

ITEM 10:

Determine whether an approximately 0.49-acre private electric utility easement to Solar FL 2018, LLC within the Marjorie Harris Carr Cross Florida Greenways State Recreation and Conservation Area is consistent with the Board of Trustees' Linear Facilities Policy.

LOCATION:

Citrus County

Section 1, Township 17 South, Range 18 East

Section 2, Township 17 South, Range 18 East

Section 35, Township 16 South, Range 18 East

APPLICANT:

Solar FL 2018, LLC

CONSIDERATION:

\$32,000

DSL STAFF REMARKS:

The Applicant is requesting a utility easement across a portion of the Marjorie Harris Carr Cross Florida Greenways State Recreation and Conservation Area (Greenway) to connect a proposed solar farm within the City of Dunnellon and Marion County limits, to an existing Duke Energy substation located west of the Withlacoochee River in Citrus County. The property over which the easement will cross is managed by the State of Florida Department of Environmental Protection, Division of Recreation and Parks (DRP) under Trustees' lease number 4013. The property was acquired by the Canal Authority of the State of Florida in 1971 and transferred to the Board of Trustees in 1993.

Background:

ARC previously reviewed a portion of this easement via the negative response process in July 2021. The original alignment only comprised approximately 0.047 acres of impact to the Greenway, lying on the west side of the Withlacoochee River. The proposed route was chosen based on an analysis of alternatives in coordination with DRP that offered the minimum impact to the Greenway. As the Applicant continued discussions and negotiations with Duke Energy, a realignment of the westernmost portion of the project was necessary in order to connect the solar farm to Duke's existing substation. The current request incorporates the original alignment with an additional 0.443-acre site to the west.

Avoidance:

The applicant conducted extensive analyses for several alternatives to the proposed reroute. Use of public road rights-of-way was determined to be unviable due to numerous other existing utilities. Therefore, the Applicant sought alternatives across both privately owned and state-owned lands. The Applicant continued to work with other property owners for the remaining alignment. While the Applicant was able to purchase some additional lands, it is still necessary

to cross the Greenway. Due to the static location of connecting power to the existing Duke substation, the applicant is required to tie-in to the north side of Duke’s property and substation. The Applicant worked very closely with DRP, including a coordinated site visit, to locate a path within the trail right-of-way, circling the substation on the east side.

Minimizing Impacts:

The original location, previously approved, will employ directional drilling and offers minimal impact to resources on State-owned lands. Following installation, there will be no required maintenance in the future. Power lines may be re-set using pull boxes located off-site. The additional easement area will be installed via open trench and avoids removal of vegetation, which serves as a vegetative buffer between the trail and substation. The proposed project minimizes resource impacts as much as possible. DRP provided a revised letter of approval on February 10, 2023. In a letter dated January 19, 2023, the Florida Department of State Division of Historical Resources recommended that a trained Archaeological Resource Manager be present during ground-disturbing activities. In the event resources are encountered, all work shall cease immediately, and proper authorities notified.

Compensation:

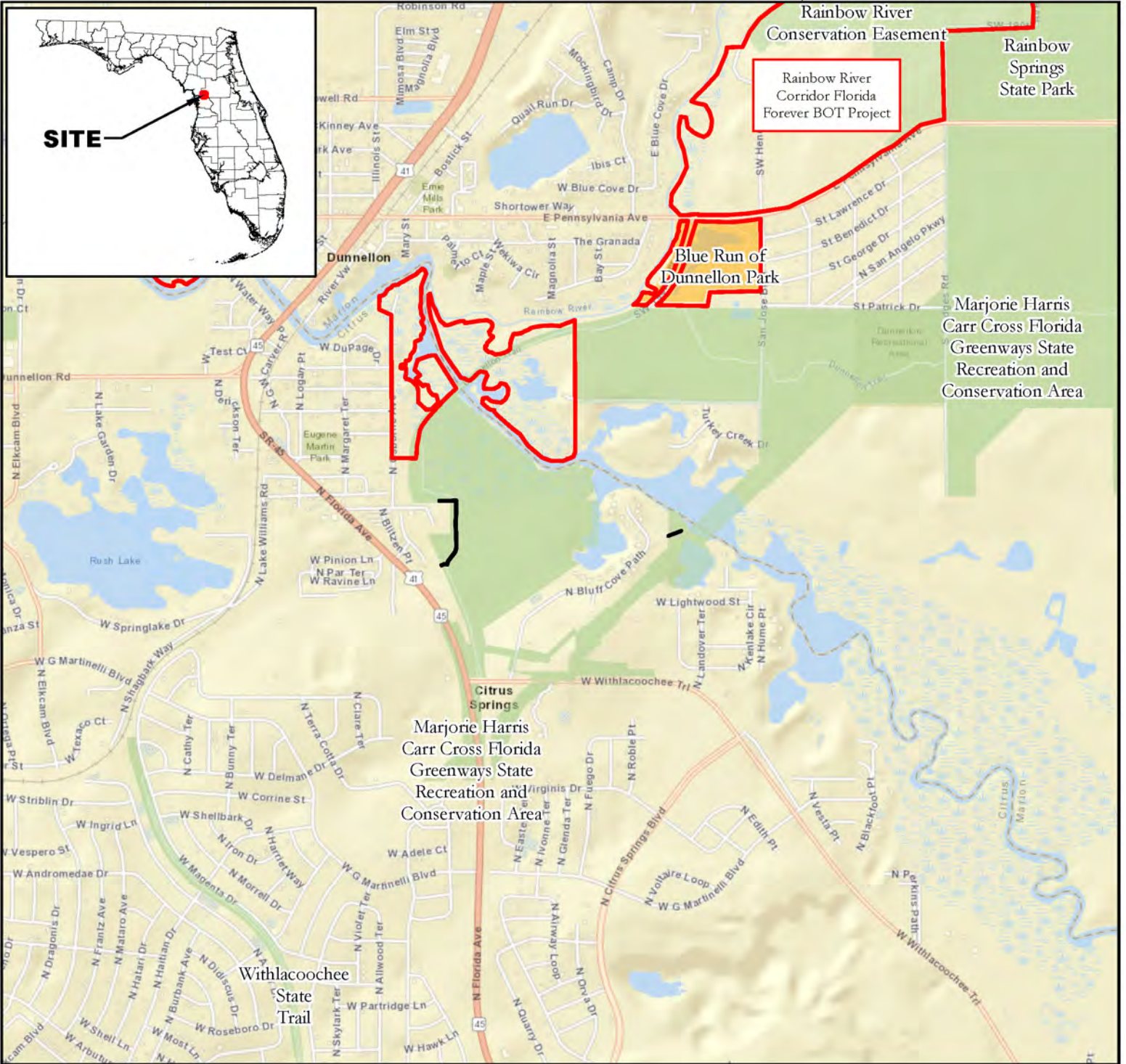
The applicant shall pay a one-time easement fee of \$32,000 based on a comparative sales analysis. Additional compensation will be satisfied in the form of replacement lands. Said replacement lands comprise of approximately 10.857 acres in Marion County, to be used as a trail connection between the Greenway and Southwest Water Management District owned lands. The trail connection will be managed by DRP as part of the Greenway.





