

**ITEM 4:**

Consider whether an approximately 30.14731-05-acre private electric transmission line easement that traverses parts of Torreya State Park, Joe Budd Wildlife Management Area, Lake Talquin State Forest, Tallahassee-St. Marks Historic Railroad State Trail, Wakulla State Forest and Plank Road State Forest, is consistent with the Board of Trustees' Linear Facilities Policy.

**LOCATION:**

Multiple Counties

County	Section, Township and Range	Parcel ID Number
Gadsden-Torreya State Park (SP)	25,26/03N,03N/07W,07W	2-25-3N-7W-0000-00200-0000 2-26-3N-7W-0000-00111-0000
Gadsden- Joe Budd Wildlife Management Area (WMA)	23/01N/02W	4-23-1N-2W-0000-00210-0300
Leon – Lake Talquin State Forest (SF)	35,26,23/01N,01N,01N/02W,2W,02W	2235209020000, 2226209010000 2223209020000
Leon-Tallahassee-St. Marks Historic Railroad State Trail (ST)	05/02S/01E	3130209020000
Leon – Wakulla State Forest (SF)	05/02S/01E	3305510010010
Leon & Jefferson – Plank Road State (SF)	25,30/01S,01S/02E,03E	3225202010000 (Leon) 30-1S-3E-0000-0010-0000 (Jefferson)

**APPLICANT:**

Gulf Power Company (Applicant)

**DSL STAFF REMARKS:**

The Applicant is requesting an approximately 30.14731-05-acre private electric transmission line easement, for the construction of an overhead 161-kV transmission line, also known as the North Florida Resiliency Connection (NFRC), to connect the existing Sinai Cemetery Substation in Sneads, Jackson County to the Raven substation in Lake City, Columbia County. The proposed transmission line will be co-located with existing linear facilities wherever possible and, at several locations, the project will cross land owned by the State of Florida and managed by various management agencies. These crossings include the following State-owned conservation lands, listed from west to east in the Panhandle.

Managing Agency	Lease Number-Facility	Parcel Acquired By	Total Easement Acreage (+/-)
Division of Recreation and Parks (DRP)	3645-Torreya State Park	Acquired in 2005 with Florida Forever Funds	6.747
Florida Fish and Wildlife Conservation Commission (FWCC)	3949-Joe Budd Wildlife Management Area	Funds from FWC Preservation 2000 (P-2000) Inholdings & Additions Acquisition Program (I & A) in 1992	0.264
Florida Forest Service (FFS)	3971-Lake Talquin State Forest	Acquired by donation from Florida Power and Light-August 15, 1977	6.744

Managing Agency	Lease Number-Facility	Parcel Acquired By	Total Easement Acreage (+/-)
Division of Recreation and Parks (DRP)	<b>4015</b> -Tallahassee-St. Marks Historic Railroad State Trail	Acquired by donation from FDOT- October 10, 2006	0.096
Florida Forest Service (FFS)	<b>2346</b> -Wakulla State Forest	Acquired by Tax Deed from Leon County in 1946. FKA the Woodville SF, it was combined with the Wakulla SF in June 2002.	<del>1.582.506</del>
Florida Forest Service (FFS)	<b>4806</b> -Plank Road State Forest	Acquired May 26, 2017 with Florida Forever Funds	14.696

An analysis of transmission routes identified a benefit for utility customers for a direct transmission interconnection (DTI) between the transmission networks of the Applicant and FPL. This DTI will create transfer capability and better optimize generation resources through reliable power flows between existing and future substations in these areas.

FWCC, FFS, and DRP have all provided letters of approval to the Department.

The Division of Historical Resources (DHR) required cultural resource assessments surveys (CRAS) of the easement segments, to determine eligibility for listing in the National Register of Historic Places (NHRP), as part of the overall NFRC project. The survey results were submitted to the DHR Compliance and Review Section (Compliance) for review.

*Survey Areas: Torreya SP (Gadsden), Joe Budd WMA (Gadsden), Lake Talquin SF (Leon), Tallahassee-St. Marks Historic Railroad Trail (Leon) and Wakulla SF (Leon)*

The survey concluded that no eligible sites were found to be located within these areas. DHR concurs that no eligible historic properties are present and that the proposed activities within these sections will have no effect to historic properties.

*Survey Area: Plank Road SF (Jefferson and Leon)*

The survey concluded that the Plank Road SF section does include several historic properties which are eligible for listing in the NRHP, sites 8JE00067, 8JE00880, 8JE00881, and 8LE01549. The proposed transmission line project may adversely affect these resources and DHR recommends that the applicant avoid any potential adverse effects to these sites. Should avoidance not be possible, the Applicant should coordinate with DHR to develop appropriate treatment plans to minimize and mitigate any adverse effects to these sites.

