

**JEFFERSON COUNTY, FLORIDA
PLANNING DEPARTMENT
445 W. PALMER MILL ROAD - MONTICELLO,
FLORIDA 32345
Phone (850) 342-0223 - Fax: (850) 342-0225**



**JEFFERSON COUNTY
PLANNING COMMISSION MEETING
AGENDA**

**January 14th, 2021 at the Courthouse Annex
435 W Walnut St. Monticello, FL 32344
6:00 PM**

- 1. 6:00 pm- Call to Order, Invocation, Pledge of Allegiance**
- 2. Approval of the Draft Minutes July 23, 2020**
- 3. Special Exception and Major Development of Large Scale Solar Facility**
- 4. Comments from the Public**
- 5. Comments from Planning Commissioners**
- 6. Adjournment**

From the manual "Government in the Sunshine Manual", page 40, paragraph C: Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings, is made, which record includes the testimony and evidence upon which the appeal is to be based.

MINUTES
JEFFERSON COUNTY PLANNING COMMISSION
JULY 23, 2020

Chairman Bud Wheeler called the meeting to order promptly at 6:00 PM. Commissioner Roy Faglie lead the group in an opening prayer and the Pledge of Allegiance to the Flag.

In attendance, at the Jefferson County Courthouse Annex were, Commissioners Wheeler, Faglie and Walker, along with Ms. Shannon Metty, Planning Official and Kathy Lollar Planning Administrative Assistant. In attendance via zoom were Scott Shirley, Planning Attorney, Ms. Chucha Barber, applicant, as well as commissioners, Seabrooks, Chancy, Schwier and Arceneaux.

Chairman Wheeler asked Ms. Metty to introduce the application before the Commission this evening. She explained that Ms. Barber currently owns 34 acres in the Agricultural 20 Land Use Category, and she is requesting a change to the Agricultural 5 Land Use Category. Currently because she does not own a total of forty acres, she is only allowed one dwelling on the property. Ms. Metty explained that the applicant's property is adjacent to other land that is currently in the Agricultural 5 Land Use Category and she feels the request should be approved.

Chairman Wheeler asked if there had been any input from the surrounding property owners. Ms. Metty said there had been no contact from the properties that received the notification. Commissioner Schwier inquired about language that was previously in the Code that allowed for the addition of one, "Grand Parent" home. Scott Shirley explained the history of the language and felt that the land use amendment would be better in this case. Commissioner Faglie inquired about the process needed for the construction of the additional home and potentially others. Ms. Metty explained that the project would have to go through the normal new construction application process.

Chairman Wheeler asked if there were any comments from the public at this time. There were none. There were no further comments from the Commissioners.

Commissioner Walker made a motion to adjourn, second by Commissioner Chancy, approved by all.

The meeting adjourned at approximately 6:10 PM.

Respectfully submitted,

Kathy Lollar
Planning
Administrative Assistant

Jefferson County, Florida
Planning Department
445 W. Palmer Mill Rd
Monticello, FL 32344
Phone (850) 342-0223
Fax: (850) 342-0225



Memorandum

TO: Jefferson County Planning Commissioners
FROM: Shannon Metty, Planning Official
SUBJECT: Special Exception Site Plan and Major Development Application
DATE: December 30, 2020

CC: Parrish Barwick, Scott Shirley

Major Development and Special Exception Site Plan Large Scale Solar Photovoltaic Collector System

Ecoplexus Inc, has submitted a Special Exception and a Major Development application on behalf of Fresh Air Energy II, LLC. The applications are for a Large Scale Solar Facility. The proposed project is located on the northside of Drifton/Aucilla Hwy, spanning approximately 880 acres. The parcels include 07-1N-5E-0000-0010-0000, 08-1N-5E-0000-0011-0000, 12-1N-4E-0000-0014-0000, 08-1N-5E-0000-0030-0000, 17-1N-5E-0000-001B-0000, 17-1N-5E-0000-001C-0000, 17-1N-5E-0000-0020-0000, 17-1N-5E-0000-001D-0000, and 17-1N-5E-0000-002P-000.

This facility will be a 70MW ac project that will interconnect with the nearby Duke Energy Florida Drifton substation and supply power to the 115 kV transmission line currently running through the County. The project spans 880 acres, but of that approximately 270 acres will be utilized by the Solar Panels and associated structures. The remaining approximately 600 acres contains wetlands and/or buffers that will stay in its natural state.

Attached you will find the submitted application with site plan. Larger drawings will be available at the meeting for viewing.

The green line around the project indicates a 100ft buffer. All buffers have been found to be consistent with the requirements of Solar Ordinance 091720-01 Section 2.11.4, Buffering. The applicant has also committed to planting where needed to meet the Type C buffer requirements.

Fresh Air Energy II has provided a detailed decommissioning plan as Attachment F in the submitted application packet. Upon review of these plans, the applicant has follow the guidelines set forth in the Jefferson County Solar Ordinance.

The applicant has requested that the expiration of the Special Exception be extended to a two expiration verses a one year. Due to the size of this project, I recommend that this extension be granted.

It is recommended that this project be approved as submitted.

Sincerely,

Shannon Metty
Jefferson County Planning Official

November 6, 2020

Shannon Metty
Jefferson County Planning Official
445 W. Palmer Mill Road
Monticello, FL 32344

RE: Fresh Air Energy II, LLC – Drifton PV1 Solar Facility
Special Exception Permit and Major Development Applications

Dear Ms. Metty,

Fresh Air Energy II, LLC presents the Drifton PV1 Solar Facility Special Exception Permit and Major Development Site Plan Applications with the following supporting documents:

Attachment A – Special Exception Permit Form
Attachment B – Major Development Site Plan Application Form
Attachment C – Landowner Parcel Information and Landowner Consent Forms
Attachment D - Project Narrative
Attachment E - Site Plan
Attachment F - Decommissioning Plan
Attachment G - Decommissioning Plan Estimate

Please do not hesitate to contact me at pmartin@ecoplexus.com or at 919-601-1135 if you have any questions or if you need any additional information. We appreciate your time and assistance with this project.
Sincerely,

Phillip J. Martin
Community Engagement Director



Attachment A - Special Exception Permit Form



445 W. PALMER MILL ROAD - MONTICELLO, FLORIDA 32344
Phone (850) 342-0223 - Fax: (850) 342-0225



SPECIAL EXCEPTION APPLICATION FORM

Proposed Type of Development: Large Scale Solar Photovoltaic Collector System

Property Tax ID Number(s): Please see Attachment C for Property Tax ID Numbers.

Please see Attachment C for landowner names. Fresh Air Energy II, LLC

Please see Attachment C for landowner phone numbers. 919-601-1135

Phillip J Martin Please see Attachment C for landowner consent forms.

Please see Attachment C for landowner addresses. 600 Park Office Drive, Suite 285, Research Triangle Park, NC 27709

A public hearing will be conducted by the Jefferson County Planning Commission on:

NOTE: Approval by the Planning Commission results in a Development Permit that will expire one (1) year from the date approved unless a building permit or site construction permit application has been submitted and is under review or approved. Extension(s) can be granted by the Planning Official upon written request submitted a minimum of 15 days prior to the expiration date.

1. Fill out form as complete as you can.
2. Dates for required public hearings will be supplied when you return the form.
3. Notice by Certified Mail of the public hearing is required to be sent to all property owners within 500 feet of the perimeter of the development site. Attach a copy of the certified list of said property owners obtained from the Property Appraiser's Office.
4. Allow the Planning Department a few days to review the application and determine that is complete before notice is sent to property owners.
5. If you have questions, ask them during the pre-application meeting.
6. Post the on-site notification sign at the site at least 30 days prior to the meeting and notify the Planning Department when it is posted.

This checklist is designed to help you, the developer, meet all the requirements for development review. This merely a summation of the requirements found in Article 9 of the Jefferson County Land Development Regulations, which have been included for your benefit. Please take time to familiarize yourself with the requirements in Article 9 and use this checklist as a reference. Failure to include any of these requirements in your application will result in a processing delay. Check all items or note N/A if not applicable to your development. Staff may mark some items as N/R (not required). If you have questions about any of the requirements, please contact the Jefferson County Planning Department at (850) 342-0223.

2017 APP-SPECIAL EXCEPTION.docx
Last Edited: 11/1/2017 10:17 AM

Special Exception Performance Standards	
A. Traffic Impact Study	N/R
B. Drainage.	N/A
C. Water Quality	N/A
D. Visual Appearance	N/R
E. Mitigation and Avoidance of Environmentally Sensitive Lands	N/R
F. Noise	N/R
G. Air Quality	N/A
H. Compatibility	N/A
I. Additional Conditions	X

General Plan Requirements	
1. Project/Subdivision Name: (Note: Every subdivision must have a legal name different from any other recorded plat in the County)	X
2. Plans: Plans must be submitted in conformance with Sec. 9.02.03 C: 2-4 of the LDC.	X
3. Cover Sheet: The front cover sheet of each plan must include the following	X
A. Vicinity or Location Map: Position of the proposed developed in section(s), township, and range, with roads, city limits, and other pertinent information.	X
B. Boundary Survey: F.S. Chapter 177, part I; incl. metes/bounds legal description.	N/R
C. Name, Address and Telephone Number of Owner(s).	X
D. Name, Address and Telephone Number of Developer (if different from owner).	X
E. Title Block: Each sheet must contain name of development, date & north arrow	X
F. Area of Property: shown in square feet & acres.	X
4. Residential Units: The number & type of residential units, gross density & FAR	X
5. Office, Commercial, or Industrial Units: Floor area, height and type.	X
6. Restrictions: Deed restrictions or restrictive covenants must be submitted & approved by the Planning Attorney prior to the Public Hearing.	N/A
7. List of Land Owners within 500 feet: Certified list from the Property Appraiser must be submitted with the application.	X

