

COMMONWEALTH OF KENTUCKY
BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF SEBREE)	
SOLAR II, LLC FOR A CERTIFICATE TO)	
CONSTRUCT AN APPROXIMATELY 150)	CASE NO.
MEGAWATT MERCHANT SOLAR ELECTRIC)	2022-00131
GENERATING FACILITY IN HENDERSON)	
COUNTY, KENTUCKY PURSUANT TO KRS)	
278.700 AND 807 KAR 5:110)	

ORDER

On October 12, 2023, Sebree Solar II, LLC (Sebree Solar II) received a construction certificate to construct an approximately 150-megawatt (MW) merchant solar electric generating facility in Henderson County, Kentucky. On April 28, 2025, Sebree Solar II filed a Notice of Final Site Plan.¹ Sebree Solar II stated that there are nine less central inverters, 12,264 less solar panels, 23,041 less linear feet of fence, 10,848 less linear feet of access road based on the final site plans.² Sebree Solar II explained that no substantive changes were made to the substation, transformers, or other project facilities or infrastructure in the final site plans.³

Based upon the motion, and otherwise being sufficiently advised, the Siting Board finds Sebree Solar II final site plan should be approved. The changes between the preliminary site plan reviewed by the Siting Board in the original consideration of the case

¹ Sebree Solar II's Notice of Final Site Plan (filed Apr. 28, 2025) at 3.

² Sebree Solar II's Notice of Final Site Plan Attachment A at 3.

³ Sebree Solar II's Notice of Final Site Plan Attachment A at 4.

and the revised final site plan do not create a materially different pattern or magnitude of impacts.

IT IS THEREFORE ORDERED that:

1. Sebree Solar II's motion is granted.
2. The revised final site plan is attached in the Appendix of this Order.

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KENTUCKY STATE BOARD ON ELECTRIC
GENERATION AND TRANSMISSION SITING



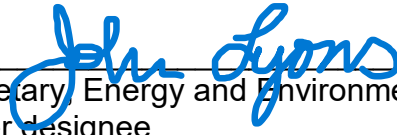
Chairman, Public Service Commission

Vice Chairman, Public Service Commission



Commissioner, Public Service Commission

by AH
w/ permission



Secretary, Energy and Environment Cabinet,
or her designee



Secretary, Cabinet for Economic Development,
or his designee

ATTEST:



Executive Director
Public Service Commission
on behalf of the Kentucky State
Board on Electric Generation
and Transmission Siting



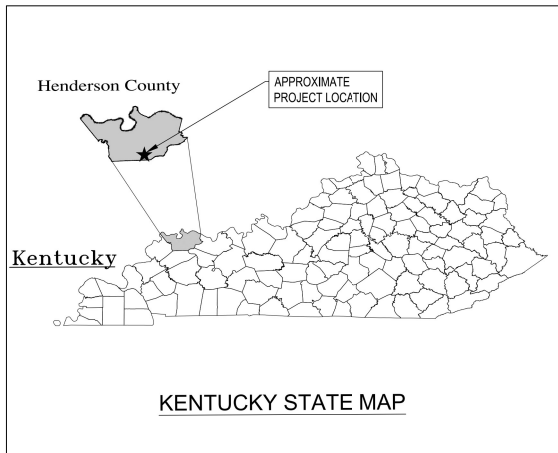
APPENDIX

APPENDIX TO AN ORDER OF THE KENTUCKY STATE BOARD ON
ELECTRIC GENERATION AND TRANSMISSION SITING IN
CASE NO. 2022-00131 DATED JUN 11 2025

TWENTY-SIX PAGES TO FOLLOW

FINAL SITE LAYOUT PLAN

SEBREE SOLAR II PROJECT



PROJECT LOCATION MAP

NOT TO SCALE



PROJECT SITE INFORMATION

COUNTY PARCEL NUMBERS	SEE SITE PLAN MEMO
GPS COORDINATES	37° 68'N - 87° 54'W (SUBSTATION)
SITE ELEVATION	450' A.M.S.L.
DEVELOPER NAME	SEBREE SOLAR II, LLC
DEVELOPER ADDRESS	700 UNIVERSE BLVD., JUNO BEACH, FL
DEVELOPER CONTACT	ALEX GRAVE DE PERALTA
APPLICABLE BUILDING PERMIT AUTHORITY	KY SITING BOARD, HENDERSON CO.
SYSTEM AC SIZE (MW AT POI)	150
SYSTEM DC SIZE (MW)	223.60
MODULE COUNT	414,099
CENTRAL INVERTER COUNT	42
TRANSFORMER COUNT	2
PROJECT ZONING	AGRICULTURAL
NON PARTICIPATING PARCEL SETBACK	25 FEET
OCCUPIED STRUCTURE SETBACK (HENDERSON COUNTY)	100 FEET
INVERTER SETBACK FROM OCCUPIED STRUCTURE (KENTUCKY SITING BOARD)	450 FEET
PV PANEL SETBACK FROM OCCUPIED STRUCTURE (KENTUCKY SITING BOARD)	150 FEET
EDGE OF ROAD PAVEMENT SETBACK	50 FEET
SURFACE WATER SETBACK	25 FEET
WETLAND SETBACK	25 FEET
STREAM SETBACK	25 FEET
FENCED AREA	700 ACRES
ROAD LENGTH	57,487 FEET
LANDSCAPE LENGTH	21,155 FEET

PREPARED FOR



SEBREE SOLAR II, LLC
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Contact: Alex Grave de Peralta
Sebree Solar, LLC
(561) - 339 - 0376

CITY OF ROBARDS
HENDERSON COUNTY,
KENTUCKY, 40146

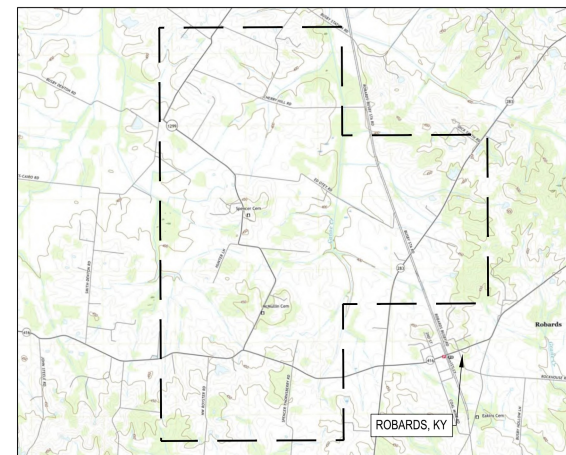
BY



161 East Aurora Rd.,
Northfield, OH 44067
Tel: (216) 518-2807
Agent's E-mail: bwilburn@ectinc.com
Agent's Tel: (513) 313-0179
<http://www.ectinc.com>

ECT PROJECT NUMBER 22-0483

MARCH 2025
KENTUCKY STATE SITING BOARD
FINAL SITE LAYOUT PLAN



PROJECT VICINITY MAP

NOT TO SCALE

USGS TOPO MAPS: KY ROBARDS 20190402



INDEX OF DRAWINGS

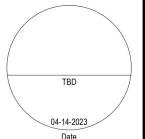
C1.01 - C1.03	EXISTING CONDITIONS
C1.04 - C1.06	PROPOSED CONDITIONS
C2.01 - C2.19	SITE PLANS
C3.01 - C3.02	DETAILS

ECT
1408 N. Washburn Blvd., Ste. 113
Tampa, FL 33607
Phone: (813) 289-9338
www.ectinc.com

SEBREE SOLAR II
PROJECT
HENDERSON
COUNTY,
KENTUCKY

ECT PROJECT No.:	22-0483
DESIGNED BY:	NextEra Energy, Inc.
DRAWN BY:	MRAKING
CHECKED BY:	EW
APPROVED BY:	NextEra Energy, Inc.
STATUS:	KYBN.C. PLANS
REVISIONS:	04-14-2023
DESCRIPTION:	XX-XX-XXXX

CALL BEFORE YOU DIG
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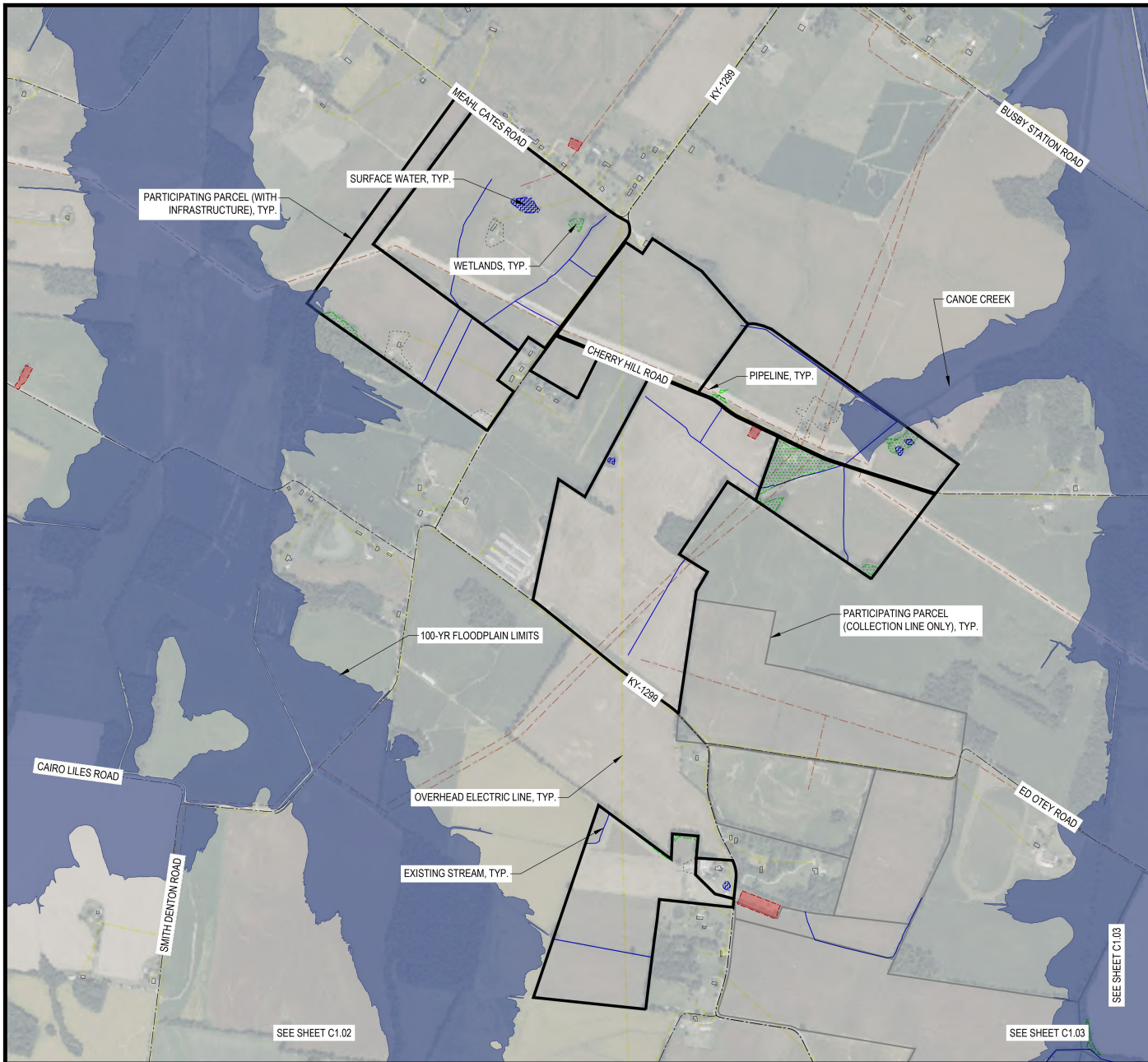


