

From: [Moultrie, Manitia](#)
To: [SCQ](#)
Cc: [Mulkey, Cindy](#); [David Ferrentino](#)
Subject: SHCCF Post-certification Amendment
Date: Wednesday, May 31, 2023 3:19:06 PM
Attachments: [image001.png](#)
[SECI - SHEC Post Cert Amend \(FINAL\).pdf](#)

EXTERNAL MESSAGE

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Good Afternoon,

Shady Hills Energy Center, LLC (SHEC) respectfully submits the attached Post-certification Amendment for the Site Certification Application (SCA) for the Shady Hills Combined Cycle Facility (SHCCF).

The proposed amendment includes a request to 1) make minor changes to the SHCCF Certified Site boundary, and 2) expand the SHCCF Project area and the temporary construction parking and laydown area. The proposed revision does not materially affect the analyses or conclusions presented in the original and amended SCA.

We appreciate your review and consideration of the proposed amendments.

Kind Regards,

Manitia

Manitia Moultrie

Vice President, Earth & Environment

T+ 1 813-769-5300

M+ 1 727-403-2202



5411 SkyCenter Drive, Suite 650, Tampa, FL 33607

[wsp.com](#) | [golder.com](#)

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May 31, 2023

Project No. 31405228.001

Cindy Mulkey, Program Administrator

Siting Coordination Office
Florida Department of Environmental Protection
2600 Blair Stone Road, MS 5500
Tallahassee, Florida 32399

Email: Cindy.mulkey@dep.state.fl.us

**RE: Shady Hills Energy Center, LLC
Shady Hills Combined Cycle Facility, Pasco County
Amendment to Certified Site and Construction Parking and Laydown Area
Conditions of Certification PA 18-59**

Dear Ms. Mulkey:

Shady Hills Energy Center, LLC (SHEC) respectfully submits this Post-certification Amendment for the Site Certification Application (SCA) for the Shady Hills Combined Cycle Facility (SHCCF). The SCA was originally submitted on February 16, 2018 and amended on June 28, 2018 and certified on December 3, 2018.

The SHCCF Project is owned by SHEC. The SHCCF site as certified by the Department is approximately 14 acres. Adjacent to the SHCCF Project site is the existing, non-certified power plant, Shady Hills Generating Station (SHGS), which is owned and operated by Shady Hills Power Company (SHPC). See Figure 1.

This proposed amendment includes a request to 1) make minor changes to the SHCCF Certified Site boundary, and 2) expand the SHCCF Project area and the temporary construction parking and laydown area.

SHCCF Certified Site Boundary – Minor Change

SHEC requests minor changes to the SHCCF Certified boundary as a result of the transfer of property between SHEC and SHPC. The minor changes to the SHCCF Certified boundary do not affect any of the SHCCF energy generation equipment or its ability to comply with the conditions of certification. The changes include the following:

- Transfer of 0.007 acre from SHEC to SHPC. This area is being transferred to SHPC because it contains a small groundwater monitoring well that is used for an evaporation pond related to the SHGS site. The owners of the two properties wish to put up a security fence and foresee that this small monitoring well area should be on the SHGS site for ease of access, maintenance and monitoring. (Page 2 of Attachment 1 and Figure 2)

- Transfer of 0.051 acre from SHEC to SHPC. This area is an area where hydrogen tanks servicing combustion turbines on the SHGS site are located. (Page 3 of Attachment 1 and Figure 2)
- Transfer of 0.281 acre from SHEC to SHPC. This area is immediately adjacent to the area where the hydrogen tanks are stored and serves as a maintenance and parking area for the tanks and the SHGS in general. (Page 4 of Attachment 1 and Figure 2)
- Transfer of 0.08 acre from SHPC to SHEC. This area is near the fence line between the two properties and the owners decided that it is more efficient for the security fence between the two properties to cross on the north side of this small parcel. (Page 5 of Attachment 1 and Figure 2)

All of the land swaps are between an existing, developed power plant site, SHGS, and SHCCF. In summary, the first three adjustments add up to a total of ± 0.339 acre being removed from the SHCCF certified site. The last item is a total of ± 0.08 acre being added to the SHCCF certified site. The total boundary change for SHCCF is a net reduction of ± 0.26 acre (See Figure 3).

SHCCF Project Boundary – Expansion of Temporary Construction Parking and Laydown Area

SHEC requests a minor change to the SHCCF Project (Project) boundary, which includes the SHCCF Certified Site, certain onsite and offsite associated facilities, including a 230-kV interconnection tie-line and the temporary construction parking and laydown area (See Figure 1). More specifically, SHEC submits this request to expand the temporary construction parking and laydown area from 20 to 25.5 acres (See Figure 4).

An ecological assessment of the expanded area was conducted on January 17th and April 10, 2023. The assessment included habitat classification, formal jurisdictional wetland delineation, and an assessment of threatened and endangered species utilization of the expanded temporary construction parking and laydown area.

Land use within the temporary construction parking and laydown area is comprised of planted pine, areas of live oak and open herbaceous fields. No wetlands are present within the laydown area. A gopher tortoise burrow survey was conducted, which identified a total of 4 burrows. A 100% tortoise burrow survey will be conducted prior to construction to determine the location of all unavoidable burrows within the Site based on the limits of construction. If impacts to burrows are unavoidable, a relocation permit from FWC will be acquired to excavate any burrows and safely relocate any captured individuals to an approved recipient site.

Due to the use of the laydown area for silviculture, frequent disturbances from mowing, absence of wetlands, and location of the laydown area adjacent to the existing power plant, nearby roads and development, there is a low likelihood that listed species other than the gopher tortoise utilize or are present within the laydown area.

The temporary construction parking and laydown area is not included in the Certified Site and the proposed revision does not materially affect the analyses or conclusions presented in the original and amended SCA.

SHEC appreciates your review and consideration of the proposed amendments. If you have any questions regarding this SCA amendment, please contact me at 727-403-2202.

Sincerely,

WSP USA Inc.



Manitia Moultrie
Project Director

MM/edk

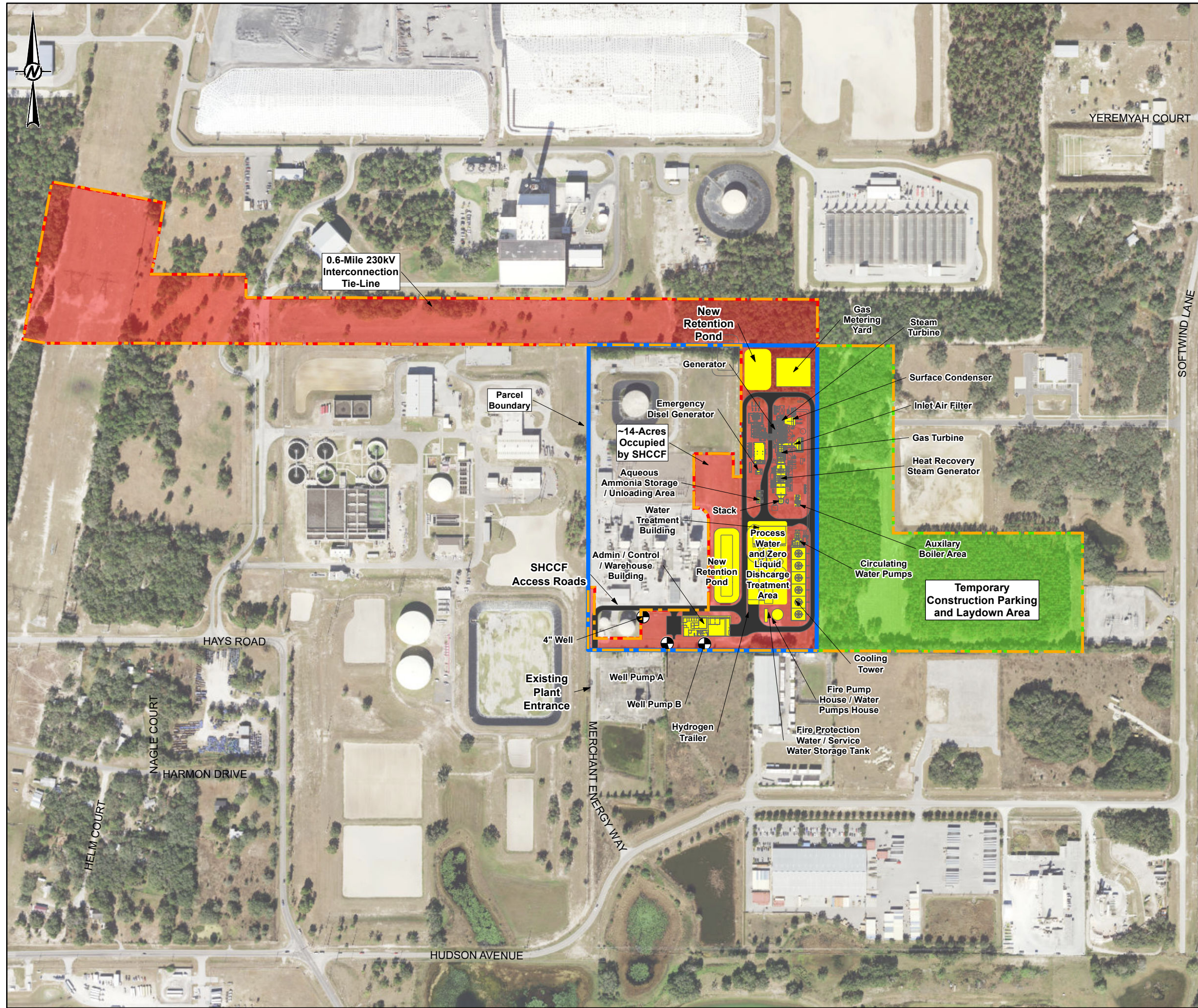
Enclosures:

