



## Agenda Item Summary

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**File ID:** 20-0746

**PHQJ-3**

**Meeting Date:** 6/16/2020

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**PLACEMENT:** Public Hearings - Quasi-Judicial

**TITLE:**

**FPL WHITE TAIL SOLAR ENERGY CENTER FINAL SITE PLAN**

**EXECUTIVE SUMMARY:**

Florida Power and Light requests final site plan approval for the White Tail Solar Energy Center. The project includes the construction of a 74.5-megawatt photovoltaic solar energy facility (solar farm) and associated infrastructure on approximately 600 acres which is the north half of a larger 1,261-acre tract located on the north side of Citrus Boulevard about 8 miles southwest of Florida's Turnpike.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Peter Walden

**Title:** Principal Planner

**REQUESTED BY:** Lucido and Associates, Morris A. Crady, AICP

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

This item was continued from the April 21, 2020 meeting at the applicant's request.

This is an application for a major development final site plan. Florida Power & Light Company (FPL) is proposing the construction of an unmanned 74.5-megawatt photovoltaic solar energy facility (Solar Farm) on approximately 600 acres located on the north side of Citrus Boulevard about 8 miles southwest of Florida's Turnpike. Included is a request for a Certificate of Public Facilities Reservation.

The subject site consists of approximately 600 acres which is the north half of a larger 1,261-acre tract. The property has been actively farmed for several decades and contains no natural wetlands or upland native habitat.

The subject property and parent tract have a future land use designation of agricultural and a zoning district designation of A-2. The surrounding properties are also designated agricultural and zoned A-2. The property is bordered to the west by the SFWMD C-44 stormwater treatment area and there are no residential uses or public roads adjacent to the property. The access for the property will be via an improved service path through the front +-600 acres. The front parcel will remain in agricultural production.

The site is outside of the urban services boundary and no water or sewer service is planned with the development.

The Local Planning Agency heard this matter at a public hearing on April 2, 2020 and voted unanimously to recommend approval of the application.

The following supporting documents are attached to this item:

Staff Report  
Resolution  
Final Site Plan  
Application Materials  
Legal Ad  
Certified List of Property Owners  
Sample Notice  
Sign Certification

**ISSUES:**

None

**LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

**RECOMMENDED ACTION:**

**RECOMMENDATION**

1. Move that the Board receive and file the agenda item summary and its attachments as exhibit one.
2. Move that the Board approve the Major Final Site Plan for the FPL White Tail Solar Energy Center.

**ALTERNATIVE RECOMMENDATIONS**

None

**FISCAL IMPACT:**

**RECOMMENDATION**

The applicant has paid the \$9,127.00 application fee and the \$290.00 completeness fee.

Funding Source	County Funds	Non-County Funds

<b>Subtotal</b>		
<b>Project Total</b>		

## ALTERNATIVE RECOMMENDATIONS

None

## DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment
 ☐ Chair Letter
 ☐ Contract / Agreement  
☐ Grant / Application
 ☐ Notice
 ☐ Ordinance
 ☒ Resolution  
☐ Other:

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