

August 1, 2018

Mr. Jeff Gagnon, Acting Director
City of Riviera Beach
Community Services Division
600 West Blue Heron Boulevard
Riviera Beach, FL 33404



Urban Planning and Design
Landscape Architecture
Communication Graphics

**RE: Florida Power and Light Port West
Consolidated Properties Master Plan
Major Site Plan Review Application
UDKS PROJECT No. 17-062.001**

Dear Mr. Gagnon,

Thank you to you and City Staff for meeting with representatives from FPL and UDKS on February 20, 2018 to discuss the actions to be taken to consolidate the six (6) parcels owned by FPL that comprise their Physical Distribution Center (PDC) and resource recovery activities. In that meeting it was determined that a Major Site Plan Review application to create a new Master Plan for these sites and an application for a replat to combine the parcels be processed. This application initiates the Major Site Plan Review for the Master Plan to establish a new plan of record, and it is anticipated that the replat application will be submitted within the next month.

Included with this Cover Letter are six (6) copies of the application, plans and supporting documents as required by the application. Also provided is a filing fee for this request.

Please feel free to contact Brittany Bourgault or me with any questions or for additional information in support of this application. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Collene W. Walter".

Collene W. Walter, Principal

Cc: Joel Jones, FPL
Ellen Andel, FPL
Todd McLeod, McLeod McCarthy Engineers

Received by: _____

Date: _____

H:\JOBS\FPL Port West_17-062\FPL_Consolidated
Properties_SP_.001\Documents\Applications\Cover Letter.doc

610 Clematis Street
Suite CU02
West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.udkstudios.com
LCC000035

**FPL Port West - Consolidated Properties
Major Site Plan Review
Project Narrative
Submitted: August 1, 2018**



Urban Planning and Design
Landscape Architecture
Communication Graphics

Request

Urban Design Kilday Studios, on behalf of Florida Power and Light (FPL), is requesting approval for a Major Site Plan Review of the FPL Port West Site located in the City of Riviera Beach, FL. The subject request includes creating a Master Plan of record for six properties supporting existing facilities and reflecting proposed improvements. Following the review of this application it is anticipated that an application to create a boundary plat to unify all six parcels into two parcels will be submitted to the City. The consolidated properties are located approximately 0.12 miles east of the intersection at Military Trail and Port West Boulevard, on the north side of Port West Road and extend south to the City's municipal limits. Please find attached the FPL Port West Property List for the PCN's and addresses of the six parcels.

History

The subject properties are six contiguous parcels owned and operated by the Florida Power and Light Company (FPL) located within the municipal jurisdiction of the City of Riviera Beach. The subject parcels have been in use for approximately 30 years to support the operations of a "Public Utility". FPL owns other properties in this vicinity and operates the Riviera Beach Next Generation Clean Energy Plant in the southeastern portion of the City. These properties serve to support FPL's physical distribution center (PDC) and resource recovery operations. Various activities related to maintaining the public utility operations 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 parcels 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.

Land Use and Zoning

The parcels listed "A", "B" and "C" per the attached property list are in the General Industrial Zoning District (IG) and have the future land use designation of Industrial (IND). The parcels listed "D" "E" and "F" are in the Public Ownership Zoning District (U) and have the future land use designation of Utility/Transportation. The permitted use on site falls under the "Public Utility" in the IG district, and "Electric Power Generating Plants and customary accessory uses" in the U zoning district. These sites include existing accessory functions that serve and support the operation.

Existing Use

The subject properties are currently utilized to support FPL's operations and maintenance of transmission facilities within the territory. One business license is issued by the City for all of

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these operations. Within the sites, commissioning, storage and distribution, maintenance and resource recovery operations occur to support the public utility use.

Buildings A1/A2/A3

Starting with the northernmost parcel north of Port West Road, it helps support FPL's physical distribution center (PDC) and resource recovery systems, which also occur on the surrounding sites and at other sites within the territory. This portion of the overall site primarily serves two purposes within the system for inventory and storage of sub-station equipment, which occurs on the eastern portion of the site, and commissioning and temporary storage of new vehicles, which occurs on the western portion of the site. The eastern portion of the site includes an existing building for inventory, storage of small parts, and equipment testing (identified as Building A1), with the balance of the eastern portion used as a laydown yard for storage of large parts and miscellaneous supplies for repair and replacement of utilities, including but not limited to items such as transformers and isolators, along with emergency response mobile units. The eastern portion of the site also includes an existing scale, weighing materials being transported to and from the sites to the south in conjunction with the resource recovery operations.