- Figure 1 – SHCCF Certified Site (ORIGINAL)
- Figure 2 – SHCCF Certified (DEPICTS PROPERTY TRANSFER)
- Figure 3 - SHCCF Certified Site (PROPOSED REVISION)
- Figure 4 – SHCCF Project Site Plan (PROPOSED REVISION)

- Exhibit 1 – SHCCF Survey, May 2023
- Exhibit 2 – SHCCF Ecological Assessment Report, May 2023

FIGURES

C:\PROJECTS\GE_Energy_Systems\Shady_Hills\03_PRODUCTION\1779520_M003_Plan\SitePlan.mxd



LEGEND

- Existing Well Locations (Approximate) (Not Being Certified)
- SHCCF Layout
- SHCCF Major Components
- SHCCF Access Roads
- 30-Acre SHPC Parcel Boundary
- Temporary Construction Parking and Laydown Area (Not Being Certified)
- Area to be Certified**
 - ~14-Acres Occupied by SHCCF
 - 0.6-Mile 230kV Interconnection Tie-Line
- SHCCF Project**
 - ~14-Acres Occupied by SHCCF (To be Certified)
 - 0.6-Mile 230kV Interconnection Tie-Line (To be Certified)
 - Temporary Construction Parking and Laydown Area (Not Being Certified)

NOTE(S)

NOT INCLUDED IN SHCCF CERTIFIED SITE:
ONSITE NATURAL GAS METERING STATION OWNED BY FLORIDA GAS TRANSMISSION
THREE (3) ONSITE GROUNDWATER WELLS OWNED BY SHADY HILLS GENERATING STATION

REFERENCE(S)

EXISTING FACILITY FENCELINE, CERTIFIED SITE, SHCCF PROJECT, GOLDER ASSOCIATES INC., 2017
PARCEL BOUNDARY, PASCO COUNTY, 2017
SHCCF MAJOR COMPONENTS, POWER ENGINEERS, 2017

SERVICE LAYER CREDITS: SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY

CLIENT

SHADY HILLS ENERGY CENTER, LLC

PROJECT

SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)
POST CERTIFICATION AMENDMENT

TITLE

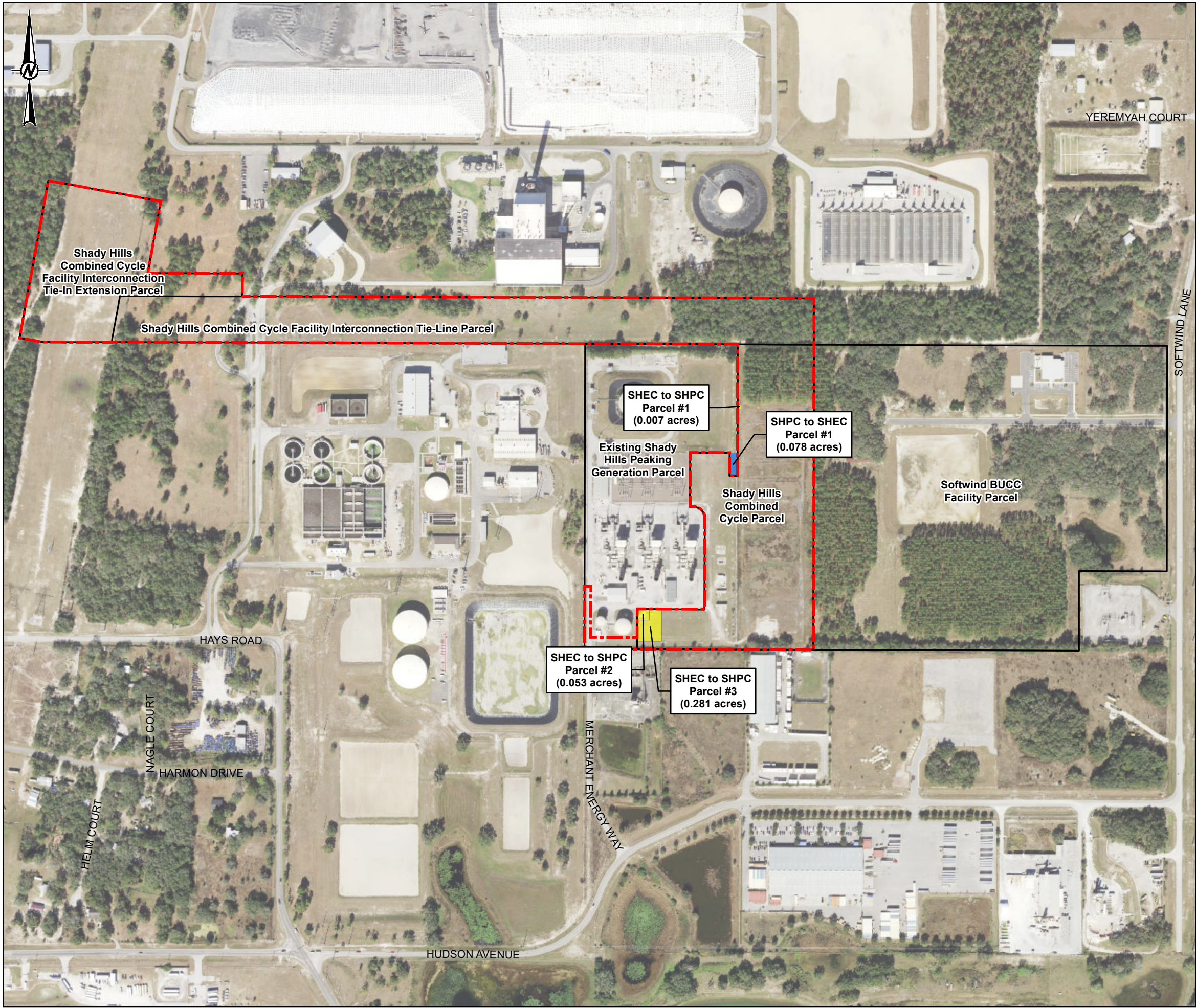
SHCCF CERTIFIED SITE (ORIGINAL)

CONSULTANT	YYYY-MM-DD	2023-05-03
	DESIGNED	NRL
	PREPARED	GFD
	REVIEWED	MM
	APPROVED	MM

PROJECT NO. 31405228.001	CONTROL C001	REV. 0	FIGURE 1
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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B

1 in



LEGEND

Certified Site Boundary

Project Parcel Boundary

Land Conveyance

SHEC to SHPC Parcel

SHPC to SHEC Parcel

0 212.5 425 850

Feet

REFERENCE(S)

CERTIFIED SITE, GOLDER ASSOCIATES INC., 2017.
PARCEL BOUNDARY, PASCO COUNTY, 2023.
LAND CONVEYANCE, SURVTECH SOLUTIONS, INC., 2023.

SERVICE LAYER CREDITS: SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY

CLIENT
SHADY HILLS ENERGY CENTER, LLC

PROJECT
SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)
POST CERTIFICATION AMENDMENT

TITLE
SHCCF CERTIFIED (DEPICTS PROPERTY TRANSFER)

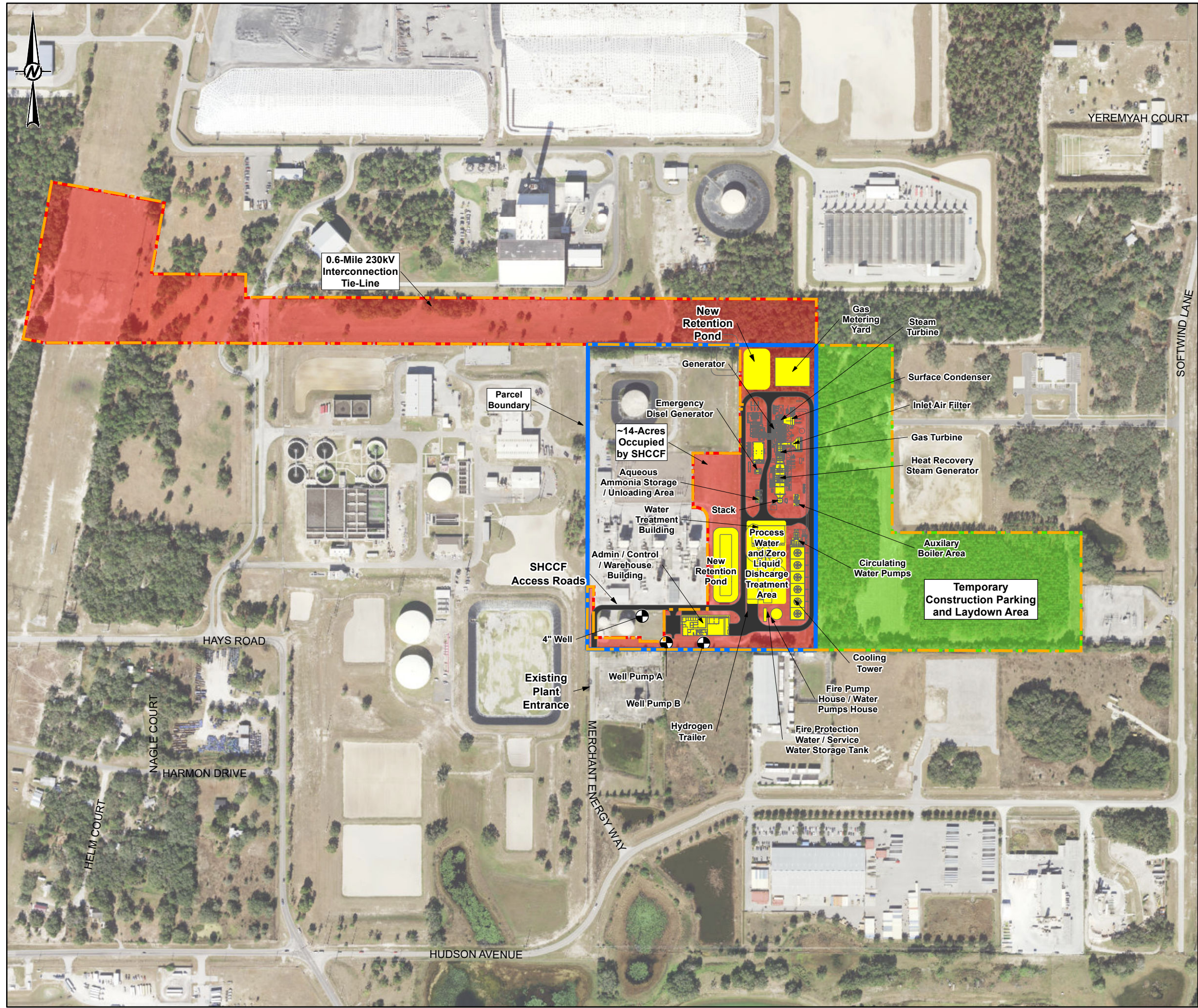
CONSULTANT	YYYY-MM-DD	2023-05-03
	DESIGNED	NRL
	PREPARED	GFD
	REVIEWED	MM
	APPROVED	MM