Development Review Requirements	
1. Vegetation Cover Map: Location and identity by common name of all protected trees on the site (refer to Article 2.05.04B of the county Land Development Code).	X
2. Tree Removal: A statement must be submitted describing which protected trees are to be removed and why.	N/A
3. Environmentally Sensitive Areas Map: A map must be submitted depicting all land within 500 feet containing environmentally sensitive areas. Environmentally sensitive areas include shoreline protection zones, lakes, streams, and wetlands.	N/A
4. Topographic Map	N/A
5. Soils Map	N/R
6. Area Map: Existing hydrology/runoff of the site & the size, location, topography, and land use of any off-site areas that drain onto, through, or around the project area	N/R
7. Existing Surface Waters: All surface waters not included in other required submittals.	N/A
8. FIRM Map Location	X
9. Engineering Agreement: A written agreement with a certified engineer for the preparation of a storm water management plan must be included. The plan must be included for final plat approval.	N/A
10. Erosion and Sedimentation Control Plan	N/A
11. Location of Off-Site Water Resource Facilities	N/A
12. Impervious surface ratio.	N/A
13. Grading Plans.	N/A
14. Construction Phases: Schedule, acreage and intensity of each phase.	X
15. Building Plans.	X
16. Building Setbacks.	X
17. Water System Information: Submit proposed system for water & wastewater	X
18. Location of Existing/Proposed Fire Hydrants, if applicable	N/A
19. Location of Utilities, Culverts and Drains within 500 feet	N/R
20. Streets, Parking and Loading plan	X
21. Landscaping: Buffer zones and plant materials	N/A
22. Signs: See LDC Article 6	N/A
23. Amount and Location of Proposed Land Uses.	X

Attachment B - Major Development Site Plan Application Form



JEFFERSON COUNTY PLANNING DEPARTMENT

445 W. PALMER MILL ROAD - MONTICELLO, FLORIDA 32344
Phone (850) 342-0223 - Fax: (850) 342-0225



APPLICATION MAJOR DEVELOPMENT SITE PLAN NON-RESIDENTIAL OVER 25,000 SQ.FT. MULTI-FAMILY RESIDENTIAL OVER 10 UNITS

Date of application 11/06/2020

*Date approved _____

Please see Attachment C for landowner names.

Fresh Air Energy II, LLC

Property Owner's Name

Applicant

Please see Attachment C for landowner phone numbers.

919-601-1135

Applicant's Phone Number

Cell Phone Number

Property to be considered: Please see Attachment C for parcel information.

Tax ID Number

Location: Aucilla Road, Monticello FL, 32344.

Phillip J Martin

Please see Attachment C for owner consent forms

Signature of Applicant

Signature of Owner if different

600 Park Offices Drive Suite 285 Research Triangle Park, NC 27709

Please see Attachment C for owner consent forms

Address

Address

*This permit is good for one (1) year from the date approved. Extension(s) can be granted upon written request.

A public hearing will be conducted by the Jefferson County Planning Commission on:

Date

Time

Place

The items required in Section 9 of the Jefferson County Land Development Code shall be submitted with this application.

1. Fill out form as complete as you can.
2. Dates for public hearings will be supplied when you return the form.
3. Attach a copy of the certified list of all property owners within 500 feet of the perimeter of the development site for mailed notification. The certified list be obtained from the Property Appraiser's Office.
4. The Planning Department will review the application and determine that is complete before formal notification to property owners.

Development Review Checklist

The requirements found in Article 9 of the Jefferson County LDC are included for your benefit. Please use this checklist as a reference. Failure to include any requirements in your application may result in a processing delay.

General Plan Requirements		√
1. Project/Subdivision Name: (Note: Every subdivision must have a legal name different from any other recorded plat in the County)		X
2. Plans: Plans must be submitted in conformance with Sec. 9.02.03 C: 2-4 of the LDC.		X
3. Cover Sheet: The front cover sheet of each plan must include the following		X
A. Vicinity or Location Map: Position of the proposed developed in section(s), township, and range, with roads, city limits, and other pertinent information.		X
B. Boundary Survey: F.S. Chapter 177, part I; incl. metes/bounds legal description.		N/R
C. Name, Address and Telephone Number of Owner(s).		X
D. Name, Address and Telephone Number of Developer (if different from owner).		X
E. Title Block: Each sheet must contain name of development, date & north arrow		X
F. Area of Property: shown in square feet & acres.		X
4. Residential Units: The number & type of residential units, gross density & FAR		X
5. Office, Commercial, or Industrial Units: Floor area, height and type.		X
6. Restrictions: Deed restrictions or restrictive covenants must be submitted & approved by the Planning Attorney prior to the Public Hearing.		N/A
7. List of Land Owners within 500 feet: Certified list from the Property Appraiser must be submitted with the application.		X
Development Review Requirements		
1. Vegetation Cover Map: Location and identity by common name of all protected trees on the site (refer to Article 2.05.04B of the county Land Development Code).		X
2. Tree Removal: A statement must be submitted describing which protected trees are to be removed and why.		N/A
3. Environmentally Sensitive Areas Map: A map must be submitted depicting all land within 500 feet containing environmentally sensitive areas. Environmentally sensitive areas include shoreline protection zones, lakes, streams, and wetlands. If proposed development is within 100 feet of any of these areas, see LDC Sec. 2.05.05		N/A
4. Topographic Map (Topography Included in Site Plan)		N/A
5. Soils Map		N/R
6. Area Map: Existing hydrology/runoff of the site & the size, location, topography, and land use of any off-site areas that drain onto, through, or around the project area		N/R
7. Existing Surface Waters: All surface waters not included in other required submittals.		N/A
8. FIRM Map Location FEMA Firm Panel 12065C0200C dated 02/05/2014 & FEMA Firm Panel 12065C0325C dated 02/05/2014		X
9. Engineering Agreement: A written agreement with a certified engineer for the preparation of a storm water management plan must be included. The plan must be included for final plat approval.		N/A
10. Erosion and Sedimentation Control Plan		N/A
11. Location of Off-Site Water Resource Facilities		N/A
12. Impervious surface ratio.		N/A
13. Grading Plans.		N/A
14. Construction Phases: Schedule, acreage and intensity of each phase.		X
15. Building Plans.		X
16. Building Setbacks.		X
17. Water System Information: Submit proposed system for water & wastewater		X
18. Location of Existing/Proposed Fire Hydrants, if applicable		N/A
19. Location of Utilities, Culverts and Drains within 500 feet		N/R
20. Streets, Parking and Loading plan		X
21. Landscaping: Buffer zones and plant materials		N/A
22. Signs: See LDC Article 6 & Sec.9.02.03 D. 15: a-c		N/A
23. Amount and Location of Proposed Land Uses.		X
Additional Major Review Requirements		
1. Public Recreation, Open Space and All Phasing Requirements		N/A
2. Streets, Pedestrian/Bike Routes and Ingress and Egress		N/A
3. Public Uses.		N/A

Attachment C - Landowner Parcel Information and Landowner Consent Forms



OWNER'S PARCEL INFORMATION

Property Tax ID Number(s):

07-1N-5E-0000-0010-0000,
08-1N-5E-0000-0011-0000,
12-1N-4E-0000-0014-0000.

Property Tax ID Number(s):

08-1N-5E-0000-0030-0000,
17-1N-5E-0000-001B-0000,
17-1N-5E-0000-001C-0000,
17-1N-5E-0000-0020-0000,
17-1N-5E-0000-001D-0000,
17-1N-5E-0000-002P-0000.

Lloyd W. Chamberlin

Property Owner's Name

813-962-7843

Applicant's Phone Number

Signature of Applicant

13338 Golf Crest Circle, Tampa, FL 33618

Address

Larry G. Woods

Property Owner's Name

352-430-5314

Applicant's Phone Number

Signature of Applicant

2525 S. 42nd Street, Duncan, OK 73533

Address



OWNER'S CONSENT FORM

Project: Drifton PV1, Drifton PV2

Submittal Date: _____

OWNER'S AUTHORIZATION

I/^{Full}we HEREBY GIVE MY CONSENT to Ecoplexus Inc. (by and through its affiliates, officers, directors, managers, employees and agents) to act on my/^{Full}our behalf, to submit or have submitted any application and all required material and documents, and to attend and represent me/^{Full}us at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I/^{Full}we hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application.

I/^{Full}we hereby certify that I/^{Full}we have full knowledge of the property's anticipated use as a solar power generation facility and that I/^{Full}we have an ownership interest in the subject of this application. I/^{Full}we understand that any false, inaccurate or incomplete information provided by me/^{Full}us or my/^{Full}our agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I/^{Full}we acknowledge that additional information may be required to process this application. I/^{Full}we further agree to all terms and conditions, which may be imposed as part of the approval of this application.


Signature of Owner

Lloyd W. Chamberlin, III
Print Name

8-24-2020
Date

Property Tax ID Numbers:
07- 1N-5E-0000-0010-0000,
08- 1N-5E-0000-0011-0000,
12-1N-4E-0000-0014-0000.

Landowner Address:
13338 Golf Crest Circle,
Tampa, FL 33618

Landowner Phone Number:
813-962-7843

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department, and will not be returned.


Signature of Ecoplexus Inc.

Charles G. McClure, III
Print Name

11/2/20
Date



OWNER'S CONSENT FORM

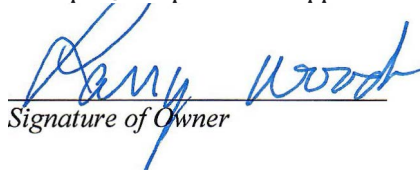
Project: Drifton

Submittal Date: _____

OWNER'S AUTHORIZATION

I/We HEREBY GIVE MY CONSENT to Ecoplexus Inc. (by and through its affiliates, officers, directors, managers, employees and agents) to act on my/our behalf, to submit or have submitted any application and all required material and documents, and to attend and represent me/us at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I/We hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application.

I/we hereby certify that I/we have full knowledge of the property's anticipated use as a solar power generation facility and that I/we have an ownership interest in the subject of this application. I/we understand that any false, inaccurate or incomplete information provided by me/us or my/our agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I/we acknowledge that additional information may be required to process this application. I/we further agree to all terms and conditions, which may be imposed as part of the approval of this application.


Signature of Owner



Nov. 2, 2020
Date

Property Tax ID Numbers:

08-1N-5E-0000-0030-0000,
17-1N-5E-0000-001B-0000,
17-1N-5E-0000-001C-0000,
17-1N-5E-0000-0020-0000,
17-1N-5E-0000-001D-0000,
17-1N-5E-0000-002P-0000.

Landowner Address:

2525 S. 42nd Street,
Duncan, OK 73533

Landowner Phone Number:

352-430-5314

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department, and will not be returned.


Signature of Ecoplexus Inc.