Central to the site at the terminus of Port West Blvd. is the entry point to this site and the others to the south. An existing guardhouse building, Building A2, serves to control access to the overall properties.

The western portion of the site is primarily used for paved vehicle storage. Vehicles commissioned and stored range from passenger cars to large trucks. Recently an application for a Major Site Plan Review was submitted for a proposed 3,500 square foot one story in-fleet service building that will be used for commissioning of new vehicles for FPL use at their service centers and other facilities. This building is identified as Building A3.

Buildings B/B1/B2

The majority of storage and warehouse operations occur in PDC Warehouse Buildings B and Building B-1. A loading dock exists between the two warehouse buildings, and there is a large laydown yard for outside storage of large parts and miscellaneous supplies for repair and replacement of utilities. Building B-2 serves as a storm center which has phones and computers used in during emergency events for command and coordination.

Buildings A/C/C1/E/F/K

Damaged and dated parts and equipment are sent to this site to be tested and repaired, or taken out of service. The disposition of these parts and equipment occurs quickly as they are either repaired or prepared for disposal. The parts do not remain on site for a long duration of time as after testing a decision is made to either repair or dispend with them through the resource recovery process. Equipment is broken down on site and resources that can be salvaged or recycled such as wire, metals, and wood are gleaned and packaged for shipment off site to third party vendors. This sale of these resources generates revenue to offset operating costs.

The buildings where testing, repair, fabrication and resource recovery occur each has its own particular function. Building A processes decommissioned transformers. Directly south of Building A is Building K which processes metal, fabricates wire racks for sub-stations and performs street light repair. Building C processes wire. Slightly west of Building C is Building C-1 which is the environmental regulating facility. On the southwestern portion of the site, reliability

and testing operations occur in Building E which serves as a reassurance and evaluation lab to test failed equipment and ensure optimal reliable functions. Building F is a lab for battery testing.

Building G

Building G is on the west portion of the overall site and serves as an automotive center for vehicle repair of FPL vehicles. It also supports administrative office uses in the northern two-story section of the building.

Building D

Building D is on the southern central portion of the overall site and serves as the corporate records storage.

Laydown Yards and Covered Storage

Covered storage structures are provided in proximity to many of the buildings for weather protection for both employees and equipment and parts. It has been confirmed that the covered storage structure west of Building B was permitted by Permit #15-02263 issued on 9/30/15 for the metal canopy. The portions of the site between the buildings are used for laydown yards for storage of large parts and miscellaneous supplies for repair and replacement of utilities, including but not limited to items such as transformers and isolators, poles, cable and similar materials.

The southern portion of the site south of the NPBCID Canal is encumbered by overhead transmission lines. The southwestern portion of the "tail" of the site is used for temporary parking and staging of trucks and equipment during hurricane season. The southeastern portion of the "tail" of the site supports a staging area for mulching operations for vegetative debris obtained as a result of trimming trees and shrubs around power lines and other equipment. FPL contracts with a third party for this activity and contractors bring the vegetative material here where it undergoes mulching operations. Further east is a paved parking lot that serves one of the tenants located in an office building south of the site. This parking lot is secured with access only by those authorized. As this parking lot does not serve employees at this site, the parking spaces have not been factored into the overall parking calculations.

Existing Conditions - Landscape

The entire site is fenced and secured. Canopy trees and palms exist in some perimeters, and within the interior of the site. A Master Landscape Plan reflecting existing conditions is provided to create a plan of record for the site. The site exceeds with the minimum pervious area requirement.

Requested Change

The purpose of this application is to create a Master Plan of record for the City for reference for future changes. In conjunction with this application, a second application will be submitted to replat the property to combine the six individual parcels into two parcels.

