



# CITY of HOLLYWOOD, FLORIDA

## Planning and Development Services

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Jaye Epstein  
Director

August 3, 2012

**RECEIVED**

**By dalton\_j at 8:46 am, Aug 06, 2012**

Ms. Cindy Mulkey, Program Administrator  
Ms. Jessica Dalton, Environmental Specialist  
Department of Environmental Protection  
Siting Coordination Office  
Mail Station 48  
3099 Commonwealth Boulevard  
Tallahassee, FL 32399

RE: City of Hollywood Florida Power & Light (FPL) Port Everglades Energy  
Center Agency Report

Dear Ms. Mulkey & Ms. Dalton,

Please allow this letter to serve as the Agency Report for the City of Hollywood. The Agency Report is submitted on the City's behalf pursuant to the Florida Electrical Power Plant Siting Act (Sections 403.501- 403.539, Florida Statutes). The City has reviewed the Site Certification Application for the Florida Power & Light's Port Everglades Energy Center and provides the following assessment.

### CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the Transportation Land Use area, which allows for shipping and warehousing, and any other uses which may be permitted by the Port Authority other than residential Uses. The goal of the Land Use Element is to "promote a distribution of land uses to enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property." This proposed project is consistent with the Comprehensive Plan, based upon the following goals, objective and policies:

**Our Mission:** We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.  
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

**"An Equal Opportunity and Service Provider Agency"**

## **Land Use Element:**

**Objective 7:** *Achieve consistency with the Broward County Land Use Plan by adopting the following goals, objectives, and policies into the City's Land Use Element, by reference, from other elements of the City's Comprehensive Plan.*

**Policy 7.1:** *Future industrial land uses shall be located to the maximum extent possible with access to major transportation facilities including highways, airports, railroads, and seaports.*

**Policy 7.35:** *Preserve, protect, conserve, and enhance estuarine and marine environment quality, coastal wetlands, marine resources, beaches and dunes, coastal barriers and wildlife.*

The proposed redevelopment increases energy efficiency and reduces pollution, thereby promoting protection and preservation of natural resources. In addition, redevelopment of the FPL Energy Center maintains consistency with Policy 7.1 by providing access to major transportation facilities.

## **CONSISTENCY WITH ZONING**

The proposed project has a zoning designation of Port Everglades Development District (PEDD). This District is intended to provide for and encourage appropriate and consistent land use patterns where applied within the jurisdictional boundaries of Port Everglades irrespective of whether the land being regulated lies within the municipal boundaries of the cities of Hollywood, Fort Lauderdale or Dania. The uses and standards allowed within this District recognize the need to accommodate the use of the lands within Port Everglades, which is a major regional facility essential to the continued economic vitality of the cities and the county. It is anticipated that the intent of this District will be accomplished by concurrent adoption of the regulations by the three cities and Broward County. The proposed FPL Energy Center is consistent with PEDD zoning designation based on the following main permitted uses:

**Main Permitted Use:** *Utilities including electric, gas and sanitary facilities and service.*

## **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The FPL Port Everglades Energy Center is located in Sub-Area 5 of the City-Wide Master Plan. Sub-Area 5, the Port Everglades area, is defined by Atlantic Ocean to the east, Sheridan Street to the south, SR 84 to the north with an irregular boundary to the west. The proposed project is consistent with the City-Wide Master Plan based on the following guiding principles and policies:

**Guiding Principle:** *Attract and retain businesses that will increase economic*

*opportunities while enhancing the quality of life for residents.*

**Guiding Principle:** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

**Policy 5.5:** *Support and promote projects that will increase fees or revenues to the City of Hollywood from Port Everglades.*

## **CONDITIONS OF CERTIFICATION**

The City of Hollywood is requesting the following conditions for the FPL Port Everglades Energy Center:

1. The approved use shall be vested for development upon the receipt of a Final Order granting Certification pursuant to the Florida Electric Power Plant Siting Act (PPSA). FPL shall record a copy of the Certification in the public records of Broward County prior to commencement of development. Immediately following recordation a copy shall be provided to the City of Hollywood.
2. The applicable building permit and impact fees for the construction project shall be paid by FPL within thirty (30) days of commencing construction of those project features. FPL shall comply with the applicable provisions of the Florida Building Code.
3. FPL shall submit construction coordination plans to the City to address issues such as emergency services and traffic coordination and inspections 30 days prior to commencement of the demolition and construction phases of Project development.
4. FPL shall complete required landscaping within ninety (90) days of the commercial operation date of the Port Everglades Energy Center.
5. All future advertising which identifies the location of the Project must state that the development is in the City of Hollywood.

## **SUMMARY OF PUBLIC COMMENTS**

The City of Hollywood held a public meeting on March 29, 2012, to discuss the updating of the FPL Port Everglades Energy Center. During the meeting FPL made a presentation describing the new facilities and answered questions from city staff and the public.

## RECOMMENDATIONS

Based on the City's review of the proposed FPL Energy Center and the conditions of approval, the City recommends approval of the FPL Port Everglades Energy Center.

Thank you in advance for reviewing the City's Agency Report. Please do not hesitate to contact me should you require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jaye M. Epstein", is written over a light blue rectangular background.

Jaye M. Epstein, AICP  
Director of Planning and Development Services

cc: Honorable Mayor and City Commissioners  
Cathy Swanson-Rivenbark, City Manager, AICP, CEcD  
Jeffrey Sheffel, City Attorney  
Department Directors