DSL STAFF RECOMMENDATION:

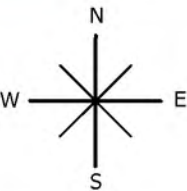
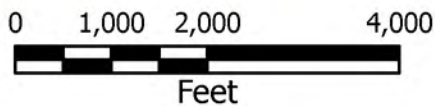
Approve the easement.

ARC RECOMMENDATION:

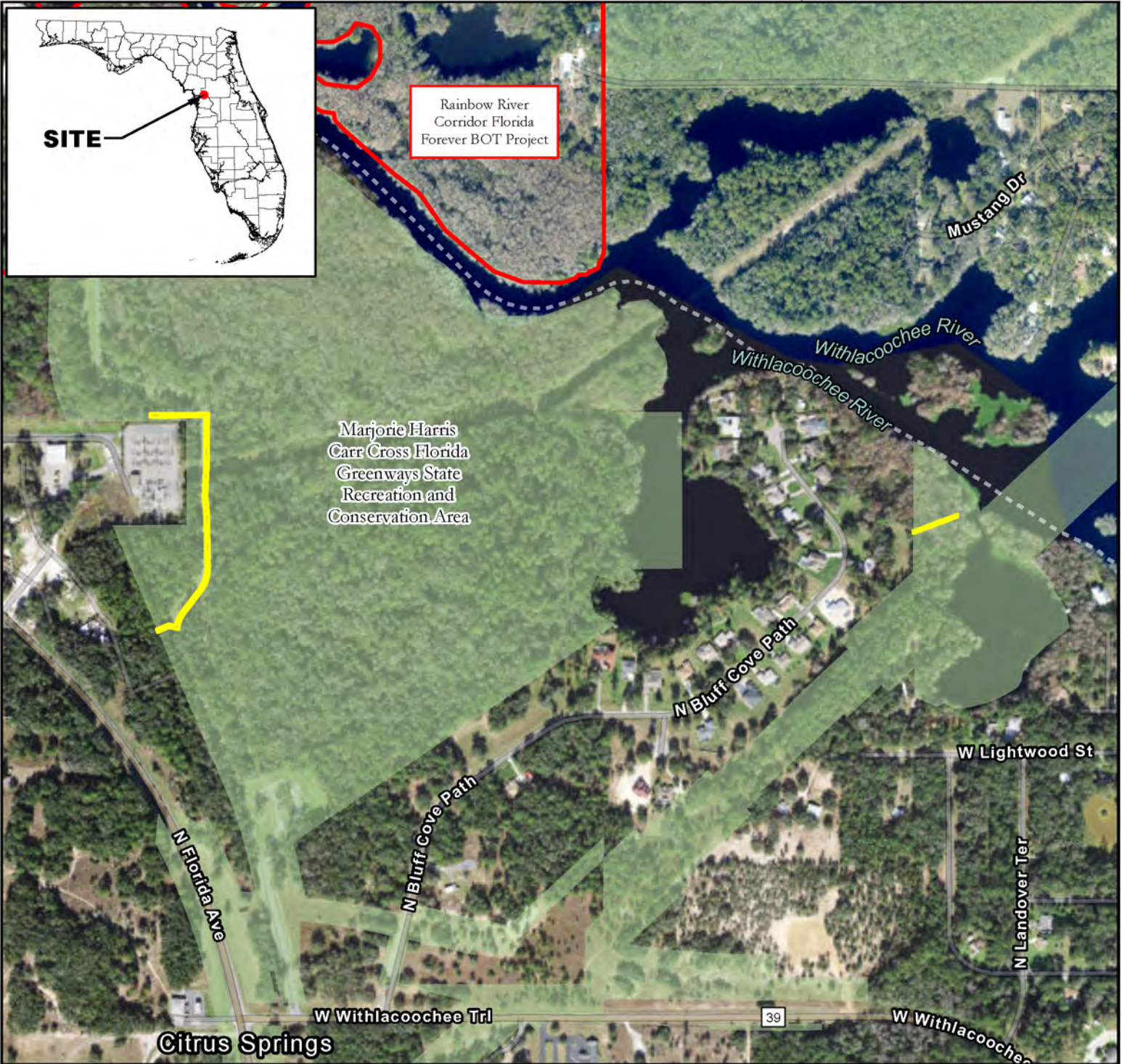
- APPROVE**
- APPROVE WITH MODIFICATIONS:** _____
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER** _____






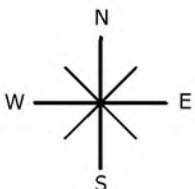
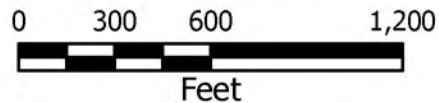
-  Subject Parcel
-  Florida Forever Project Boundaries
-  State Managed Conservation Lands
-  City/County Managed Conservation Lands



