



ITEM SUMMARY

MEETING DATE: August 19, 2024

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Ordinance 2024-17 – ZTA-24-08 – Second Reading**
Electrical Substation Siting and Development Standards

BACKGROUND

The city-initiated Zoning Text Amendments (ZTA) to Chapter 16 Article IV, Supplementary District Regulations, establishing a new Division 12, Section 16-613 Electric Substation Siting and Development Standards.

ANALYSIS

This city-initiated Zoning Text Amendment is to address the need for clear and comprehensive standards for the siting and development of electric substations. The objective is to ensure these facilities are developed in a manner that protects public health and safety, preserves environmental quality, and maintains the visual and aesthetic character of the city while acknowledging that electric substations play a critical role in the electrical infrastructure by converting high-voltage electricity from transmission lines to lower voltages for distribution to homes and businesses. The proposed regulations aim to balance the need for reliable electrical infrastructure with the concerns of the community ensuring that the siting and development of substations comply with all relevant local, state, and federal regulations including adherence to Florida Statute 163.3208 which allows local governments to adopt and enforce reasonable land development regulations for electric substations, addressing setback, landscaping, buffering, screening, lighting, and other aesthetic compatibility-based standards. The Planning and Zoning Board of Appeals recommended approval by a vote of 4-0 at their meeting on July 11, 2024. The City Council voted four (4) to zero (0) to recommend approval of Zoning Text Amendment ZTA-24-08 on first reading August 5, 2024.

FINANCIAL INFORMATION

N/A.

LEGAL

Ordinance 2024-17 was prepared in accordance with all applicable state statutes and City Code Requirements. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance 2024-17.