Charles G. McClure, III
Print Name

11/2/20
Date



Attachment D - Project Narrative



Fresh Air Energy II, LLC

Drifton PV1 Solar Facility

Project Narrative

Overview of Proposed Project

Fresh Air Energy II, LLC (the applicant) is proposing to construct the Drifton PV1 Solar facility (the project) which will be a 70 MW ac project located in the center of Jefferson County, east of Highway US-19 and north of Drifton-Aucilla Road. This project will interconnect with the nearby Duke Energy Florida Drifton substation located on the eastern side of the property, and supply power to the 115 kV transmission line running from east to west through the center of the project area. This proposed project is situated on parcel numbers 07-1N-5E-0000-0010-0000, 08-1N-5E-0000-0011-0000, 12-1N-4E-0000-0014-0000, 08-1N-5E-0000-0030-0000, 17-1N-5E-0000-001B-0000, 17-1N-5E-0000-001C-0000, 17-1N-5E-0000-0020-0000, 17-1N-5E-0000-001D-0000, 17-1N-5E-0000-002P-0000. The project parcels are all zoned either Agriculture 20 (AGRI-20) or Agriculture 5 (AGRI-05) Land Use Districts.

According to the Jefferson County Solar Ordinance a solar facility would be considered a Permitted Use in the AGRI-20 and AGRI-5 Land Use Districts upon approval of a Major Development application and a Special Exception Permit (SEP) application by the Planning Commission and the Board of County Commissioners. The total project area, listed in the nine parcels above, is approximately 880 acres; not all 880 acres will be utilized for solar development. The footprint of acreage actually utilized by the solar panels and associated structures is approximately 270 acres, and includes the land utilized for solar panel structures, fencing, internal road spacing and other associated equipment. At this time, the proposed project area is currently utilized for silviculture and agricultural land use. According to the Jefferson County Future Land Use Map, the adjoining property uses include agricultural, rural residential and silviculture.

Ecoplexus Inc. is applying for a SEP and Major Development for the applicant. Ecoplexus Inc. was founded in 2007 and its mission is to develop, own and operate utility- scale solar photovoltaic (PV) projects in the 10-300 MW range. Ecoplexus develops and operates solar energy facilities in the US, Mexico, Thailand, and Japan. In the US, Ecoplexus has been focused predominantly in the Southeast and West with development growing into the Mid-Atlantic, Central, and Northeast. Ecoplexus has US offices in Durham, NC and San Francisco, CA.

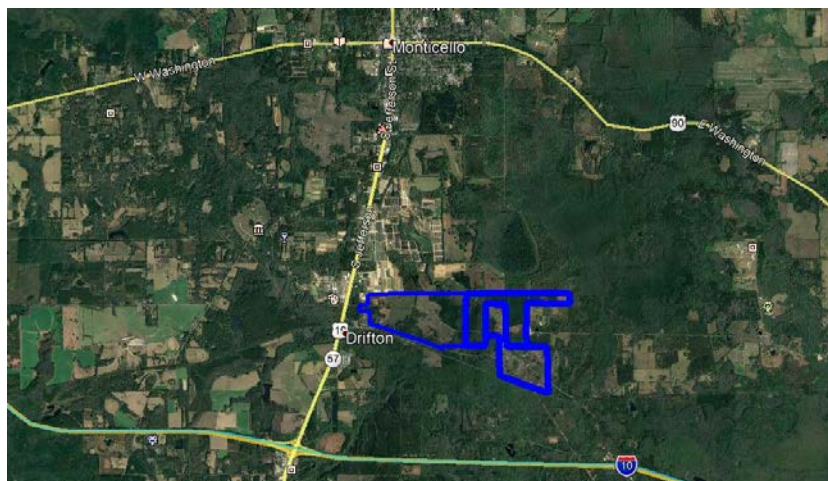


Figure 1. Google Earth imagery of proposed site.



Statements of Justification

The proposed project will comply with all the applicable requirements and development standards outlined in the Jefferson County Solar Ordinance and the Land Development Code as can be seen in the attached site plan. The proposed project will meet all required setbacks, buffering, noise, lighting and glare, and decommissioning requirements.

Solar energy is essential and desirable to the public convenience and welfare. Demand for electricity has increased in recent years, and our society is currently dependent upon conventional sources of power such as coal, gas, and nuclear energy. Conventional sources of electricity are expensive, finite resources that require significant environmental disruption and public safety risk to maintain or extract. Solar energy is a clean, cheap, unlimited resource with little environmental impact.

Allowing the property to develop as a solar facility provides an opportunity for locally generated energy resources in Jefferson County and creates income for the property owners and tax base for the Jefferson County without stressing critical infrastructure such as roads, schools, and emergency services. Solar facilities allow property owners to maintain large tracts of land that are easily redeveloped at the appropriate time in the future. While the traditional land-uses on the parcels is agricultural and silvicultural, the represented landowners see the associated lease as an opportunity to increase revenue from their property.

The proposed project will not substantially injure the value of adjoining or abutting property. Solar facilities make good neighbors. They are quiet and have minimal moving parts. The only sound produced occurs during daylight hours with the quiet hum of electrical transformers and invertors delivering solar power to the grid. At night, when the sun is not available, there is no energy being created and no sound on the site. The solar panels are designed to absorb light, rather than reflect it, which mitigates glare concerns for adjoining properties. Additionally, proposed solar facilities will not adversely affect neighboring or adjacent properties since solar facilities are low-impact, passive development: they do not require water/sewer, they do not add children to schools, and once constructed, have less visitors than a typical single-family home.

The proposed project will be consistent with the land use pattern that exists in the area today as shown on the Jefferson County Future Land Use Map. Neighboring properties are being utilized for agriculture and forestry, which has similar characteristics to solar facilities. Solar facilities are a low-impact, passive development: they are quiet and they do not create the noise, dust, or odor as a traditional farm can. Solar panels are shorter in height than single family residences and agricultural buildings. The project should not generate significant noise, dust, or odor, and will be setback 100-foot from adjacent properties and roads in order to provide adequate distancing from surrounding properties and as outlined in the solar ordinance. Within this 100-foot setback, a Type C Vegetative buffer will be included and will effectively shielding all solar components from view, and provide an aesthetically pleasing visual buffer. This Type-C Vegetative buffer will be 100% opaque, upon maturity, and will utilize existing vegetation as much as possible. Supplemental plantings will be native to Northern Florida, no invasive and non-native vegetation will be utilized.

Solar facilities have minimal impact of the local infrastructure. Apart from site construction, this solar facility will be managed remotely, with very little to no traffic associated with the site. Additionally, the proposed solar facility will not require water or sewer service during construction or during regular operation. This solar facility will not result in any additional infrastructure demands, due to the remote and isolated nature of this development. Jefferson County will not need to plan for any additional impact on local infrastructure, while still benefiting from an additional tax revenue and a reliable energy source.

The current site plan has been designed utilizing publicly available data for environmentally sensitive resources such as Federal Emergency Management Agency (FEMA) Floodplain Data, US Department of Agriculture (USDA) Natural



Resources Conservation Service (NRCS) Soil Survey, and elevation data. A wetland delineation has been completed for the proposed project and the results have been incorporated into the project layout and are included on the attached site plan. These wetland delineation files will be verified by the U.S. Army Corps of Engineers (USACE) and the Florida Department of Environmental Protection (FDEP). A tree survey has also been conducted by a certified forester, and the results are shown on the project site plan.

Along with the appropriate local land use permits, an Environmental Resource Permit (ERP) will be required from the FDEP for the proposed project. To obtain the ERP, delineation and inventory of environmental and cultural features will be performed on the project area prior to construction. A detailed stormwater design will also need to be developed and approved with the ERP application. The applicant will conform to any ERP requirements, ensuring that environmental impacts are mitigated and natural resources are preserved according to Florida state requirements.

Design Background

The Project will generate electricity using solar PV modules connected to inverters, transformers, and a substation. PV modules (also known as “panels” but referenced herein as modules for consistency) contain solar cells that generate electricity by means of the PV effect, in which the semiconductor materials found inside the solar cells interact with photons from the sun to generate an electrical current that can be collected and supplied to the power grid. The solar modules will be mounted onto a metal racking structure and grouped into arrays (i.e., modules wired in series and in parallel), as shown on the provided Project layout map. At the Project substation, the voltage will be at 115 kV for delivery via overhead transmission lines running east west across the property to a Duke Energy Florida Drifton substation. Project design will conform to local, state and federal regulations, and all necessary assessments will be conducted to assure all site characteristics are considered and appropriately addressed. A property survey will be conducted and incorporated into the site plan, and will ensure that the location of any underground or overhead utilities, culverts and drains will be shown in the design and construction plans. Please see the included site plan for this information, and further site plan improvements will be shared with Jefferson County.

While modules, racking, inverters, and other components are mostly interchangeable and substantially similar to other products of the same kind, manufacturers are continually making updates and refinements to existing models. This, combined with the fact that prices for specific components tend to decline over time, means that final specifications of selected models and manufacturers typically are not known until shortly prior to construction. As such, the descriptions provided herein are representative of typical products, but the precise description and number of individual components may change.



Figure 2. Ground-level image of operational solar site.

Construction Procedures and Timeline

All construction components will be communicated with Jefferson County. This includes, and is not limited to, all tree-preservation efforts, wetland and water body buffering, flood zone avoidance, erosion and sediment control plans, construction plans, building plans, internal road location, structure setbacks, and amount and location of the proposed land use. There will be no residential units on site, and no office building, commercial buildings, or industrial buildings will be constructed on site. Additionally, on-site parking will not be necessary for this type of development. Please refer to the included site plan for information regarding structure setback, wetland buffering, vegetative Type C buffer, internal road location, and amount and location of proposed land use.

In regards to utility connection, the proposed solar facility will not require water or sewer service during construction or during regular operation. A relatively small amount of water will be used during construction, as water is typically needed for dust control during construction, but given the wet climate and soils at the site, dust should not be a construction issue. Water will be needed on site for compaction purposes but will be very limited and can be brought on site via truck.

Potential traffic impacts will be the most noticeable during the construction period for the project. Once operational, traffic impacts will be negligible with less traffic than that of a single-family home. The anticipated length of construction for this project is 12 to 13 months. This time frame includes civil site preparation; including clearing and minimal grading, mechanical installation of panels, set-up of inverters, connecting and placing of electrical wiring, and commissioning activities with the utility. During construction, a day with high volume transfer truck traffic will hit a maximum of 7 trucks per day. Peak number of on-site workers in a single day is roughly 100. The height of traffic will be during the mechanical phase, which is up-to one-third of the total construction timeline. The remainder of the construction activities will see around 20 workers in a day and the number of trucks between 0 and 2 per day. Please see the include Construction Phases Timeline for further information.

