



**STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBER PA-16-02
CITY COUNCIL MEETING – APRIL 18, 2018**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION FROM THE PORT OF PALM BEACH DISTRICT FOR THE REAL PROPERTY LOCATED AT 105 BROADWAY; AUTHORIZING EXECUTION OF SAID PLAT; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: Port of Palm Beach District.

B. Request: The applicant is requesting plat approval in conjunction with a concurrent site plan submittal as the property survey identifies that the property is unplatted.

C. Location: 105 Broadway.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number: 56-43-42-33-00-000-5140.

Parcel Size: +/- 5.21 Acres.

Existing Use: Formerly used for construction parking for FPL.

Zoning: Utilities (amendment proposed).

Future Land Use: Utilities (amendment proposed).

E. Adjacent Property Description and Uses:

North: Utilities, FPL Powerlines.

South: West Palm Beach; Residential uses.

East: Broadway, FPL Energy Center.

West: FEC Railway, FPL Powerlines, President Barak Obama Highway.

F. Background:

This property was acquired by the Port of Palm Beach District from the Florida Department of Transportation on November 30, 2011. The Quitclaim Deed is recorded in Palm Beach County Official Record Book 24882, Page 0566. Specific restrictions on the use of the land exist within said deed and a reverter clause was also provided. A plat is required in conjunction with the site plan application from the Port of Palm Beach since the property is currently unplatted.

G. Staff Analysis:

Proposed Development/Use: Port of Palm Beach uses as provided on the Site Plan (primarily rolling cargo).

Zoning Regulations: The Port of Palm beach has applied to amend the zoning map designation from Utilities to Limited Industrial.

Comprehensive Plan: The Port of Palm beach has applied to amend the future land use map designation Utilities to Industrial.

Compatibility: Specific deed restrictions and conditions of use on the site plan exist to ensure compatibility to the greatest extent possible with surrounding properties and uses.

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

Landscaping: Landscape improvements are proposed in association with the site plan application.

Parking/Traffic: Adequate ingress and egress to the property currently exists. Parking and storage uses will occur onsite.

H. Recommendation: Staff recommends approval of the plat application from the Port of Palm Beach District.