
	Adjacent Areas	Agricultural lands, I-10 and low density residential
f.	**General Environment Features On and In the Site Vicinity**	
1.	Natural Environment	Site is open pastures that is used for cattle and silviculture. Forested wetlands with other surface waters associated with Norton Creek.
2.	Listed Species	Bald eagle nest and gopher tortoises on-site
3.	Natural Resources of Regional Significance Status	Norton Creek runs through this property which includes Booze Lake, Middle Lake and Peterson Sink.
4.	Other Significant Features	Karst features exist on this site.
g.	Design Features and Mitigation Options	The design includes an approximately 74.5 MW solar tracking panel PV facility, on-site transmission substation, and site stormwater system. Mitigation for unavoidable impacts, if required, may occur through off-site mitigation.
h.	Local Government Future Land Use Designations	Solar facilities are not permitted in the Agricultural Zone at this time. Permitting requires amendment to county comprehensive plan and Conditional Use Permit issuance.
i.	Site Selection Criteria Factors	The site selection criteria included system load, transmission interconnection, economics, and environmental compatibility (e.g., wetlands, wildlife, threatened and endangered species, etc.).
j.	Water Resources	Existing onsite water resources may be used to meet water requirements if permit is pulled. Otherwise, water will need to be trucked from off-site.
k.	Geological Features of Site and Adjacent Areas	See Figures in the following pages. Site is located in the Panhandle region.
l.	Project Water Quantities for Various Uses	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable: Minimal, existing permitted supply Panel Cleaning: Minimal and only in absence of sufficient rainfall.
m.	Water Supply Sources by Type	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable and Panel Cleaning: Delivered to Site by Truck or via existing permitted supply.
n.	Water Conservation Strategies Under Consideration	Solar (PV) does not require a permanent water source. Additional water conservation strategies include selection and planting of low-to-no irrigation grass or groundcover.
o.	Water Discharges and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.
p.	Fuel Delivery, Storage, Waste Disposal, and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.
q.	Air Emissions and Control Systems	Fuel - PV Solar energy generation does not use any type of combustion fuel, therefore there will be no air emissions or need for Control Systems. Combustion Control - Not Applicable Combustor Design - Not Applicable
r.	Noise Emissions and Control Systems	PV Solar energy generation does not emit noise therefore there will be no need for noise control systems.
s	Status of Applications	FDEP ERP: Pending


Sand Pond
Booze Lake
Creek
20
29
BM
Middle Lake Solar Energy Center
Middle Lake Solar Energy Center
USGS Topography Map
FPL


Project Boundary
Agriculture
Barren Land
Rangeland
Transportation, Communication, and Utilities
Upland Forest
Urban and Built-Up
Water
Wetlands
Middle Lake Solar Energy Center
Land Use/Land Cover Map
lahassee
FPL


Middle Lake Solar Energy Center
Middle Lake Solar Energy Center
Facility Layout Map
FPL

North Central Florida Regional Planning Council

Serving Alachua
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Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 5/23/24

PROJECT DESCRIPTION

#35 - Gainesville Regional Utilities-
2024 Ten-Year Site Plan

TO: Greg Davis
Engineering Specialist
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