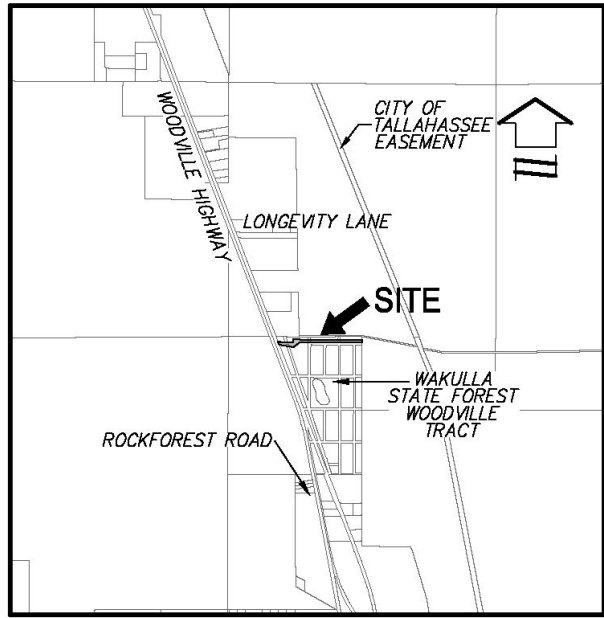
*Avoidance:*

Unlike common commercial or residential developments, the routing and construction of new electric transmission lines is often quite inflexible. Given the nature of this long linear project and the general routing objective to place the proposed new facilities adjacent to other existing linear infrastructure (e.g., roads, electric transmission lines), it is nearly impossible for the Applicant to employ comprehensive traditional avoidance measures, and some impacts could not be avoided. Despite these restrictions, the Applicant made conscious efforts to avoid impacts in the selection of the final alignment of the proposed facilities.

Wakulla State Forest (Leon)

**SURVEY NOTES:**

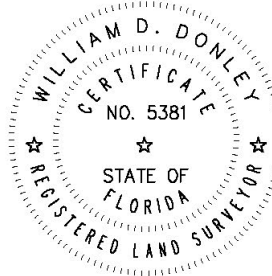
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NORTH ZONE RELATIVE TO THE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING S89°49'27"WW ALONG THE NORTH LINE OF WOODVILLE TERRACE PER PLAT BOOK 2, PAGE 24 PER PUBLIC RECORDS OF LEON COUNTY FLORIDA..
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



**VICINITY MAP**  
(NOT TO SCALE)

BSM: *Handwritten Signature*

DATE: 8/18/20



*William D. Donley* 05/27/2020  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 4

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—  
**STATE LANDS EASEMENT  
 WITHIN WAKULLA STATE  
 FOREST WOODVILLE TRACT**

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**GULF POWER  
 &  
 THE BOARD OF TRUSTEES  
 OF THE INTERNAL  
 IMPROVEMENT TRUST FUND  
 OF THE STATE OF FLORIDA**

DATE: 06/24/19  
 REV DATE: 10/31/19 MRP  
 SCALE: N/A

PROJ: 50111203  
 DRAWN BY: MRP  
 CHECKED BY: WDD

Drawing name: S:\Employee\Mike Phillips\Autocad\10740\FPL 202 Wakulla SLE.sur\sketch\_rev 10-31-19.dwg SHEET 1 May 27, 2020 3:31pm by: mphilips

**LEGAL DESCRIPTION:**

A PORTION OF LOT 1, BLOCK 17; LOT 1, BLOCK 18; LOT 4, BLOCK 22; LOTS 3 THROUGH 8, BLOCK 23; LOTS 1 THROUGH 11, BLOCK 24; LOTS 1 THROUGH 8, BLOCK 25 AND A PORTION OF THOSE CERTAIN 50.00 FOOT PLATTED RIGHT OF WAYS LYING BETWEEN SAID BLOCKS, WOODVILLE TERRACE PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, ALL LYING IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST LEON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 25; THENCE S00°10'33"W ALONG THE EAST LINE OF SAID LOT 8, BLOCK 25, A DISTANCE OF 28.97 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°37'44"W, A DISTANCE OF 1244.11 FEET; THENCE S33°12'11"W, A DISTANCE OF 215.96 FEET; THENCE N80°33'15"W, A DISTANCE OF 285.60 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WOODVILLE HIGHWAY (SR 363) (66.00 FOOT RIGHT OF WAY PER FDOT MAP PROJECT NO. 728); THENCE N20°59'27"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 69.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S80°33'15"E, A DISTANCE OF 131.06 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WASHINGTON STREET (50 FOOT PLATTED RIGHT OF WAY); THENCE S89°49'27"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 164.45 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°10'33"E ALONG THE WEST LINE OF THE AFORESAID SAID LOT 3, BLOCK 23, A DISTANCE OF 116.00 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID WOODVILLE TERRACE PLAT; THENCE S89°49'27"E ALONG SAID NORTH LINE, A DISTANCE OF 1375.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.58 ACRES MORE OR LESS.