PROJECT NO. 31405228.001	CONTROL C002	REV. 0	FIGURE 2
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LEGEND

- Existing Well Locations (Approximate) (Not Being Certified)
- SHCCF Layout
- SHCCF Major Components
- SHCCF Access Roads
- 30-Acre SHPC Parcel Boundary
- Temporary Construction Parking and Laydown Area (Not Being Certified)
- Area to be Certified
 - ~14-Acres Occupied by SHCCF
 - 0.6-Mile 230kV Interconnection Tie-Line
- SHCCF Project
 - ~14-Acres Occupied by SHCCF (To be Certified)
 - 0.6-Mile 230kV Interconnection Tie-Line (To be Certified)
 - Temporary Construction Parking and Laydown Area (Not Being Certified)



NOTE(S)

NOT INCLUDED IN SHCCF CERTIFIED SITE:
ONSITE NATURAL GAS METERING STATION OWNED BY FLORIDA GAS TRANSMISSION
THREE (3) ONSITE GROUNDWATER WELLS OWNED BY SHADY HILLS GENERATING STATION

REFERENCE(S)

EXISTING FACILITY FENCELINE, CERTIFIED SITE, SHCCF PROJECT, WSP/GOLDER ASSOCIATES INC., 2017-2023.
PARCEL BOUNDARY, PASCO COUNTY, 2017-2023.
SHCCF MAJOR COMPONENTS, POWER ENGINEERS, 2017

SERVICE LAYER CREDITS: SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY

CLIENT

SHADY HILLS ENERGY CENTER, LLC

PROJECT

SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)
POST CERTIFICATION AMENDMENT

TITLE

SHCCF CERTIFIED SITE (PROPOSED REVISION)

CONSULTANT



YYYY-MM-DD	2023-05-03
DESIGNED	NRL
PREPARED	GFD
REVIEWED	MM
APPROVED	MM

PROJECT NO.
31405228.001

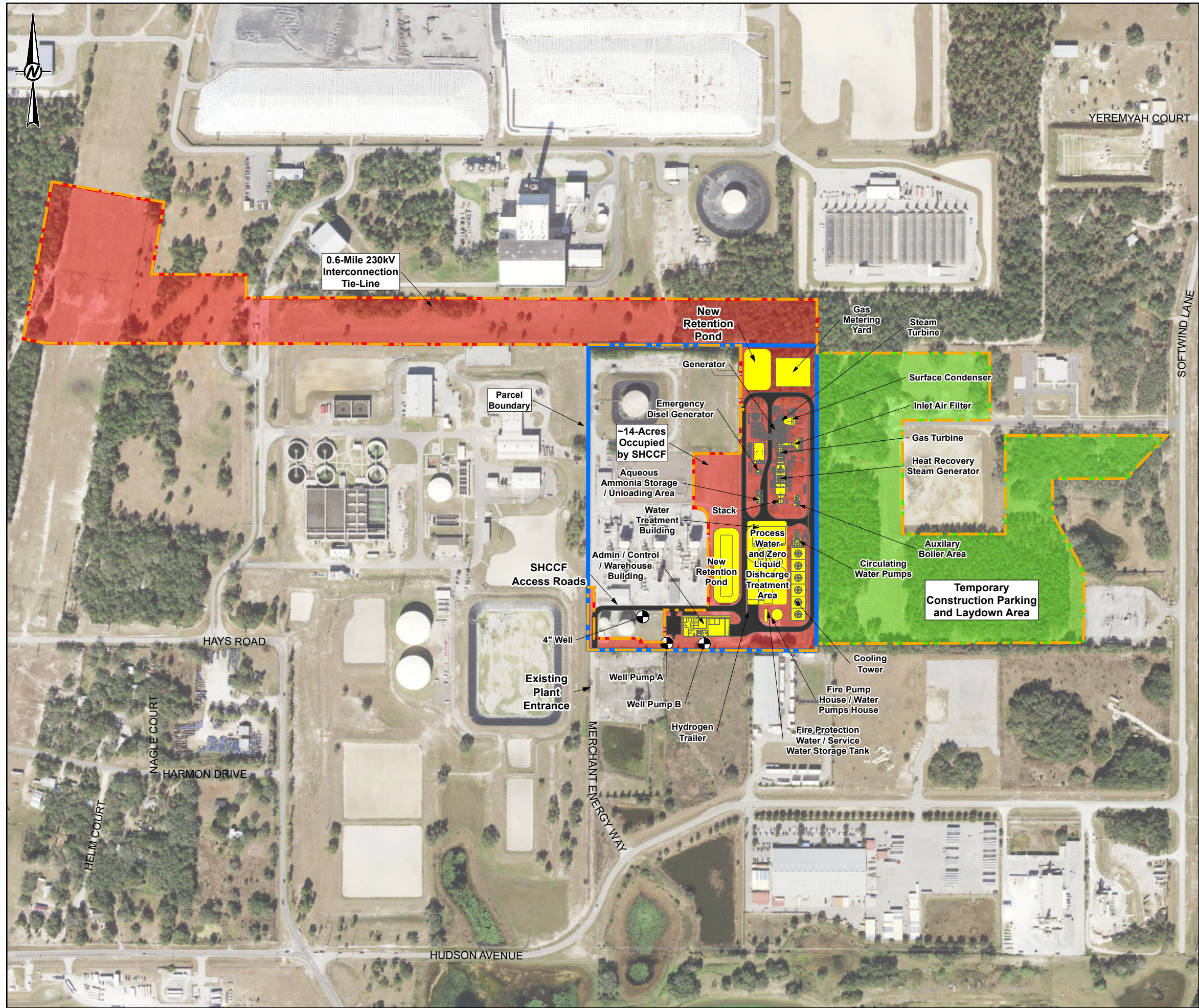
CONTROL
C003

REV.
0

FIGURE
3

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B

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LEGEND

- Existing Well Locations (Approximate) (Not Being Certified)
- SHCCF Layout
- SHCCF Major Components
- SHCCF Access Roads
- 30-Acre SHPC Parcel Boundary
- Temporary Construction Parking and Laydown Area (Not Being Certified)
- Area to be Certified**
 - ~14-Acres Occupied by SHCCF
 - 0.6-Mile 230kV Interconnection Tie-Line
- SHCCF Project**
 - ~14-Acres Occupied by SHCCF (To be Certified)
 - 0.6-Mile 230kV Interconnection Tie-Line (To be Certified)
 - Temporary Construction Parking and Laydown Area (Not Being Certified)

NOTE(S)

NOT INCLUDED IN SHCCF CERTIFIED SITE:
ONSITE NATURAL GAS METERING STATION OWNED BY FLORIDA GAS TRANSMISSION
THREE (3) ONSITE GROUNDWATER WELLS OWNED BY SHADY HILLS GENERATING STATION

REFERENCE(S)

EXISTING FACILITY FENCELINE, CERTIFIED SITE, SHCCF PROJECT, WSP/GOLDER ASSOCIATES INC., 2017-2023
PARCEL BOUNDARY, PASCO COUNTY, 2017-2023
SHCCF MAJOR COMPONENTS, POWER ENGINEERS, 2017

SERVICE LAYER CREDITS: SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY

CLIENT
SHADY HILLS ENERGY CENTER, LLC

PROJECT
SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)
POST CERTIFICATION AMENDMENT

TITLE
SHCCF PROJECT SITE PLAN

CONSULTANT	YYYY-MM-DD	2023-05-03
	DESIGNED	NRL
	PREPARED	GFD
	REVIEWED	MM
	APPROVED	MM

PROJECT NO. 31405228.001	CONTROL C004	REV. 0	FIGURE 4
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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B