All constructions will occur between 6 AM and 9 PM in order to conform with the noise requirements. No on-site lighting will be required for this type of development. The solar facility will be designed to avoid producing glare that would constitute a nuisance to occupants of neighboring properties, aircraft or persons traveling on adjacent or nearby roads. No scenic, canopy or heritage roads are located adjacent to the property. Please see the attached Site Plan for further information.

The construction timeline on a project this size will be close to 12 to 13 months, and is scheduled to begin in Spring 2022. As stated above, the appropriate permits -both local and state- will be acquired and incorporated into the construction plans. Building permits will be acquired, stormwater and erosion plans will be designed, and road encroachment permits will be in place before any construction phase begins.

In regards to construction phases; there are generally four phases in the construction process that can begin after local land use and building permits and state level environmental and transportation permits have been acquired. These four phases are listed and described below.

Civil Phase. The first phase in the construction process is the civil phase. During this phase, driveways and interior roads are built, sediment and erosion control work is being done, necessary trees and shrubs are cleared, any necessary grading is done, and the ground is seeded for grass. This phase is predicted to take 2 to 3 months.

Mechanical Phase. During the mechanical phase, the site is surveyed and staked for equipment location, the posts are driven, and the solar racking and modules are installed. This phase is predicted to take 3 to 4 months.

Electrical Phase. The electrical phase follows the mechanical phase. This phase takes up the longest amount of time during the construction process. The electrical phase includes trenching for underground wiring, laying conduit, installing



inverters, stringing the modules together, installing switchboards and transformers, installing communication devices and installing poles and medium voltage overhead equipment. This phase is predicted to take 5 to 6 months.

Testing and Commissioning Phase. Once these three phases are complete, there will be about 2 months of testing and commissioning. During this time, no “construction” will occur, however on-site crews will be working to ensure the site is functional and ready to be connected to the electrical grid.

Project construction will conform to lighting, noise and dust regulations outlined in the Solar Ordinance, and addressed above. All permitting requirements, including environmental mitigation, tree preservation, stormwater and erosion management, and streams, waterbodies and jurisdictional wetland setbacks will be incorporated and addressed.



Figure 3. Aerial imagery of operational site.

Major Components, Structures, and Systems

Solar Modules. The solar PV modules will be installed to form approximately 70 array blocks of approximately 1.05 MW of alternating current each, as outlined in the Project layout. A full-sized row within a given array is 400 feet long and 6.4 feet wide, with approximately 8 feet of clear space between each row. The crystalline silicon modules themselves will be approximately 6.6 feet long by 3.3 feet wide and approximately 0.13 foot thick. The final number of modules will be determined by power ratings (in watts) of the specific modules chosen prior to construction. Additional components of each array block include the tracking system/racks, posts, cabling, inverters, and transformers. Additional detail on each component is provided in the paragraphs below.

Tables and Trackers. The solar PV modules will sit atop a steel single-axis tracking system, which will consist of metal table frames or “racks” with a rotating drive gear that can rotate up to 60 degrees in an east to west direction such that the modules track the sun throughout the day in order to increase solar production. The modules will be approximately 4 to 5 feet off the ground when fully stowed. When fully rotated, the highest point of the module will be approximately 8 feet off the ground, while the minimum distance to the ground when fully rotated will range from 1 to 2 feet.

Posts. Each tracker table will be bolted to steel posts driven into the ground to serve as the foundation. The post depths will vary depending on soil conditions, which will be confirmed via a detailed geotechnical investigation, but are typically



driven to a depth of at least 8 feet below the surface. Approximately 300 posts will be installed per module block or approximately 353,000 posts for the up-to-70 MW ac Project. Post locations will be determined by the ground coverage ratio (GCR), which is the ratio of the area of the modules to the total area. A ballasted design may be used in portions of the site featuring significant subsurface rock formations, which involves mounting the tracker tables on foundations embedded in concrete blocks (ballasts) that would rest on the surface of the ground rather than on posts driven into the ground.

Cabling. Electrical cables connecting the modules to each other are typically mounted to the back of the modules using cable trays or wire harnesses. Several rows of modules are then collected in a combiner box located at the end of one of the rows. Other electrical cables within arrays will be buried to a depth of at least 3 feet.

Operations and Maintenance Enclosure. The O&M enclosure will consist of a single, 8.5-foot-tall, 320-square-foot dry-storage shed located within the Project site boundary. Restroom facilities will be provided in the form of temporary portalets, while any required water will be trucked in from offsite sources. Electric power and telephone will be provided via local service providers.

Decommissioning Plan. Please see the attached decommissioning plan for a detailed description of structure removal, financial security and site restoration.

Requested Conditions

Fresh Air Energy II, LLC would like to request an extension of the Special Exception Permit for the Drifton PV1 Solar facility, and would propose that this permit be valid for a two-year time period.



Attachment E - Site Plan



GENERAL NOTES:

THE PURPOSE OF THIS PLAN IS TO PROVIDE JEFFERSON COUNTY WITH ADEQUATE INFORMATION TO GRANT A SPECIAL EXCEPTION PERMIT FOR A LARGE SCALE SOLAR PHOTOVOLTAIC COLLECTOR SYSTEM.

THE PROJECT EXTENTS REFLECT THE PROPOSED LOCATION OF THE SOLAR FACILITY; HOWEVER, PERMITTING (STATE AND FEDERAL), AND EQUIPMENT AVAILABILITY MAY REQUIRE MODIFICATIONS TO THE SOLAR ARRAY WITHIN THE FENCED AREA. ANY CHANGES TO THE FENCE THAT INCREASE THE AREA WITHIN THE FENCE WILL BE SUBMITTED FOR STAFF LEVEL REVIEW. THE FINAL ISSUED FOR CONSTRUCTION (IFC) DRAWINGS WILL BE PROVIDED TO THE COUNTY.

PARCEL ZONING: AGRI-20 AND AGRI-05 APPLYING FOR A SPECIAL EXCEPTION PERMIT.
AREAS WITHIN THE FENCE OF THE PROPOSED SOLAR ARRAY (ACRES): 314.7

ASSUMED PROPERTY LINES ARE DEMONSTRATED IN THE SITE PLAN. LOCATION OF ADJACENT ROADS, INTERNAL ROADS, STREETS, DRIVEWAYS AND ACCESS POINTS IS INCLUDED IN THE CONCEPT PLAN.
THE PROPOSED SOLAR ARRAY IS LOCATED WITHIN THE FLOOD ZONE A (FEMA FIRM PANEL NUMBER 12065C0200C, EFFECTIVE DATE: FEBRUARY 5TH, 2014 AND FEMA FIRM PANEL NUMBER 12065C0325C, EFFECTIVE DATE: FEBRUARY 5TH, 2014).

SETBACKS (FT): 100 FT FROM ARTERIAL COLLECTOR ROADWAYS, MAJOR COLLECTOR ROADWAYS, MINOR COLLECTOR ROADWAYS AND LOCAL ROADS. STREAM AND WATER BODY BUFFERS (FT): 100 FT
SETBACK WETLAND BUFFERS (FT): 100 FT
SETBACK LANDSCAPE AND VEGETATIVE BUFFERS:

1. PROPERTY BOUNDARY COMPOSED OF A 100FT TYPE C BUFFER, COMPROMISING OF A HEIGHT OF EIGHT FEET (8 FT), A WIDTH OF 100 FT, AND WITH 100% OPACITY.
2. BUFFERING WILL INCLUDE THE PRESERVATION OF EXISTING TREES AND NATURAL VEGETATION. EXISTING TREE SURVEY IS DEMONSTRATED ON THE SITE PLAN.
3. WHERE MATURE VEGETATION IS NOT SUFFICIENT IN HEIGHT AND SCREENING, NORTH FLORIDA NATIVE VEGETATION SHALL BE PLANTED TO ENSURE A 100FT TYPE C BUFFER IS MAINTAINED.
4. TREE PLANTINGS SHALL BE SPACED TO ALLOW MATURE GROWTH.
5. MIDSTORY GROWTH PLACEMENT SHALL PROVIDE COVERAGE FROM GROUND COVER TO THE LOWEST LEVEL OF TREE CANOPIES.
6. GROUND COVER SHALL BE PROVIDED BY ANY COMBINATION OF GRASS, MULCH, FLOWERS, ECT.

