



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: February 5, 2018

TO: Ann Seiler, Florida Department of Environmental Protection

FROM: Marc LaFerrier, AICP, Director 

SUBJECT: Site Certification Application
Florida Power & Light Company, Dania Beach Energy Center
PA89-26A2; City of Dania Beach, Agency Report

The City of Dania Beach has reviewed the Site Certification Application for the Dania Beach Clean Energy Center (DBEC or Project) filed by Florida Power & Light Company (FPL) on July 27, 2017. The Project includes a 1,200 megawatt natural gas-fired electrical generating unit and associated facilities to be located on a 392 acre site in Broward County, in the cities of Dania Beach and Hollywood, Florida.

Pursuant to Section 403.507(2)(a)(3), Florida Statutes, the City of Dania Beach finds the proposed Project consistent with all applicable local ordinances, regulations, standards, or criteria, with the exception of the variance discussed below. In accordance with Section 403.507(3), Florida Statutes, the City of Dania Beach recommends approval of the Project subject to the following conditions of certification. As required by Section 403.507(3)(c), each condition is followed by citation to the applicable City of Dania Beach standard authorizing the condition.

Conditions of Certification

1. FPL shall comply with the applicable requirements contained within Development Orders (Site Plan, Variance, and Special Exception) issued by the City of Dania Beach for the Project. (Ch. 28, Part 6, Article 680, Code of Ordinances, City of Dania Beach)
2. The Licensee shall allow authorized representatives of the City of Dania Beach with jurisdiction over a portion of the Certified Facility to enter upon the Certified Facility in order to monitor activities within their respective jurisdictions for purposes of assessing compliance with this certification.
3. Upon completion of the construction of the project, the Licensee shall submit final drawings for the administration/warehouse/control building.
4. City of Dania Beach representatives shall be allowed reasonable access to the power plant site to inspect and observe any activities associated with the construction, operation, maintenance, or modification of the DBEC project in order to determine compliance with the conditions of this Certification. The Licensee shall not refuse entry or access to any City of Dania Beach representative who, upon reasonable notice, requests entry for the purpose of the above noted inspection and presents appropriate credentials. (need a citation for this)

5. FPL shall comply with the Florida Building Code for the construction of the administrative portion of the administration/warehouse/control building.
6. FPL shall request building permit and inspections in accordance with the requirements of the building permits issued for any structure of improvements that do not directory involve the generation, transmission, or distribution of electricity for the property.
7. FPL shall submit coordination plans and receive approval by the city for approval to address emergency services.

Variances

FPL requests that the certification for the Project include one variance pursuant to Rule 62-17.051(3)(a), F.A.C.: Exemption-from the maximum permissible sound levels from the specified Sound Level limits in Table 1 of the City of Dania Beach Code of Ordinances, Chapter 17, Article IV Noise, Section 17-86 for :

- a) Noise due to emergency or upset conditions for all time periods and all receiving land use categories; and,
- b) Noise due to transient conditions associated with unit startup and shutdown shall be limited to 70 dB(A) for all time periods and all receiving land use categories, except for Industrial land uses which shall retain the Table 1 limit of 75 dB(A).

It is acknowledged that the requested variances are not obtained from The City of Dania Beach but through the Power Plant Siting Act process. The variance request is in process and is scheduled for an upcoming City Commission meeting.