EXISTING
CONDITIONS



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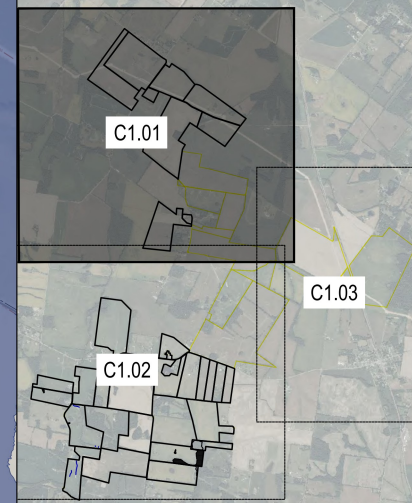
NOT FOR CONSTRUCTION



LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
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- UNOCCUPIED STRUCTURE
- STREAM / DITCH
- WETLANDS
- SURFACE WATERS
- 100-YR FLOODPLAIN

KEY MAP

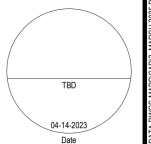


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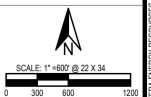
SEBREE SOLAR II PROJECT HENDERSON COUNTY, KENTUCKY

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STATUS:	KYBMC PLANS 8-23-2022
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EXISTING
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C1.01

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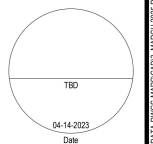


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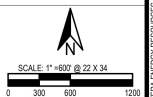
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EXISTING
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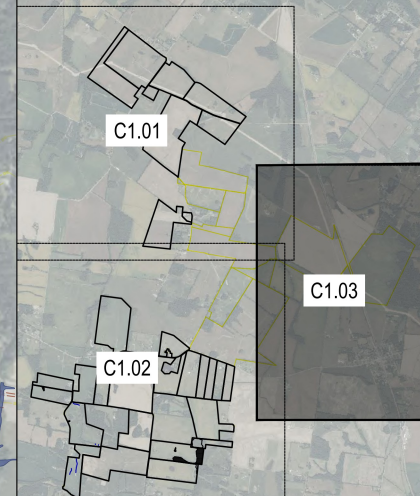
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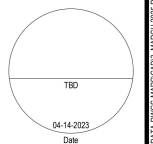


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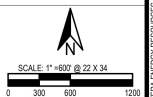
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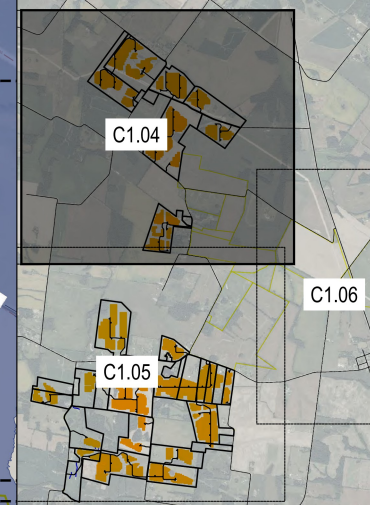
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	COLLECTOR SUBSTATION

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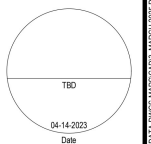


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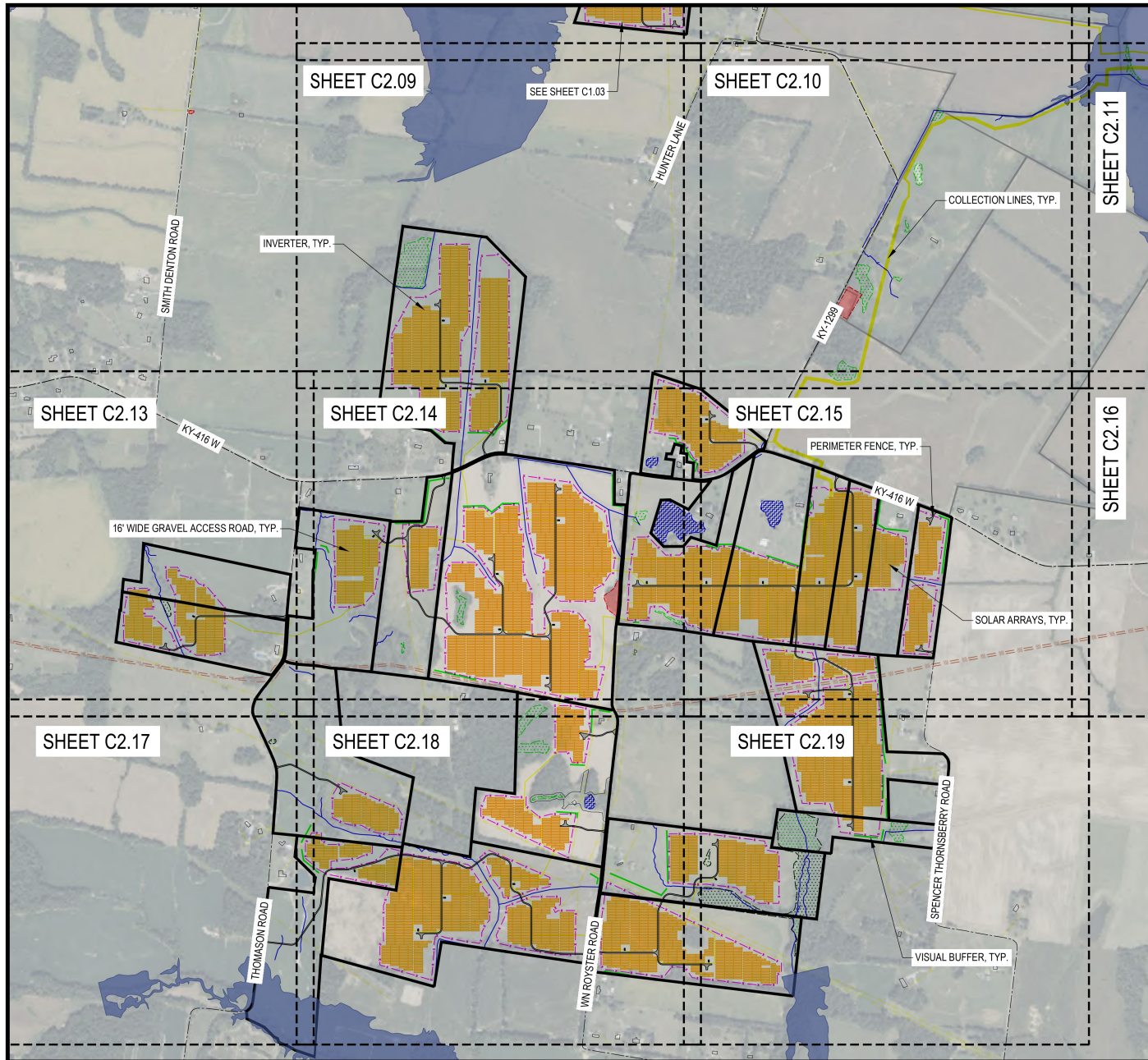
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PROPOSED
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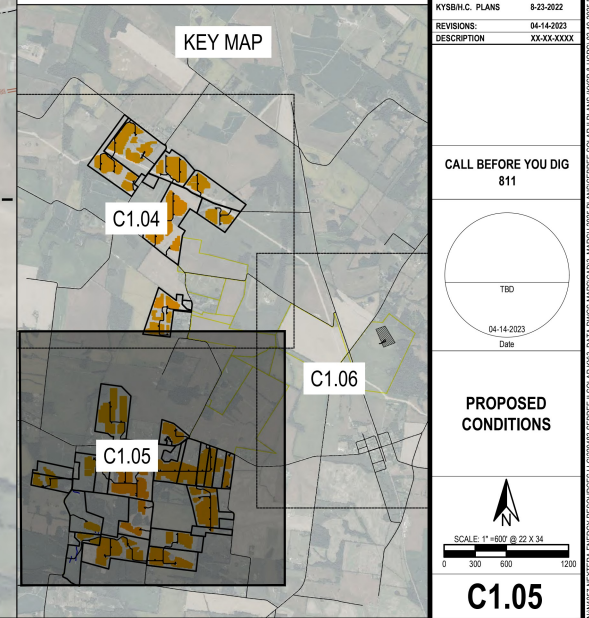
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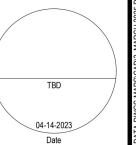