As part of this application, the Master Plan reflects several minor proposed improvements the FPL intends to construct in the near term. These include (1) a proposed wire yard canopy for weather protection north of Building C; (2) a proposed canopy for weather protection adjacent to the east side of Building A; (3) an expansion to the east of the existing staging area for mulching operations; and (4) future paving of the western portion of the "tail" for vehicle storage and laydown yard. These improvements are shown on the Master Plan. The additional covered

storage provided by the new canopies will help serve the existing operations by providing weather protection for employees and equipment. The proposed mulching staging area will offer more space for the contractors to process additional vegetation.

Pre-Application Meetings

A pre-application meeting was held with representatives of the City's Community Development department and FPL on Thursday February 22, 2018. In this meeting, the Major Site Plan Review process and requirements were discussed and confirmed for these sites, and the replat discussed. A second pre-application meeting was held with representatives of the City's Community Development department on site on June 26, 2018 so that Staff could review existing operations and conditions on the subject sites.

Concurrence Compliance

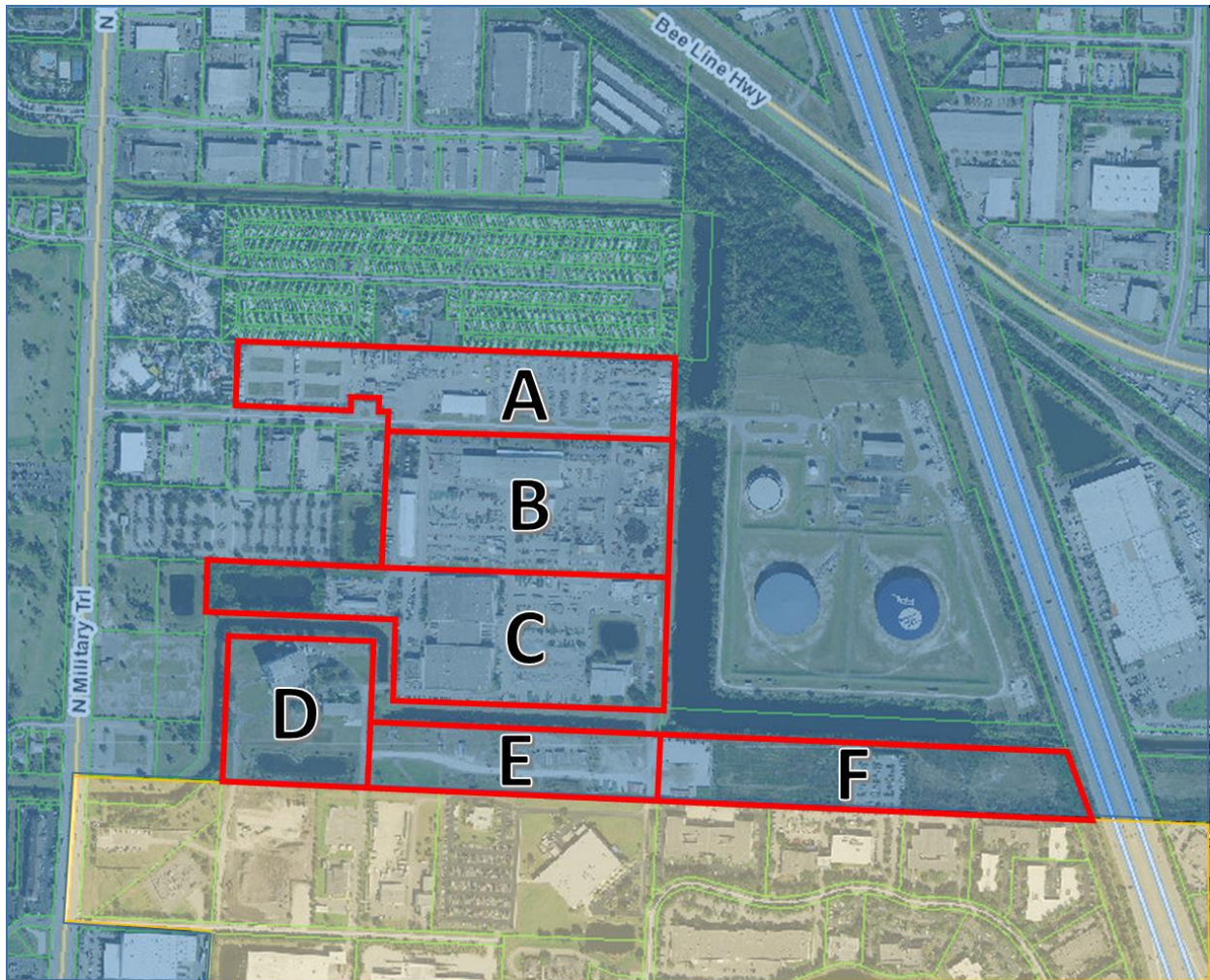
- a. Traffic Generation: As discussed with Community Development Staff, a Traffic Statement based on the existing operations is being submitted with this application to establish a base line for City records.
- b. Sanitary Sewer: See included Sanitary Sewer Statement for compliance.
- c. Potable Water: See included Potable Water Statement for compliance.
- d. Drainage: See included Drainage Statement for compliance.
- e. Solid Waste: Per Table IV in Section 31-718, Industrial Use/Warehouse, the existing 298,952 square foot of building area generates 5,979 lbs. of solid waste (2 lbs/100 SF)
- f. Recreation: Not applicable
- g. School Concurrence: Not applicable

