

January 10, 2019

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 Properties  
Final Plat Applications  
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. The Major Site Plan Review for the Master Plan was recently approved by the City Council on December 19, 2018. This application initiates the two (2) Final Plat Applications to comply with a condition of approval contained in Resolution No. 141-18 approving the Major Site Plan Review request.

Included with this Cover Letter are six (6) copies of the application, Plats and supporting documents as required by the application. Also provided are filing fees for two (2) Plat Applications based on the following schedule previously provided:

Plat (\$1,000); Digitizing (\$100); Engineering Review (\$250);  
Total due \$1,350 x 2 plats = \$2,700

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  
David Brobst, FPL

**Received by:** \_\_\_\_\_

**Date:** \_\_\_\_\_  
H:\JOBS\FPL Port West\_17-062\FPL\_Consolidated  
Properties\_SP\_001\Documents\Applications\Plat Application\Plat  
Application Cover Letter.doc

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

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**FPL Port West - Consolidated Properties  
Final Plats  
Project Narrative  
Submitted: January 10, 2019**



Urban Planning and Design  
Landscape Architecture  
Communication Graphics

**Request**

Urban Design Kilday Studios, on behalf of Florida Power and Light (FPL), is requesting approval of two (2) Final Plats for the FPL Port West Site located in the City of Riviera Beach, FL. The subject requests include combining the properties owned by FPL that support the existing physical distribution center (PDC) facilities. This application is required to comply with a condition of approval contained in Resolution No. 141-18 approving the Major Site Plan Review application to create a Master Plan of record for these parcels. Each Final Plat will unify three existing parcels.

FPL Physical Distribution Center (PDC) North Plat includes those parcels north of the Northern Palm Beach County Water Control District EPW 10 Canal (Canal) and FPL Physical Distribution Center (PDC) South Plat unifies the three parcels south of the Canal. The 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 individual 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. More recently, the City Council approved Major Site Plan Application (SP 18-17) on Dec. 19, 2018 to create a Master Site Plan that includes all of the properties included in the two Final Plats.

**Land Use and Zoning**

The parcels listed "A", "B" and "C" per the attached property list that will be combined to create one Plat are in the General Industrial Zoning District (IG) and have the future land use designation of Industrial (IND). The permitted use on site falls under the "Public Utility" in the IG district. The parcels listed "D" "E" and "F" that will be combined to create the second Plat are in the Public Ownership Zoning District (U) and have the future land use designation of

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Utility/Transportation. The permitted use on site falls under the “Electric Power Generating Plants and customary accessory uses” in the U zoning district. All of the future land use and zoning designations for each parcel are consistent. Therefore, appropriate future land use and zoning designations are in place for each Plat.

### **Access**

Access to the property will remain unchanged with primary access from Port West Road, an existing publicly dedicated 80’ ROW located toward the north of the sites. Interconnectivity exists over the Canal and to other FPL owned parcels to the south within the municipal jurisdiction of the City of West Palm Beach.

### **Natural Features**

The parcels are fully developed and there are no natural features existing on site. The existing lakes are man-made for purposes of storm water management/drainage.

### **Required Improvements**

No required improvements are anticipated as all of the infrastructure is existing.

### **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 requirement to plat these parcels concurrent with the Major Site Plan Review process was discussed and confirmed.

### **Compliance**

Per Sec. 30-4(B), the following provisions shall be considered when reviewing a plat:

*(1) The public health, safety and welfare.*

Combining these six parcels into two larger parcels will not have any negative effect on the public health, safety or welfare.

*(2) The comfort and convenience of the public in general and of the residents of the proposed development in particular.*

This is an existing non-residential development and the purpose of the plats is to combine properties to reflect existing conditions. Access to the site is controlled and the plats will not effect the comfort and convenience of the general public.