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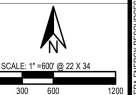
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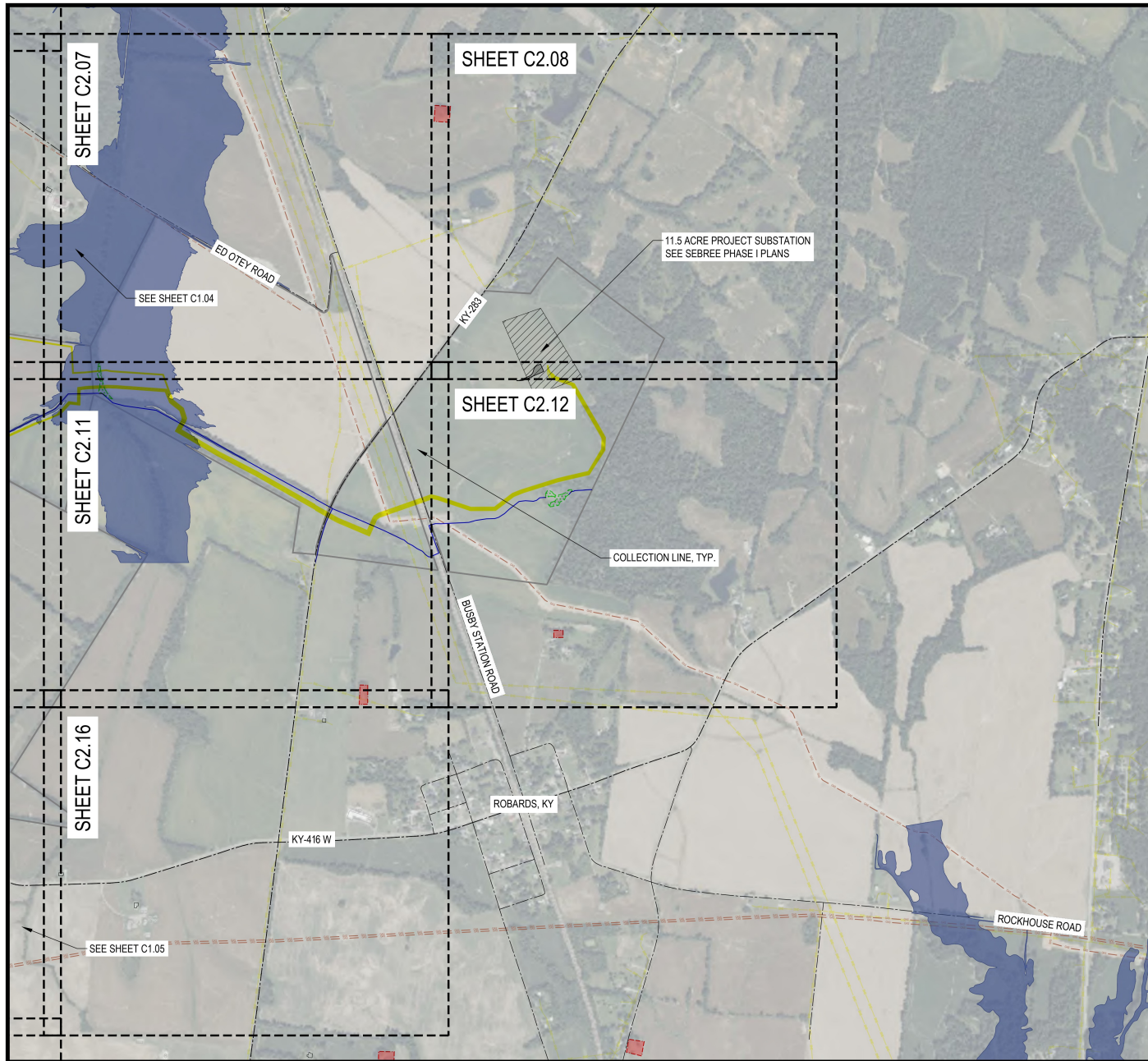


PROPOSED
CONDITIONS



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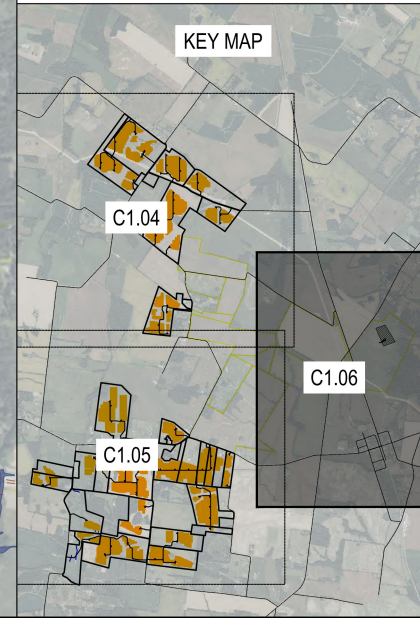
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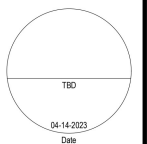


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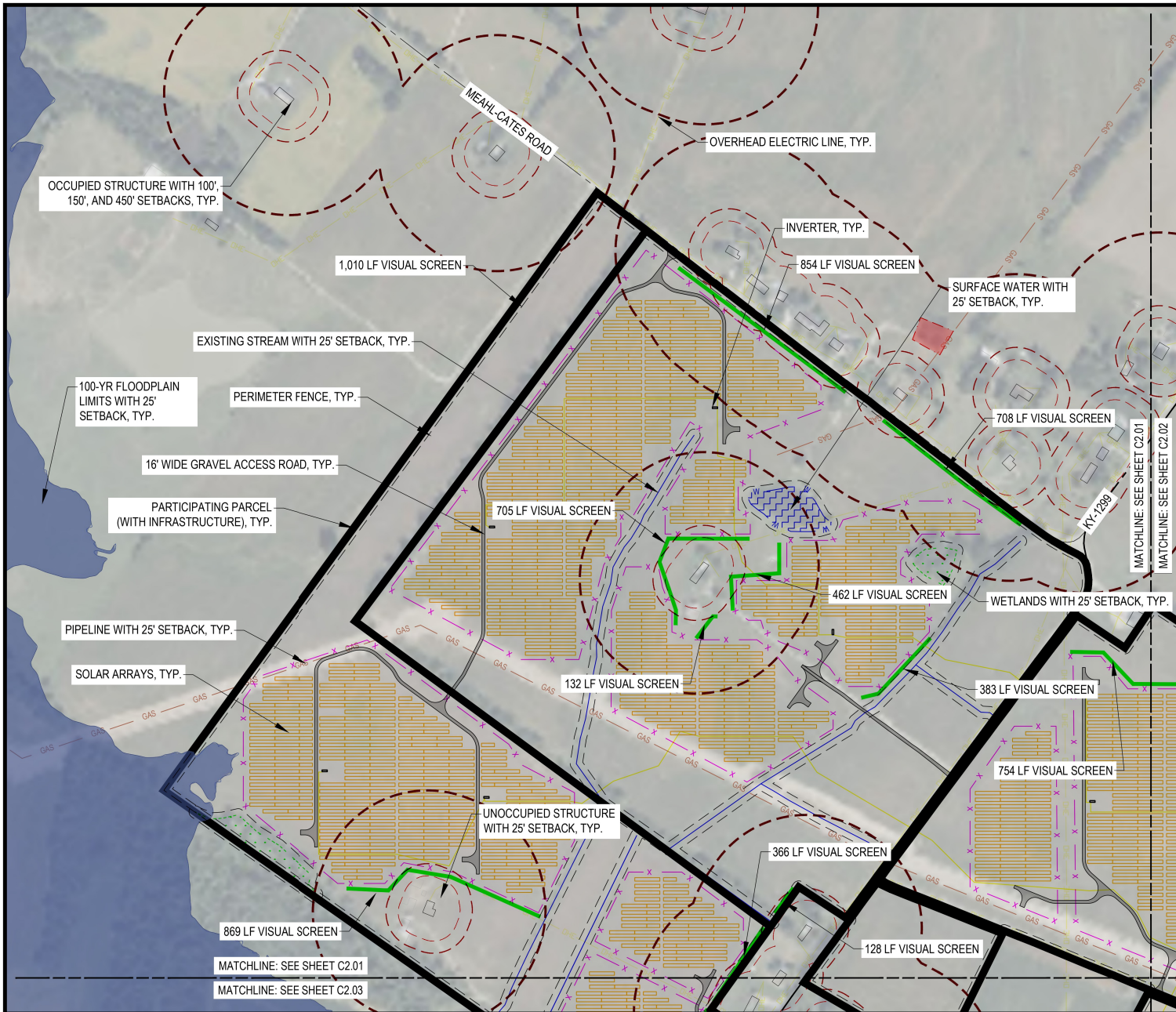
**PROPOSED
CONDITIONS**



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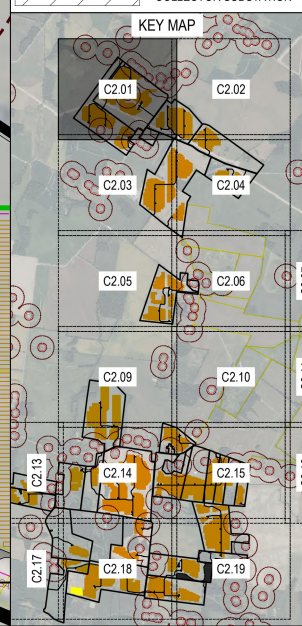
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LEGEND

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	PERIMETER FENCE
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	INVERTER
	COLLECTION LINE
	VISUAL SCREEN
	POLLINATOR AREA APPROX. 2 AC
	SETBACK LINE
	100' OCCUPIED STRUCTURE SETBACK
	150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL
	450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
	COLLECTOR SUBSTATION



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SEBREE SOLAR II PROJECT

HENDERSON COUNTY, KENTUCKY

ECT PROJECT No.:	22-0483
DESIGNED BY:	NextEra Energy, Inc.
DRAWN BY:	MRAKING
CHECKED BY:	SW
APPROVED BY:	NextEra Energy, Inc.
STATUS:	KYBMC PLANS 8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION:	XX-XX-XXXX

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TBD
04-14-2023
Date

SITE PLANS

SCALE: 1"=200' @ 22 X 34

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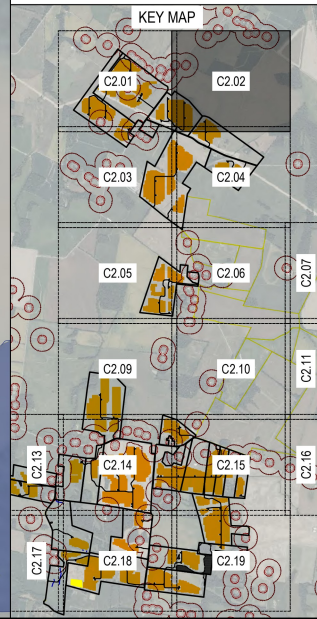
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LEGEND

