



Board of County Commissioners
DEPARTMENT OF PLANNING AND DEVELOPMENT
3600 W. Sovereign Path, Lecanto, FL 34461-8070
(352) 527-5226 Fax (352) 527-5317
Web Address: www.bocc.citrus.fl.us

In reply, refer to: DS-15-004

February 3, 2015

VIA ELECTRONIC MAIL AND U.S. MAIL
Bobby Bull, Professional Engineer
Florida Department of Environmental Protection
Siting Coordination Office
2600 Blair Stone Road, MS 5500
Tallahassee, Florida 32399-2400
robert.bull@dep.state.fl.us

SUBJECT: Duke Energy Florida's Citrus Combined-Cycle Project
Power Plant Siting Application No. PA77-09A3
FDEP OGC No. 14-0431/DOAH Case No. 14-3632 EPP
Citrus County

RE: Agency Report – Citrus County, Florida

Dear Mr. Bull:

Citrus County, a political subdivision of the State of Florida, in accordance with Florida Statute 403.507(2)(a), has completed its analysis of the above-captioned site certification application concerning Duke Energy Florida's proposed combined-cycle gas plant project in Citrus County. This serves to advise the Florida Department of Environmental Protection and the applicant that Citrus County finds this application consistent with the Citrus County Comprehensive Plan, Citrus County Land Development Code and other applicable local ordinances, and thereby recommends Approval with the following proposed conditions of certification that the County would want added to the final Site Certification.

CITRUS COUNTY PROPOSED CONDITIONS OF CERTIFICATION

1. **Compliance with Building Code and Floodplain Management Regulations** —This certification shall not affect in any way the right of Citrus County to require that construction be in compliance with applicable Citrus County building construction code provisions and floodplain management regulations or to charge appropriate fees required under applicable Citrus County requirements in Articles I and VI, Chapter 18, and Citrus County Code of Ordinances (dated 6-11-13), for construction of the administration building/warehouse. Duke Energy Florida (DEF) shall not, however, be required to obtain separate permits or approvals from Citrus County.

Administration	Building Division	Code Compliance Division	Geographic Information Systems Division	Land Development Division
Suite 109 (352) 527-5220 FAX 527-5317	Suite 111 (352) 527-5310 FAX 527-5394	Suite 147 (352) 527-5350 FAX 527-5523	Suite 140 (352) 527-5544 FAX 527-5252	Suite 141 (352) 527-5239 FAX 527-5428

A. No later than 180 days following certification, or such later date as agreed upon by DEF and Citrus County, DEF shall meet with Citrus County to discuss a mutually agreeable timeline and process for completion of the inspections of the administration building/warehouse required by Section 18-10 and for submittal of final certification for elevation as required by Section 18-200 for Citrus County Code of Ordinances (dated 6-11-13).

B. All applicable fees related to inspection of the administration building/warehouse pursuant to Section 18-9, Citrus County Code of Ordinances (dated 6-11-13), shall be paid prior to occupancy of the administration building and warehouse.

Authority: Section 403.511(1), and Section 403.511(4), Florida Statutes; Articles I and VI, Chapter 18, Citrus County Code of Ordinances (dated 6-11-13).

2. **Impact Fees**—DEF shall pay applicable impact fees, if any, prior to occupancy of the administration building and warehouse. The amount of impact fees shall be based upon the impact fee schedule in effect in Citrus County as of the date of the final order of certification, Impact fees, if any, shall be assessed only on the administration building/warehouse.

Authority: Section 403.511(4), Florida Statutes; Citrus County Ordinance No. 2001-A03; Citrus County Administrative Regulation AR: 13.04-4; Citrus County Ordinance No. 2015-A02, amending ordinance 2001-A03 by providing for temporary suspension of impact fees.

3. **Environmental Resources**—DEF shall provide copies of any post-certification submittals, if any, required by General Condition A.XXIX (“Environmental Resources”) to Citrus County for informational purposes.

Authority: Section 6310, Citrus County Land Development Code.

4. **Tree Preservation and Mitigation**—DEF shall comply with the Tree Preservation and Mitigation Plan dated January 5, 2015. DEF shall make the payment to the Citrus County Landscape Enhancement Fund required by the Tree Preservation and Mitigation Plan prior to the commencement of construction of the electrical power plant, including associated facilities.

Authority: Section 5700, et seq., Citrus County Land Development Code.

5. **Noise** – DEF shall comply with sound level limits contained in the Citrus County Code of Ordinances.

Authority: Article II. Noise, Chapter 21, Part II - Citrus County, Florida Code of Ordinances

If you have any questions concerning the above or wish to discuss further, please feel free to contact me at the Department of Planning and Development at my direct line 352-527-5220 or via email at jenette.collins@bocc.citrus.fl.us.

Sincerely,



Jenette Collins, AICP
Director
Department of Planning and Development

JBC/rls

CC: Randy Oliver, County Administrator
Denise A. Dymond Lyn, Interim County Attorney
Carl Jones, CBO, CFM, Building Division Director
Joanna Coutu, AICP, Land Development Division Director

Parties of record Via Email

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