Exhibit 1

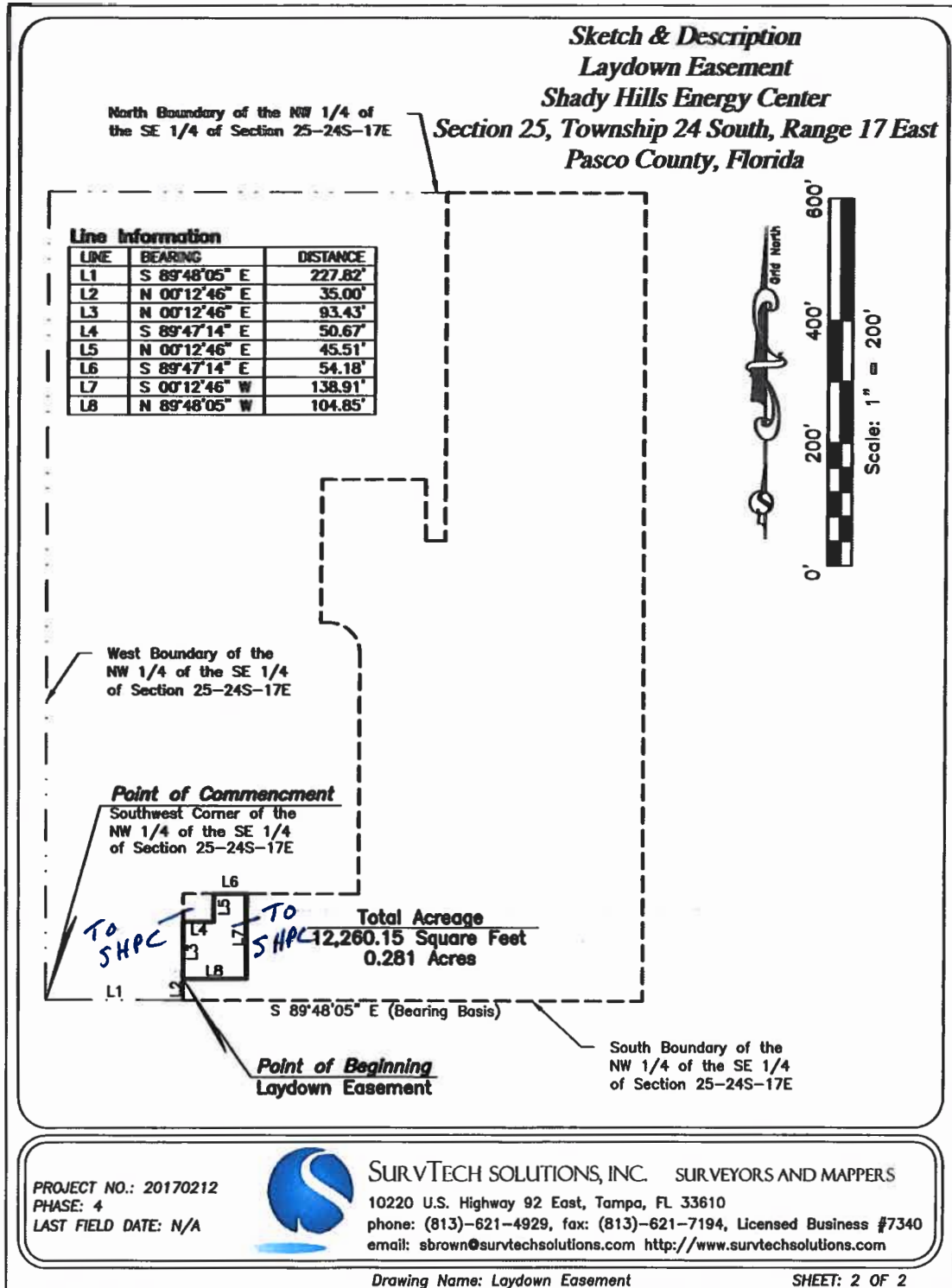
SHCCF Survey, May 2023

Attachment 8

3 Parcels conveyed from SHEC to SHPC:

1. .053 acre parcel containing hydrogen tanks (pp. 2-4)
2. .281 acre parcel (small laydown area) adjacent to hydrogen tank area (pp. 2, 5-6)
3. .007 acre parcel containing test water well (pp. 7-8)

STORAGE AND MAINTENANCE EASEMENT AROUND HYDROGEN TANKS



*Sketch & Description
SHEC to SHPC Parcel #2
Shady Hills Energy Center
Section 25, Township 24 South, Range 17 East
Pasco County, Florida*

SHPC Parcel #2: As Written by SurvTech Solutions

A parcel of land lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East Pasco County, Florida; thence coincident with the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, S 89°48'05" a distance of 227.82 feet; thence departing said South boundary, N 00°12'46" E a distance of 128.43 feet to the POINT OF BEGINNING; thence continue N 00°12'46" E a distance of 45.51 feet; thence S 89°47'14" E a distance of 50.67 feet; thence S 00°12'46" W a distance of 45.51 feet; thence N 89°47'14" W a distance of 50.67 feet to the POINT OF BEGINNING.

Containing an area of 2,305.99 square feet, 0.053 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 89°48'05" E for the South Boundary of the NW 1/4 of the SE 1/4 of Section 25-24S-17E.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook
Date Drafted: 04/05/23

Approved By: S. Brown
Date Approved: 04/05/23

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 230268
Ref. No.: 20170212

Drawing Name: 230268 SHPC Par 2
Revision Date: N/A

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SURVTECH SOLUTIONS, INC.

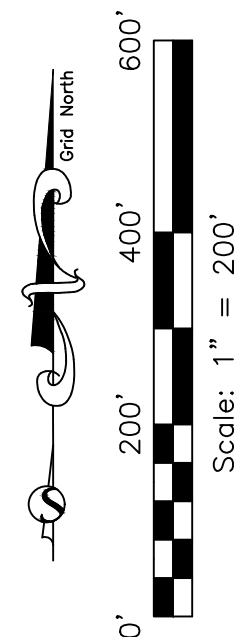
SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610

phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
SHEC to SHPC Parcel #2
Shady Hill Power Generating Station
Section 25, Township 24 South, Range 17 East
Pasco County, Florida



Line Information

LINE	BEARING	DISTANCE
L1	S 89°48'05" E	227.82'
L2	N 00°12'46" E	128.43'
L3	N 00°12'46" E	45.51'
L4	S 89°47'14" E	50.67'
L5	S 00°12'46" W	45.51'
L6	N 89°47'14" W	50.67'

Total Acreage
2,305.99 Square Feet
0.051 Acres

Point of Beginning
SHPC Parcel 2

West Boundary of the
 NW 1/4 of the SE 1/4
 of Section 25-24S-17E

South Boundary of the
 NW 1/4 of the SE 1/4
 of Section 25-24S-17E

L1. S 89°48'05" E (Bearing Basis)

Point of Commencement

Southwest Corner of the
 NW 1/4 of the SE 1/4
 of Section 25-24S-17E

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 230268
 REF. No.: 20170212
 LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
SHEC to SHPC Parcel #3
Shady Hills Energy Center
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

SHPC Parcel #3: As Written by SurvTech Solutions

A parcel of land lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East Pasco County, Florida; thence coincident with the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, S 89°48'05" a distance of 227.82 feet; thence departing said South boundary, N 00°12'46" E a distance of 35.00 feet to the POINT OF BEGINNING; thence continue N 00°12'46" E a distance of 93.43 feet; thence S 89°47'14" E a distance of 50.67 feet; thence N 00°12'46" E a distance of 45.51 feet; thence S 89°47'14" E a distance of 54.18 feet; thence S 00°12'46" W a distance of 138.91 feet; thence N 89°48'05" W a distance of 104.85 feet to the POINT OF BEGINNING.

Containing an area of 12260.15 square feet, 0.281 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of N 89°48'05" W for the South Boundary of the NW 1/4 of the SE 1/4 of Section 25-24S-17E.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook
Date Drafted: 04/05/23

