



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 24-43 (Community Development)

DATE: November 19, 2024

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN PETITION SP# 4-1-24, ATTACHED HERETO AS EXHIBIT "A," FOR THE APPROXIMATELY 29.75 ACRES OF REAL PROPERTY KNOWN AS THE FPL SHERIDAN STREET SUBSTATION, GENERALLY LOCATED AT 830 PINE ISLAND ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager Recommends approval of Resolution 24-43 approving Site Plan Petition SP# 4-1-24 for approximately 29.75 acres of real property known as the FPL Sheridan Street Substation, generally located at 830 Pine Island Road.

P&Z RECOMMENDATION:

At the meeting on September 9, 2024, the Planning and Zoning Board recommended APPROVAL with an 8-1 Vote, with Natalie Mor dissenting.

DRC RECOMMENDATION:

The Development Review Committee recommends approval of Site Plan Petition # SP 4-1-24 subject to payment of the \$321,935 into the Tree Canopy Trust Fund.

LOCATION:

830 Pine Island Road

SIZE/ACRES:

29.75 acres

OWNER/ PETITIONER:

Florida Power and Light Company, owner/SOMI Engineering, LLC, Agent

FUTURE LAND USE DESIGNATION:

E, Estate

ZONING DESIGNATION:

A-1*, Agricultural Estate (*Broward County)

ANALYSIS:

This Site Plan proposes a new compound to the north of the existing Sheridan Substation. The new yard is approx. 3.2 acres in area and will be enclosed/secured by a 12ft tall precast wall concealed with hedges and trees. The applicants have agreed to paint the wall the same color as the Monterra perimeter walls. The compound will have high-voltage electrical equipment and a state-approved 680 s.f. precast relay vault and 465 s.f. battery vault.

The plans also include a new asphalt roadway which will provide the primary access to the compound. There is a secondary emergency access point on the NE corner. Both of these areas will utilize the existing roadway entrance off Pine Island Road. This new compound is an unmanned facility so no exterior parking spaces are required and on average will only be visited by maintenance personnel twice per month.

The substation is needed to provide increased reliability to the local electrical service and will be used for the transformation, regulation, and distribution of electricity. The expansion will accommodate transmission lines and associated electrical equipment. The substation is linked to a highly sensitive monitoring/alarm system which will detect if any of the equipment is not operating within design standards.

Staff requested a report on EMF levels for this new proposed substation. The applicant provided an FPL brochure regarding EMF (provided in the backup) and stated "Pursuant to CH. 403.523, F.S., the Florida Department of Environmental Protection (FDEP) regulates electric and magnetic fields (EMF) from electric transmission lines and substations. FPL will be in full compliance with all applicable statutes and regulations regarding EMF."

A Tree Removal permit is being requested to remove trees associated with the proposed Substation expansion. The site is heavily overgrown with both native and invasive species and will result in a net loss of \$321,935 of tree canopy value which the applicant is prepared to pay into the Tree Canopy Trust Fund. In 2024, the Florida Department of Environmental Protection and Broward County visited the property to complete a wetlands determination. As a result, 24.26 acres of the 29.75-acre property were classified as Palustrine Emergent, PEM (14.11 acres) and PEM/Palustrine Scrub-Scrub, PSS (10.15-acres) wetlands. FPL will coordinate with the FDEP for mitigation associated with the impact on the existing onsite wetlands.

Stormwater generated from the proposed Sheridan Transmission Substation will be managed by underground exfiltration trench and dry retention to provide water quality and stormwater attenuation. The stormwater management system has been designed to meet the criteria established by the City of Cooper City, the South Florida Water Management District, the Florida Department of Environmental Protection, and the Central Broward Water Control District. The project was approved by the CBWCD on 10/23/24.

STRATEGIC PLAN:

This proposed site plan helps promote public safety and welfare as it improves the ability of FPL to re-route power and recover quicker from power outages/disasters.

FISCAL IMPACT:

N/A

ALTERNATIVES:

None. Per state statutes, local municipalities can't deny the establishment of a power supply facility. Aspects of the plan itself such as landscaping & aesthetic elements, can be evaluated by local governments.

ATTACHMENTS:

1. Resolution
2. Applications
3. EMF Brochure
4. Site Plan Sheets
5. P&Z Minutes