BSM: *Hayden*  
DATE: 8/18/20

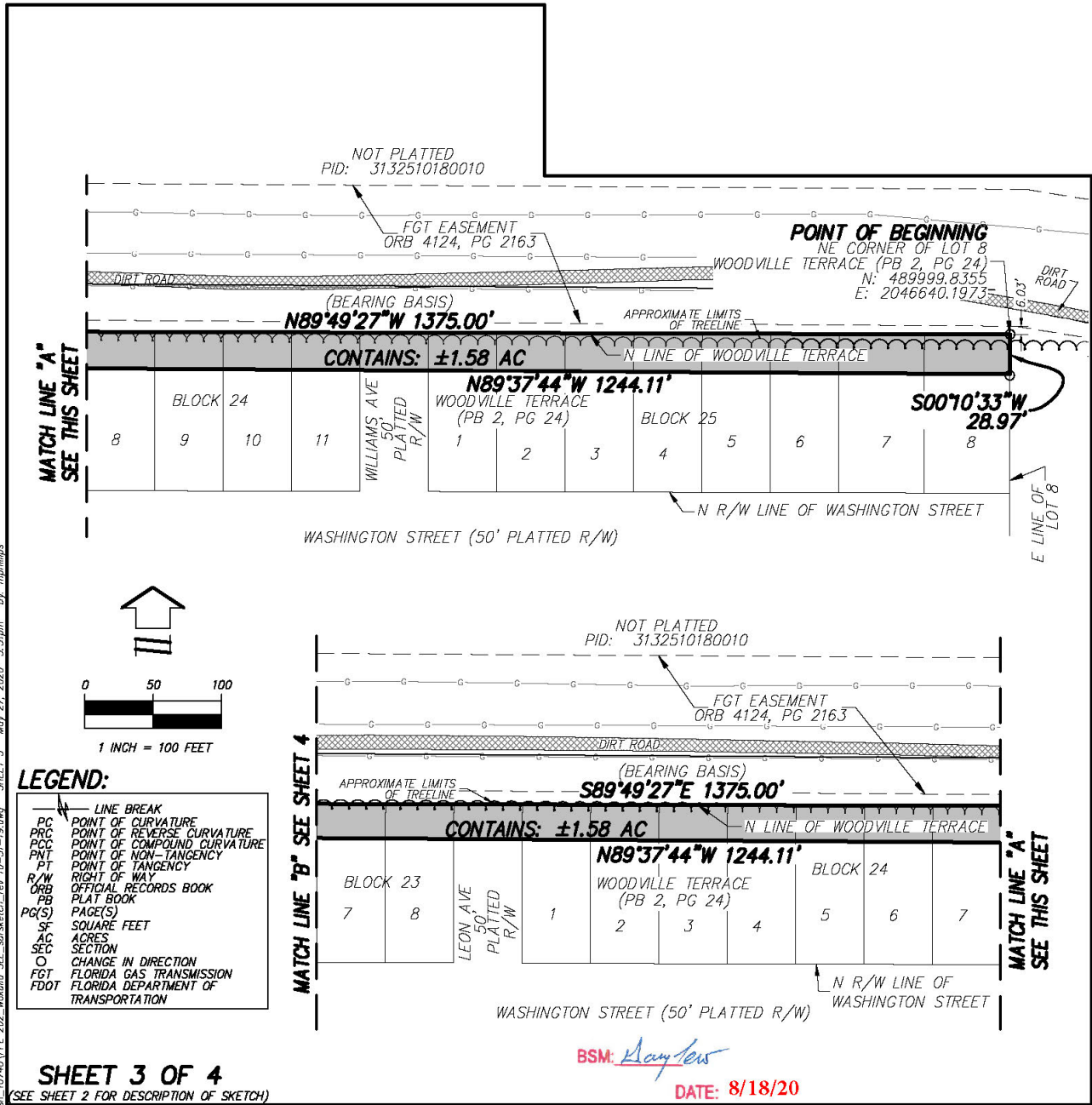
Drawing name: S:\Employee\Mike Phillips\Autocad\10740\FPL 202 Wakulla SE Easement.dwg SHEET 2 May 27, 2020 3:31pm by: mphilips