Approved By: S. Brown
Date Approved: 04/05/23

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 230268
Ref. No.: 20170212

Drawing Name: 230268 SHPC Par 3
Revision Date: N/A

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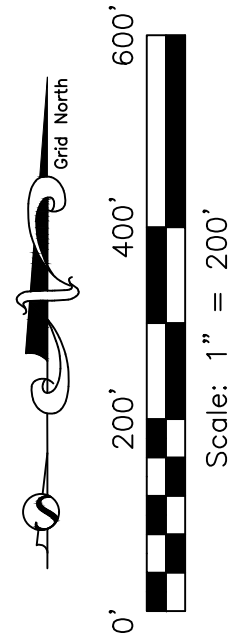
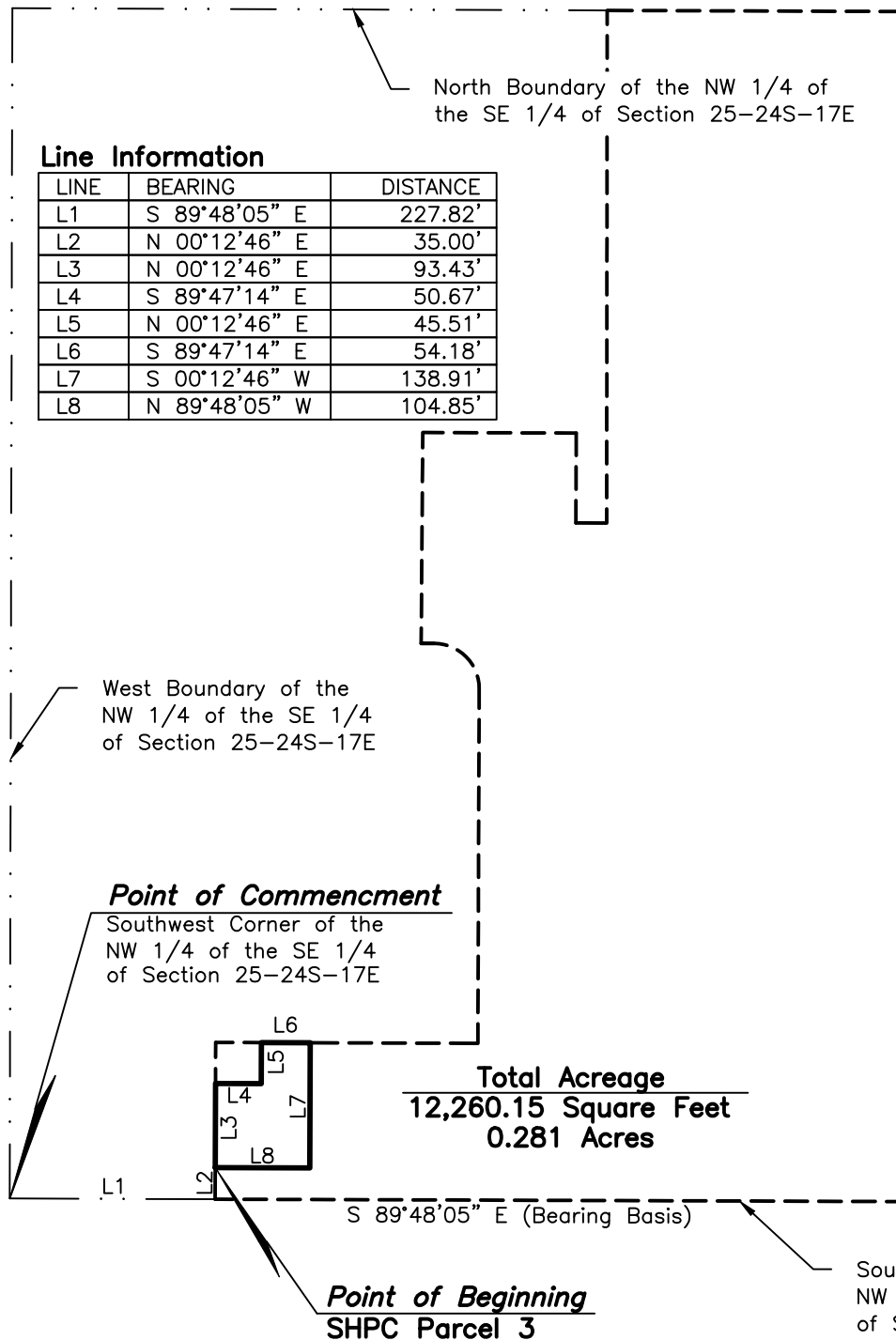
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610

phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
SHEC to SHPC Parcel #3
Shady Hill Power Generating Station
Section 25, Township 24 South, Range 17 East
Pasco County, Florida



THIS IS NOT A FIELD SURVEY

PROJECT NO.: 230268
 REF. No.: 20170212
 LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

*Sketch & Description
SHEC to SHPC Parcel #1
Shady Hills Energy Center
Section 25, Township 24 South, Range 17 East
Pasco County, Florida*

SHPC Parcel #1: As Written by SurvTech Solutions:

A parcel of land lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

BEGINNING at a point marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida; thence coincident with the West boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, N 00°07'50" E a distance of 1320.38 feet to a point marking the Northwest corner of the Southeast 1/4 of said Section 25; thence departing said West boundary coincident with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, S 89°47'14" E a distance of 659.66 feet to a point coincident with the West Boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said North boundary coincident with said West boundary, S 00°03'22" W a distance of 258.02 feet to the POINT OF BEGINNING; thence departing said West Boundary, S 89°56'38" E a distance of 15.36 feet; thence S 00°03'22" W a distance of 20.00 feet; thence N 89°56'38" W a distance of 15.36 feet to a point coincident with the aforesaid West Boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence coincident with said West Boundary, N 00°03'22" E a distance of 20.00 feet to the POINT OF BEGINNING.

Containing an area of 307.10 square feet, 0.007 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 89°48'05" E for the South Boundary of the NW 1/4 of the SE 1/4 of Section 25-24S-17E.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook
Date Drafted: 04/05/23

Approved By: S. Brown
Date Approved: 04/05/23

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 230268
Ref. No.: 20170212

Drawing Name: 230268 SHPC Par 1
Revision Date: N/A

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SURVTECH SOLUTIONS, INC.

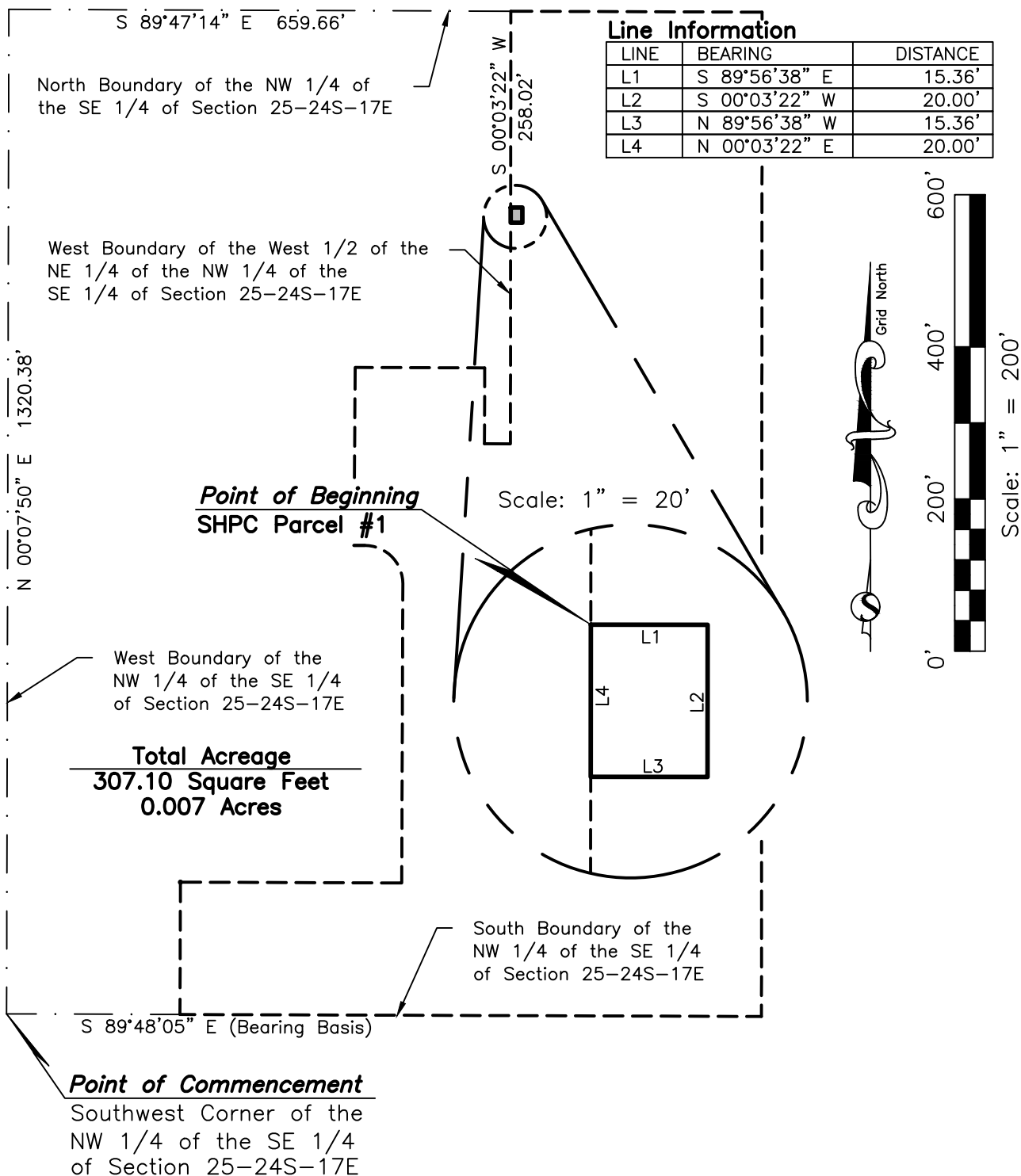
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phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
SHEC to SHPC Parcel #1
Shady Hill Power Generating Station
Section 25, Township 24 South, Range 17 East
Pasco County, Florida