____ **COMMENTS ATTACHED**

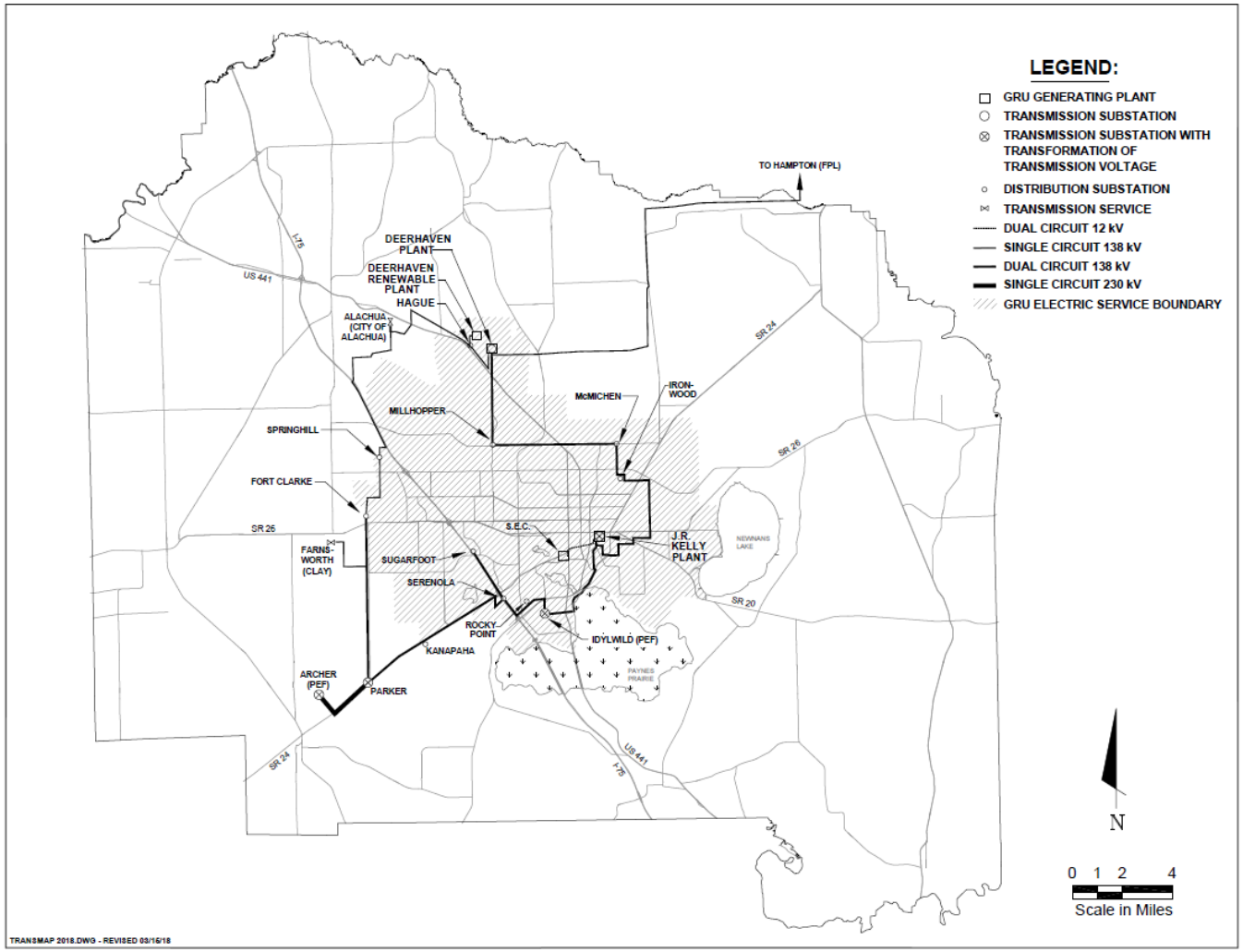
__X__ **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL AT 352.955.2200, EXT 113

v:\chouse\state\psc-10 year site plans\2024\ncfrpc comments gainesville regional utilities ten-year site plan 2024.docx

Figure 1.1

Gainesville Regional Utilities Electric Facilities



Schedule 1
EXISTING GENERATING FACILITIES (as of January 1, 2024)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
								Alt. Fuel	Commercial	Expected	Gross Capability		Net Capability		
Plant Name	Unit No.	Location	Unit Type	Primary Fuel Type	Primary Fuel Trans.	Alternate Fuel Type	Alternate Fuel Trans.	Storage (Days)	In-Service Month/Year	Retirement Month/Year	Summer MW	Winter MW	Summer MW	Winter MW	Status
J. R. Kelly		Alachua County									**114.0**	**127.4**	**112.0**	**125.4**	
	FS08.2	Sec. 4, T10S, R20E	CA	WH	PL	DFO	TK		[5/01; 5/21]	12/2051	41.5	41.5	41.0	41.0	OP
	GT04	(GRU)	CT	NG	PL	DFO	TK		5/01	12/2051	72.5	85.9	71.0	84.4	OP
Deerhaven		Alachua County									**439.5**	**459.0**	**414.0**	**433.0**	
	FS02	Secs. 26,27,35	ST	NG	PL	BIT	RR		10/81	12/2036	251.0	251.0	232.0	232.0	OP
	FS01	T8S, R19E	ST	NG	PL	RFO	TK		8/72	12/2027	81.0	81.0	76.0	76.0	OP
	GT03	(GRU)	GT	NG	PL	DFO	TK		1/96	12/2046	71.5	81.0	71.0	81.0	OP
	GT02		GT	NG	PL	DFO	TK		8/76	12/2031	18.0	23.0	17.5	22.0	OP
	GT01		GT	NG	PL	DFO	TK		7/76	12/2031	18.0	23.0	17.5	22.0	OP
South Energy Center		Alachua County									**11.2**	**11.5**	**11.2**	**11.5**	
	GT01 (*)	Sec. 10, T10S, R20E	GT	NG	PL				5/09	12/2039	3.8	4.1	3.8	4.1	OP
	IC02 (*)	(GRU)	IC	NG	PL				12/17	12/2047	7.4	7.4	7.4	7.4	OP
Deerhaven Renewable		Alachua County													
	DHR	Sec. 26, T08, R19 (GRU)	ST	WDS	TK				12/13	12/2043	**114.0**	**114.0**	**103.0**	**103.0**	OP
System Total													**640.2**	**672.9**	

