

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA; APPROVING AN APPLICATION FROM FLORIDA POWER AND LIGHT (FPL) FOR A MAJOR SITE PLAN APPROVAL (SP 18-17) TO CREATE A MASTER PLAN OF RECORD FOR SIX PARCELS SUPPORTING EXISTING FACILITIES WITHIN THE FPL PORT WEST SITE ON 88.68 ACRES OF INDUSTRIAL LAND AT 2460 PORT WEST BLVD., IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-36-33-000-0000, WHICH IS LOCATED APPROXIMATELY 0.12 MILES EAST OF THE INTERSECTION AT MILITARY TRAIL AND PORT WEST BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Florida Power and Light (FPL), has applied for approval of major site plan (SP-18-17), associated with the property known as 2460 Port West Blvd, parcel control number 56-42-42-36-33-000-0000; and

WHEREAS, Section 31-57, of the City of Riviera Beach Code of Ordinances establishes the requirements for Site Plan review by the City Council; and

WHEREAS, City Staff has determined that the site plan application (SP-18-17) is consistent with the City's Comprehensive Plan and the City's Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed the major site plan application (SP-18-17) on October 11, 2018, and unanimously recommend approval to the City Council; and

WHEREAS, the City Council desires to approve the major site plan application submitted by Florida Power and Light,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. The City Council finds that the site plan application (SP-18-17) associated with the property known by Parcel Control Number 56-42-42-36-33-000-0000, is consistent with the City's Comprehensive Plan and the City's Land Development Regulations.

SECTION 2. The City Council approves the Major Site Plan application (SP-18-17) for the "88.68 Acres Development" which includes six parcels with the following five conditions of approval:

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1. Applicant must replace all dead and missing landscape material located within the affected plan area within 6 months following approval of this resolution according to code requirements and previous plan approvals. Landscape material shall be maintained in perpetuity.
2. Applicant must maintain the Port West Road landscape swale area located adjacent to their property. Applicant acknowledges that parking within the swale area is prohibited.
3. A plat shall be approved by the City and recorded within the official records of Palm Beach County following approval of this resolution and prior to approval of any new development order.
4. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
5. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.

SECTION 3. The associated site plan and landscape plan are attached hereto and made a part of this Resolution as Exhibit "A" and "B".

SECTION 4. Should any one or more of the provisions or element of this Resolution be held invalid, such provision or element shall be null and void, and shall be deemed separate from the remaining provisions or elements and shall in no way affect the validity of any of the remaining provisions or elements of this resolution.

SECTION 5. This Resolution shall take effect immediately upon approval.

PASSED and APPROVED this _____ day of _____, 2018.

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APPROVED:

THOMAS A. MASTERS
MAYOR

TONYA DAVIS JOHNSON
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK

LYNNE L. HUBBARD
CHAIR PRO TEM

KASHAMBA MILLER-ANDERSON
COUNCILPERSON

JULIA BOTEL
COUNCILPERSON

TERENCE D. DAVIS
COUNCILPERSON

MOTIONED BY: _____

SECONDED BY: _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

L. HUBBARD _____

J. BOTEL _____

REVIEWED AS TO LEGAL SUFFICIENCY

ANDREW DEGRAFFENREIDT
CITY ATTORNEY

DATE: _____