Easement No. 33416
Citrus County, Florida

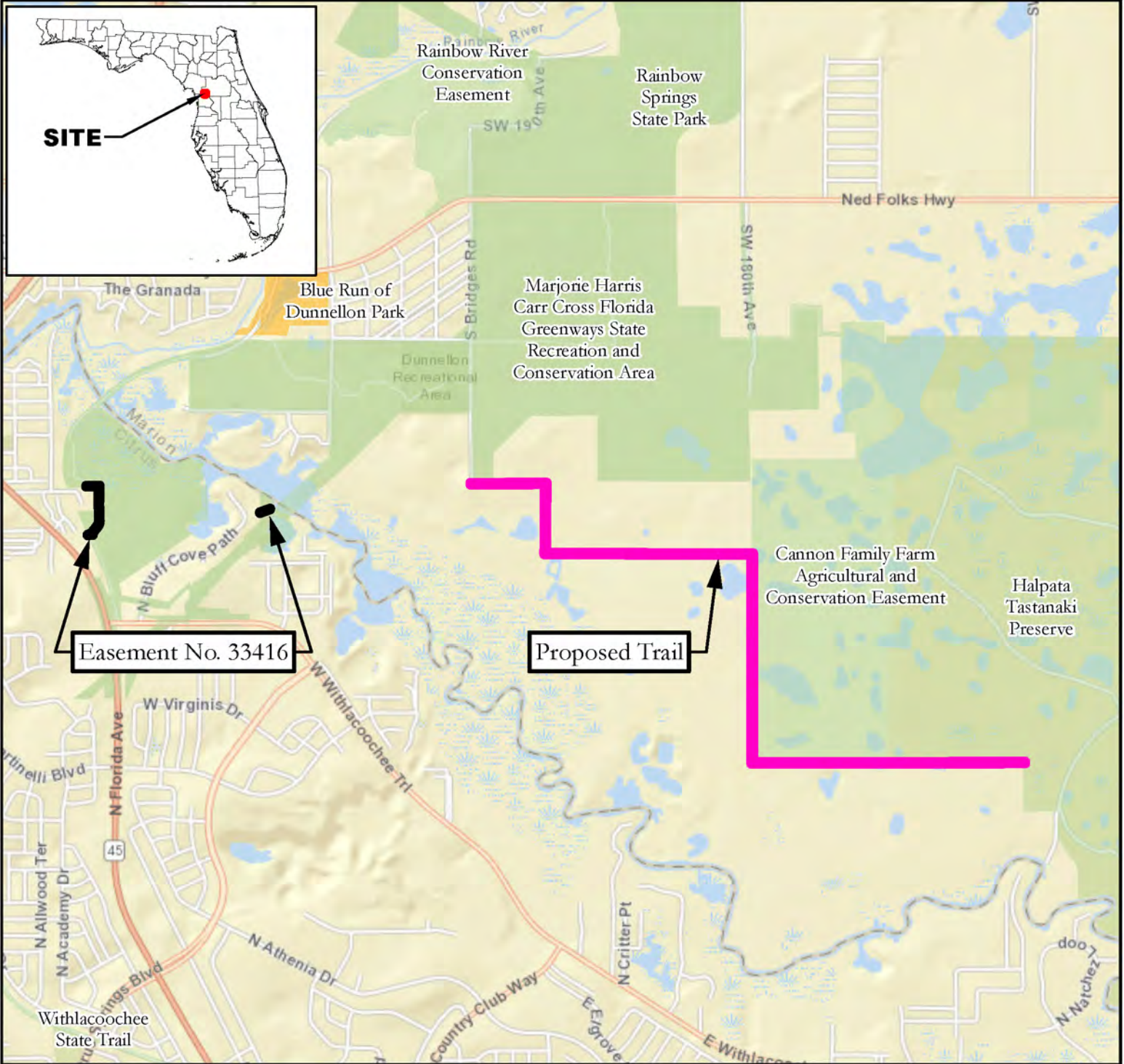


-  Subject Parcel
-  Florida Forever Project Boundaries
-  State Managed Conservation Lands



