

Manatee County Government Administrative Building
First Floor Chambers
9:00 am - April 5, 2018

April 5, 2018 Land Use Meeting
Agenda Item #9

Subject

PA-18-02/Ordinance 18-17 - Ecoplexus, Inc - Alternative Energy Generation Facility, Legislative, Margaret Tusing, Principal Planner

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter:

Margaret Tusing, Principal Planner, 941-748-4501 ext. 6828

Contact:

Bobbi Roy, Senior Planning & Zoning Tech/Planning Coordinator

941-748-4501 ext. 6878

Action Requested

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the public hearing, the technical support documents, the action of the Planning Commission and finding the request to be consistent with the Community Planning Act, as codified in applicable portions of Chapter 163, Part II, Florida Statutes, and the Manatee County Comprehensive Plan, I move to Transmit PA-18-02, as recommended by the Planning Commission.

Enabling/Regulating Authority

Florida Statutes, Chapter 163, Part II

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- Ms. Diane Chadwick and Mr. Josh Philpott of Stantec are the agents for Ecoplexus, Inc. This is a privately-

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initiated Text Amendment to the Comprehensive Plan to clarify where alternative energy generation facilities are appropriate.

- Current regulations place solar arrays and other alternative energy sources into the same classification as traditional coal, oil, and gas-fired power generation facilities thereby requiring them to locate in the P/SP(1) future land use classification which requires a rezoning to PDPI. The proposed privately-initiated Comprehensive Plan Text Amendment proposes the following changes:

- o Element 1 Definitions add specific definitions for Alternative Energy Generation Facility, Low-Temperature Thermal Power, Photovoltaic (PV) Solar Power, Solar Array, and Solar Field, Utility Use, and Utility Use, Heavy.

- o Element 2 Future Land Use revise Policy 2.1.1.5 to encourage the development and use of renewable energy resources.

- o Element 3 Conservation add Goal 3.5 (promote the development and use of alternative energy generation facilities) and Objective 3.5.1 (Alternative Energy Generation Facilities).

- The proposed changes will provide Manatee County the framework to update the existing Land Development Code to incorporate development standards for alternative energy generation facilities. Upon adoption of the Comprehensive Plan Text Amendment, the privately-initiated Text Amendments to the Land Development Code (LDCT-18-01/Ordinance 18-18) will be scheduled for public hearing.

- Staff recommends transmittal of the Comprehensive Plan Text Amendment.

- On March 8, 2018, by a vote of 5 – 0, the Planning Commission recommended Transmittal. Mr. Rutledge and Mr. DeLesline were absent.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded to Matter 2018-0056 on February 7, 2018.

Reviewing Attorney

Schenk

Instructions to Board Records

Please forward the original signed transmittal letter to Bobbi Roy/Building and Development Services for distribution to the Florida Department of Economic Opportunity.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

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Attachment: [Staff Report - PA-18-02-ORD-18-17 - Ecoplexus, Inc. - Solar.pdf](#)

Attachment: [2 Ordinance.pdf](#)

Attachment: [3 - Transmittal Letter for DEO for Signature.pdf](#)

Attachment: [4 - Newspaper Advertising.pdf](#)