

Electrical Power Generating Facility 1

This land use category is intended for electrical power generating facilities consisting of no more than three power plant units, with their directly associated facilities, producing a total of no more than 1,200 megawatts of net electrical power output, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 0 and 50 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities and waste disposal areas, but not directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 10 percent of the total acreage of the site or 10 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as cropland, pastureland, orchards, and groves or forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

- (a) The power plant units and directly associated facilities shall comprise no more than 50 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
- (b) A minimum of 35 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

In determining the suitability of a location for designation as Electrical Power Generating Facility 1, the Board of County Commissioners shall consider whether and the extent to

which:

- (a) The site is nearby to industrial or utility uses, and/or accessible by fuel transportation facilities.
- (b) Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units and existing residential units.
- (c) There is a water source that is adequate for plant operation based on the best available data and analysis.
- (d) Natural resources will be protected in accordance with the Comprehensive Plan.
- (e) The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and
- (f) The site will allow connection to the existing and planned high-voltage electrical transmission line network in an effective manner.

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 1. The power plant units, directly associated facilities, and related uses:

- (a) Shall not be located within 250 feet of the bank of the Fenholloway, Aucilla, Econfina, or Steinhatchee Rivers or Spring Warrior Creek; provided however, that limited crossings of such water bodies by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the water bodies;
- (b) Shall be located where the effects of power plant noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purpose of permitted levels of noise or

sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;

- (c) Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;**
- (d) Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;**
- (e) Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;**
- (f) Shall use reuse wastewater from any nearby industrial uses where available and appropriate to meet water consumption needs;**
- (g) Shall include the best available control technology for protecting air quality consistent with state and federal standards;**
- (h) Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;**
- (i) Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;**
- (j) Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;**
- (k) Shall provide reasonable assurance that there will be no degradation to the water quality classification established by FDEP for riverine receiving waters; and**
- (l) Shall connect to central sewer or provide on-site tertiary treatment for domestic wastewater with no discharge of treated wastewater to surface waters. Septic tanks shall**

not be allowed, provided that temporary above-ground holding tanks shall be permissible during construction.

Electrical Power Generating Facility 2

This land use category is intended for electrical power generating facilities consisting of no more than four power plant units, with their directly associated facilities, producing a total of no more than 2,000 megawatts of net electrical power output, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 51 and 350 employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities and waste disposal areas, but not directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 5 percent of the total acreage of the site or 100 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as cropland, pastureland, orchards, and groves or forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

- (a) The power plant units and directly associated facilities shall comprise no more than 50 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
- (b) A minimum of 35 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will

be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

In determining the suitability of a location for designation as Electrical Power Generating Facility 2, the Board of County Commissioners shall consider whether and the extent to which:

- (a) The site is nearby to industrial or utility uses, and/or accessible by fuel transportation facilities;**
- (b) Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units, directly associated facilities and related uses and existing residential units;**
- (c) There is a water source that is adequate for plant operation based on the best available data and analysis;**
- (d) Natural resources will be protected in accordance with the Comprehensive Plan;**
- (e) The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and**
- (f) The site will allow connection to the existing and planned high-voltage electrical transmission line network in an effective manner.**

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 2. The power plant units, directly associated facilities, and related uses:

- (a) Shall not be located within 250 feet of the bank of the Fenholloway, Aucilla, Econfina, or Steinhatchee Rivers or Spring Warrior Creek; provided, however, that limited crossings of such water bodies by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and**

related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the water bodies;

- (b) Shall be located where the effects of noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;**
- (c) Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;**
- (d) Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;**
- (e) Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;**
- (f) Shall use reuse wastewater from any nearby industrial uses where available and appropriate to meet water consumption needs;**
- (g) Shall include the best available control technology for protecting air quality consistent with state and federal standards;**

- (h) Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;**
- (i) Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;**
- (j) Shall provide compensatory storage for developments in the 100-year floodplain consistent with local and state standards;**
- (k) Shall provide reasonable assurance that there will be no degradation to the water quality classification established by FDEP for riverine receiving waters; and**
- (l) Shall connect to central sewer or provide on-site tertiary treatment for domestic wastewater with no discharge of treated wastewater to surface waters. Septic tanks shall not be allowed, provided that temporary above-ground holding tanks shall be permissible during construction.**