Easement No. 33416





Citrus County, Florida

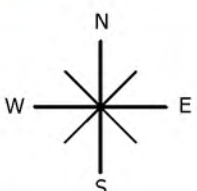


SITE

Easement No. 33416

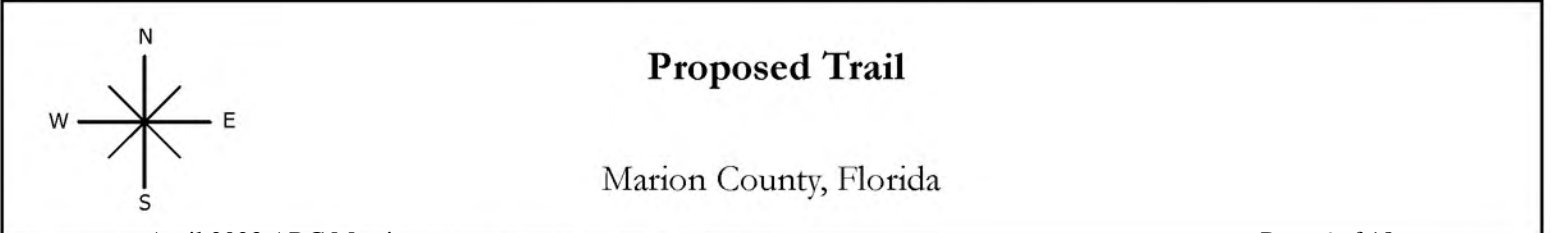
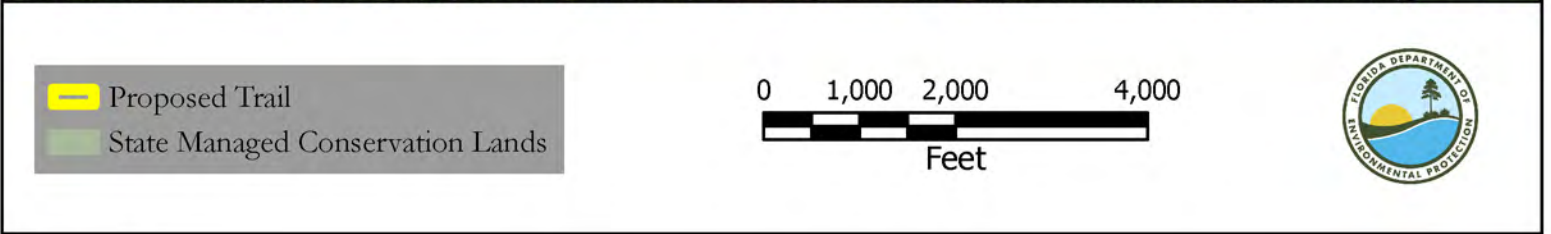
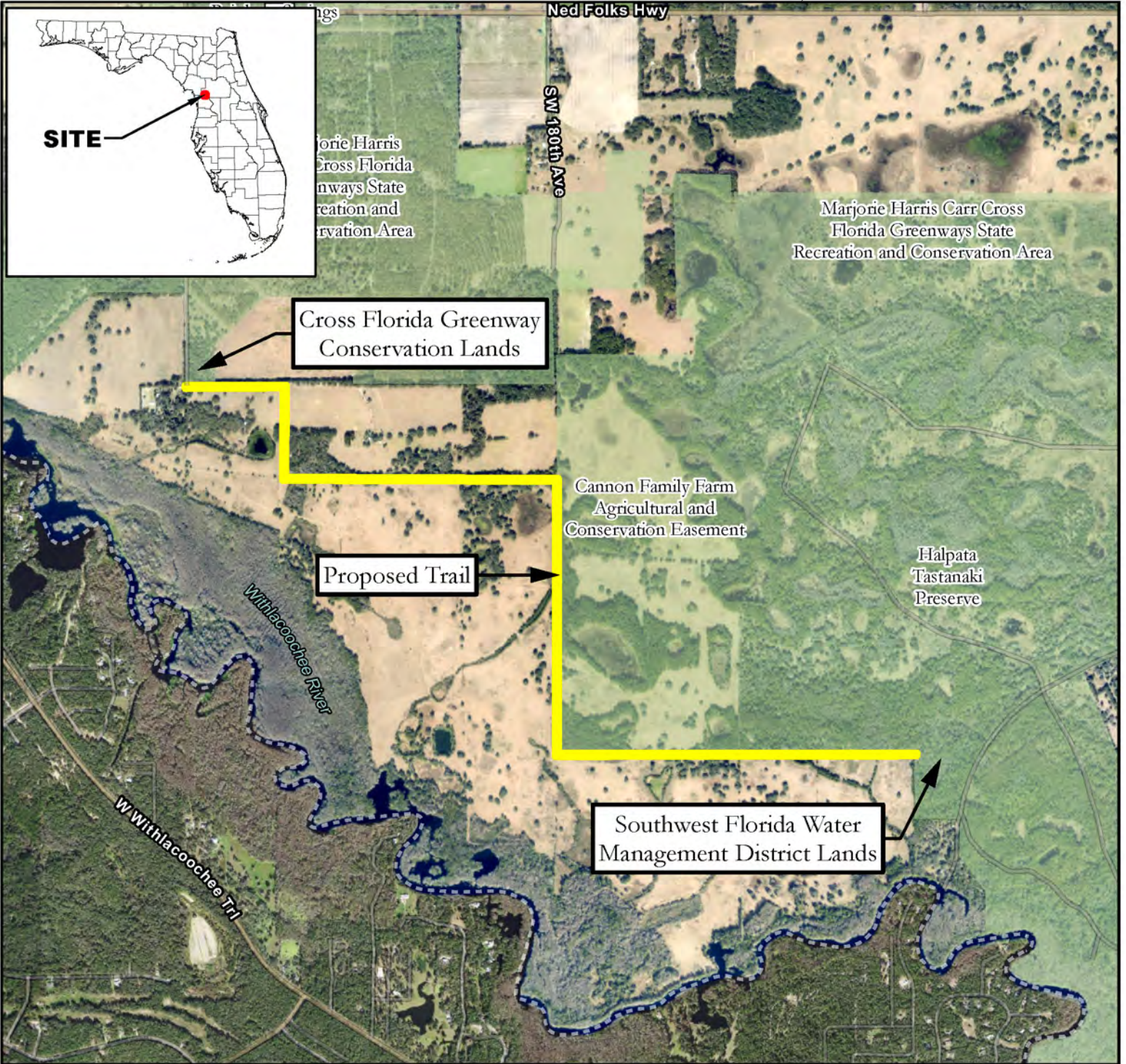
Proposed Trail

-  Easement No. 33416
-  Proposed Trail
-  State Managed Conservation Lands
-  City/County Managed Conservation Lands



Proposed Trail

Citrus and Marion Counties, Florida



SKETCH OF DESCRIPTION

PROJECT NAME: DUNNELON SOLAR
PURPOSE: UTILITY EASEMENT

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 17 South, Range 18 East, Citrus and Marion County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 1, also being the Northeast corner of River Bluffs, according to the plat thereof as recorded in Plat Book 15, Pages 105 through 107, Public Records of Citrus County, Florida; thence run S00°18'57"E along the West line of said Northeast 1/4 of the Northwest 1/4 of Section 1 and the East line of said plat of River Bluffs, a distance of 518.79 feet for the Point of Beginning; thence run N69°19'45"E, a distance of 204.85 feet to a point on the Ordinary High Water Line; thence run S11°47'39"W along said Ordinary High Water Line, a distance of 11.85 feet; thence run S69°19'45"W, a distance of 202.19 feet; thence run N00°18'57"W along said West line of said Northeast 1/4 of the Northwest 1/4 of Section 1 and the East line of said plat of River Bluffs, a distance of 10.67 feet to the Point of Beginning.

Containing 2,035 square feet or 0.047 acres, more or less.

SURVEYORS NOTES

1. Bearings based on the East line of River Bluffs as being S00°18'57"E.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
4. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
5. The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 01/19/2021 per 5J17-062(2).

James R. Shannon
 Digitally signed by James R Shannon
 Date: 2021.01.19 11:13:25 -05'00'

JAMES R. SHANNON JR., P.L.S. #4671
 NOT VALID WITHOUT THE SIGNATURE AND THE
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BSM APPROVED

BY MS
 DATE 6/3/21

SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2045
 ALTAMONTE SPRINGS, FLORIDA, 32714
 (407) 774-8372 LB # 6898

DATE OF SURVEY: 01/19/2021

DRAWN BY: BP SCALE: 1" = 200'