Unit Type
CA = Combined Cycle - Steam Part
CT = Combined Cycle - CT Part
GT = Gas Turbine
ST = Steam Turbine
IC = Internal Combustion Engine

Fuel Type
BIT = Bituminous Coal
DFO = Distillate Fuel Oil
NG = Natural Gas
RFO = Residual Fuel Oil
WH = Waste Heat
WDS = Wood Waste Solids

Transportation Method
PL = Pipe Line
RR = Railroad
TK = Truck

Status
OP = Operational

Schedule 8
PLANNED AND PROSPECTIVE GENERATING FACILITY ADDITIONS AND CHANGES

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
				Fuel		Fuel Transport		Const.	Comm.	Expected	Gross Capability		Net Capability		
Plant Name	Unit No.	Location	Unit Type	Pri.	Alt.	Pri.	Alt.	Start Mo/Yr	In-Service Mo/Yr	Retire Mo/Yr	Summer (MW)	Winter (MW)	Summer (MW)	Winter (MW)	Status
Deerhaven	FS01	Alachua County	ST	NG	RFO	PL	TK		8/1972	12/2027	-81.0	-81.0	-76.0	-76.0	RT
	FS02	Secs. 26, 27, 35,	ST	NG	BIT	PL	RR		10/1981	12/2036	-251.0	-251.0	-232.0	-232.0	RT
	GT01	T8S, R19E	GT	NG	PL	DFO	TK		7/1976	12/2031	-18.0	-23.0	-17.5	-22.0	RT
	GT02	(GRU)	GT	NG	PL	DFO	TK		8/1976	12/2031	-18.0	-23.0	-17.5	-22.0	RT

Unit Type
ST = Steam Turbine

Fuel Type
NG = Natural Gas
RFO = Residual Fuel Oil
DFO = Distillate Fuel Oil

Transportation Method
PL = Pipeline
TK = Truck

Status
RT = Generating unit retired or scheduled for retirement

40

4. ENVIRONMENTAL AND LAND USE INFORMATION

4.1 DESCRIPTION OF POTENTIAL SITES FOR NEW GENERATING FACILITIES

Currently, there are no new potential generation sites planned.

GRU anticipates purchasing up to 74.9 MW of solar energy through a power purchase agreement beginning in 2025. It is anticipated that this facility will be located on privately-owned agricultural land near GRU's Parker Road Substation.

4.2 DESCRIPTION OF PREFERRED SITES FOR NEW GENERATING FACILITIES

Any additional system generation is expected to be sited at the existing Deerhaven site. Evaluation of the need for future generation is in progress.

4.2.1 Land Use and Environmental Features

The location of Deerhaven Generating Station is indicated on Figures 1.1 (see Section 1) and 4.1. The existing land use of the certified portion of the Deerhaven site is industrial (i.e., electric power generation and transmission and ancillary uses such as fuel storage and conveyance, water withdrawal, combustion product handling and disposal, and forest management). The site is a PS, Public Services and Operations District, zoned property. Surrounding land uses are primarily rural or agricultural with some low-density residential development. The Deerhaven site encompasses approximately 3,474 acres.