**SHEET 2 OF 4**

(SEE SHEETS 3-4 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

<p><b>SKETCH OF DESCRIPTION</b></p> <p style="text-align: center;">-OF-</p> <p style="text-align: center;"><b>STATE LANDS EASEMENT WITHIN WAKULLA STATE FOREST WOODVILLE TRACT</b></p> <p style="text-align: center;">SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST</p> <p>LEON COUNTY <span style="float: right;">FLORIDA</span></p>	 <p><b>Dewberry</b></p> <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM</p> <p>CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:</p> <p style="text-align: center;"><b>GULF POWER &amp; THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA</b></p> <p>DATE: 06/24/19      PROJ: 50111203 REV DATE: 10/31/19 MRP      DRAWN BY: MRP SCALE: N/A      CHECKED BY: WDD</p>
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Drawing name: S:\Employee\Mike Phillips\Autocad\10740\FPL 202 Wakulla SLE.sur\sketches\_rev 10-31-19.dwg SHEET 3 of 4 May 27, 2020 3:31pm by: mphilips

**LEGEND:**

- LINE BREAK
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PNT POINT OF NON-TANGENCY
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- SF SQUARE FEET
- AC ACRES
- SEC SECTION
- O CHANGE IN DIRECTION
- FGT FLORIDA GAS TRANSMISSION
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

**SHEET 3 OF 4**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

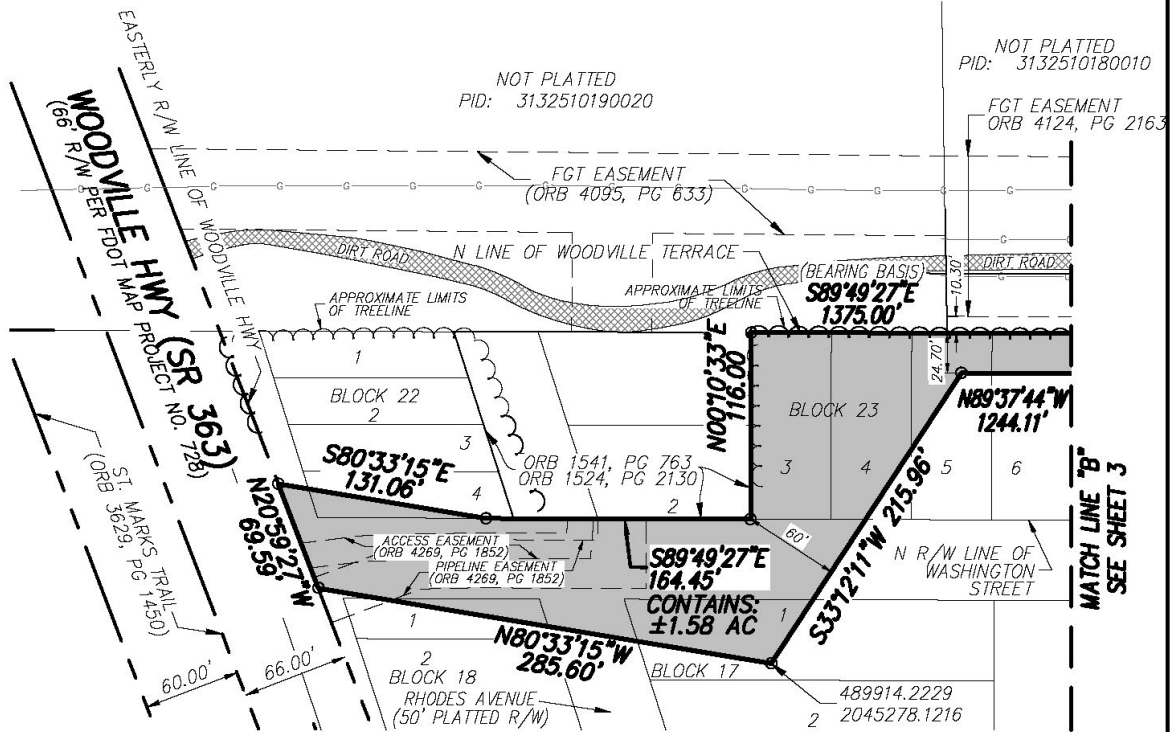
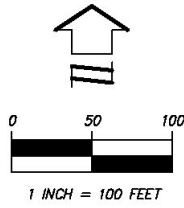
BSM: *May Lewis*  
DATE: 8/18/20

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PC	POINT OF CURVATURE
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PG(S)	PAGE(S)
SF	SQUARE FEET
AC	ACRES
SEC	SECTION
C	CHANGE IN DIRECTION
FCT	FLORIDA GAS TRANSMISSION
FDDT	FLORIDA DEPARTMENT OF TRANSPORTATION



BSM: *Ray Lewis*

DATE: 8/18/20

**SHEET 4 OF 4**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

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