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HENDERSON COUNTY, KENTUCKY

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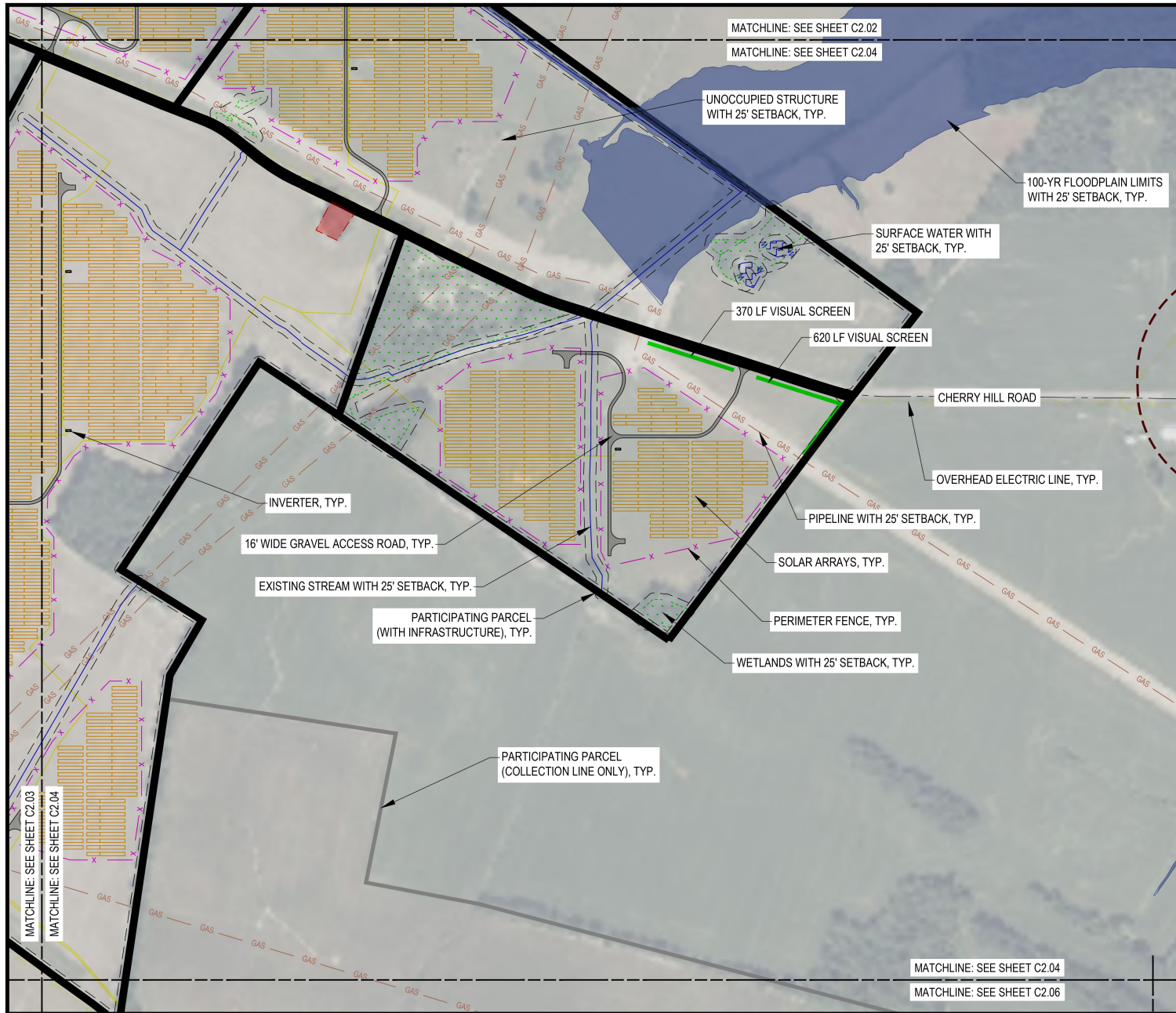
SITE PLANS

SCALE: 1"=200' @ 22 X 34

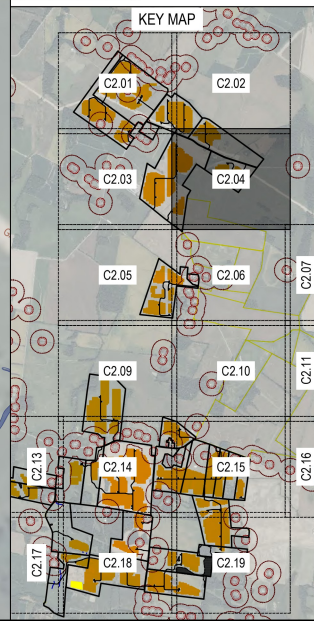
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TBD
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SITE PLANS

SCALE: 1"=200' @ 22 X 34

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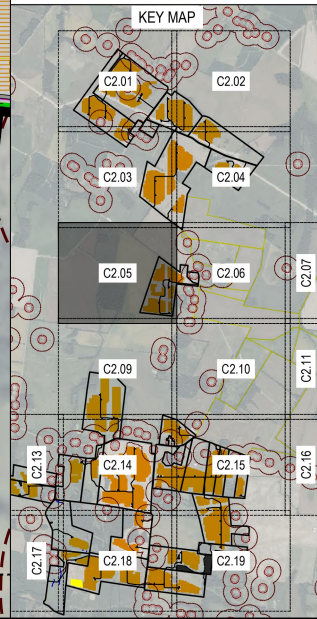
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K:\0107\NEXTERA ENERGY RESOURCES\115034\RYO1 DATA\UNOS\APP\CAD3_1\MARCH 2023\PLANS\SEBREE SOLAR II PLANS (RYO1 & HPC) (03-19-2023).DWG 3/25/2023 1:35 PM D:\M. Bennett



LEGEND

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APPROVED BY:	NextEra Energy, Inc.
STATUS:	KYBMC PLANS 8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION:	XX-XX-XXXX

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04-14-2023
Date

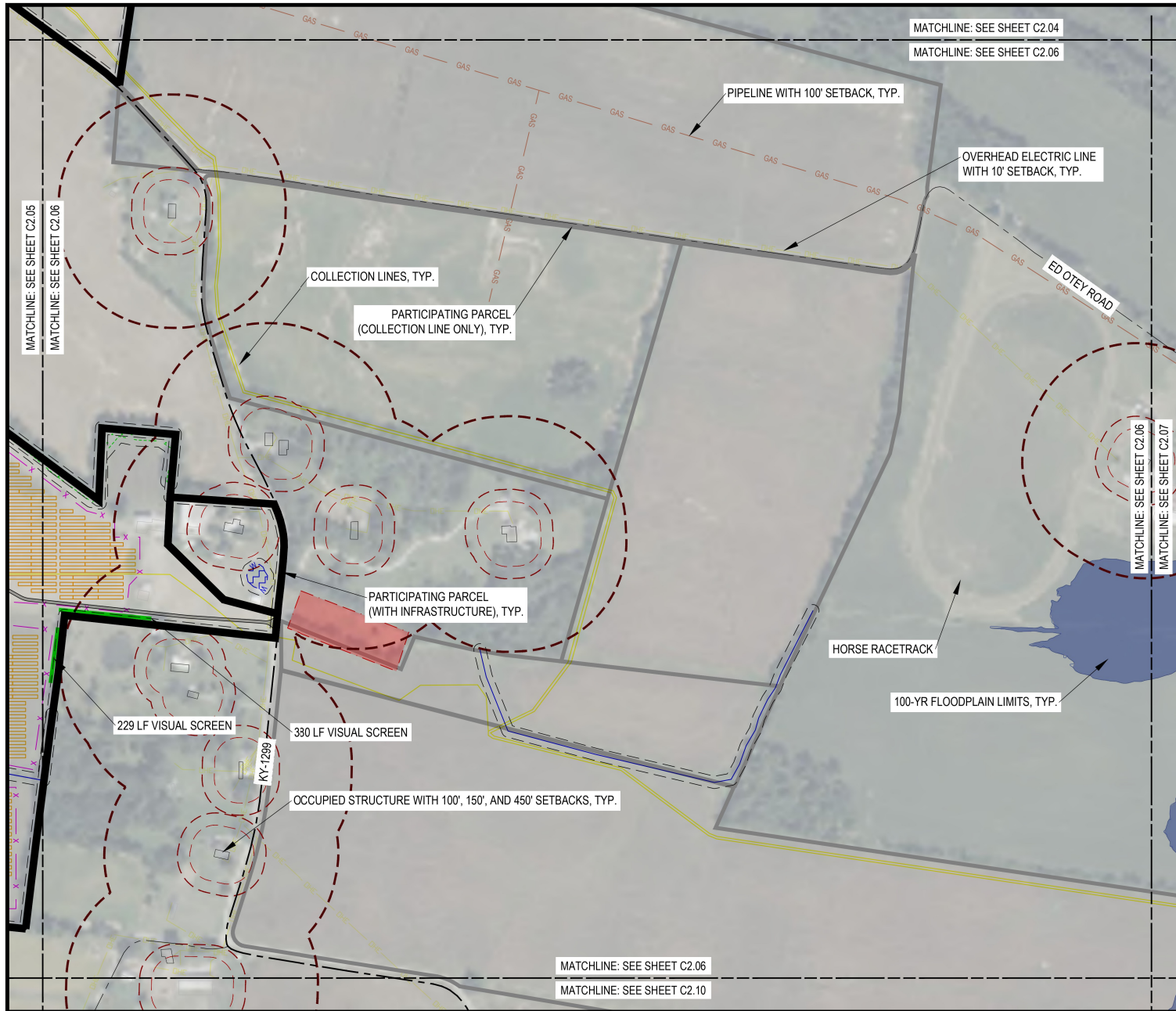
SITE PLANS

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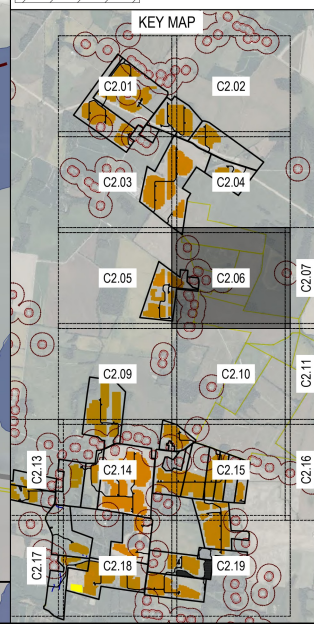
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NOT FOR CONSTRUCTION



LEGEND

	PARTICIPATING PARCELS (INFRASTRUCTURE)
	PARTICIPATING PARCELS (COLLECTION LINE ONLY)
	CEMETERY
	STATE ROADS
	LOCAL ROADS
	OVERHEAD ELECTRIC LINE
	GAS PIPELINE
	OCCUPIED STRUCTURE
	UNOCCUPIED STRUCTURE
	STREAM / DITCH
	WETLANDS
	SURFACE WATERS
	100-YR FLOODPLAIN
	SOLAR ARRAYS
	PERIMETER FENCE
	GRAVEL ACCESS ROAD
	INVERTER
	COLLECTION LINE
	VISUAL SCREEN
	POLLINATOR AREA APPROX. 2 AC
	SETBACK LINE
	100' OCCUPIED STRUCTURE SETBACK
	150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL
	450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
	COLLECTOR SUBSTATION



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SEBREE SOLAR II PROJECT

HENDERSON COUNTY, KENTUCKY

ECT PROJECT No.:	22-0483
DESIGNED BY:	NextEra Energy, Inc.
DRAWN BY:	MRAKING
CHECKED BY:	SW
APPROVED BY:	NextEra Energy, Inc.
STATUS:	PLANS 8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION:	XX-XX-XXXX

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SITE PLANS

SCALE: 1"=200' @ 22 X 34

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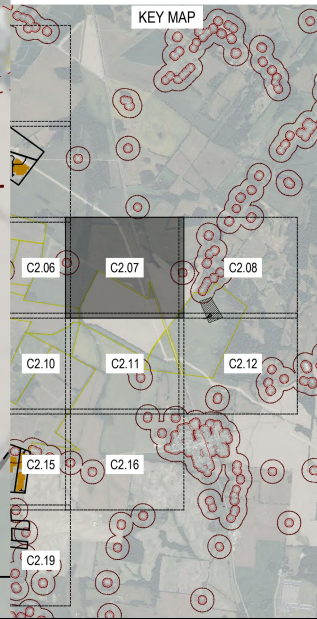
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NOT FOR CONSTRUCTION



LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
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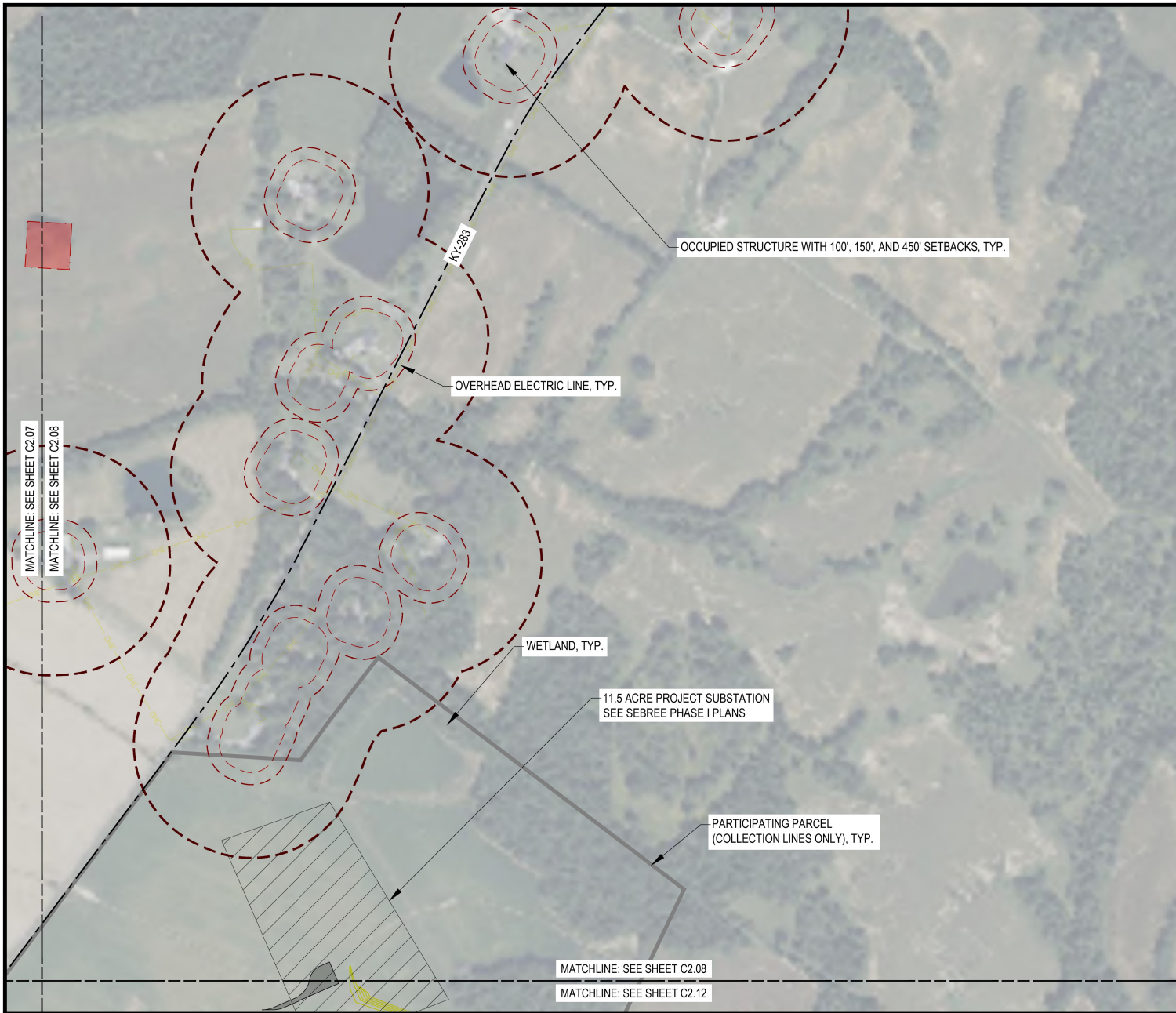
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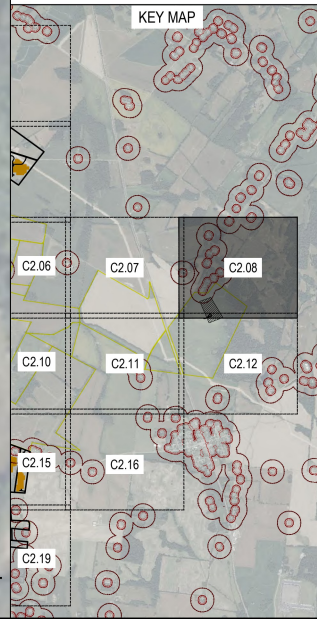
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LEGEND

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- CEMETERY
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DESIGNED BY:	NextEra Energy, Inc.
DRAWN BY:	MRAKING
CHECKED BY:	BW
APPROVED BY:	NextEra Energy, Inc.
STATUS:	KYBMLC PLANS 8-23-2022
REVISIONS:	04-14-2023
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Date

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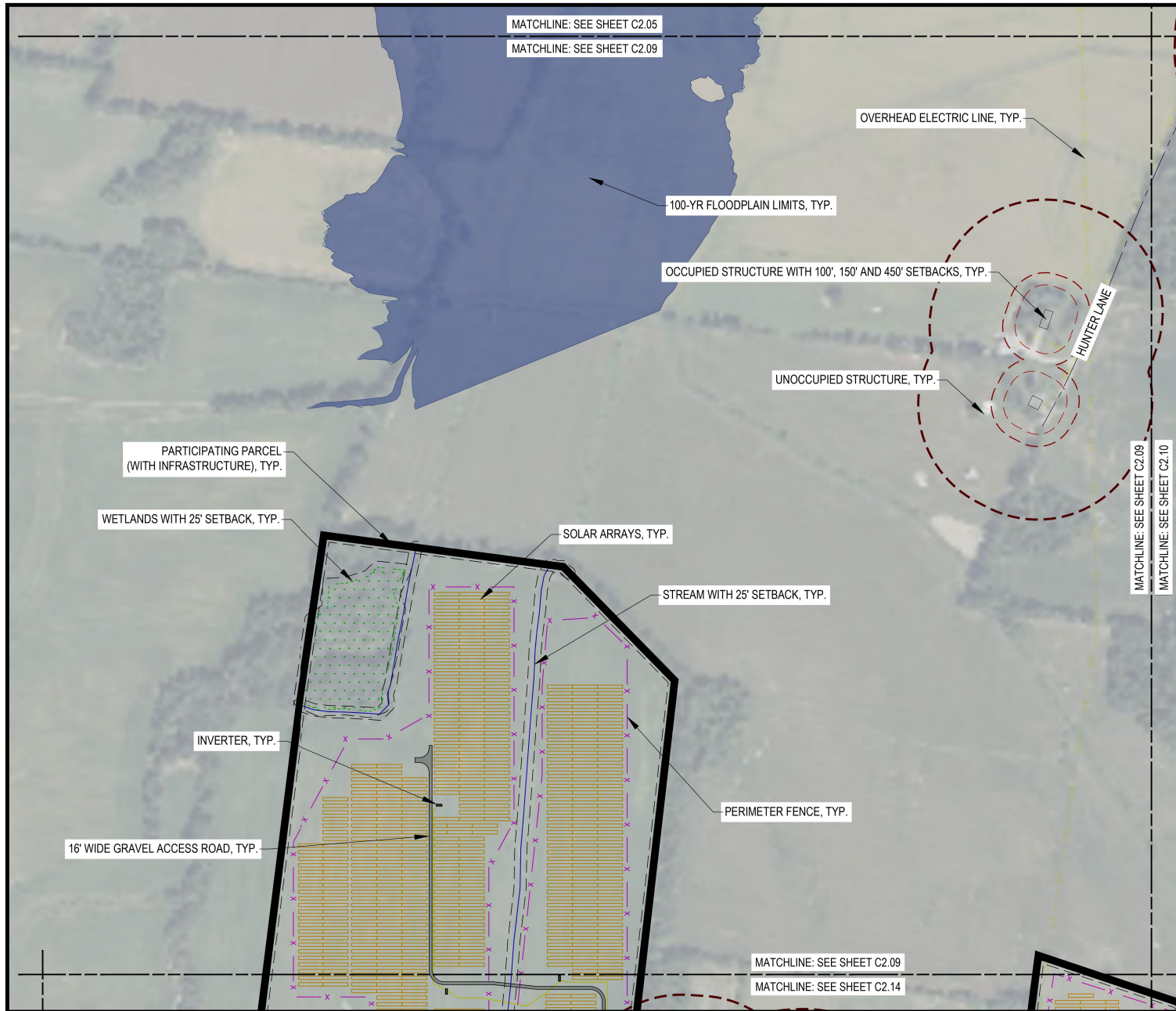
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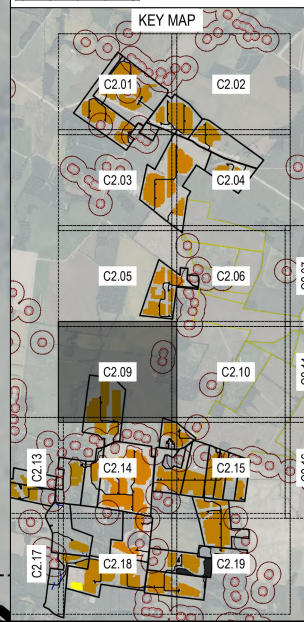
NOT FOR CONSTRUCTION

