

## Narrative: Port of Palm Beach District Annex Property Zoning

PREPARED FOR: City of Riviera Beach Community  
Development Department

COPY TO: File

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PROJECT NUMBER: 472906

### A. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.

The subject parcel, which is 5.215 acres in area, is located on the west side of US 1 (Broadway) just north of 59<sup>th</sup> Street (Knowles Court). The property is bounded by US 1 to the east, residential (City of West Palm Beach) to the south, the Florida East Coast Railroad to the west, and a parcel owned by Florida Power and Light to the North (overhead power lines).

The site was previously zoned OP (Office Professional District) and CG (Commercial) in 2013, however, the latest official zoning is currently now U (Utility). We have not seen record of this change officially. The Owner, the Port of Palm Beach District, is requesting a rezoning of the property to IL, Limited Industrial District.

Additionally, the Future Land Use map designation is proposed to be changed from Utilities to Industrial.

Until 2012, the subject property was a residential trailer park or vacant land.

In late 2012, the Port of Palm Beach District redeveloped the property into a laydown, overflow parking, and construction staging area to support the construction of the Florida Power and Light (FP&L) Riviera Beach Energy Center Project. The improvements are based on a Memorandum of Agreement executed between the Port of Palm Beach District and Florida Power and Light (FP&L) in November 2012.

To facilitate construction traffic and equipment operations from US 1 to primary laydown area, the eastern 200 feet of the property, which abuts US 1, was paved with asphalt. The laydown and overflow parking area, just west of the asphalt paved area, has been surfaced with asphalt millings. To the west of the laydown area, a retention pond was constructed onsite. (Refer to FP&L Riviera Beach Energy Center Unit 5 Site Related Work Contractor Parking /Laydown Area General Arrangement Plans by Zachry.)

Now that the support of the FP&L project is completed, the Port of Palm Beach District desires to utilize the property for operations consistent with the Port's IG zoned area. These operations will include the storage of cargo and equipment to support the movement and intermodal transport of cargo in support of commerce and trade activities, parking of vehicles and equipment, and storage of materials. However the Port of Palm Beach District is requesting to rezone to IL, Limited Industrial District instead of the typical IG, General Industrial.

Future improvements on the parcel proposed include permanent asphalt paving (when needed) of the portions of the site that are currently improved with the asphalt millings; the installation of a water main

and fire hydrants on the south side of the site to provide fire protection; and the construction of accessory buildings (mobile facilities) to support the land use designation.

Per general collaborative agreement between the Port of Palm Beach District, the City of Riviera Beach, and the City of West Palm Beach, the Port agrees under this proposed zoning and land use to operate under the following provisions:

- This real property may only be utilized for the staging and storage of rolling cargo, containerized cargo and break bulk cargo to support the movement and intermodal transportation of cargo in support of commerce and trade activities. Rolling cargo includes but is not limited to parking of vehicles (including but not limited to passenger vehicles) and equipment. Any alternate property uses will require approval by the City of Riviera Beach. open storage of loose materials, including, but not limited to, dirt, sand, gravel, scrap metal, demolition debris, plastic, paper or wood pulp is prohibited. storage of wrecked or junked vehicles or junked equipment is prohibited except for fuel tanks in vehicles and fuel tanks in equipment that is stored on the property, the storage of fuel drums or tanks, hazardous or combustible materials or substances, hazardous wastes or other pollutants or contaminants shall not be permitted on the property. for the purposes of this agreement, "hazardous materials", means any explosive, radioactive materials, hazardous wastes, or hazardous substances, including without limitation, asbestos and asbestos containing materials, pcbs, cfcs, or substances defined or regulated as hazardous substances or hazardous materials in the comprehensive environmental response, compensation and liability act of 1980, as amended, 42 u.s.c. section 9601-9657; the hazardous materials transportation act of 1975, 42. u.s.c. section 1001-1012; the resource conservation and recovery act of 1976, 42 u.s.c. section 6901-6987; or any other federal, state or local law, ordinance or regulation. "hazardous materials laws" shall mean all federal 1 state, and local laws, ordinances and regulations defining, regulating, restricting or otherwise governing the storage, use, generation, release or disapproval of hazardous materials.
- All lighting shall be directed away and shielded from adjacent property and shall not exceed a spillover of 0.5 foot candles into adjacent residential property. To avoid light trespass, light poles shall not exceed 25 feet in height.
- The height of the rolling cargo, containerized cargo and break bulk cargo and the equipment used to handle this cargo on the property shall not exceed twenty-five (25) feet in height and must be setback a minimum of sixty (60) feet from the south property line.
- The port has constructed an eight (8) foot high concrete wall generally along the south property line to screen the view onto the property from the south. None of the uses permitted herein shall occur within a sixty (60) foot setback from the south property line of the property. Other site improvements including drainage, shall be as depicted on the plan and may be within the set back. To serve as a soft buffer, the port will install cabbage or sable palms (minimum height of 16 feet overall) at 20 feet on center generally on the full length of the south property line as mutually agreed to by all parties.
- Activity on this property which results in offensive noise or vibration shall be discontinued during the time between 7:00 pm and 7:00 am

The language adjustments as summarized above are as mutually agreed upon by the City of Riviera Beach and the City of West Palm Beach.

**B. Include estimate of employment and student population generated by project, if applicable.**

The rezoning will not result in a student population. Based on current operations at the Port, should the maximum number of spaces on the property be 238, it is estimated that 34 jobs will be created in support of the proposed land use.