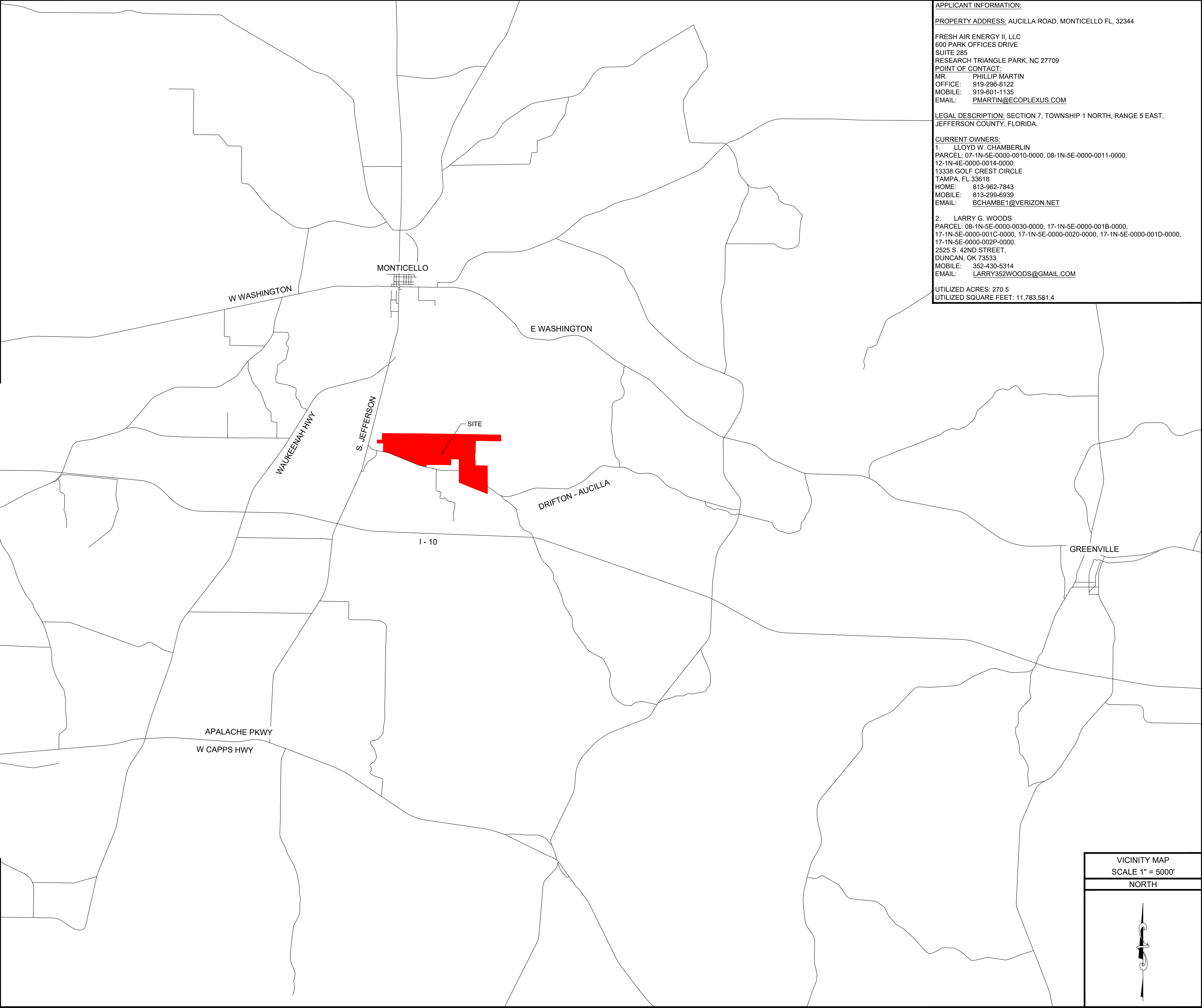
THE PROPOSED SOLAR ARRAY WILL BE ENCLOSED BY A 8-FOOT TALL WOVEN WIRE FENCE (DEER BUSTER OR EQUIVALENT) WITH LARGE OPENINGS INSTALLED ON THE BOTTOM SIDE. THE SUBSTATION WILL BE ENCLOSED BY A 6 FT CHAIN LINK FENCE

NOTE:

PARCEL LINE DATA HAS BEEN OBTAINED FROM THE JEFFERSON COUNTY PROPERTY APPRAISER GIS DATABASE.
WETLAND AND STREAM INFORMATION HAS BEEN SURVEYED AND DELINEATED, AND IS UNCONFIRMED BY THE US ARMY CORPS OF ENGINEERS.
TREE SURVEY DATA HAS BEEN SURVEYED BY A CERTIFIED FORESTER.
TOPOGRAPHIC DATA HAS BEEN OBTAINED FROM THE U.S. GEOLOGICAL SURVEY NATIONAL MAP.

UTILITY DATA HAS BEEN OBTAINED FROM S&P GLOBAL PLATTS.
THE PROPOSED SOLAR ARRAY IS LOCATED WITHIN THE FLOOD ZONE A (FEMA FIRM PANEL NUMBER 12065C0200C, EFFECTIVE DATE: FEBRUARY 5TH, 2014 AND FEMA FIRM PANEL NUMBER 12065C0325C, EFFECTIVE DATE: FEBRUARY 5TH, 2014).

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APPLICANT INFORMATION:

PROPERTY ADDRESS: AUCILLA ROAD, MONTICELLO FL, 32344

FRESH AIR ENERGY II, LLC
600 PARK OFFICES DRIVE
SUITE 285
RESEARCH TRIANGLE PARK, NC 27709
POINT OF CONTACT:
MR. PHILLIP MARTIN
OFFICE: 919-296-8122
MOBILE: 919-601-1135
EMAIL: PMARTIN@ECOPLEXUS.COM

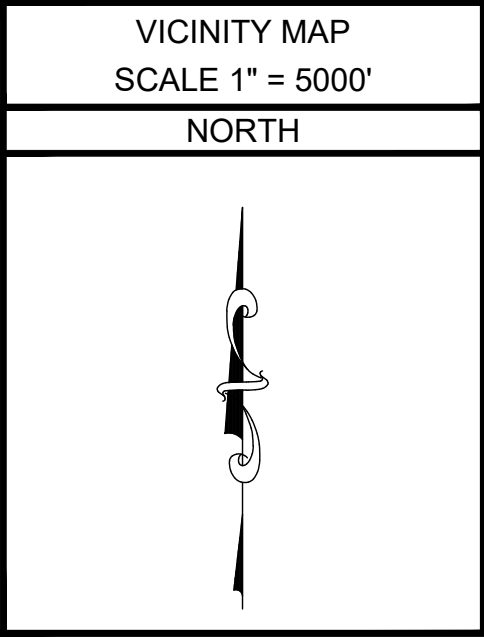
LEGAL DESCRIPTION: SECTION 7, TOWNSHIP 1 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, FLORIDA.

CURRENT OWNERS:

1. LLOYD W. CHAMBERLIN
PARCEL: 07-1N-5E-0000-0010-0000, 08-1N-5E-0000-0011-0000, 12-1N-4E-0000-0014-0000.
13338 GOLF CREST CIRCLE
TAMPA, FL 33618
HOME: 813-982-7843
MOBILE: 813-299-6939
EMAIL: BCHAMBE1@VERIZON.NET

2. LARRY G. WOODS
PARCEL: 08-1N-5E-0000-0030-0000, 17-1N-5E-0000-001B-0000, 17-1N-5E-0000-001C-0000, 17-1N-5E-0000-0020-0000, 17-1N-5E-0000-001D-0000, 17-1N-5E-0000-002P-0000.
2525 S. 42ND STREET,
DUNCAN, OK 73533
MOBILE: 352-430-5314
EMAIL: LARRY352WOODS@GMAIL.COM

UTILIZED ACRES: 270.5
UTILIZED SQUARE FEET: 11,783,581.4



ECOPLEXUS, Inc.
101 Second Street, Ste. 1250
San Francisco, CA 94105
Ph: 415-623-1802
F: 415-449-3466
NC License No.: D-0392

STAMP/SEAL

PRELIMINARY

NOT FOR

CONSTRUCTION

USE

ENG. FRAC OF RECORD INFORMATION

REV	DATE	DESCRIPTION
N/A	N/A	N/A

DRIFTON PV1
FRESH AIR ENERGY II, LLC

DRIFTON - AUCILLA ROAD
JEFFERSON COUNTY
FLORIDA

CIVIL REVIEW:	JH
DEV. REVIEW:	MW
DESIGNED BY:	CL
DRAWN BY:	AG
DATE:	11/06/2020
SHEET SIZE:	34" x 22"

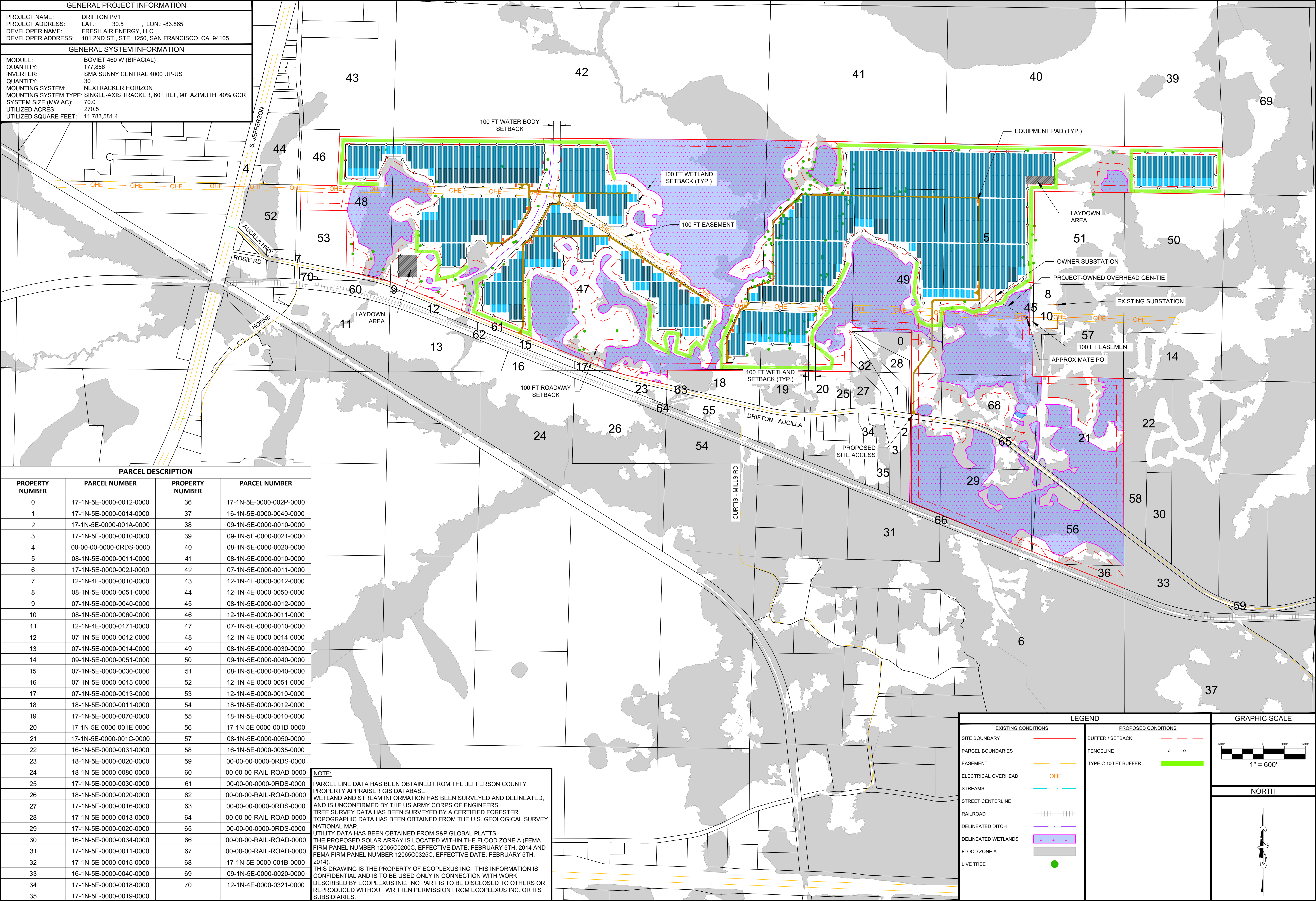
NOTE: IF NOT PRINTED ON THE SHEET SIZE INDICATED, THEN NOTATED SCALE IS INCORRECT. USE GRAPHIC SCALE.