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LEGEND

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SITE PLANS

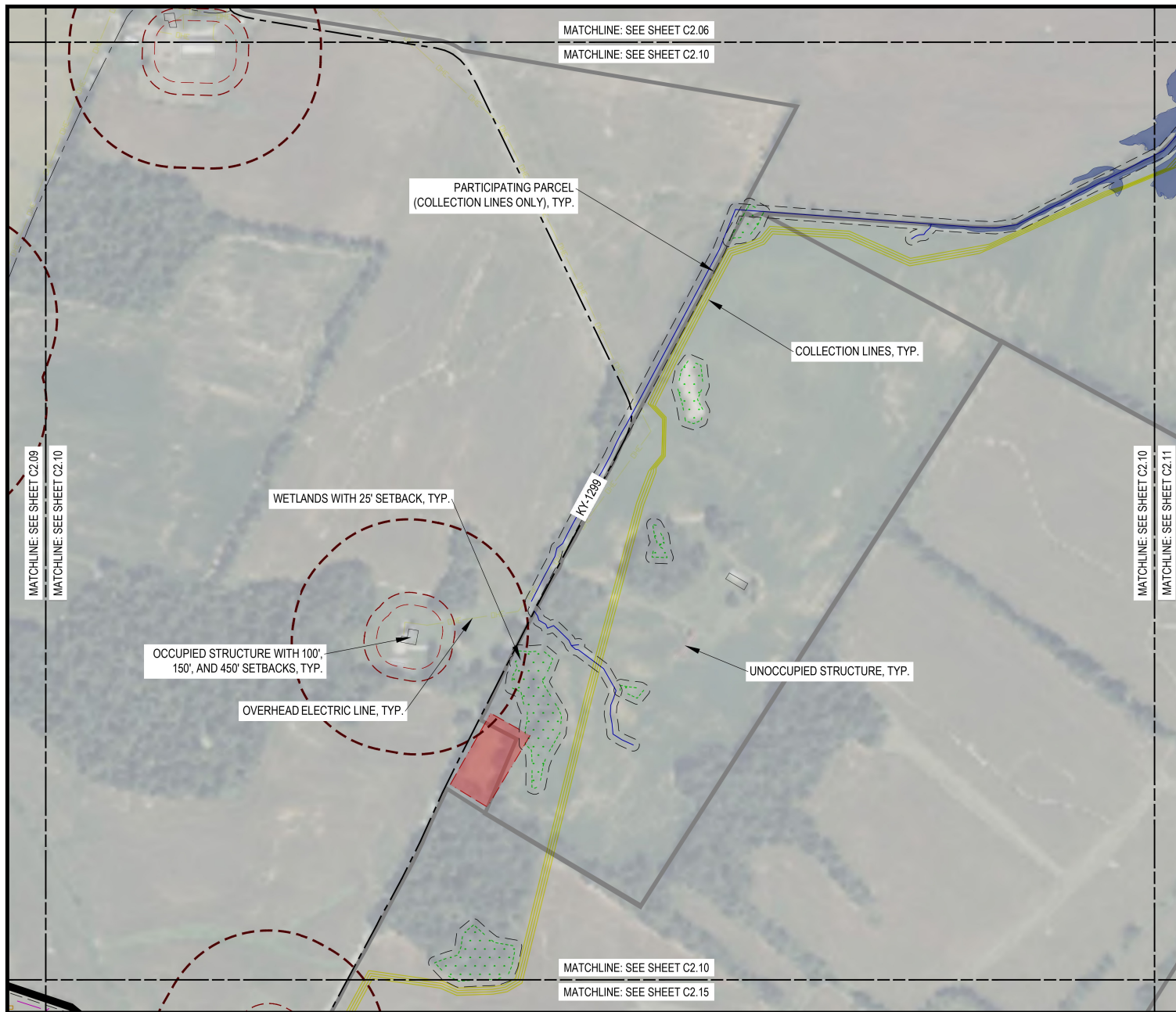
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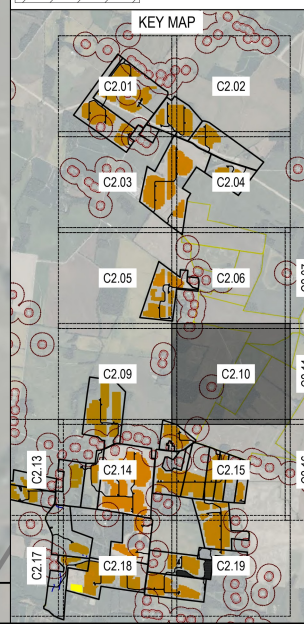
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LEGEND

	PARTICIPATING PARCELS (INFRASTRUCTURE)
	PARTICIPATING PARCELS (COLLECTION LINE ONLY)
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	STATE ROADS
	LOCAL ROADS
	OVERHEAD ELECTRIC LINE
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SEBREE SOLAR II PROJECT

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APPROVED BY:	NextEra Energy, Inc.
STATUS:	KYBMLC PLANS 8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION:	XX-XX-XXXX

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Date

SITE PLANS

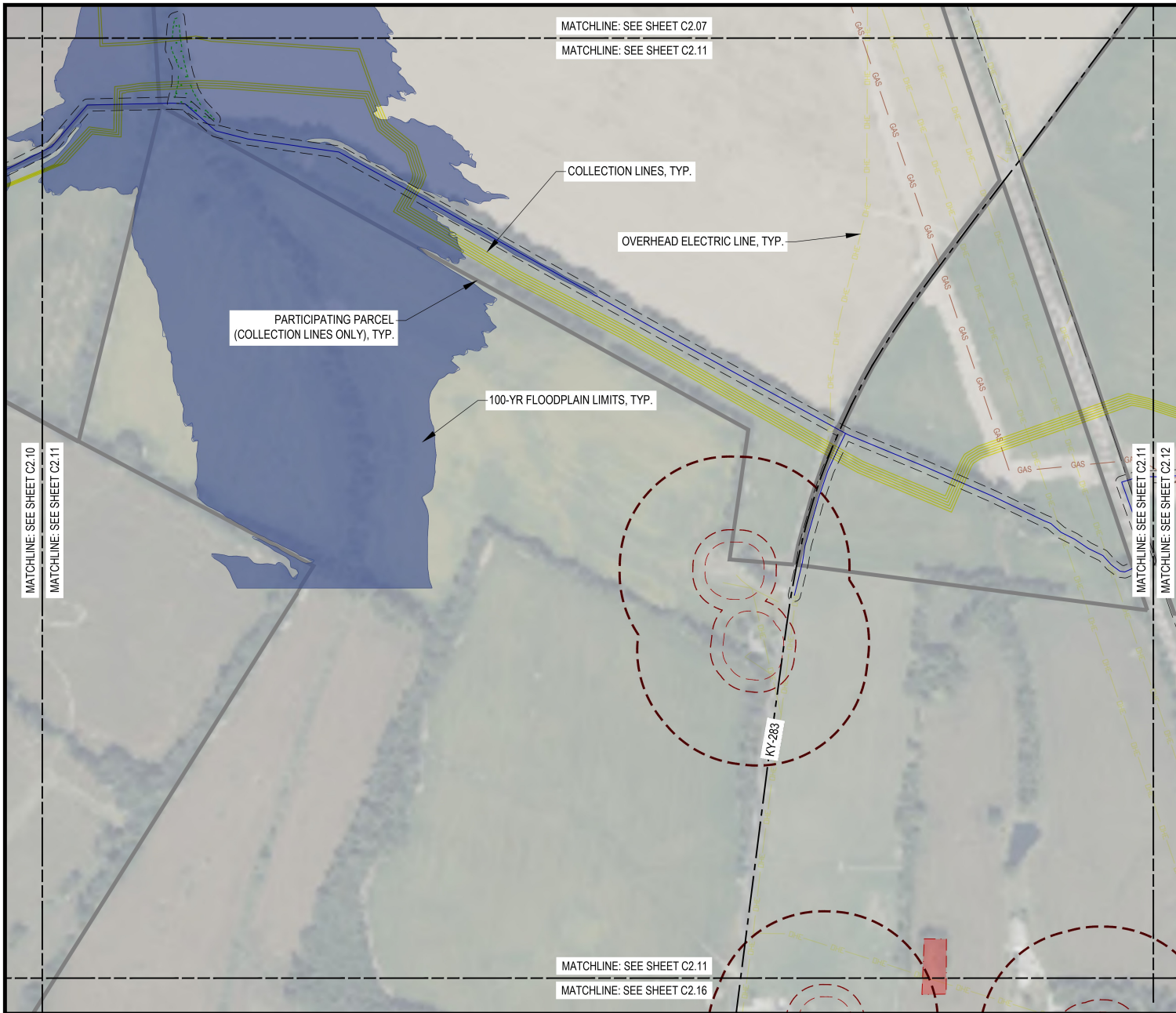
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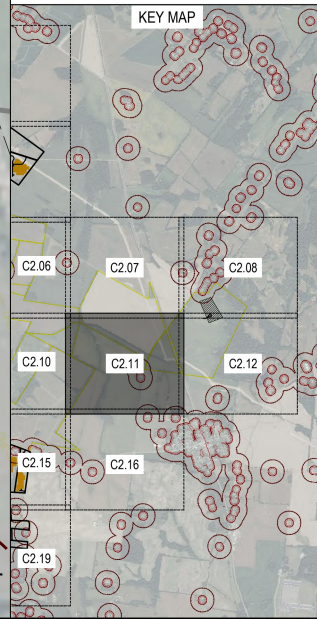
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LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
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STATUS:	KYBMC PLANS 8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION:	XX-XX-XXXX

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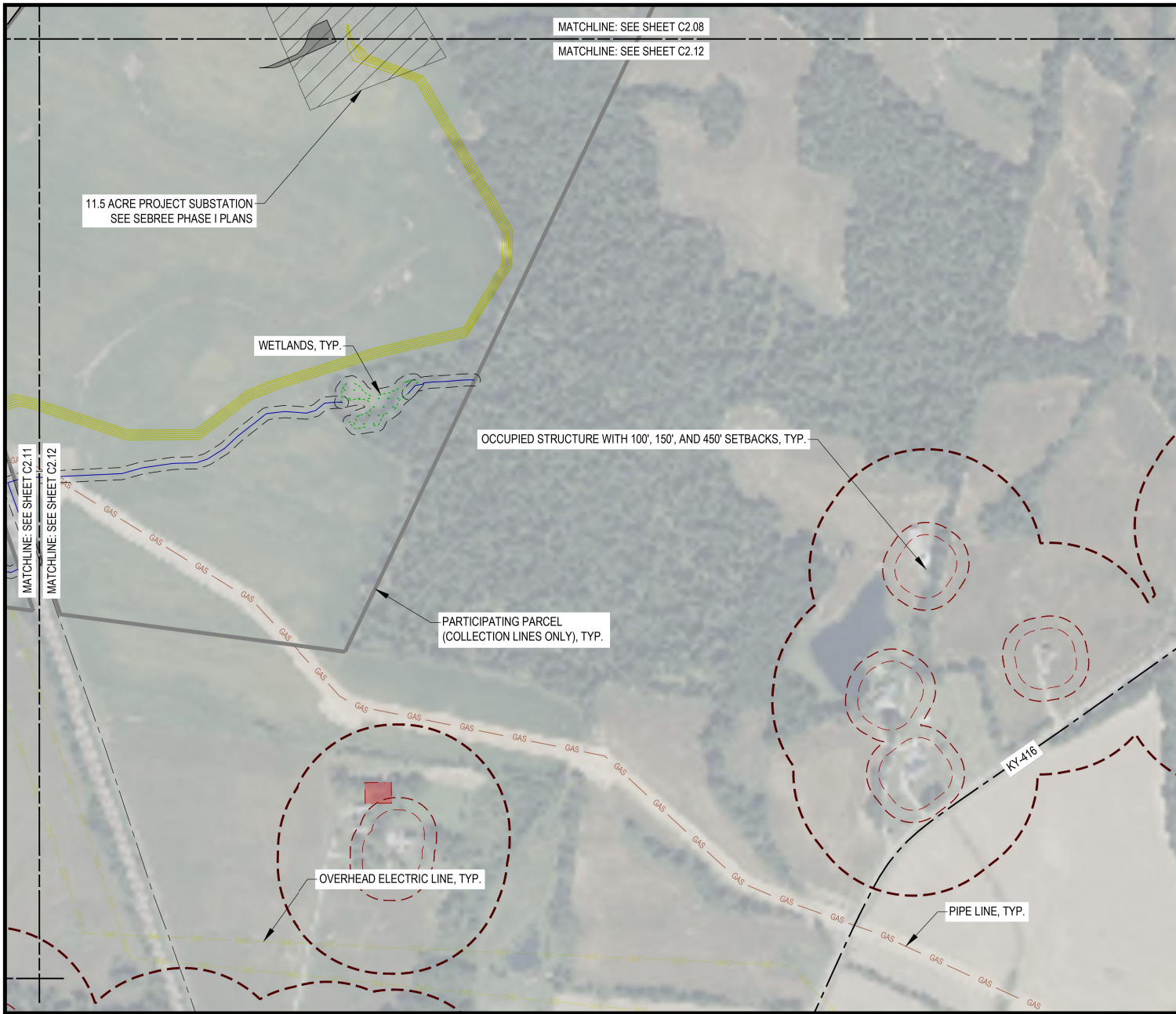
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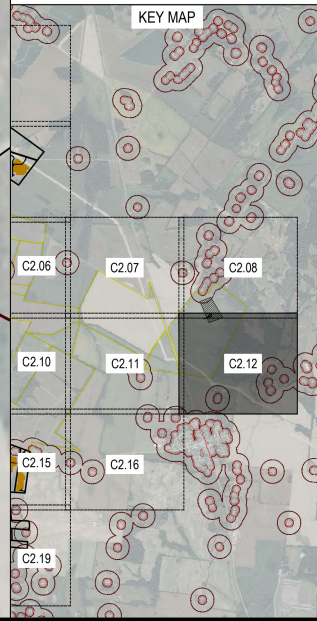
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LEGEND