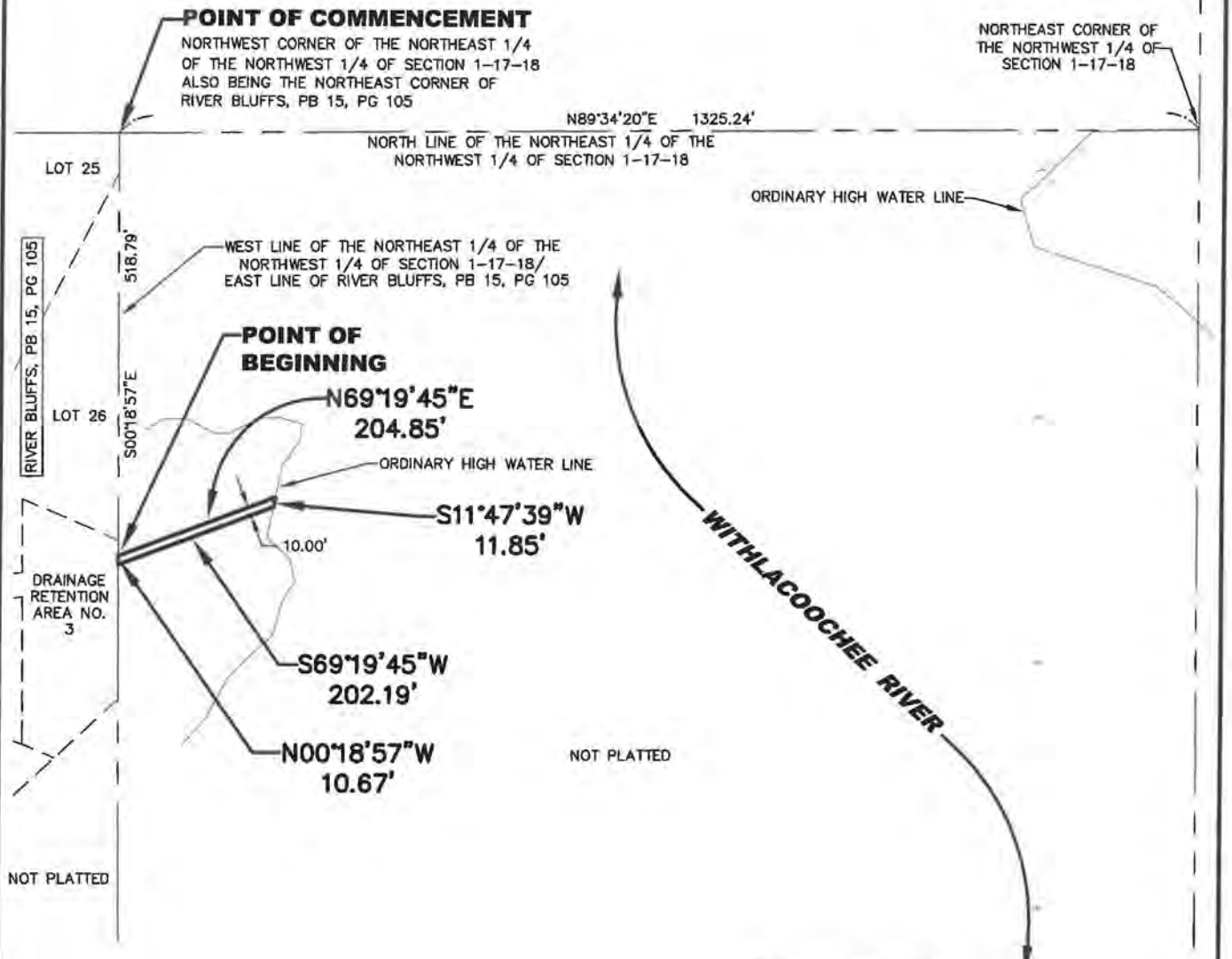
DUNNELON SOLAR-UTILITY UPLAND SKETCH

SHEET 1 OF 2

SKETCH OF DESCRIPTION

PROJECT NAME: DUNNELON SOLAR
PURPOSE: UTILITY EASEMENT

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 1



RIVER BLUFFS, PB 15, PG 105

BSM APPROVED
BY [Signature]
DATE 6/3/21



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 01/19/2021
DRAWN BY: BP SCALE: 1" = 200'
DUNNELON SOLAR-UTILITY UPLAND SKETCH
SHEET 2 OF 2

SKETCH OF DESCRIPTION

PROJECT NAME: DUNNELLON SOLAR

PURPOSE: 15.00' UTILITY EASEMENT

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

That part of Section 2, Township 17 South, Range 18 East, and that part of Section 35, Township 16 South, Range 18 East, Citrus County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of Section 2, Township 17 South, Range 18 East; thence run N89°34'04"E along the North line of said Northeast 1/4, a distance of 696.60 feet for the Point of Beginning; thence run N00°25'56"W, a distance of 15.00 feet; thence run N89°34'04"E along a line 15.00 feet North of and parallel to said North line of the Northeast 1/4 of Section 2, a distance of 251.35 feet; thence run S00°36'31"W, a distance of 247.00 feet; thence run S02°51'59"W, a distance of 110.42 feet; thence run S05°32'34"E, a distance of 80.27 feet; thence run S00°57'34"E, a distance of 225.73 feet to the beginning of a curve concave to the Northwest, having a radius of 171.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 38°33'37", an arc distance of 115.08 feet, having a chord bearing of S18°19'15"W and a chord distance of 112.92 feet; thence run S37°36'03"W, a distance of 115.52 feet to the beginning of a curve concave to the Southeast, having a radius of 129.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 33°24'16", an arc distance of 75.21 feet, having a chord bearing of S20°53'55"W and a chord distance of 74.15 feet; thence run N79°07'35"W, a distance of 42.00 feet; thence run S66°48'32"W, a distance of 52.21 feet; thence run N23°11'28"W, a distance of 15.00 feet; thence run N66°48'32"E, a distance of 56.81 feet; thence run S79°07'35"E, a distance of 30.72 feet; to a point on a non-tangent curve concave to the Southeast, having a radius of 144.00 feet; thence form a radial bearing of S79°07'35"E run Northeasterly along the arc of said curve through a central angle of 26°43'38", an arc distance of 67.17 feet, having a chord bearing of N24°14'14"E and a chord distance of 66.57 feet; thence run N37°36'03"E, a distance of 115.52 feet to the beginning of a curve concave to the Northwest, having a radius of 156.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 38°33'37", an arc distance of 104.99 feet, having a chord bearing of N18°19'15"E and a chord distance of 103.02 feet; thence run N00°57'34"W, a distance of 225.13 feet; thence run N05°32'34"W, a distance of 80.77 feet; thence run N02°51'59"E, a distance of 111.23 feet; thence run N00°36'31"E, a distance of 231.43 feet; thence run S89°34'04"W along said North line of the Northeast 1/4 of Section 2, a distance of 236.08 feet to the Point of Beginning.

Contains 19,307 square feet or 0.443 acres, more or less.

SURVEYORS NOTES

1. Bearings based on the North line of the Northeast 1/4 of Section 2-17-18 as being N89°34'04"E.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
4. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
5. The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 12/21/2022 per 5J17-062(2).