DRAWING DESCRIPTION:

SITE PLAN

Drawing No:
PV1.1

GENERAL PROJECT INFORMATION			
PROJECT NAME:	DRIFTON PV1		
PROJECT ADDRESS:	LAT.: 30.5	LON.: -83.865	
DEVELOPER NAME:	FRESH AIR ENERGY, LLC		
DEVELOPER ADDRESS:	101 2ND ST., STE. 1250, SAN FRANCISCO, CA 94105		
GENERAL SYSTEM INFORMATION			
MODULE:	BOVIET 460 W (BIFACIAL)		
QUANTITY:	177,856		
INVERTER:	SMA SUNNY CENTRAL 4000 UP-US		
QUANTITY:	30		
MOUNTING SYSTEM:	NEXTRACKER HORIZON		
MOUNTING SYSTEM TYPE:	SINGLE-AXIS TRACKER, 60° TILT, 90° AZIMUTH, 40% GCR		
SYSTEM SIZE (MW AC):	70.0		
UTILIZED ACRES:	270.5		
UTILIZED SQUARE FEET:	11,783,581.4		



PARCEL DESCRIPTION			
PROPERTY NUMBER	PARCEL NUMBER	PROPERTY NUMBER	PARCEL NUMBER
0	17-1N-5E-0000-0012-0000	36	17-1N-5E-0000-002P-0000
1	17-1N-5E-0000-0014-0000	37	16-1N-5E-0000-0040-0000
2	17-1N-5E-0000-001A-0000	38	09-1N-5E-0000-0010-0000
3	17-1N-5E-0000-0010-0000	39	09-1N-5E-0000-0021-0000
4	00-00-00-0000-0RDS-0000	40	08-1N-5E-0000-0020-0000
5	08-1N-5E-0000-0011-0000	41	08-1N-5E-0000-0010-0000
6	17-1N-5E-0000-002J-0000	42	07-1N-5E-0000-0011-0000
7	12-1N-4E-0000-0010-0000	43	12-1N-4E-0000-0012-0000
8	08-1N-5E-0000-0051-0000	44	12-1N-4E-0000-0050-0000
9	07-1N-5E-0000-0040-0000	45	08-1N-5E-0000-0012-0000
10	08-1N-5E-0000-0060-0000	46	12-1N-4E-0000-0011-0000
11	12-1N-4E-0000-00171-0000	47	07-1N-5E-0000-0010-0000
12	07-1N-5E-0000-0012-0000	48	12-1N-4E-0000-0014-0000
13	07-1N-5E-0000-0014-0000	49	08-1N-5E-0000-0030-0000
14	09-1N-5E-0000-0051-0000	50	09-1N-5E-0000-0040-0000
15	07-1N-5E-0000-0030-0000	51	08-1N-5E-0000-0040-0000
16	07-1N-5E-0000-0015-0000	52	12-1N-4E-0000-0051-0000
17	07-1N-5E-0000-0013-0000	53	12-1N-4E-0000-0010-0000
18	18-1N-5E-0000-0011-0000	54	18-1N-5E-0000-0012-0000
19	17-1N-5E-0000-0070-0000	55	18-1N-5E-0000-0010-0000
20	17-1N-5E-0000-001E-0000	56	17-1N-5E-0000-001D-0000
21	17-1N-5E-0000-001C-0000	57	08-1N-5E-0000-0050-0000
22	16-1N-5E-0000-0031-0000	58	16-1N-5E-0000-0035-0000
23	18-1N-5E-0000-0020-0000	59	00-00-00-0000-0RDS-0000
24	18-1N-5E-0000-0080-0000	60	00-00-00-RAIL-ROAD-0000
25	17-1N-5E-0000-0030-0000	61	00-00-00-0000-0RDS-0000
26	18-1N-5E-0000-0020-0000	62	00-00-00-RAIL-ROAD-0000
27	17-1N-5E-0000-0016-0000	63	00-00-00-0000-0RDS-0000
28	17-1N-5E-0000-0013-0000	64	00-00-00-RAIL-ROAD-0000
29	17-1N-5E-0000-0020-0000	65	00-00-00-0000-0RDS-0000
30	16-1N-5E-0000-0034-0000	66	00-00-00-RAIL-ROAD-0000
31	17-1N-5E-0000-0011-0000	67	00-00-00-RAIL-ROAD-0000
32	17-1N-5E-0000-0015-0000	68	17-1N-5E-0000-001B-0000
33	16-1N-5E-0000-0040-0000	69	09-1N-5E-0000-0020-0000
34	17-1N-5E-0000-0018-0000	70	12-1N-4E-0000-0321-0000
35	17-1N-5E-0000-0019-0000		

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EXISTING CONDITIONS

SITE BOUNDARY

PARCEL BOUNDARIES

EASEMENT

ELECTRICAL OVERHEAD

STREAMS

STREET CENTERLINE

RAILROAD

DELINEATED DITCH

DELINEATED WETLANDS

FLOOD ZONE A

LIVE TREE

PROPOSED CONDITIONS

BUFFER / SETBACK

FENCELINE

TYPE C 100 FT BUFFER

LEGEND

GRAPHIC SCALE

1" = 600'

NORTH

ecoplexus

ECOPLEXUS, INC.
101 Second Street, Ste. 1250
San Francisco, CA 94105
Ph: 415-623-1802
Fx: 415-449-3466
NC License No.: D-0392

STAMP/SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION
USE

ENG. FIRM OF RECORD INFORMATION

DESCRIPTION

DATE

REV

DRIFTON PV1
FRESH AIR ENERGY II, LLC

DRIFTON - AUCILLA ROAD
JEFFERSON COUNTY
FLORIDA

CIVIL REVIEW: JH

DEV. REVIEW: MW

DESIGNED BY: CL

DRAWN BY: AG

DATE: 11/06/2020

SHEET SIZE: 34" x 22"

NOTE: IF NOT PRINTED ON THE SHEET SIZE INDICATED, THEN NOTATED SCALE IS INCORRECT. USE GRAPHIC SCALE.

DRAWING DESCRIPTION:

CONCEPT
PLAN

DRAWING NO:
PV1.2

Attachment F - Decommissioning Plan





**Drifton PV1 Solar Facility
Decommissioning Plan**

Fresh Air Energy II, LLC

November 6, 2020

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1. Introduction

1.1. Project Description

Fresh Air Energy II, LLC (the applicant) is proposing to construct the Drifton PV1 Solar facility (the project), which is a 70 megawatt ac solar photovoltaic facility sited in Jefferson County situated on a total of approximately 270± acres of land. This project is located directly north of the Drifton-Aucilla Road, along Highway US-19, and adjacent to Randolph Road. The project will be developed land currently owned by Lloyd W. Chamberlin and Larry G. Woods. Parcel information is provided in Attachment A.

Construction of the Project is estimated to begin in Spring of 2022, and is anticipated to require approximately 12 to 13 months to complete, with Project commissioning anticipated by the end of 2023. It is expected that the Project will be operational for at least the duration of 35 years, after which it may be decommissioned if no arrangement for further use is determined.

1.2. Jefferson County Solar Ordinance Requirements

According to the Jefferson County Solar Ordinance (No. 2020-091720-01), both a Special Exception Permit and a Major Development Plan are required for the development of a Large Scale Solar Photovoltaic Collector Systems. Special Exception Permits and the associated Major Development plan are reviewed by the Jefferson County Planning Commission and authorized by the Jefferson County Board of County Commissioners in order to ensure development compliance with its surrounding environment. Section 2.11.4, Subsection 12 (i and ii), of the Solar Ordinance outlines the requirements for a decommissioning plan. This report is being prepared to ensure compliance with these requirements.

1.3. Purpose of Report

This report will explain how the applicant proposes to restore the proposed project site to a clean and safe condition at the end of the project life. Project decommissioning will include retiring all elements of the renewable energy generation facility such as solar panels, electrical equipment, poles, piles, foundation and conduits (above and below ground). Additionally, the applicant will be responsible for renewing the land to its previous use, and will ensure that all excess materials are accordingly managed. Assurance of project decommissioning will be detailed in this report in order to provide financial security that the decommissioning will be addressed.

1.4. Financial Assurance for Decommissioning

Given that the facility is entirely comprised of high value materials-- solar modules, steel, and copper-- it is understood that the resale, salvage, or recycling value of the components will exceed the cost of decommissioning. The solar modules themselves can be reused or recycled at the end of the life of the Project. The remaining components, primarily steel, aluminum and copper wiring are non-renewable resources that can be almost infinitely recycled with minimal degradation.

The estimated decommissioning and site restoration costs for the Drifton PV1 Solar facility are provided in Attachment B. This engineering estimate is signed and sealed, and addressed all of the costs of fully implementing the project decommissioning plan. These cost estimates were determined by Ballentine Associates, P.A., a third-party civil engineering firm specialized in solar farm design, and have calculated a net gain of approximately \$1,135,281.42 in total decommissioning and salvage value costs. This net gain was calculated using the salvage unit cost and total salvage value, removal unit cost, and total cost to remove and restore the site.

In response to the Jefferson County Solar Ordinance, Section 2.11.4, Subsection 12, the Applicant will be providing surety bond of 150% of the engineer's estimated cost to implement the decommissioning plan. The estimated cost of implementing the decommissioning plan may be reduced based on the salvage value of any materials of equipment only if such salvage is also reassessed as part of periodic update of the engineer's estimate of costs for implementing the decommissioning plan. As a result, the Applicant is offering a \$50,000 bond to cover the administrative cost of decommissioning and agrees to provide updates of an engineer's estimate of cost to the decommissioning plan including the decommissioning and salvage value estimates every five years. Additionally, if the salvage values decrease, the Applicant will account for this difference and add this change in value to the existing decommissioning estimates *and surety bond*. After this, the Applicant will increase value reassessment of decommissioning estimates and provide the resulting updates to the Jefferson County Board of County Commissioners every two years moving forward.

