



"The Best Waterfront City in Which to Live, Work And Play."

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**CITY OF RIVIERA BEACH**

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**TO:** HON. MAYOR, CHAIRPERSON, AND CITY COUNCIL

**THROUGH:** JONATHAN EVANS, MPA, MBA, ICMA-CM, CITY MANAGER

**FROM:** CLARENCE SIRMONS, AICP, DIRECTOR OF DEVELOPMENT SERVICES

**SUBJECT:** FLORIDA POWER & LIGHT SOLAR HUB SITE PLAN 20-25

**DATE:** MAY 5, 2021

**CC:** GENERAL PUBLIC

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**Background:**

On December 14, 2020, Schmidt Nichols, authorized agent for Florida Power and Light (FPL), applied for site plan approval (SP-20-25). The subject property is a 70-acre parcel, but only approximately 21 acres being the affected area for this application proposal. The proposed use encompasses installing solar array panels and a battery pilot facility, which FPL will operate.

The affected area was historically used for two fuel storage tanks, which City Council had previously approved. However, since that time, these fuel tanks have been demolished, and the subject property is currently partially vacant. The removal of the two fuel tanks provides an ideal location for a microgrid on the distribution grid supporting existing site equipment and two new EV (Electric Vehicle) trailers according to the Applicant's justification statement. The remaining portion of the 70-acre parcel comprises several existing buildings, utility structures, as well as a 4,830,000-biodiesel fuel storage tank, which will continue to remain, as shown on the site plan. The Applicant proposes to display its partnership with the City of Riviera Beach through a Mural on Building B (north elevation and portion of the east elevation), highlighting the City's name.

Staff conducted an initial review and provided the Applicant with comments. Subsequent submittals were reviewed, and all comments were resolved prior to the application's placement on the Planning and Zoning Board Agenda. The site plan application for the subject property was presented to the Planning and Zoning Board (Board) on Thursday, March 11, 2021. The Board recommended approval with the conditions included in the attached site plan resolution.

**City Goals:**

Achieve a Sustainable Economy.

**Fiscal/Budget Impact:**

N/A

**Recommendation:**

Staff Recommends Approval of this site plan.

**Attachments:**

1. FPL Solar Hub site plan Resolution
2. Exhibit A –Site Plan
3. Exhibit B –Landscape Plan 1
4. Exhibit B –Landscape Plan 1
5. Exhibit B –Landscape Plan 2
6. Exhibit B –Landscape Plan 3
7. Exhibit B –Landscape Plan 4
8. Survey
9. Staff Report to Planning & Zoning Board
10. Mural Design