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- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
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SEBREE SOLAR II PROJECT

HENDERSON COUNTY, KENTUCKY

ECT PROJECT No.: 22-0483

DESIGNED BY: NextEra Energy, Inc.

DRAWN BY: MRAKING

CHECKED BY: BW

APPROVED BY: NextEra Energy, Inc.

STATUS: KYBMC PLANS 8-23-2022

REVISIONS: 04-14-2023

DESCRIPTION: XX-XX-XXXX

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04-14-2023
Date

SITE PLANS

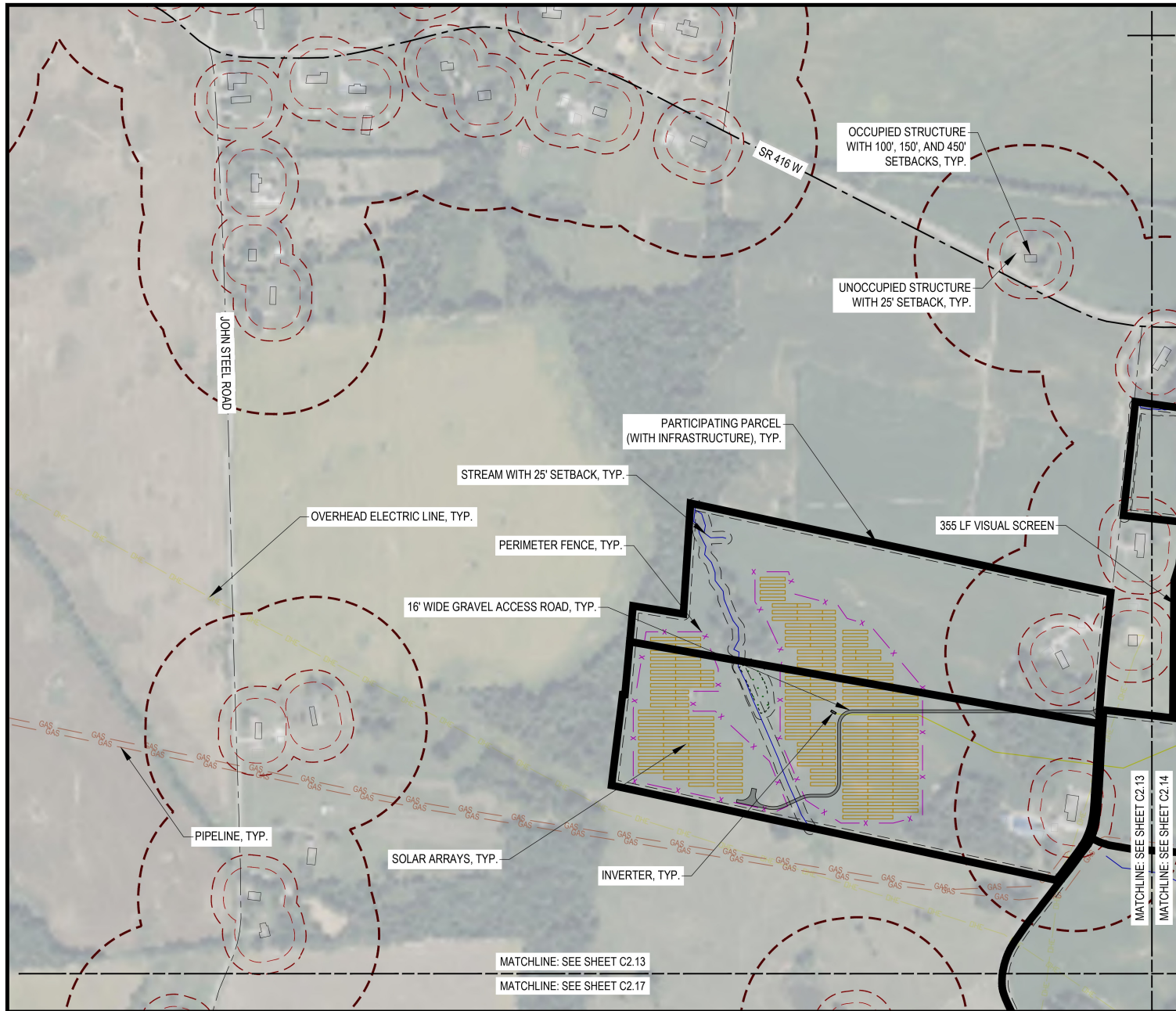
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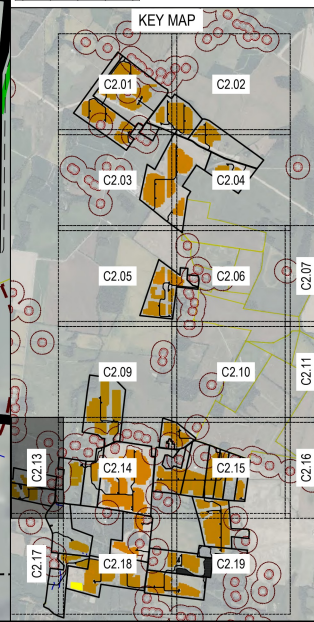
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LEGEND	
	PARTICIPATING PARCELS (INFRASTRUCTURE)
	PARTICIPATING PARCELS (COLLECTION LINE ONLY)
	CEMETERY
	STATE ROADS
	LOCAL ROADS
	OVERHEAD ELECTRIC LINE
	GAS PIPELINE
	OCCUPIED STRUCTURE
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STATUS:	KYBMLC PLANS 8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION:	XX-XX-XXXX

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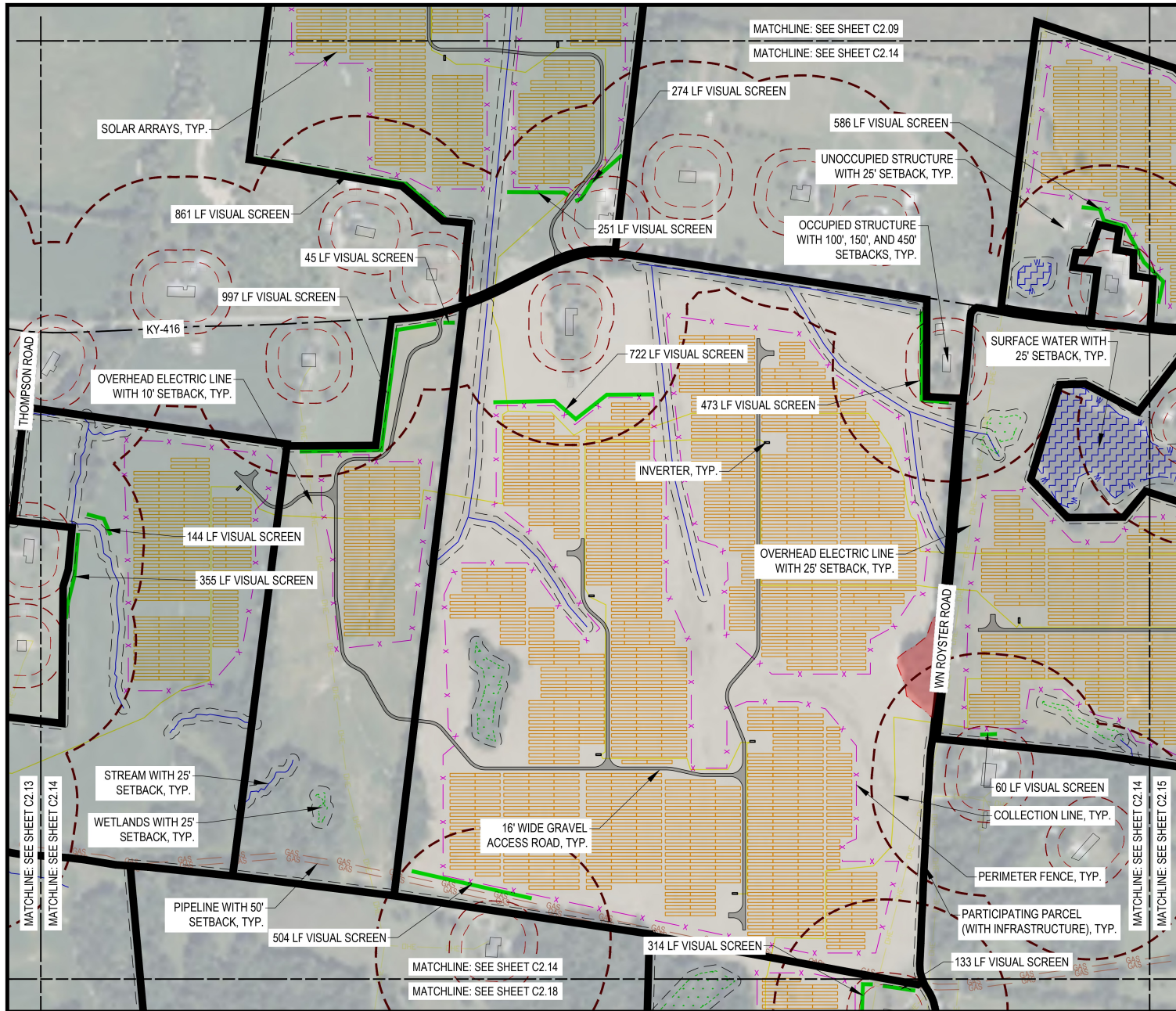
SITE PLANS