2. Decommissioning After Ceasing Operation

The contractor of the project will ensure that the entire project area is restored back to its pre-construction condition. This will include rehabilitating the site to its successional vegetation land use or as may be applicable at that time. The decommissioning will be conducted in accordance with all applicable local, state, and federal requirements.

During decommissioning, mitigation measures similar to those used for a construction site (such as sediment and erosion controls) will be implemented and maintained by the Contractor and inspected by the Contractor's Environmental Site Inspector. The Contractor will be responsible for preparing and submitting environmental monitoring reports to the Contractor's Project Manager to ensure conformance with applicable regulatory requirements. With the implementation of this process, no adverse impacts to the environment are expected as a result of decommissioning the solar facility.

2.1. Equipment and Dismantling and Removal

All decommissioning and removal of electrical devices, equipment, and wiring/cabling will be conducted in accordance with local, state, and federal standards and guidelines. Equipment to be removed will include all solar panels, electrical equipment, poles, piles, foundation and above and below ground conduits. All electrical decommissioning will include obtaining the required permits and following of appropriate lockout/tag out procedures before de-energizing, isolating, and disconnecting electrical devices, equipment, and wiring/cabling.

2.1.1. PV Modules

PV Modules will be disconnected, removed from racking, packaged, and transported to a designated location for resale, recycling, or disposal. Any disposal or recycling will be done in accordance with local by-laws and requirements. The junction boxes will be de-energized, disconnected and removed. The racking system will be unbolted and disassembled and vertical steel posts supporting the racks will be completely removed by mechanical equipment and transported off-site for salvage or reuse. Any demolition debris that is not salvageable will be transported by truck to an approved disposal facility.

2.1.2. Electrical Equipment, Buildings, and Foundations

Decommissioning will require dismantling and removal of the electrical equipment, including inverters, transformers, underground cables, and overhead lines, the prefabricated inverter enclosures, and any electrical switchgear, unless otherwise agreed upon with landowner. The equipment will be disconnected and transported off-site. The larger concrete slab foundations and support pads will be broken up by mechanical equipment and removed from the site. Smaller support pads will be removed from the site intact. Prior to removal of the transformers, the oil will be pumped into a separate industry-approved disposal container and sealed to prevent any spill during storage and/or transportation. Equipment and materials may be salvaged for resale or scrap value depending on the market conditions.

2.1.3. Roads, Parking Area and Maintenance Building

Unless retained for other purposes, all access roads, any parking area, and the maintenance enclosure will be removed to allow for the complete restoration of these areas. If applicable, any granular base (i.e. gravel) covering these areas would be removed and the aggregates hauled to a recycling facility or approved disposal facility. The underlying subsoil, if exhibiting significant compaction beyond what originally existed, will be restored reasonably to original soil structure and aerated. Clean topsoil may also be imported and replaced over the area to match existing grade if appropriate. Additionally, the area will be seeded with native plant species for erosion control, depending on the time of year and subsequent planned use of the land.

2.1.4. Other Components

Unless retained for other purposes, removal of all other facility components from the site will be completed, including but not limited to surface drains, culverts, and fencing. Any materials deemed reusable shall be recovered and reused. All other remaining components will be considered as waste and managed according to local, state, and federal requirements. For safety and security reasons, fencing will be the final component dismantled and removed from the site.

2.2. Site Restoration

The project will not include any permanent changes to the original land use of the land. Therefore, it will be possible to restore the site to its pre-construction condition by ensuring:

- a) Site cleanup, followed by general surface grading, if necessary, restoration of surface drainage swales, ditches and tile drains (if present).
- b) Any excavation and/or trenching caused by the removal of building or equipment foundations, rack supports and underground electrical cables will be backfilled with the appropriate material and leveled to match the pre-existing ground surface.
- c) Prepared soil with all the nutrients required for crops to grow will be spread as necessary.
- d) Native vegetation will be planted as appropriate to provide a rapid return of nutrients and soil structure, and protect against erosion.

2.3 Decommissioning Notification

Prior to initiating any decommissioning activities, the Contractor will notify the local authorities, including the Prince George Community Development & Code Compliance staff and the local fire department, the public, and other relevant parties of the Contractor's intent to decommission the Project. All applicable local, state, and/or federal permits will be required prior to all decommissioning activities.

Attachment A.

OWNER'S PARCEL INFORMATION

Property Tax ID Number(s):

07-1N-5E-0000-0010-0000,
08-1N-5E-0000-0011-0000,
12-1N-4E-0000-0014-0000.

Property Tax ID Number(s):

08-1N-5E-0000-0030-0000,
17-1N-5E-0000-001B-0000,
17-1N-5E-0000-001C-0000,
17-1N-5E-0000-0020-0000,
17-1N-5E-0000-001D-0000,
17-1N-5E-0000-002P-0000.

Lloyd W. Chamberlin

Property Owner's Name

813-962-7843

Applicant's Phone Number

Signature of Applicant

13338 Golf Crest Circle, Tampa, FL 33618

Address

Larry G. Woods

Property Owner's Name

352-430-5314

Applicant's Phone Number

Signature of Applicant

2525 S. 42nd Street, Duncan, OK 73533

Address



OWNER'S CONSENT FORM

Project: Drifton PV1, Drifton PV2

Submittal Date: _____

OWNER'S AUTHORIZATION

I/^{Full}~~we~~ HEREBY GIVE MY CONSENT to Ecoplexus Inc. (by and through its affiliates, officers, directors, managers, employees and agents) to act on my/^{Full}~~our~~ behalf, to submit or have submitted any application and all required material and documents, and to attend and represent me/^{Full}~~us~~ at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I/^{Full}~~we~~ hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application.

I/^{Full}~~we~~ hereby certify that I/^{Full}~~we~~ have full knowledge of the property's anticipated use as a solar power generation facility and that I/^{Full}~~we~~ have an ownership interest in the subject of this application. I/^{Full}~~we~~ understand that any false, inaccurate or incomplete information provided by me/^{Full}~~us~~ or my/^{Full}~~our~~ agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I/^{Full}~~we~~ acknowledge that additional information may be required to process this application. I/^{Full}~~we~~ further agree to all terms and conditions, which may be imposed as part of the approval of this application.


Signature of Owner

Lloyd W. Chamberlin, III
Print Name

8-24-2020
Date

Property Tax ID Numbers:
07- 1N-5E-0000-0010-0000,
08- 1N-5E-0000-0011-0000,
12-1N-4E-0000-0014-0000.

Landowner Address:
13338 Golf Crest Circle,
Tampa, FL 33618

Landowner Phone Number:
813-962-7843

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department, and will not be returned.


Signature of Ecoplexus Inc.

Charles G. McClure, III
Print Name

11/2/20
Date



OWNER'S CONSENT FORM

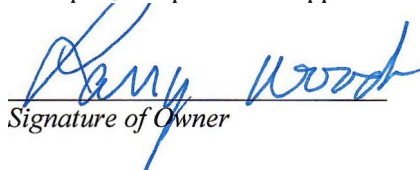
Project: Drifton

Submittal Date: _____

OWNER'S AUTHORIZATION

I/We HEREBY GIVE MY CONSENT to Ecoplexus Inc. (by and through its affiliates, officers, directors, managers, employees and agents) to act on my/our behalf, to submit or have submitted any application and all required material and documents, and to attend and represent me/us at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I/We hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application.

I/we hereby certify that I/we have full knowledge of the property's anticipated use as a solar power generation facility and that I/we have an ownership interest in the subject of this application. I/we understand that any false, inaccurate or incomplete information provided by me/us or my/our agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I/we acknowledge that additional information may be required to process this application. I/we further agree to all terms and conditions, which may be imposed as part of the approval of this application.


Signature of Owner



Nov. 2, 2020
Date

Property Tax ID Numbers:

08-1N-5E-0000-0030-0000,
17-1N-5E-0000-001B-0000,
17-1N-5E-0000-001C-0000,
17-1N-5E-0000-0020-0000,
17-1N-5E-0000-001D-0000,
17-1N-5E-0000-002P-0000.

Landowner Address:

2525 S. 42nd Street,
Duncan, OK 73533

Landowner Phone Number:

352-430-5314

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department, and will not be returned.


Signature of Ecoplexus Inc.

Charles G. McClure, III
Print Name

11/2/20
Date



Attachment B.

Decommissioning Agreement

Decommissioning Plan for: Drifton PV1 Solar Facility

Date: November 6, 2020.

Prepared and Submitted by: Fresh Air Energy II, LLC

Decommissioning will occur as a result of any of the following conditions:

1. The land lease ends
2. The system does not produce power for 12 months
3. The system is damaged and will not be repaired or replaced

The operator of the facility will meet the tasks listed in this exhibit as a minimum to decommission the project. All said removal and decommissioning shall occur within 12 months of the facility ceasing to produce power for sale. The operator of the solar energy facility is responsible for this decommissioning. Nothing in this plan relieves any obligation that the real estate property owner or Jefferson County may have to remove the facility as outlined in the Special Exception Permit in the event the operator of the facility does not fulfil this obligation.

Applicant is offering a \$50,000 bond to cover the administrative cost of decommissioning and agrees to provide updates of an engineer's estimate of cost to the decommissioning plan including the decommissioning and salvage value estimates every five years. Additionally, if the salvage values decrease, the Applicant will account for this difference and add this change in value to the existing decommissioning estimates *and surety bond*. After this, the Applicant will increase value reassessment of decommissioning estimates and provide the resulting updates to the Jefferson County Board of County Commissioners every two years moving forward.

The operator of the solar facility will provide Jefferson County Board of County Commissioners and the Register of Deeds with an updated signed decommissioning plan within 30 days of the change of the solar facility owner or operator.