Included in this Application is an updated Survey of the overall sites reflecting existing conditions; a detailed Master Plan reflecting existing conditions and all proposed modifications; a Landscape Plan reflecting existing conditions; a Traffic Statement establishing a baseline for existing traffic conditions; a Conceptual Engineering Plan showing existing conditions.

On behalf of the Applicant / Property Owner, Urban Design Kilday Studios requests your consideration of this Major Site Plan Review application. Project Manager at Urban Design Kilday Studios is Collene Walter and with Brittany Bourgault. They can be reached at 561-366-1100.

H:\JOBS\FPL Port West_17-062\FPL_Consolidated Properties_SP_.001\Documents\Applications\Project Narrative Final.doc

ATTACHMENT A



Parcel A:

PCN: 56-42-42-36-33-000-0000
Property Owner: Florida Power & Light Co
Address: 2460 PORT WEST BLVD
Acreage: 15.71
Zoning: IG - General Industrial District
FLU: IND - Industrial

Parcel B:

PCN: 56-42-42-36-08-001-0000
Property Owner: Florida Power & Light Co

Address: 2455 PORT WEST BLVD
Acreage: 18.81
Zoning: IG - General Industrial District
FLU: IND - Industrial

Parcel C:

PCN: 56-42-42-36-19-001-0000
Property Owner: Florida Power & Light Co
Address: 2455 PORT WEST BLVD
Acreage: 21.61
Zoning: IG - General Industrial District
FLU: IND - Industrial

Parcel D:

PCN: 56-42-42-36-24-000-0010
Property Owner: Florida Power & Light Co
Address: 2455 PORT WEST BLVD
Acreage: 10.17
Zoning: U – Public Ownership District
FLU: U – Utility/Transportation

Parcel E:

PCN: 56-42-42-36-00-000-5090
Property Owner: Florida Power & Light Co
Address: 2455 PORT WEST BLVD
Acreage: 9.16
Zoning: U – Public Ownership District
FLU: U – Utility/Transportation

Parcel F:

PCN: 56-43-42-31-00-000-7080
Property Owner: Florida Power & Light Co
Address: 2455 PORT WEST BLVD
Acreage: 13.22
Zoning: U – Public Ownership District
FLU: U – Utility/Transportation

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date: _____	Case Number: _____
	Project Title: _____	
	Fee Paid: _____	Notices Mailed: _____
	1st Hearing: _____	2nd Hearing: _____
	Publication Dates (if required) _____	

UNIFORM LAND USE APPLICATION Major Site Plan Review

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s): Florida Power and Light
	Mailing Address: 700 Universe Drive, Juno Beach, FL 33408
	Property Address: Port West Blvd., Riviera Beach, FL
	Name of Applicant (if other than owner): same as owner
	Home: () Work: () Fax: ()
	E-mail Address: _____