PROJECT NO.: 230268
 REF. No.: 20170212
 LAST FIELD DATE: N/A



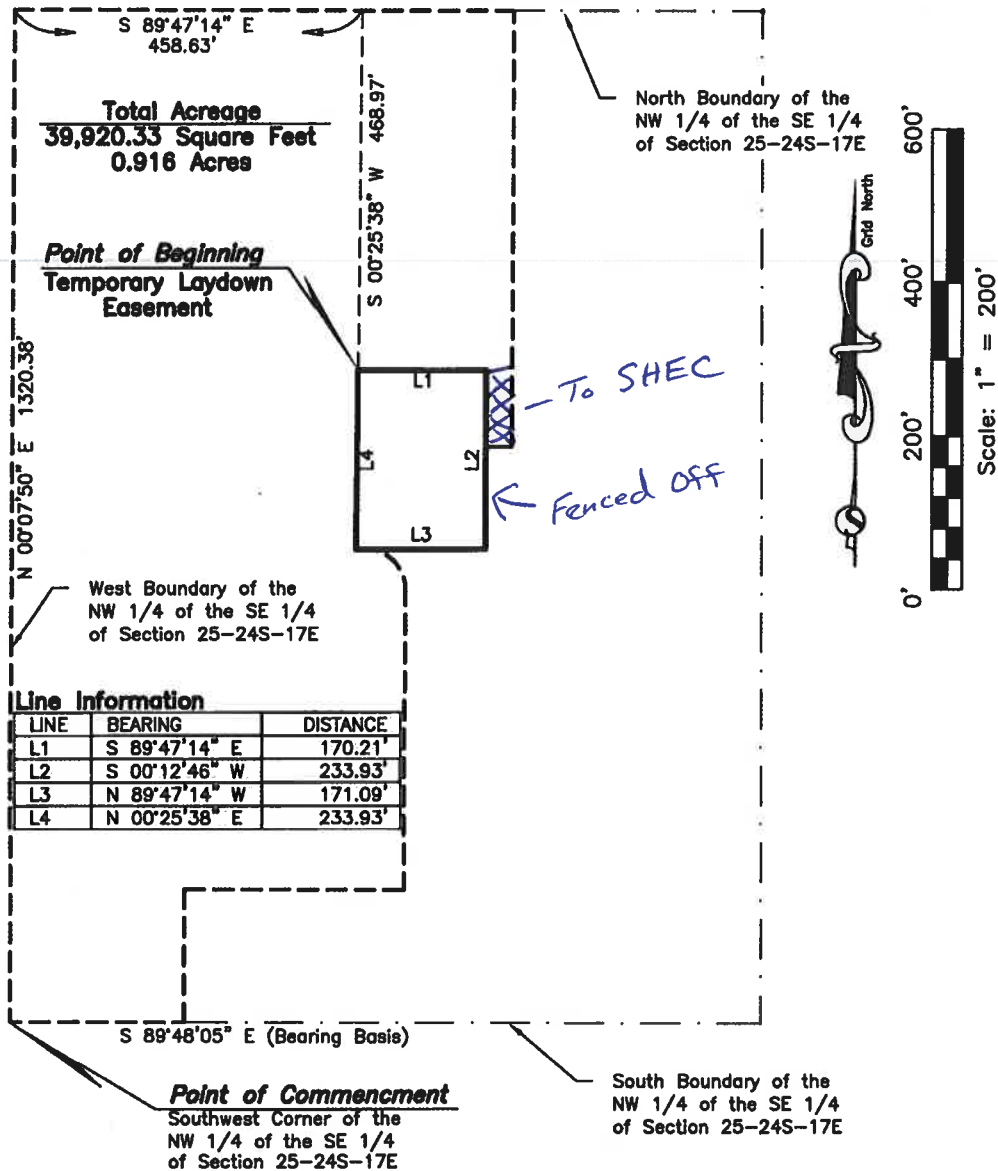
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Attachment 9

1 .078 acre parcel conveyed from SHPC to SHEC (see pp. 10-12)

TEMPORARY LAY DOWN EASEMENT TO BE SHARED

Sketch & Description Temporary Laydown Easement Shady Hills Energy Center Section 25, Township 24 South, Range 17 East Pasco County, Florida



PROJECT NO.: 20170212
PHASE: 4
LAST FIELD DATE: N/A



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phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Drawing Name: Temporary Laydown

(Revision #1)

SHEET: 2 OF 2

Sketch & Description
SHPC to SHEC Parcel #1
Shady Hill Power Generating Station
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

SHEC Parcel #1: As Written by SurvTech Solutions:

A parcel of land lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

BEGINNING at a point marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida; thence coincident with the West boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, N 00°07'50" E a distance of 1320.38 feet to a point marking the Northwest corner of the Southeast 1/4 of said Section 25; thence departing said West boundary coincident with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, S 89°47'14" E a distance of 659.66 feet to a point coincident with the West boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said North boundary coincident with said West boundary, S 00°03'22" W a distance of 468.87 feet to the POINT OF BEGINNING; thence continue coincident with said West boundary, S 00°03'22" W a distance of 99.77 feet; thence N 89°47'14" W a distance of 34.13 feet; thence N 00°12'46" E a distance of 99.68 feet; thence S 89°56'38" E a distance of 33.86 feet to the POINT OF BEGINNING.

Containing an area of 3389.84 square feet, 0.078 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 89°48'05" E for the South Boundary of the NW 1/4 of the SE 1/4 of Section 25-24S-17E.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook
Date Drafted: 4/5/23

Approved By: S. Brown
Date Approved: 4/5/23

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 230268
Ref. No.: 20170212

Drawing Name: 230268 SHEC Par1
Revision Date: N/A

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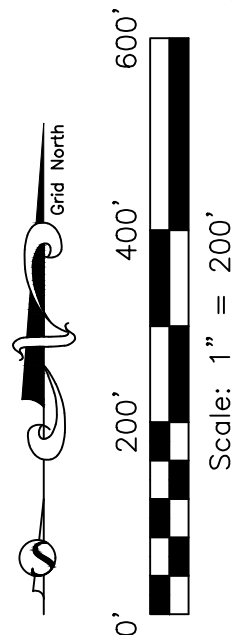
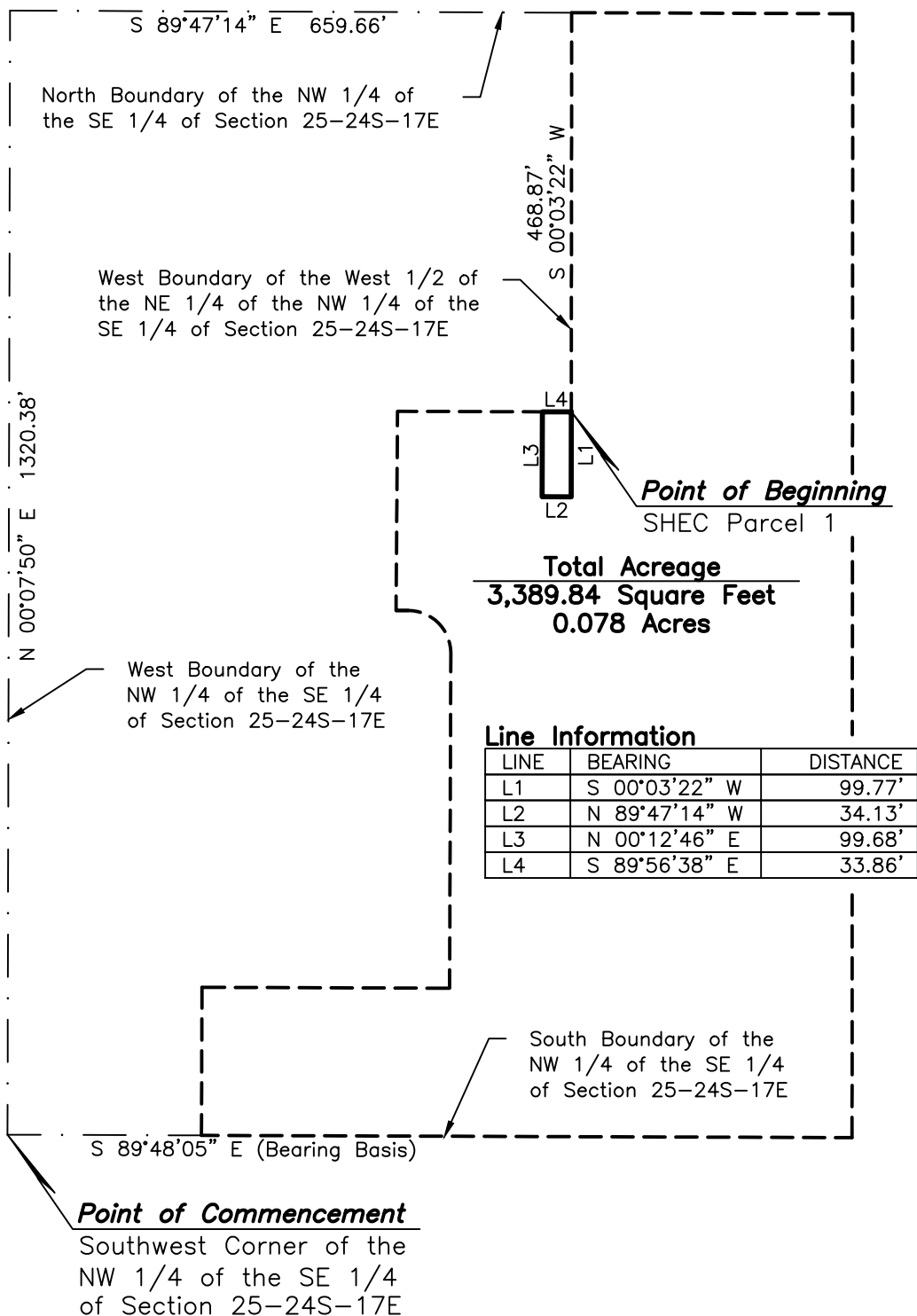
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email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
SHPC to SHEC Parcel #1
Shady Hill Power Generating Station
Section 25, Township 24 South, Range 17 East
Pasco County, Florida



THIS IS NOT A FIELD SURVEY

PROJECT NO.: 230268
 REF. No.: 20170212
 LAST FIELD DATE: N/A



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Exhibit 2
SHCCF Ecological Assessment
Report, April 2023



REPORT

Ecological Assessment Report

Shady Hills Combined Cycle Facility (SHCCF)

Submitted to:

Seminole Electric Cooperative Inc.

Submitted by:

WSP USA INC.

6026 NW 1st Place, Gainesville, Florida 32607

+1 352 336-5600

31405228.001

May 16, 2023



Distribution List

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TABLES

No table of figures entries found.

FIGURES

Figure 1	Location
Figure 2	Land Use/Cover
Figure 3	Gopher Tortoise Burrow Location

APPENDIX A

Site Photographs

1.0 INTRODUCTION

WSP conducted an ecological assessment of the approximately 25.5-acre laydown area (Site) for the construction of the proposed Shady Hills Combined Cycle Facility (SHCCF), located at 14240 Merchant Energy Way in Pasco County, Florida (Figure 1), on January 17th and April 10th, 2023. The scope of work for the ecological assessment included habitat classification, formal jurisdictional wetland delineation, and an assessment of threatened and endangered species utilization of the laydown area. The field investigation and desktop analysis of available data were used to determine the regulatory agency requirements anticipated for development of the Project. Assessment methods and results are discussed below.