**BSM
APPROVED
BY GARY TEW**

Digitally signed by
**BSM APPROVED BY
GARY TEW**
Date: 2023.01.19
16:20:09 -05'00'

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 12/21/2022

DRAWN BY: BP SCALE: 1" = 200'

DUNNELLON SOLAR-15FT UTILITY SKETCH

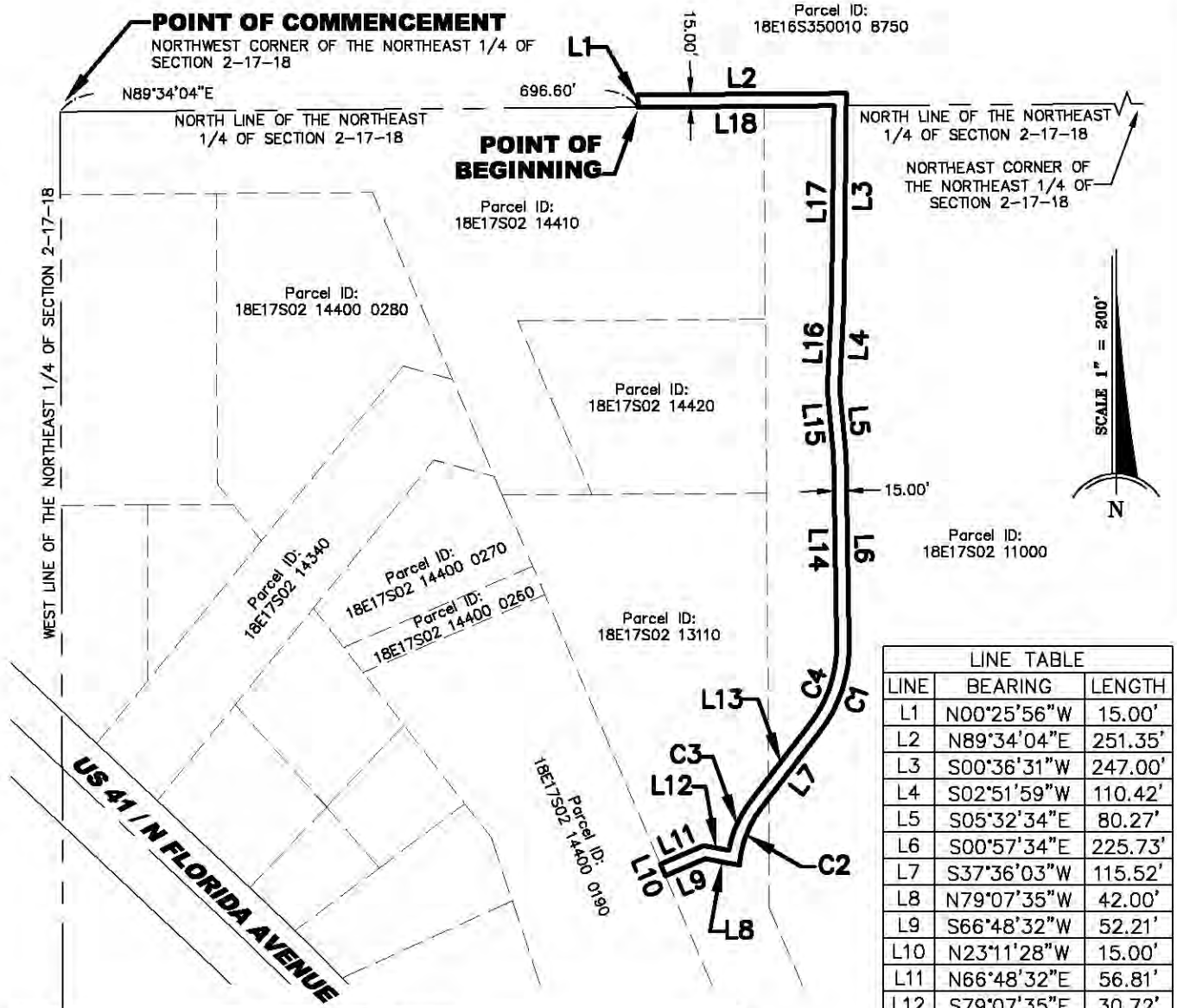
SHEET 1 OF 2

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH OF DESCRIPTION

PROJECT NAME: DUNNELLON SOLAR
 PURPOSE: 15.00' UTILITY EASEMENT

THIS IS NOT A BOUNDARY SURVEY
 NOT VALID WITHOUT SHEET 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'56"W	15.00'
L2	N89°34'04"E	251.35'
L3	S00°36'31"W	247.00'
L4	S02°51'59"W	110.42'
L5	S05°32'34"E	80.27'
L6	S00°57'34"E	225.73'
L7	S37°36'03"W	115.52'
L8	N79°07'35"W	42.00'
L9	S66°48'32"W	52.21'
L10	N23°11'28"W	15.00'
L11	N66°48'32"E	56.81'
L12	S79°07'35"E	30.72'
L13	N37°36'03"E	115.52'
L14	N00°57'34"W	225.13'
L15	N05°32'34"W	80.77'
L16	N02°51'59"E	111.23'
L17	N00°36'31"E	231.43'
L18	S89°34'04"W	236.08'

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	RAD. BEARING	CH. BEARING	CHORD
C1	171.00'	38°33'37"	115.08'	S89°02'26"W	S18°19'15"W	112.92'
C2	129.00'	33°24'16"	75.21'	S52°23'57"E	S20°53'55"W	74.15'
C3	144.00'	26°43'38"	67.17'	S79°07'35"E	N24°14'14"E	66.57'
C4	156.00'	38°33'37"	104.99'	N52°23'57"W	N18°19'15"E	103.02'

SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 – SUITE 2045
 ALTAMONTE SPRINGS, FLORIDA, 32714
 (407) 774-8372 LB # 6898

BSM APPROVED BY GARY TEW
 Digitally signed by GARY TEW
 Date: 2023.01.19 16:20:43 -05'00'

DATE OF SURVEY: 12/21/2022
 DRAWN BY: BP SCALE: 1" = 200'
 DUNNELLON SOLAR-15FT UTILITY SKETCH
 SHEET 2 OF 2



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Department of Environmental Protection
Bureau of Public Lands Administration
3800 Commonwealth Blvd.
Tallahassee, FL 32399

January 19, 2023

Re: DHR Project File No.: 2023-0141
Project: Dunnellon Solar - Marjorie Harris Carr Cross Florida Greenway

To Whom It May Concern:

Our office reviewed the referenced projects in accordance with Chapter 267, Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places, or otherwise of historical, architectural or archaeological value.