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: Industrial Current Zoning Classification: Industrial
	Square footage of site: 3,862,708 S.F. Property Control Number (PCN): see attachment A
	Type and gross area of any existing non residential uses on site: Industrial
	Gross area of any proposed structure: _____
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [✓] No
	If yes, please describe: _____
	Have there been any land use applications concerning all or part of this property in the last 18 months? [✓] Yes [] No
	If yes, indicate date, nature and applicant's name: FPL PDC Fleet Building - Parcel A - Submitted 5/17/18
	Briefly describe use of adjoining property: North: RV Park
	South: Industrial/ Office (WPB)
East: Interstate Highway I-95/ FPL Power Plant DRI	
West: Water Park/ Industrial	

REZONE	Requested Zoning Classification: _____
	Is the requested zoning classification contiguous with existing?
	Is a Special Exception necessary for your intended use? [] Yes [] No
	Is a Variance necessary for your intended use? [] Yes [] No


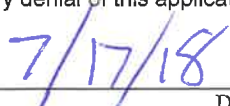
FUTURE LAND USE	Existing Use:	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

VARIANCE	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: Creating a plan of record for existing facilities and showing proposed improvements.
	Demonstrate that proposed use is appropriate to site: The existing support operations for public utility use include inventory, distribution and resource recovery.
	Demonstrate how drainage and paving requirement will be met: There will be no change in the overall drainage of the property and the property already has pavement installed.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: All of the surrounding uses are of similar character. The site is fenced in for security.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: There will be no additional hazards, problems, or nuisances generated by this application.
	Demonstrate how utilities and other service requirements of the use can be met: All required utilities and other services exist.
	Demonstrate how the impact of traffic generated will be handled: On-site: Off-site:

OTHER	COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:
	<ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy	
I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.	
 _____ Signature	 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Florida Power & Light Company
700 Universe Blvd, B2A/JB Juno Beach, FL 33408

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Timothy Oliver, Vice
President Corporate Real Estate

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

see attached legal description

the street address of which is: 2460 Port West Blvd, 2455 Port West Blvd

and that we hereby appoint:

Name: Urban Design Kilday Studios/ Collene Walter
Address: 610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
Telephone: 561-366-1100

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

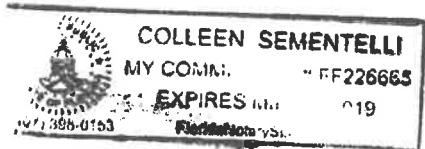
Timothy Oliver (Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 17th day of July, 2018.

Colleen Sementelli
Notary Public



LEGAL 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.



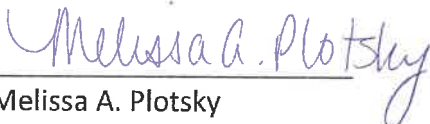
To: WHOM IT MAY CONCERN
 Re: FLORIDA POWER & LIGHT COMPANY
 ZONING, SITE PLAN APPROVAL AND
PERMITTING: AUTHORIZATION TO SIGN

Date: July 20, 2018

I, MELISSA A. PLOTSKY, Assistant Secretary for Florida Power & Light Company, do verify that the following listed individual:

TIMOTHY A. OLIVER, VICE PRESIDENT – CORPORATE REAL ESTATE

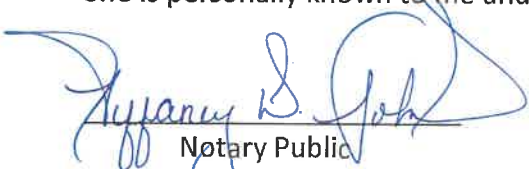
Is hereby authorized to represent, sign for, and authorize on behalf of Florida Power & Light Company, in matters relating to the zoning, site plan approval, and permitting of any and all FPL property.



 Melissa A. Plotsky
 Assistant Secretary

STATE OF FLORIDA)
)
 COUNTY OF PALM BEACH) ss:

The foregoing instrument was acknowledged before me this 20th day of July, 2018, by Melissa A. Plotsky, Assistant Secretary for Florida Power & Light Company, a Florida corporation. She is personally known to me and did not take an oath.



 Notary Public
 State of Florida

My commission expires