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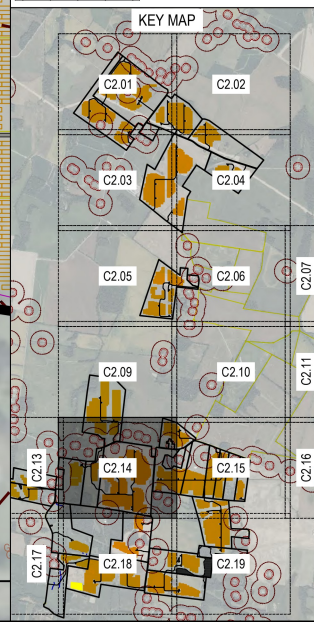
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LEGEND	
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	CEMETERY
	STATE ROADS
	LOCAL ROADS
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APPROVED BY:	NextEra Energy, Inc.
STATUS:	KYB/C. PLANS 8-23-2022
REVISIONS:	06-14-2023
DESCRIPTION:	XX-XX-XXXX

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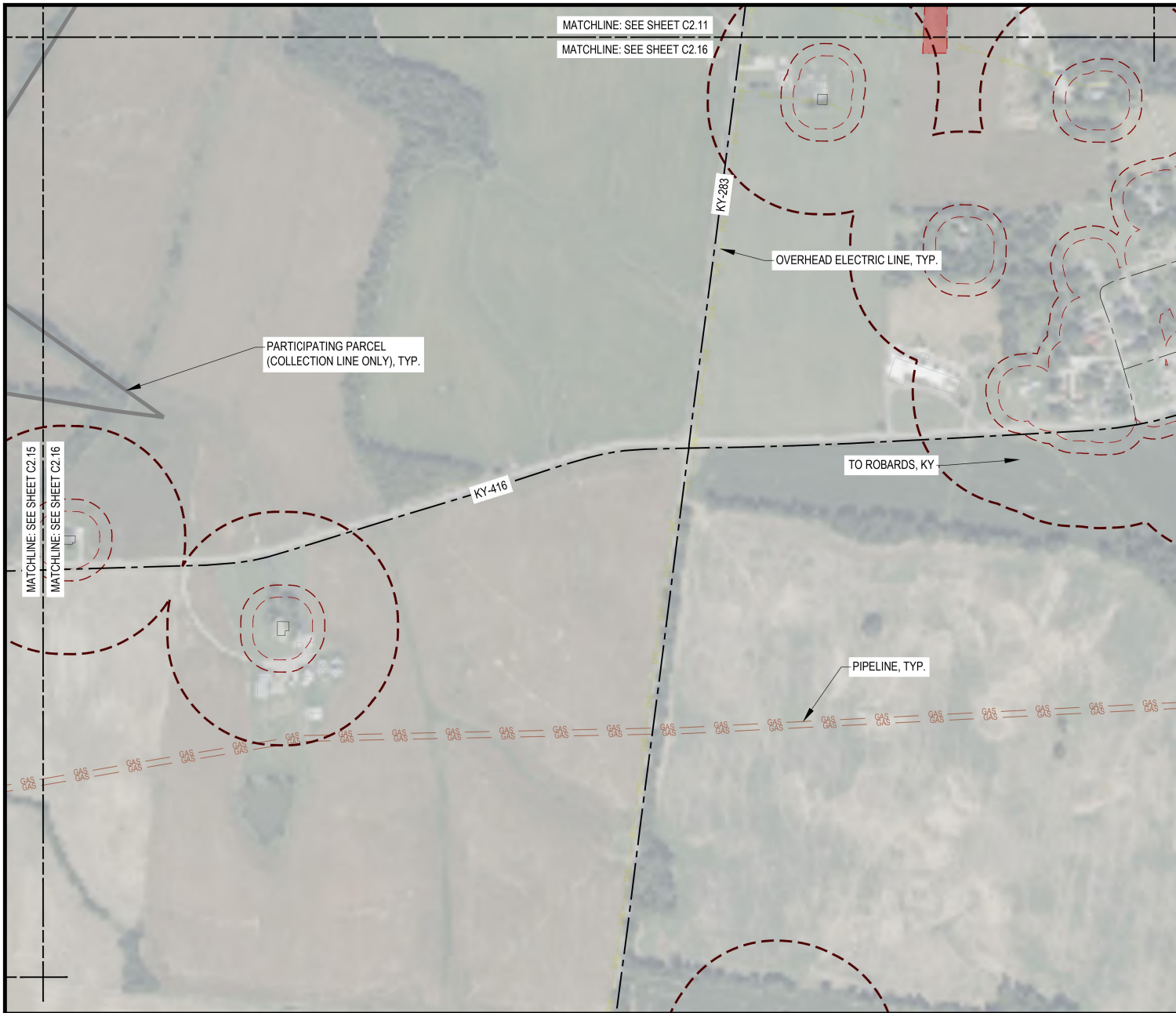
SITE PLANS

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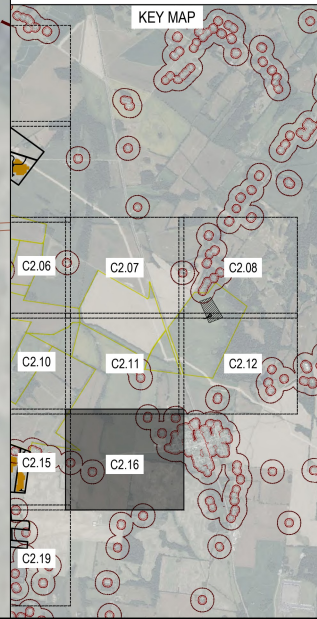
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LEGEND

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	PARTICIPATING PARCELS (COLLECTION LINE ONLY)
	CEMETERY
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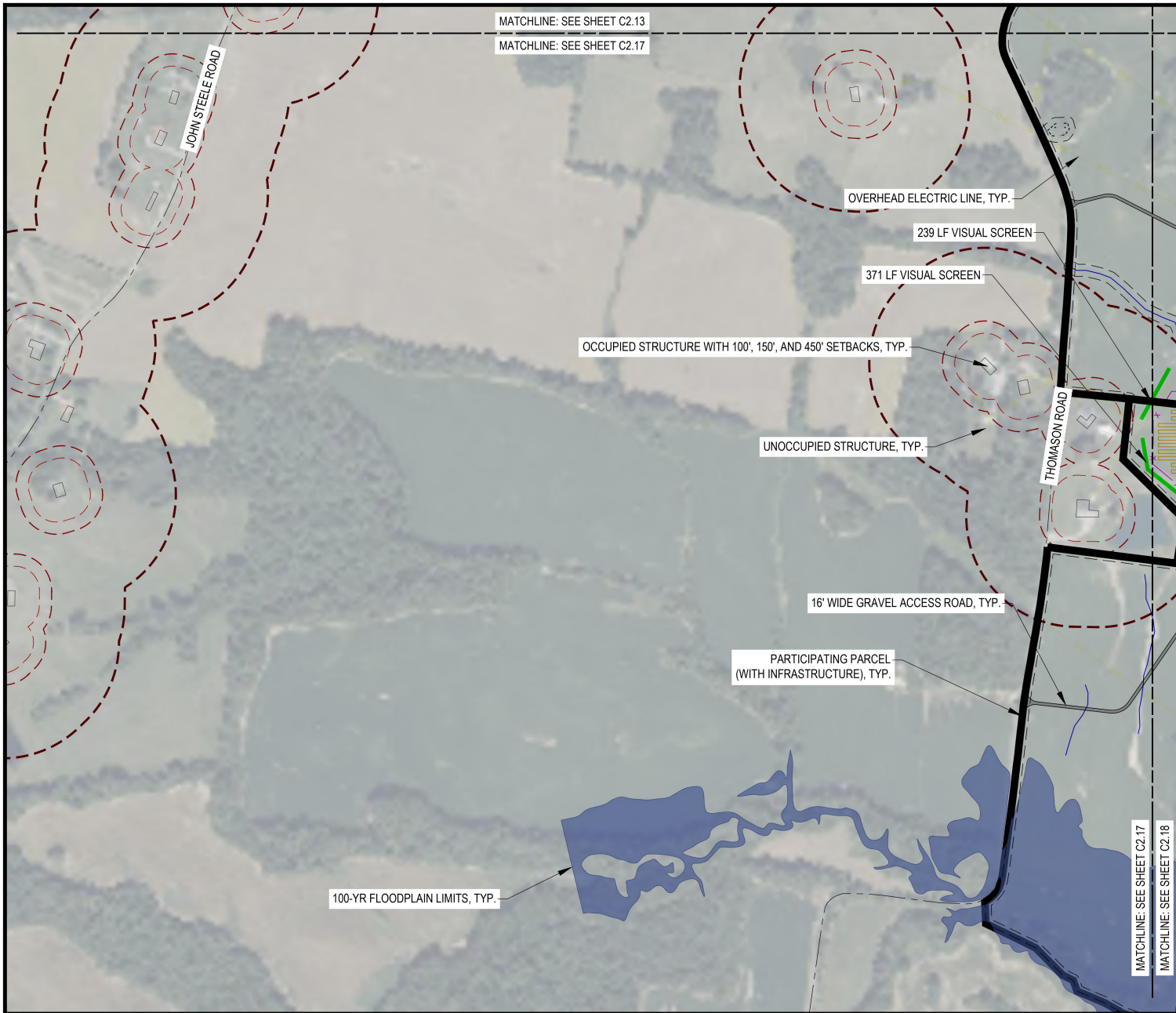
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SCALE: 1"=200' @ 22 X 34

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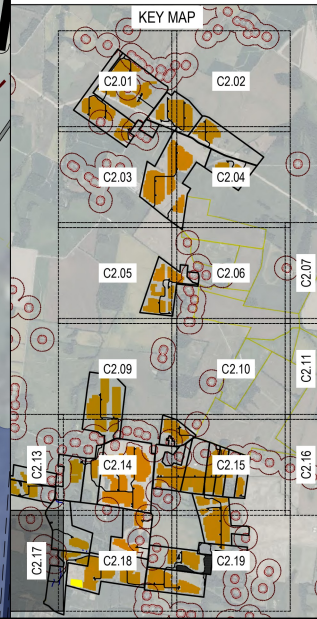
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LEGEND

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04-14-2023

Date

SITE PLANS

SCALE: 1"=200' @ 22 X 34

0 100 200 400

C2.17

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*Nathaniel Comer
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