



Agenda Item Summary

File ID: 22-1038

PHQJ-3

Meeting Date: 8/9/2022

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST BY FLORIDA POWER AND LIGHT COMPANY FOR MAJOR SITE PLAN APPROVAL FOR THE WHITE TAIL SOLAR ENERGY CENTER (F110-002)

EXECUTIVE SUMMARY:

This is a request by Florida Power and Light Company (FPL) for major final site plan approval for the development of a solar energy center (solar farm) and the associated infrastructure on an approximate 601 acre site which is the north half of a larger 1261 acre tract previously utilized for agricultural production. The parcel is located on the north side of SW Citrus Boulevard approximately 5 1/2 miles west of SW 96th Street and 3 miles east of the Village of Indiantown.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Peter Walden, AICP

Title: Deputy Growth Management Director

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

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is an application for a major development site plan. FPL is proposing the construction of an unmanned 74.5-megawatt photovoltaic solar farm. 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 native upland habitat.

The subject property and parent tract have a 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 development site. 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 application was heard before the Local Planning Agency on April 2, 2020, the LPA voted

unanimously to recommend approval.

The application was originally scheduled for a public hearing at the April 21, 2020 Board meeting, but was continued to the June 16, 2020 Board meeting, and then continued again to the August 25, 2020 Board meeting, at which time it was withdrawn from the Agenda.

The site exhibited signs of wetland characteristics from being left fallow for several years. This issue has been resolved and all local and state review of the site have found it to be in compliance with the proposed solar farm development.

The following supporting documents are attached:

Staff Report

Final Site Plan

Resolution to approve

Application Materials

Legal Ads

Notices to Surrounding Properties

Sign Posting Affidavit

Resolution to Deny

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

- Move that the Board receive and File the agenda item and all its attachments as Exhibit 1.
- Move that the Board approve the Major Final Site Plan for the White Tail Solar Energy Center.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

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

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback <<http://www.martin.fl.us/accessibility-feedback>>.