



**CITY OF RIVIERA BEACH  
FPL (PORT WEST BLVD.) MASTER SITE PLAN  
STAFF REPORT, SP-18-17, OCTOBER 11, 2018**

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 (SP18-17) TO CREATE A MASTER PLAN OF RECORD FOR SIX PARCELS SUPPORTING EXISTING FACILITIES WITHIN 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.

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- A. Applicants:** Property Owner: Florida Power and Light (FPL)  
Authorized Agent: Urban Design Kilday Studios
- B. Request:** The applicant is requesting a major site plan approval to create a Master Plan of record to consolidated six contiguous parcels owned and operated by Florida Power and Light Company (FPL) located at the Port West Site.
- C. Location:** The subject property is located approximately 0.12 miles east of the intersection at Military Trail and Port West Boulevard (see attached location map), addressed as 2460 Port West Blvd.
- D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Number: 56-42-42-36-33-000-0000

Parcel Size: Total +/- 88.68 Acres

Existing Use: Public Utility

Zoning: Parcels A, B, and C are zoned General Industrial (IG).  
Parcels D, E and F are zoned Public Ownership (U).

Future Land Use: Industrial (A, B & C) and Utility/ Transportation (D, E and F)

**E. Adjacent Property Description and Uses:**

North: General Industrial (IG) Zoning: Recreational Vehicle Park

South: General Industrial (IG) Zoning: Industrial – Office (WPB)

East: General Industrial (IG) Zoning: FPL Power Plant DRI/ Interstate Highway I-95

West: General Industrial (IG) Zoning: Rapids Water Park

**F. Background:**

The subject property is one of six contiguous parcels owned by the Florida Power and Light Company (FPL) located within the municipal jurisdiction of the City of Riviera Beach. The subject site and the adjacent parcels have been in use for approximately 30 years as their Physical Distribution Center (PDC). Various activities related to maintaining the public utility occur on these sites. City records are sparse regarding past entitlements. There is no record of a site plan approval by the City of Riviera Beach for the subject parcel however an application for a Site Plan Amendment being processed in 1998 was found. This application included a Master Site Plan that referenced all of the parcels within the City, along with other properties owned by FPL to the south within the municipal limits of the City of West Palm Beach. This application will establish a Master Site Plan for these properties.

#### **G. Staff Analysis:**

**Proposed Use:** The proposed use is consistent with the future land use, zoning and current uses located within the site.

**Zoning Regulations:** The development complies with the City's Land Development Regulations.

**Comprehensive Plan:** The proposed is consistent with the City's Comprehensive Plan.

**Levels of Service:** City services such as water, sewer, roads and garbage collection are currently available to the site.

**Landscaping:** The proposed landscape plan is compatible with the City's Land Development Code requirements.

**Parking/Traffic:** Adequate parking has been provided in accordance with the City's Land Development Regulations and will not be affected by the application. Traffic impacts are minimal and the City's and County's concurrency requirements.

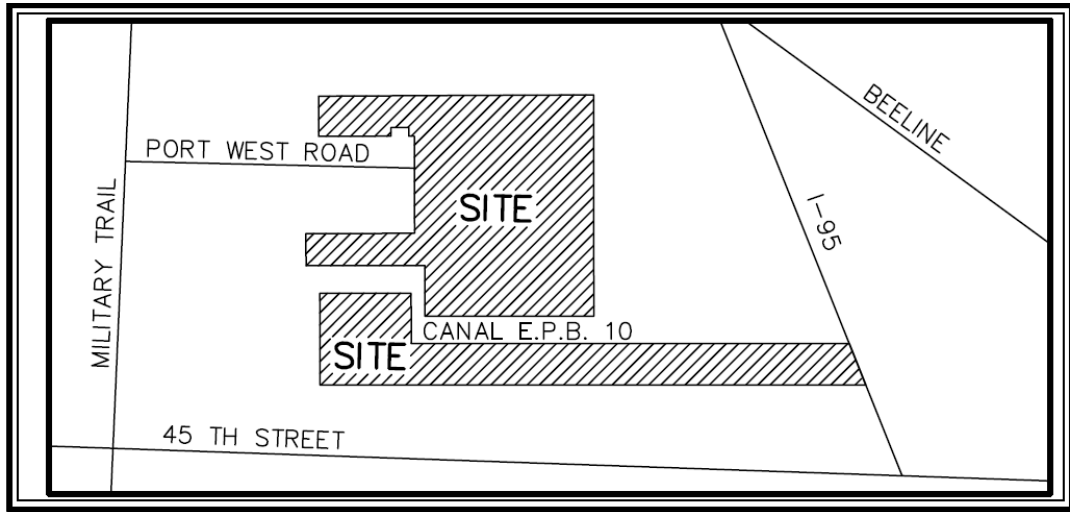
#### **H. Recommendation:** City Staff recommends approval of this site plan application with the following conditions of approval:

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.

**Exhibit A. Location Map.**

  
NORTH  
LOCATION MAP  
(NOT TO SCALE)



**Exhibit B. Legal Description:**

LAND DESCRIPTION:

ALL OF TRACT 1 OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104 & 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

ALL OF TRACT 1 OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, TOGETHER WITH ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, TOGETHER WITH ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER WITH ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH S PORTION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 629.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1 OF PLAT NO. 1 EFC ALSO BEING THE NORTHEAST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE CONTINUE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 603.54 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE NORTH 87° 56' 33" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1228.37 FEET; THENCE NORTH 01° 56' 55" EAST, A DISTANCE OF 366.96 FEET; THENCE NORTH 88° 01' 54" WEST TO THE WESTERLY SOUTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY, A DISTANCE OF 864.72 FEET; THENCE NORTH 01° 54' 56" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 232.72 FEET TO THE NORTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE SOUTH 88° 04' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 790.23 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC; THENCE NORTH 01° 59' 49" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 627.00 FEET TO THE

INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PORTWEST ROAD ALSO BEING THE SOUTH LINE OF SAID FPL PLAT NO. 4; THENCE NORTH 01° 49' 47" EAST TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PORTWEST ROAD, A DISTANCE OF 80.00 FEET; THENCE NORTH 88° 10' 13" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 40.41 FEET; THENCE NORTH 01° 49' 47" EAST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 129.46 FEET; THENCE SOUTH 01° 49' 47" WEST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 526.96 FEET TO THE SOUTHWEST CORNER OF SAID FPL PLAT NO. 4; THENCE NORTH 01° 49' 47" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 292.97 FEET TO THE NORTHWEST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 88° 12' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2002.37 FEET TO THE NORTHEAST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 374.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC AND BEING THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 300' OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 36; THENCE NORTH 87° 56' 33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1328.91 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, AS RECORDED IN PLAT BOOK 53, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 56' 55" EAST, ALONG SAID EAST LINE, A DISTANCE OF 300.00 FEET TO A POINT ON A LINE 300' NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 36; THENCE SOUTH 87° 56' 33" EAST, A DISTANCE OF 1329.26 FEET TO THE EAST LINE OF SAID SECTION 36; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE OF SECTION 36, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 300' OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 31; THENCE NORTH 02° 00' 52" EAST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 300.00 FEET TO A POINT ON A LINE 300' NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 31; THENCE SOUTH 87° 56' 22" EAST, A DISTANCE OF 1859.11 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 9 (I-95); THENCE SOUTH 19° 46' 37" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 323.19 FEET TO A POINT IF INTERSECTION WITH THE SOUTH LINE OF SECTION 31; THENCE NORTH 87° 56' 22" WEST, ALONG SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 1979.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 3,862,708 SQUARE FEET/88.676 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.