Based on the information provided, it is the opinion of this agency that ground-disturbing activities involving trenching for the above project should be monitored by someone who has completed our Archaeological Resource Management (ARM) training program. Once the project is complete, the monitor should submit the appropriate monitoring forms to this agency. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872, *Florida Statutes*.

If you have any questions, please contact Jennifer Tobias, Historic Sites Specialist, by email at Jennifer.Tobias@dos.myflorida.com.

Sincerely,

Handwritten signature in blue ink that reads "Kelly L. Chase" with "For" written below it.

Alissa S. Lotane
Director, Division of Historical Resources and State Historic Preservation Officer



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

February 10, 2023

Solar FL 2018, LLC
Attn: John Taylor
1800 Presidential Barack Obama Hwy. Riviera
Beach, Florida 33404 taylor@renewablems.com

RE: Request for Revised Easement-Lease Number 4013

Dear Mr. Taylor,

The Division of Recreation and Parks ("DRP"), leaseholder of the Marjorie Harris Carr Cross Florida Greenways State Recreation and Conservation Area ("Park"), has no objection to the site revision of the previously proposed underground solar-electric distribution line, as shown on the location map included as Exhibit "A". Additionally, DRP has determined that this easement is not inconsistent with the goals of the Park's approved management plan.

Should the Acquisition and Restoration Council ("ARC") recommend approval of the proposed easement, followed by final approval by the Board of Trustees of the Internal Improvement Trust Fund, DRP requests that the Special Conditions attached as Exhibit "B", be included in the easement.

Sincerely,

Daniel
Alsentzer

Digitally signed by Daniel
Alsentzer
Date: 2023.02.13 12:37:29
-05'00'

Daniel Alsentzer, Environmental Administrator
Office of Park Planning
Division of Recreation and Parks

DA:ag

Enclosures (2)

CC: Brad Richardson, BPLA Chief
Robert Yero, D3 Chief
Mickey Thomason, Park Manager

EXHIBIT "B"

Special Conditions - Marjorie Harris Cross Florida Greenways State Recreation and Conservation Area - Easement for Solar-Electric Distribution Line

- A. GRANTEE, or GRANTEE's representative, shall coordinate all construction activities with the manager of the Park ("Manager"), no less than (7) seven days in advance, or to the maximum extent possible. The Manager reserves the right to request an on-site meeting to be held on the first day prior to commencement of construction. The Manager may be contacted by phone at (352)-236-7143.
- B. GRANTEE shall contact the State of Florida Department of State Division of Historical Resources ("DHR") to determine if a certified archaeological monitor is required to be on-site for ground-disturbing activities. Further, GRANTEE shall provide written confirmation to the Manager that the aforementioned determination from DHR has been obtained. Should an on-site monitor be required, GRANTEE shall provide one at GRANTEE'S sole cost and expense. DHR may be contacted directly by phone at (850) 245- 6333.
- C. GRANTEE shall ensure that all stationary and mechanized equipment that enters the Park is clean and does not contain any soil, plant, or animal remains. This will help to prevent exotic or invasive species from entering the Park. The Manager shall be responsible for inspecting all equipment prior to entering the Park.
- D. GRANTEE shall not remove or destroy any trees, shrubs, or other vegetation in any of the areas where the project will take place, unless agreed upon in advance by the Manager. Additionally, GRANTEE, at its sole cost and expense shall repair any damage to vegetation (trees, shrubs, grasses) that is a direct result of construction activities.
- E. In an effort to offset impacts to the Park, GRANTEE shall grant a strip of land, with a minimum width of 30 feet, by perpetual easement or by fee simple donation, to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, to be used for the development and construction of a multi-use trail connection between the South West Florida Water Management District's Halpata Tastanaki Preserve and those Park lands lying west of the Dunnellon Spray Field. Additionally, GRANTEE shall coordinate with the Manager and Marion County, to determine the final trail alignment.

EXHIBIT "A"



\\V:\V1_Civil\048441000-Dunnellon Farms Solar\048441000\Drawings\Title\Parcel Easement Easement 1\Title.dwg

DUNNELLON FARMS SOLAR
CITRUS COUNTY, FLORIDA

PROJECT MAP
12/29/2022 - CONTACT L. JORDAN DRAPER. (407) 898-1511

GRAPHIC SCALE IN FEET
0 100 200 400
NORTH
Kimley»Horn



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Memorandum

To: Brad Richardson, Chief, Bureau of Public Lands Administration
FROM: Frances Alford, Senior Appraiser, Bureau of Appraisal
SUBJECT: Comparable Sales Analysis
BA FILE: 23-8501 DUNNELLON SOLAR UTILITY EASEMENT, CITRUS COUNTY
DATE: January 24, 2023

This is not an appraisal report:

Pursuant to 475.011(3) or 475.612(6), Florida Statutes, I am acting as an employee of the State of Florida and providing an opinion of value that is within the scope of my job but is outside the scope of appraisal services as established within the remainder of 475, Part II, F.S. and in the *Uniform Standards of Professional Appraisal Practice 2022-2023* as promulgated by the Appraisal Standards Board of The Appraisal Foundation. In compliance with the Ethics Rule of USPAP, I am not acting as an appraiser for this evaluation.

Description of Property:

The subject contains two parcels. Parcel 1 is a 0.047-acre site (2,035 square feet) and Parcel 2 is a 0.443-acre site (19,307 square feet) for a total of 21,342 square feet for a 15-foot utility easement

Suggested Price Point:

Sales in Dunnellon and Citrus Springs are about \$3 per square foot. The proposed easement area cannot be independently developed. The term of the easement is 50-years, which is nearly perpetual. It is located underground and would affect the ownership rights by approximately 50% or \$1.50 per square foot. **Therefore, the suggested price of the proposed underground utility easement is \$32,000.**

Frances Alford

Senior Appraiser

**Marjorie Harris Carr
Cross Florida Greenways
State Park and Conservation Area**

June 7, 2021

**D3 Bureau Chief: Larry Fooks
D3 Asst. Bureau Chief: Robert Yero
Park Manager: Mickey Thomason
Env. Specialist: Adele Mills
Env. Specialist: Laurie Dolan**

ARC Questionnaire Responses

1. Description of when and under what program or fund the parcel under consideration was acquired (EEL, LATF, CARL, P-2000, Florida Forever, etc) or donated.

The parcel in question needed for the solar farm transmission line easement was transferred from the federal government to the state of Florida as part of the de-authorization of the former Cross Florida Barge Canal (CFBC) project and establishment of the Cross Florida Greenway in the early 1990's.