2.0 HABITAT CLASSIFICATION

2.1 Methods

Land use/land cover data was acquired from the Southwest Florida Water Management District (SWFWMD) utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) [Florida Department of Transportation (FDOT), 1999] and was verified or adjusted during the field assessment. The FLUCFCS protocol assigns land use/land cover habitat codes based upon the dominant vegetative species and landscape features. While land use codes illustrate the current use of a property (i.e., residential, industrial, commercial, etc.), land cover codes provide information regarding the natural ecological condition of the land (i.e., freshwater marsh, oak hammock, pine flatwoods, cypress swamp, etc.). Habitat classification is useful in determining the potential utilization of a Site by threatened and/or endangered species, which typically have species-specific habitat requirements.

WSP performed a preliminary desktop assessment of the Site to determine the potential presence of jurisdictional wetlands, including the review of aerial photography, soils data, National Wetlands Inventory (NWI) data, and SRWMD land use/land cover data. Following the preliminary desktop assessment, WSP conducted an in-person review of the Site for the presence of wetlands in accordance with applicable federal and state wetland criteria as set forth by the U.S. Army Corps of Engineers (USACE) and the Florida Department of Environmental Protection (FDEP). Specifically, the Site was examined for the presence of hydrophytic vegetation, hydric soils, and hydrologic indicators.

2.2 Results

The location and extent of vegetative communities on the Site is illustrated in Figure 2 and quantified in Table 1. The Site is comprised entirely of uplands, primarily coniferous plantation areas (FLUCFCS 441) and live oak (FLUCFCS 427) as well as herbaceous open grass areas (FLUCFCS 310). Based on both the desktop assessment and the in-person Site review, no wetlands are present within the laydown area. No wetland delineation was necessary because no wetlands are present in the laydown area. A small pond is located to the east, adjacent to the laydown area.

Table 1: Acreage by Habitat Type (FLUCFCS Code)

Habitat Type	FLUCFCS Code	Acreage
Herbaceous (Dry Prairie)	310	7.16
Live Oak	427	5.81
Coniferous Plantations	441	12.49
TOTAL		25.46

The dominant vegetative characteristics of upland communities are described below; characteristic photographs of each community type are included in Appendix A.

Herbaceous (Dry Prairie) (FLUCFCS 210) – Open grass areas comprise approximately 7.16 acres within the laydown area. Typical vegetation in these areas consists of grasses such as bahia grass (*Paspalum notatum*) and common carpet grass (*Axonopus fissifolius*) as well as dog fennel (*Eupatorium capillifolium*). During the site visit in January, this area had recently been mowed.

Live Oak (FLUCFCS 427) – Live oak areas comprise approximately 5.81 acres within the laydown area and are dominated by a canopy of live oak (*Quercus virginiana*) and laurel oak (*Quercus laurifolia*). The understory is mainly cleared but shrub and groundcover species including beautyberry (*Callicarpa americana*), blackberry (*Rubus cuneifolius*), red cedar saplings (*Juniperus virginiana*), saw palmetto (*Serenoa repens*) and green briar (*Smilax sp.*) are present.

Coniferous Plantation (FLUCFCS 441) – Coniferous pine plantation comprises 12.49 acres of the laydown area and consists primarily of a canopy of planted slash pine, with shrub and groundcover species including camphor tree (*Cinnamomum camphora*), oak saplings, wax myrtle (*Morella cerifera*), blackberry, dogfennel, and beautyberry.

3.0 THREATENED AND ENDANGERED SPECIES

3.1 Methods

WSP identified plant and animal species classified as endangered, threatened, or of special concern (listed species) that are known to occur or likely to occur within the Site based upon literature reviews, GIS databases of known occurrences of listed species, available habitat, and field surveys.

Listed plant species are those plants that are classified by the U.S. Fish and Wildlife Service (USFWS) or the Florida Department of Agriculture and Consumer Services (FDACS) as endangered, threatened, of special concern, or commercially exploited. Listed animal species are those animals that are classified as endangered, threatened, or of special concern by the USFWS or the Florida Fish and Wildlife Conservation Commission (FWC). WSP acquired Pasco County-specific lists of protected species from the Florida Natural Areas Inventory (FNAI) as well as FNAI GIS Element Occurrence data to identify documented occurrences of threatened or endangered species within a 1-mile vicinity of the Site. In addition to the review of GIS databases and literature, the presence of listed species was assessed during field surveys based upon sight, call, burrow, nest, track, scat, and/or presence of suitable habitat. Surveys were conducted for the gopher tortoise in accordance with FWC guidelines

3.2 Results

Listed species known to occur in Pasco County and their probability of occurrence are summarized in Table 2. A description of listed species observed or with a moderate probability of occurrence on the Site is provided below.

The only listed species observed within the laydown area during surveys was gopher tortoise (*Gopherus polyphemus*). Four gopher tortoise burrows were observed with one gopher tortoise seen outside of a burrow.

According to the FNAI element occurrence data, historical occurrences of a southeastern American kestrel (*Falco sparverius Paulus*), little blue heron (*Egretta caerulea*) and shorttailed snake (*Lampropeltis extenuata*) were documented within one mile of the laydown area. These observations occurred between 1988 and 2003. There are

no FNAI Elements documented occurrences of threatened or endangered species within the laydown area or adjacent parcels.

Due to use of the laydown area for silviculture, frequent disturbances from mowing, absence of wetlands and location of the laydown area adjacent to the existing power plant, roads, and neighborhoods there is a low likelihood that listed species other than the gopher tortoise utilize or are present within the laydown area.

Table 2: Pasco County Listed Species, Regulatory Status, and Probability of Occurrence with the Laydown Area

Common Name	Scientific Name	Federal Status	State Status	Probability of Occurrence
BIRDS				
Florida burrowing owl	<i>Athene cunicularia floridana</i>	N	T	None
Southeastern American kestrel	<i>Falco sparverius paulus</i>	N	T	Moderate
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGEPA	N	Low
Florida sandhill crane	<i>Antigone canadensis pratensis</i>	N	T	Low
Little blue heron	<i>Egretta caerulea</i>	N	T	None
Wood stork	<i>Mycteria americana</i>	T	T	None
Scott's Seaside Sparrow	<i>Ammodramus maritima peninsulae</i>	N	T	None
Florida Scrub-Jay	<i>Aphelocoma coerulescens</i>	T	T	None
Piping Plover	<i>Charadrius melodus</i>	T	T	None
Marian's Marsh Wren	<i>Cistothorus palustris marianae</i>	N	T	None
Tricolored Heron	<i>Egretta tricolor</i>	N	T	None
American Oystercatcher	<i>Haematopus palliatus</i>	N	T	None
Black Rail	<i>Laterallus jamaicensis</i>	T	T	None
Least Tern	<i>Sternula antillarum</i>	N	T	None
REPTILES AND AMPHIBIANS				
Gopher tortoise	<i>Gopherus polyphemus</i>	C	T	Observed
Eastern indigo snake	<i>Drymarchon corais couperi</i>	T	T	Low
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	N	T	Low
Short-tailed snake	<i>Lampropeltis extenuata</i>	N	T	Low
PLANTS				
Giant orchid	<i>Pteroglossaspis ecristata</i>	N	T	None
Pinewoods dainties	<i>Phyllanthus liebmannianus ssp. platylepis</i>	N	E	None
Auricled Spleenwort	<i>Asplenium erosum</i>	N	E	None
hammock fern	<i>Blechnum occidentale var. minor</i>	N	E	None
many-flowered grass-pink	<i>Calopogon multiflorus</i>	N	T	None

Chapman's sedge	<i>Carex chapmannii</i>	N	T	None
sand butterfly pea	<i>Centrosema arenicola</i>	N	E	None
Piedmont jointgrass	<i>Coelorachis tuberculosa</i>	N	T	None
Tampa vervain	<i>Glandularia tampensis</i>	N	E	None
pondspice	<i>Litsea aestivalis</i>	N	E	None
pygmy pipes	<i>Monotropsis reynoldsiae</i>	N	E	None
Narrowleaf Naiad	<i>Najas filifolia</i>	N	T	None
celestial lily	<i>Nemastylis floridana</i>	N	E	None
Britton's beargrass	<i>Nolina brittoniana</i>	E	E	None
hand fern	<i>Ophioglossum palmatum</i>	N	E	None
widespread polypody	<i>Pecluma dispersa</i>	N	E	None
Comb Polypod	<i>Pecluma ptilota</i> var. <i>bourgeauana</i>	N	E	None

EE = Endangered; T = Threatened; PT = Proposed Threatened; C = Candidate; SSC = Species of Special Concern; N = None;

3.2.1 State Listed Species

Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as a state-threatened species by the FWC. It is a small, non-migratory falcon which feeds primarily on insects, small reptiles, and amphibians and is found in sandhill and pine savannah habitats which undergo frequent fires. They also occur in open pastures, agricultural areas, and other open habitats. They nest in natural cavities in trees or artificial nest boxes and utilize perches for hunting purposes.

According to the FWC Species Conservation Measures and Permitting Guidelines: Southeastern American Kestrel (FWC 2020), the laydown area is located in the range of the southeastern American kestrel, a state-threatened subspecies of American kestrel. The laydown area is unlikely to provide suitable foraging or nesting habitat of the southeastern American kestrel due to the limited amount of open habitat for foraging and lack of suitable nest trees.

