

## LDCU-2019-1 Case Overview

**DRC Date:** January 31, 2019

**PC Date:** April 3, 2019

**BoCC Date:** None

**Applicant:** Pete Parkinson, Ecoplexus

**Level of Review:** 3

**Type:** Conditional Use

**Case Numbers:** LDCU-2019-1

**Case Name:** Bradley Solar Farm

**Case Planner:** Erik Peterson, A I C P

**Request:** 74.5 Megawatt Solar Power Generation Facility

**Location:** West of Bradley Junction and State Road 37, south of Doc Durrance Road, east of the Hillsborough County Line in Sections 10, 11,14 and 15 in Township 31, Range 23.

**Property Owners:** Mims Properties LLC

**Parcel Size:** plus or minus 463.57 acres

**Parcel Numbers:** 233114-000000-031040, 233115-000000-011010, 233110-000000-022010, 233111-000000-041460

**Future Land Use:** Agricultural/Residential Rural (A/RR)

**Development Area:** Rural Development Area, R D A

**Nearest Municipality:** City of Mulberry is 6½ miles to the north

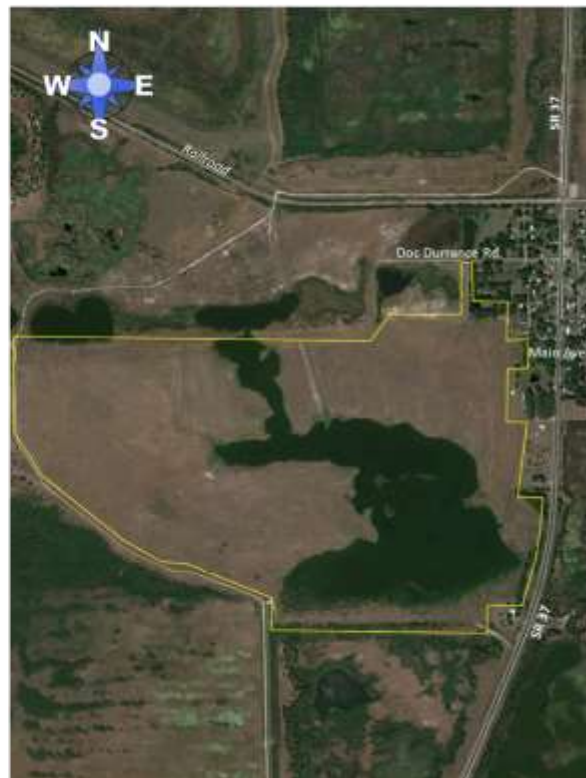
**DRC Recommendation:** Pending Review

**Planning Commission Vote:** Pending

Location Map



2018 Aerial Photo

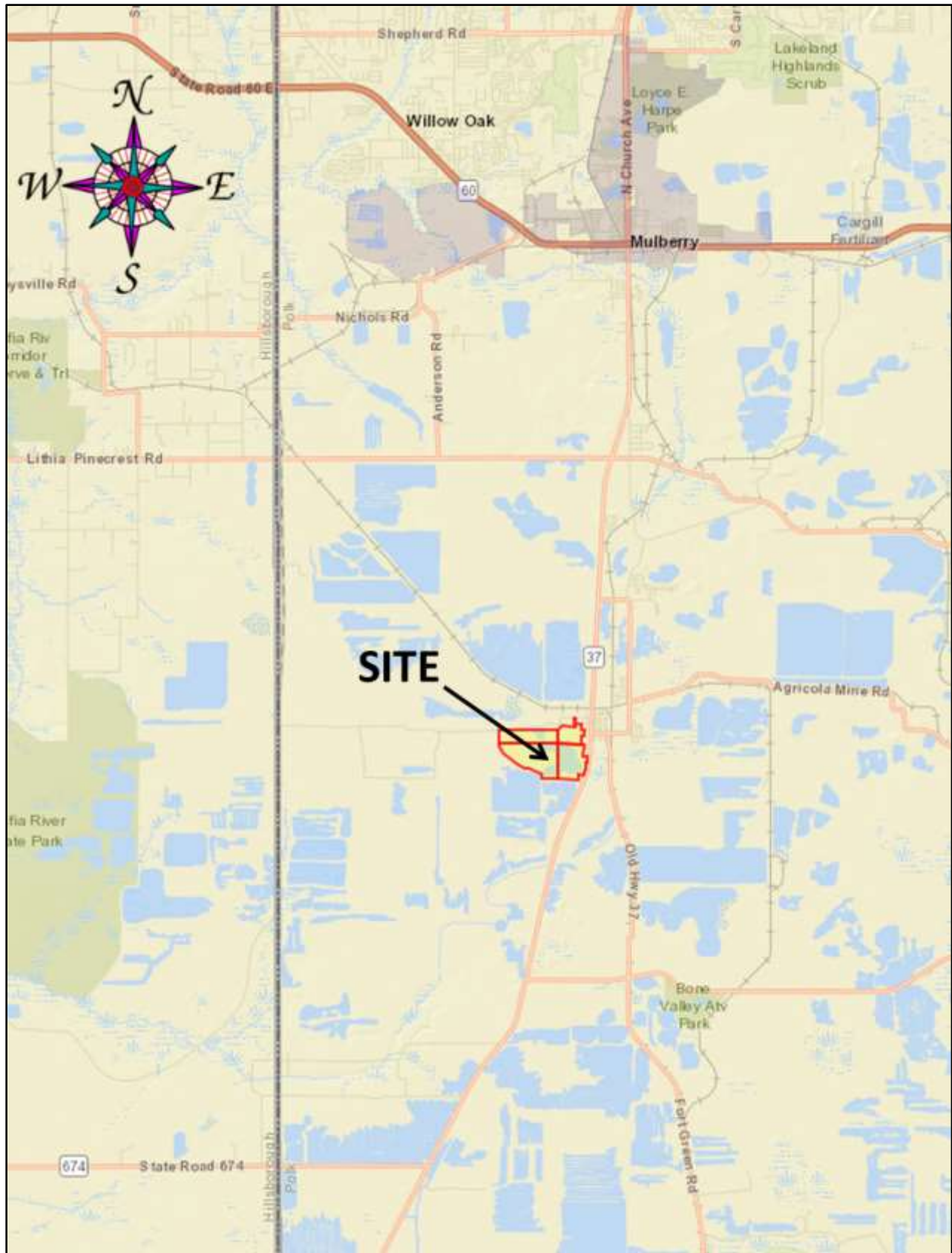


## Summary

Ecoplexus, Inc. is proposing to design and construct a solar energy generation facility that will encompass approximately 463 acres at the intersection of State Road 37 and Doc Durrance Road, just west of Bradley Junction, in southwestern Polk County. The project site, used for phosphate mining in the 1970's, has since been reclaimed and is currently used for cow pasture. Given that the project site is designated as Agriculture-Residential Rural (A/RR) on Polk County's Future Land Use Map, solar electric generation facilities are permitted on-site as a conditional use and subject to a Level 3 Review and approval by Polk County.

Due to the highly altered conditions of the overall project area the development of the site as a solar electric generation facility will not have adverse impacts on surrounding habitat or wildlife. Additionally, the site has been designed to include a 150-foot setback from the adjacent properties to the northeast and east of the subject property. The enhanced setback far exceeds the minimum 50-foot setback required by the Land Development Code. The additional setback, along with the required landscape buffer will help to minimize any potential impacts, real or perceived, to the neighboring residential communities or transportation facilities.

Since the maximum generation capacity of the proposed solar electric generation facility will be 74.5 megawatts (MW), below the 75 MW threshold established by the Florida Electrical Power Plant Siting Act (PSSA), the project will not be considered a certified electric generation facility nor subject to state review and certification. Project construction is expected to follow the acquisition of all applicable local, state, and federal permits, and completion of the project is estimated for January 2020. The project will be composed of both fixed tilt and tracking solar arrays. Step up transformers will be pad mounted located within the array. The final step up transformer will be located in a substation adjacent to the transmission lines where the project will be interconnected to existing infrastructure.