2. Description of the purpose for the parcel's acquisition (P-2000 or Florida Forever goals and criteria or similar purpose descriptions) or donation and any restrictions or conditions of use that apply to the parcel, if any.

As stated above the parcel was part of the approximately 60,000-acre transfer of former CFBC lands from the federal government to the state for the establishment of the Cross Florida Greenway (CFG).

F.S. 253.782 (1) "It is the intent of the Legislature to conserve, protect, and maintain the natural resources, recreational values and water management capabilities of Lake Rousseau and the Withlacoochee River." As part of the conditions for the transfer of the former CFBC lands to the state the federal government placed oversight responsibilities with the U.S. Army Corps of Engineers (COE) via 16 U.S. Code 460tt-Cross Florida Barge Canal (b) (2)The State shall agree to preserve and maintain a greenway corridor which shall be open to the public for compatible recreation and conservation activities and which shall be continuous, except for areas referred to in subparagraphs (A) and (C) of this paragraph, along the project route over lands acquired by the Secretary or by the State or State Canal Authority, or lands acquired along the project route in the future by the State or State Canal Authority, to the maximum width possible, as determined in the management plan to be developed by the State for former project lands.

3. Description of the current level of public recreational use or public access of the parcel.

The parcel in question is isolated out of the main Greenway upland corridor that is located on the north side of the Withlacoochee River in this area. No known or designated public recreation occurs on the parcel proposed for the transmission line easement.

4. Description of the natural resources, land cover, vegetation, habitat or natural community, if any, that are currently present on the parcel.

The parcel in question is typed as floodplain swamp along the Withlacoochee river floodplain. From FNAI: "Description: Floodplain swamp is a closed-canopy forest of hydrophytic

trees occurring on frequently or permanently flooded hydric soils adjacent to stream and river channels and in depressions and oxbows within floodplains. Trees are often buttressed, and the understory and groundcover are sparse. The canopy is sometimes a pure stand of bald cypress (*Taxodium distichum*), but more commonly bald cypress shares dominance with one or more of the following tupelo species: water tupelo (*Nyssa aquatica*), swamp tupelo (*N. sylvatica* var. *biflora*), or ogeechee tupelo (*N. ogeche*).”

5. Description and list of the imperiled and other wildlife species, if any, that occur on or use the parcel.

From an FNAI survey contracted by the CFG, we have one point just to the north that represents a *Habenaria floribunda* (toothpetal false rein orchid) found in 2016. No other imperiled species information regarding the parcel in question.

6. Description and list of historical or archaeological resources, if any, that occur or have the potential of occurring on the site.

No documented cultural resource sites are known to be located on the parcel proposed for this 2035sq. foot requested easement. This area is along the floodplain of the Withlacoochee River so there may be some potential for cultural resources although none is known.

7. Formal alternative siting analysis that includes a description and assessment of other potential alternative sites and why they are not feasible or practicable alternatives.

The Dunnellon Solar Farm interests looked at multiple options for routing and locating the required transmission (Gen Tie) transmission line for this project from the North side of the Withlacoochee River to the Duke Energy transmission sub-station they are required to convey the energy to on the south side of the Withlacoochee. These options included:

- A) Transmission line buried along the majority of the existing 2.4mile long Dunnellon paved multi-use trail located on CFG lands. This alignment would have had major impacts and disruption to heavy existing recreational/public use, natural resource impacts to the constrained former railroad corridor which traverses along the Rainbow and Withlacoochee River's floodplain/s.
- B) Co-locating along existing Duke Energy above ground transmission lines over the Withlacoochee River. Going above ground along the existing corridor would have caused significantly more impacts to natural resources for clearing to create a new corridor. Due to utility regulations the applicant is not legally able to co-locate within the existing Duke corridor.

8. Assessment of the impacts the proposed alternative use will have on the natural/historical/archaeological/recreational resources, if any, as well as on the current public use and purpose for the site or parcel.

By utilizing the proposed route and methodology for the required transmission line easement via a parcel of CFG lands disconnected from the main CFG recreational corridor the impacts to the natural/historical/archaeological and recreational resources is being minimized as much as is feasible. The total easement area for this project at .047 acres or 2035 sq. feet demonstrates the absolute minimal impact/s that could occur yet meet the project need/s.

9. Assessment of the potential impacts on the larger area of conservation lands the parcel is located within (park, wildlife management area, forest trail, etc.) and on any surrounding conservation lands, if any.

Because the CFG parcel being proposed for this transmission line easement is located on a parcel isolated out of the CFG's main upland corridor with no designated public recreational use and due to the fractional acreage involved the potential impact/s to the overall CFG corridor's and other nearby conservation land's function as a recreational corridor should not be significantly impacted.

10. Assessment of how the proposed package of consideration and net positive benefit for the requested alternative use of the parcel, such as the generally standard requirement for replacement land (depending on the parcel's size), will offset the impacts and benefit the larger area of conservation lands (park, forest, wildlife management area, trail system, etc.) the parcel is within and particularly how it will offset the impacts or benefit the natural/historical/archaeological resources, habitat and public recreational uses of the public conservation area the parcel is located within.

At the outset of meeting with the Dunnellon Solar Farm interests the CFG's need and desire for a trail corridor to eliminate the only "gap" in the CFG corridor between Ocala and Dunnellon was discussed and noted as a top priority. The solar farm staff working with the private landowner where the solar farm is proposed to be located have worked diligently and in earnest to help meet that significant public interest for the benefit of all.

The provision of a minimum 55' x approximately 4 mile long trail corridor along the northern boundary of the Kingston LLC property totaling approximately 20 acres for future development and public use to eliminate this longstanding "gap" in the Greenway will serve as net-positive benefit for this project and is envisioned to more than mitigate the proposed easement's impact/s.

Through the approval of this transmission line easement the establishment of this trail corridor to the state will fulfill a more than three decades long effort to "fill the gap" and connect existing and future trails between Silver Springs/Ocala/Dunnellon and other regional trail systems.

**It will be the responsibility of the managing agency on whose property a non-conservation or non-public recreation use is proposed to have staff at ARC meetings who will be able to answer questions about the effect of that proposed use on the lands that they manage and about their justification for agreeing to allow it. BPLA staff will continue to present the items but managing agency staff should be ready to answer any questions related to the resources and recreation on the site and the effects of proposed uses.*