Solar Energy Facility Operator Signature: _____

Date: _____

Jefferson County Representative Signature: _____

Date: _____

Attachment G - Decommissioning Plan Estimate



SOLAR FARM: Drifton PV2
 SITE ADDRESS: Jefferson County, FL
 PREPARED FOR: Ecoplexus, Inc.
 PROJECT NUMBER: 114003.32
 DATE: 3-Jun-20



221 Providence Road
 Chapel Hill, NC 27514
 (919) 929-0481

OPINION OF PROBABLE COST FOR SOLAR FARM DECOMMISSIONING

Assumptions: System Size Conversion Factor: 14
 70.0 MW AC
 100 MW DC
 1.43 DC/AC Ratio

– Tracker Racking
 – Poly Modules 430 W
 – Dual Inverters

Summary:

ITEM	QUANTITY	UNIT	SALVAGE UNIT COST	TOTAL SALVAGE VALUE	REMOVAL UNIT COST	TOTAL COST TO REMOVE/RESTORE	NET GAIN/LOSS	COMMENTS
Wire (Copper)	555,356	LB	\$2.48	\$1,376,159.11	\$0.20	\$111,071.13	\$1,265,087.98	See Note 1
Wire (Aluminum)	15,231	LB	\$0.68	\$10,359.66	\$0.20	\$3,046.23	\$7,313.43	See Note 1
Racking System	11,503,850	LB	\$0.12	\$1,369,742.01	\$0.08	\$920,308.00	\$449,434.01	See Note 2
Solar Modules (Crystalline)	114,744	EA	\$4.30	\$493,399.20	\$2.00	\$229,488.00	\$263,911.20	See Note 3*
Inverters	824,600	LB of Metal	\$0.04	\$33,614.32	\$2,250.00	\$45,000.00	-\$11,385.68	See Note 4
Transformers	80,000	KVA	\$5.00	\$400,000.00	\$5,000.00	\$100,000.00	\$300,000.00	See Note 5
Concrete Pad	20	EA	\$0.00	\$0.00	\$1,500.00	\$30,000.00	-\$30,000.00	See Note 6
6' Chain Link Fencing	312,137	LB	\$0.04	\$12,485.48	\$3.50	\$254,065.00	-\$241,579.52	See Note 7
Substation	1	EA	\$17,000.00	\$17,000.00	\$85,000.00	\$85,000.00	-\$68,000.00	See Note 8
Battery Storage System	0	EA	\$2,000.00	\$0.00	\$15,000.00	\$0.00	\$0.00	See Note 9
Land Restoration	320	AC	\$0.00	\$0.00	\$500.00	\$160,000.00	-\$159,500.00	See Note 10
Erosion Control	320	AC	\$0.00	\$0.00	\$2,000.00	\$640,000.00	-\$640,000.00	See Note 11
TOTAL				\$3,712,759.78		\$2,577,978.36	\$1,135,281.42	

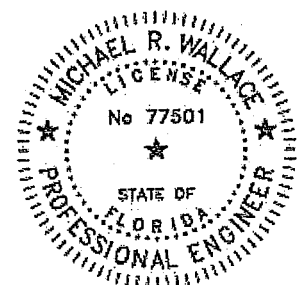
Notes:

1. Wire
- Excavate to cable depth at one end of trench. Use tractor or other equipment to remove all wiring and conduits in common trench.

	Length	lbs/1000 FT	Total Lbs
MV - 1/0 AWG (Copper)	37,240	363.013	13,519
MV - 1/3 (AL)	37,240	409	15,231
AC output (Copper)	93,660	99.181	9,289
DC output (Copper)	8,050,000	66.155	532,548
Total Copper			555,356
Total Aluminium			15,231
Cost to Remove:	\$0.20	per pound	

2. Racking System
- Racking frame: Cut legs and cross beams to appropriate size and transport to staging area. Racking Posts: Remove via post-puller and transport to staging area. Haul all removed pieces of racking system to recycle center via flatbed.

Racks:	4005
Posts (10' W6x9) per rack:	13
Total Posts:	52,065
Total post weight (LBS):	4,685,850
Total Racking Weight (LBS):	6,818,000
Total Structure Weight:	11,503,850
Cost to Remove Racking System:	\$0.10 per pound



Michael R. Wallace

11.4.2020

h. Solar Modules

Hand remove modules and place on pallets. Transport pallets to Module recycle center. Assumed salvage value for crystalline modules.

Cost to Remove Modules: \$2.00 Per module
Salvage Value: \$0.01 Per Watt

i. Inverters

Removal by crane onto flatbed with no dissassembly. Haul to recycle center.

		<u>Total LBS</u>	<u>\$/LB</u>
Number of Inverters:	20	82,460	
Weight Per Inverter (LBS):	4123		
% Steel:	20%	16,492	\$0.12
% Aluminum:	20%	16,492	\$0.68
% Copper:	10%	8,246	\$2.48
Total:		824,600	\$0.04

Cost to Remove Inverters \$2,250 Each

j. Transformers

Removal by crane onto flatbed with no dissassembly. Haul to recycle center. Oil removal performed by recycle center.

Total Transformers: 20
Transformer: 4,000 kVA
Total kVA: 80,000
Value: \$5/kVA
Cost to Remove Transformer: \$5,000

k. Concrete Pad

Assumed (1) 100 SF precast pad per transformer and battery system. Remove precast concrete pad via excavator onto flatbed. Haul to recycle center. Assumed \$45 fee per load at recycle center.

Cost to remove pad: \$1,500

l. Chain Link Fencing

Assumed 1 post per 10 LF. Assumed post weight of 3 lbs. Machine roll fence fabric, remove posts via post-puller. Transport removed fencing materials to recycle center.

Fencing:		Post weight =	21777 lbs
Total LF on Project:	72,590	Fence Weight =	290360 lbs
Total Weight:	312,137 lbs		

Cost to remove fencing: \$3.50 LF

m. Substation & Substation Equipment

Remove equipment via crane onto flatbed. Haul to recycle center. Remove substation fencing via fence-roller and remove posts via post-puller. Haul to recycle center. Assumed salvage value.

Cost to Remove: \$85,000
Salvage Value: 20% of Cost to Remove

n. Battery Storage System

Assumed 40' containerized system. Load battery system onto flat-bed via crane. Haul to recycle center. Assumed salvage value.

Cost to Remove: \$15,000 EA
Salvage Value: \$2,000 EA

o. Land Restoration

Includes: removal of gravel access drives via skid-steer and haul off site; Re-seeding of disturbed areas via atv drill-seeder at 5lbs per acre, stabilized with straw.

Cost to restore: \$500 Acre

p. Erosion Control

Install perimeter erosion control measures (assumes sediment basins will not be required) before decommissioning begins and remove erosion control measures following decommissioning. Includes erosion control permitting.

Cost: \$2,000 Acre

Scrap Metal Unit Pricing

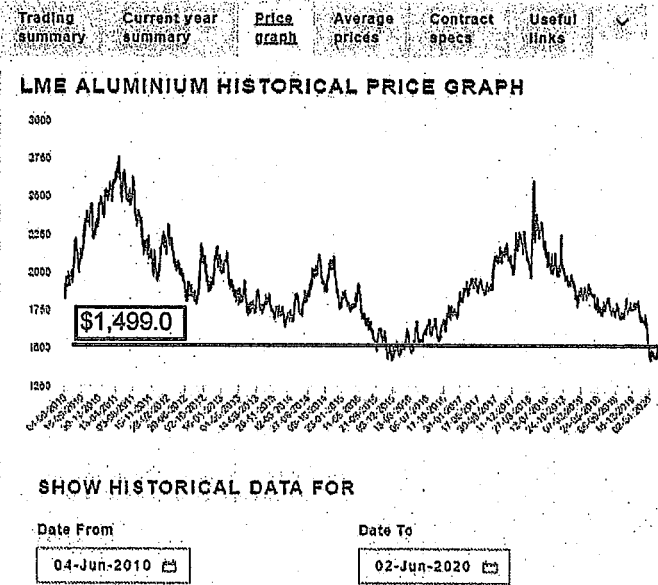
Trading summary	Current year summary	Price graph	Average prices	Useful links
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Data valid for 2 June 2020

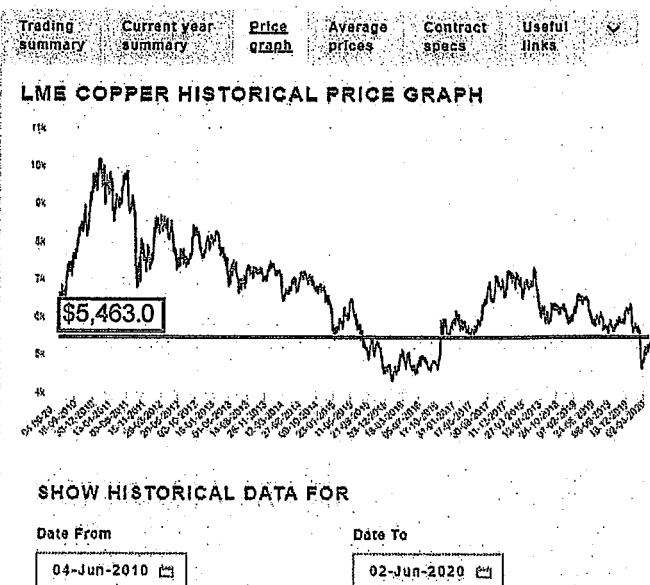
LME OFFICIAL PRICES, US\$ PER TONNE

CONTRACT	ALUMINIUM ALLOY	ALUMINIUM	COPPER
Cash Buyer	1160.00	1499.50	5463.00

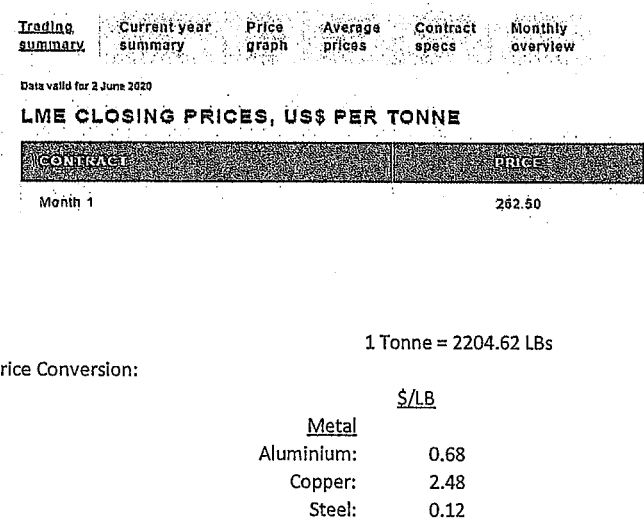
LME ALUMINIUM



LME COPPER



LME STEEL SCRAP



LME STEEL SCRAP