The Deerhaven Generating Station plant site is located in the Suwannee River Water Management District. Water for potable use is supplied via the City's potable water system. Groundwater is extracted from the Floridian aquifer. Process wastewater is currently collected, treated and reused on-site. The site has zero discharge of

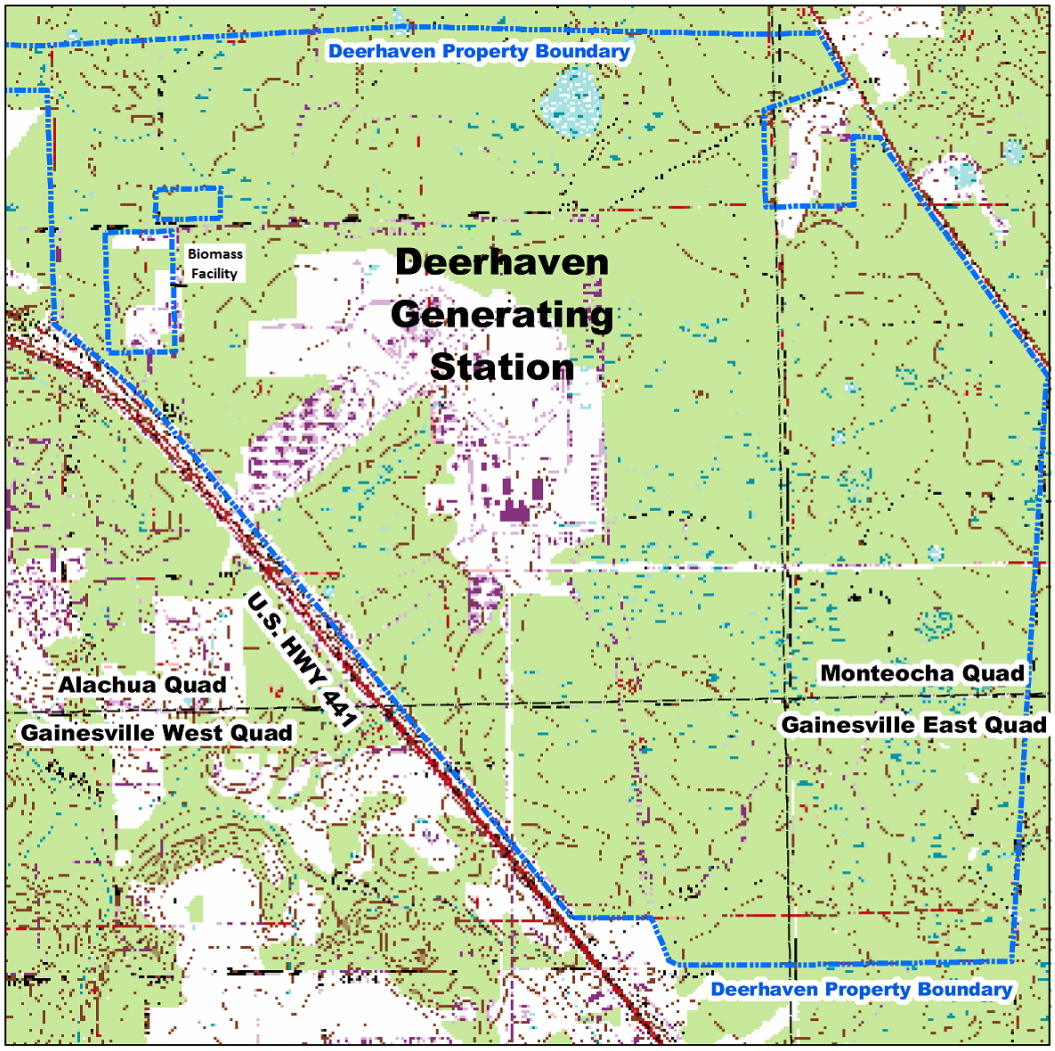
process wastewater to surface or ground waters. GRU uses a brine concentrator/spray dryer and off-site disposal of solid wastewater treatment by-products.

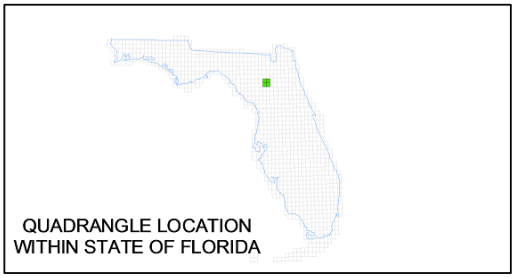
4.2.2 Air Emissions

Any generation technology installed at the Deerhaven site will meet all applicable standards for all pollutants regulated for the category of emissions unit.

Figure 4.1

Deerhaven Generating Site





Quadrangle Map Scale
1 : 24,000
(1 " = 2,000')

Location Map:
Deerhaven Generating Station

Data Source: USGS 7.5 Minute Quadrangle Maps :
Quad names-Alachua, Gainesville West,
Monteocha, Gainesville East