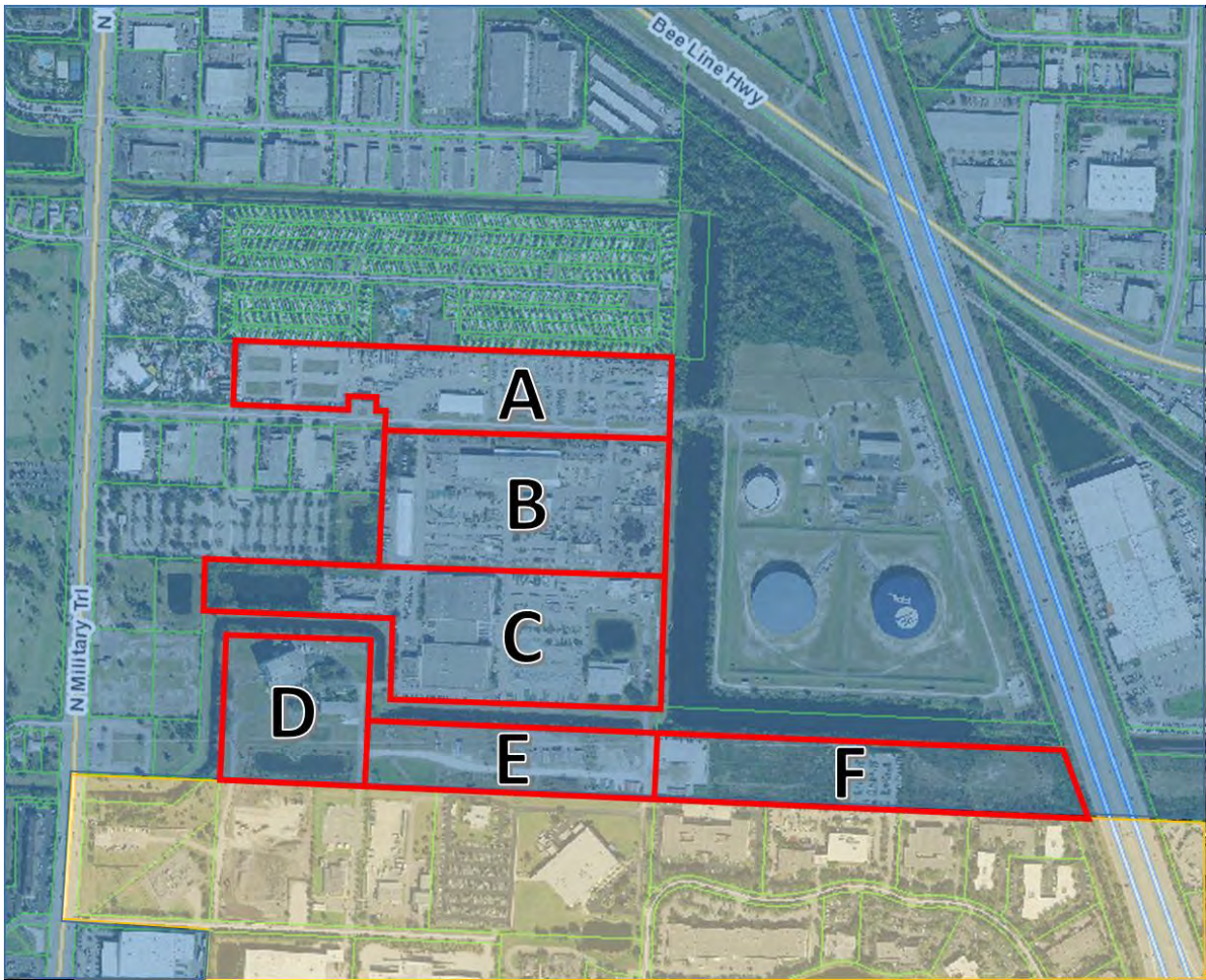
*(3) Consistency with the immediate surrounding area.*

The surrounding area is predominately industrial. No proposed change in the use of these sites is proposed by the Major Site Plan or these plats. Therefore, the parcels will continue to be consistent with the immediate surrounding area.

On behalf of the Applicant / Property Owner, Urban Design Kilday Studios requests your consideration of this Final Plat 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\Plat Application\Project Narrative 011019.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:
	1 <sup>st</sup> Hearing:	2 <sup>nd</sup> Hearing:
	Publication Dates (if required)	

**UNIFORM LAND USE APPLICATION**

Plat Approval

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

**Complete appropriate sections of Application and sign.**

<b>APPLICANT</b>	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**

<b>PROPERTY</b>	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:	no new building proposed		
	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

<b>REZONE</b>	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


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

<b>SPECIAL EXCEPTION</b>	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:	

<b>VARIANCE</b>	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:

<b>SITE PLAN</b>	Describe proposed development: Boundary plat to unify the six individual parcels into two as the current facilities function as one development.
	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:

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

<b>Confirmation of Information Accuracy</b>	
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	_____ 7/17/18 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:

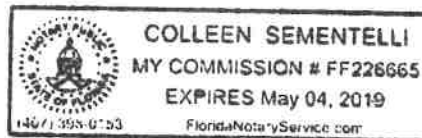
Name: Urban Design Kilday Studios/ Collene Walter  
Address: 610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
Telephone: 561-366-1100

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)

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  
 Melissa A. Plotsky  
 Assistant Secretary

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

The foregoing instrument was acknowledged before me this 20<sup>th</sup> 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.

Tiffany D. Johnson  
 Notary Public  
 State of Florida

My commission expires