**Location Map**



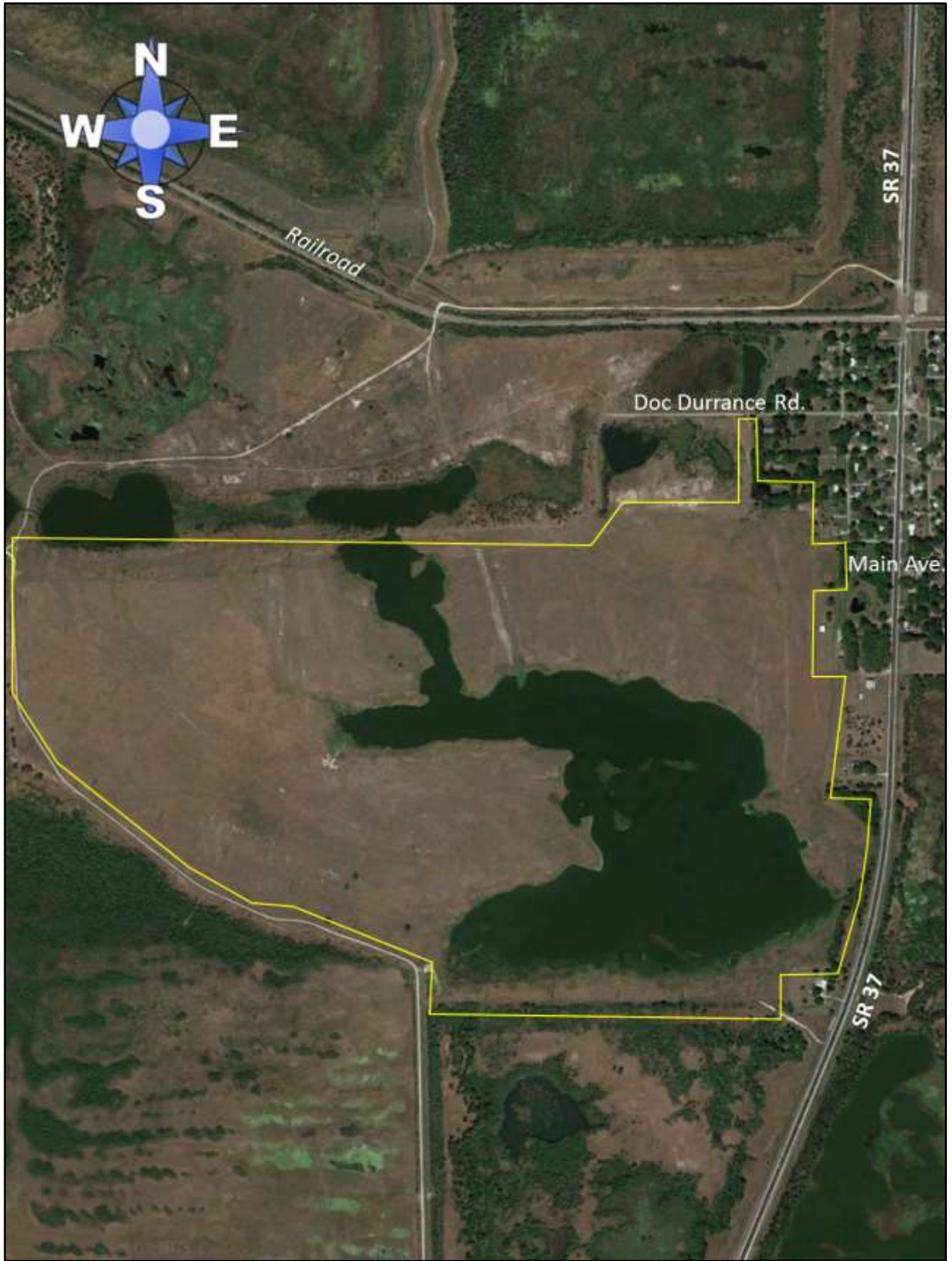


2018 Satellite Photo (Context)



Future Land Use Map





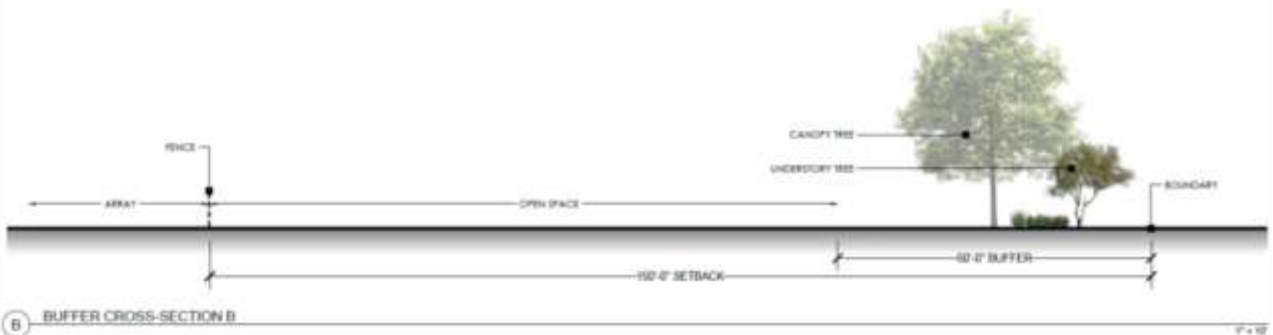
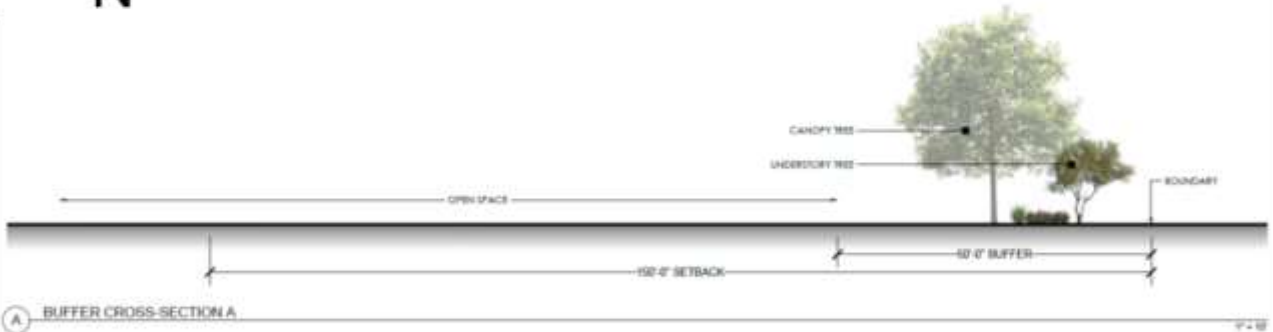
2018 Satellite Photo (Close-up)











Site Plan and Landscape Plan Details