Gopher Tortoise

The gopher tortoise is classified as threatened by the FWC. They are medium-sized terrestrial tortoises that dig burrows for shelter, typically in dry, sandy areas where the depth to the seasonal high-water table is greater than 45 centimeters (FWC, 2008), such as sandhills, scrub, xeric oak hammock, and dry pine flatwoods. They are also found in pastures and old fields (FNAI, 2001).

According to the National Resource Conservation Service gopher tortoise burrowing soil suitability data, all soil series within the laydown are considered "highly suitable". A gopher tortoise burrow survey was conducted within approximately 18 acres (70%) of the Site, resulting in the identification of one gopher tortoise and 4 burrows (Figure 3).

3.2.2 Federal Listed Species

Eastern Indigo Snake

The laydown area is located within the USFWS eastern indigo snake (*Drymarchon couperi*) consultation area. Indigo snakes are considered a commensal species of the gopher tortoise as they use tortoise burrows as underground refugia and four gopher tortoise burrows were observed within the site. However, the laydown area is unlikely to provide suitable habitat for the indigo snake due to the small size of the site, use of the area for silviculture and frequent disturbances from mowing. Additionally, all gopher tortoise burrows within 25' of the construction footprint will be excavated under the direction of an FWC-approved gopher tortoise agent and the Standard Protection Measures for the Eastern Indigo Snake (USFWS, 2013) will be incorporated to prevent any potential impacts to indigo snakes.

Bald Eagle

Although the bald eagle is not currently classified by the USFWS or the FWC as threatened or endangered, it is protected at the federal level under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, as well as on the state level under the FWC Bald Eagle Management Plan. Activities are federally regulated within 660 feet of any active or alternate bald eagle nest. The FWC maintains a bald eagle nest database of known locations of nests throughout the state. According to the database, the nearest known bald eagle nest (PS008) is located approximately 2.6 miles southeast of the laydown area. No bald eagle nests or individuals were observed during the field reconnaissance efforts.

4.0 CONCLUSIONS

WSP performed an ecological assessment of the approximately 25.5-acre laydown area for the proposed Shady Hills Combined Cycle Facility in Pasco County, including desktop assessment, formal wetland jurisdictional delineation, gopher tortoise burrow survey, and an evaluation of listed species utilization of the Site.

Land use within the laydown area is comprised of planted pine, areas of live oak and open herbaceous fields. No wetlands are present within the laydown area, but a small pond is located to the east of the laydown area boundary.

A gopher tortoise burrow survey was conducted, resulting in one gopher tortoise and 4 burrows. A 100% tortoise burrow survey will need to be conducted prior to construction to determine the location of all unavoidable burrows within the Site based on the limits of construction. If impacts to burrows are unavoidable, coordination with the FWC will be necessary to obtain a relocation permit to excavate any burrows and safely relocate any captured individuals to an approved recipient site.

Due to use of the laydown area for silviculture, frequent disturbances from mowing, absence of wetlands and location of the laydown area adjacent to the existing power plant, roads, and neighborhoods, there is a low likelihood that listed species other than the gopher tortoise utilize or are present within the laydown area.

5.0 REFERENCES

Florida Natural Areas Inventory (FNAI), 2001. Field Guide to the Rare Plants and Animals of Florida

Florida Natural Areas Inventory (FNAI), 2023. Pasco County List

Florida Fish and Wildlife Conservation Commission (FWC), 2020. Gopher tortoise permitting guidelines

Florida Fish and Wildlife Conservation Commission (FWC), 2020. Southeastern American Kestrel Species Conservation Measures and Permitting Guidelines

Signature Page

Golder Associates USA Inc.

A handwritten signature in black ink, appearing to read 'Austin Tezak', written over a horizontal line.

Austin Tezak
Ecologist

A handwritten signature in black ink, appearing to read 'Gina Zarnstorff', written in a cursive style.

Gina Zarnstorff
Project Environmental Scientist



LEGEND

- Laydown Area (25.46 Acres)
- Proposed Facility Boundary (10.0 Acres)

REFERENCE(S)

1. PROJECT BOUNDARY, LAYDOWN AREA, WSP 2022

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA WEST FIPS 0902 FEET
PROJECTION: TRANSVERSE MERCATOR
DATUM: NORTH AMERICAN 1983

SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY

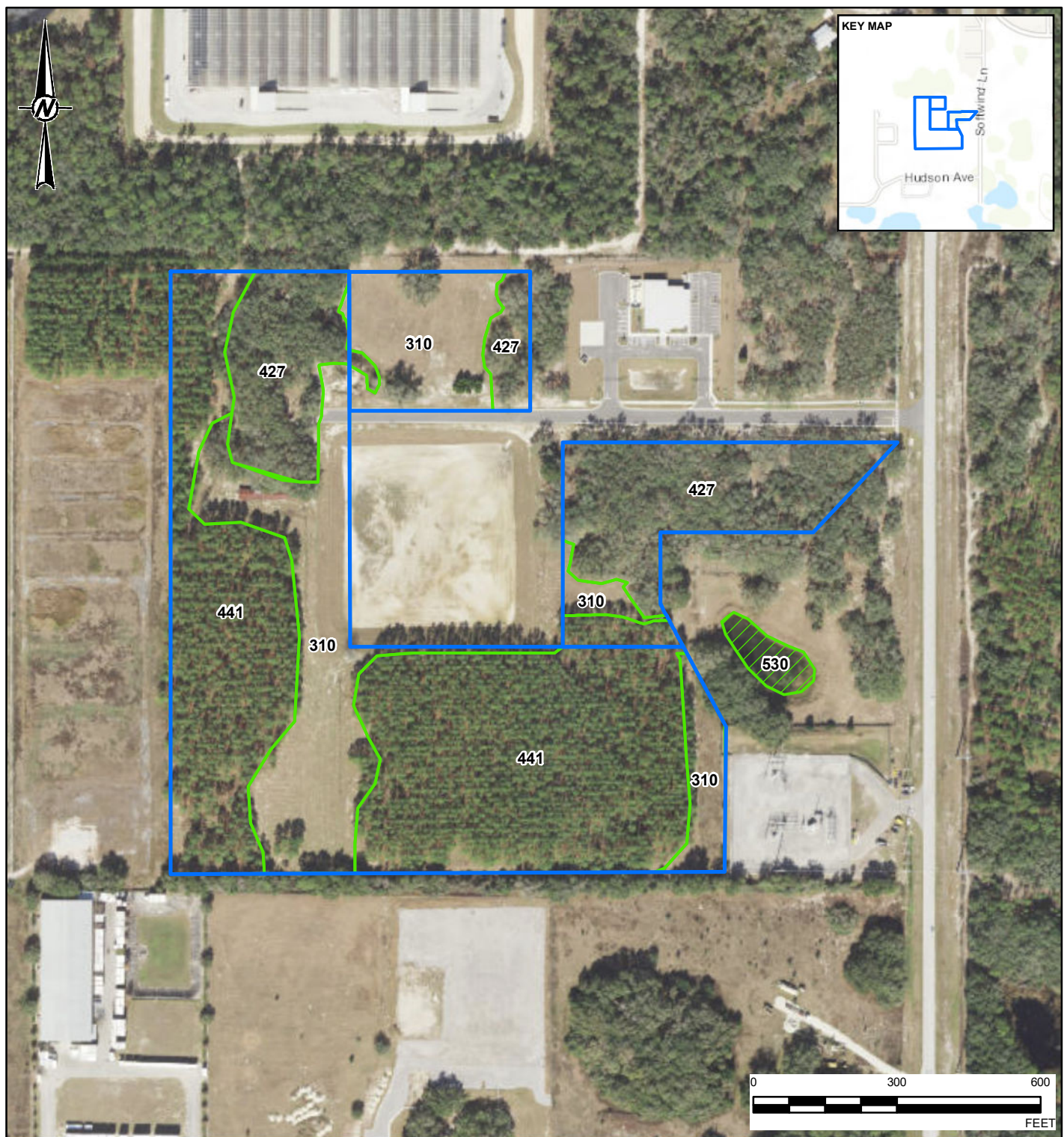
CLIENT
SEMINOLE ELECTRIC

PROJECT
SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)

TITLE
LOCATION MAP

	CONSULTANT	YYYY-MM-DD	2023-01-27
		DESIGNED	GFD
		PREPARED	AFS
		REVIEWED	GZ
		APPROVED	-

PROJECT NO.	CONTROL	REV.	FIGURE
31405228.001	A002	0	1



LEGEND

-  Laydown Area (25.46 Acres)
 Land Use
 310: Herbaceous (Dry Prairie)
 427: Live Oak
 441: Upland Coniferous Forests

Wetlands

- 530: Reservoirs (Pond)

REFERENCE(S)

1. PROJECT BOUNDARY, LAYDOWN AREA, WSP 2022
2. LAND USE: SWFWMD, 2020 AND WSP, 2023

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA WEST FIPS 0902 FEET
PROJECTION: TRANSVERSE MERCATOR
DATUM: NORTH AMERICAN 1983

SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS

CLIENT

SEMINOLE ELECTRIC

PROJECT

SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)

TITLE

LAND USE MAP

CONSULTANT

YYYY-MM-DD 2023-01-27

DESIGNED	GFD
----------	-----

PREPARED	AFS
----------	-----

REVIEWED GZ

APPROVED -

PROJECT NO.
31405228.001

CONTROL
A004REV.
0FIGURE
2

APPENDIX A

Site Photographs



Photograph 1. Herbaceous (Dry Prairie) (FLUCFCS 310)



Photograph 2. Live Oak (FLUCFCS 427)



Photograph 3. Coniferous Plantations (FLUCFCS 441)



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