



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, AUGUST 1, 2024

A. Application Summary

I. General

Application Name:	Palm Beach Logistics Center, DOA-2023-01335
Control Name:	Palm Beach Logistics Center (1988-00019)
Applicant:	Paris Del Rio
Owner:	Duke Realty Land, LLC
Agent:	Schmidt Nichols - Josh Nichols
Project Manager:	Nancy Frontany Bou, Senior Site Planner

Title: a Development Order Amendment **Request:** to modify the Overall Site Plan for a previously approved Conditional Use to add land area (5.35 acres), add square footage, and to modify and delete Conditions of Approval on 29.35 acres

Application Summary: The proposed application is a Development Order Amendment for the Palm Beach Logistics Center Industrial Development. The site was last approved by the Board of County Commissioners (BCC) on April 28, 2022, to add land area and square footage and to modify the Site Plan and Conditions of Approval.

The subject request will modify the previously approved Class A Conditional Use for an Industrial development over 100,000 square feet (sq.ft) with a single Warehouse use. The request will modify the Site Plan to add land area (5.35 acres) to the previously approved 23.99-acre site, add square footage, and modify and delete Conditions of Approval. The Preliminary Site Plan (PSP) depicts four Warehouse buildings with accessory office, for a total 505,135 sq. ft. The plan indicates 493 parking spaces and access is from Benoist Farms Road.

II. Site Data

Acres:	29.35 acres
Location:	West side of N Benoist Farms Road, approximately 0.11 miles south of Belvedere Road
Parcel Control:	00-42-43-27-05-007-0112; 00-42-43-27-05-007-0121 00-42-43-27-05-007-0122; 00-42-43-27-05-007-0111 00-42-43-27-05-007-0133
Future Land Use:	Industrial (IND)
Zoning District:	Light Industrial District (IL)
Tier:	Urban/Suburban
Utility Service:	Palm Beach County Water Utilities
Overlay/Study:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Comm. District:	2, Commissioner Gregg Weiss

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B.7.C.2, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for August 1, 2024*

BCC HEARING: *Scheduled for August 22, 2024*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

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Exhibit A - Future Land Use Map



Exhibit A - Zoning Map

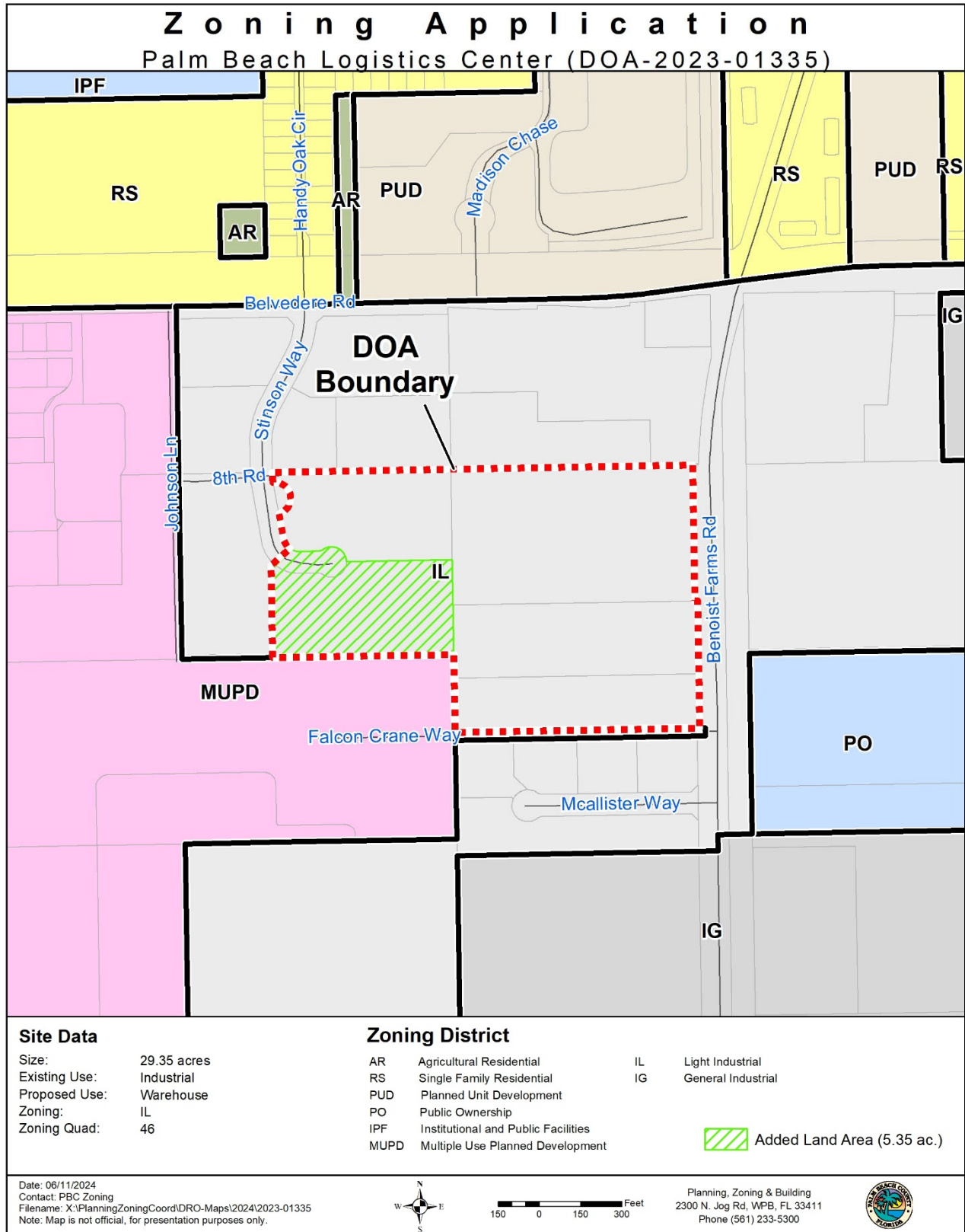


Exhibit B - Standards Analysis & Findings

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

When considering a Development Order application for a Rezoning to a PDD or a TDD, a Conditional Use, excluding Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF), or a Development Order Amendment, the BCC and ZC shall utilize the Standards a – h listed in Article 2.B.7.B, Standards. The Standards and Staff Analyses are indicated below. A Conditional Use, Rezoning to PDD or TDD, or Development Order Amendment that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

a. Consistency with the Plan - *The proposed amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ *Consistency with the Comprehensive Plan:* The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Consistency of Future Land Use designation with Zoning District (Non-Residential):* Per Future Land Use Element Table 2.2-f.1: Non-Residential Future Land Use-Zoning Consistency, the future land use designation of IND is consistent with the existing IL Zoning District.

○ *Relevant Comprehensive Plan Policies:* Future Land Use Element (FLUE) policies 2.2.4-d Industrial uses states, "Light industrial development's typical operation is not likely to cause undesirable effects, danger or disturbance upon nearby areas and typically does not create negative impacts on immediately adjoining uses. These uses typically do not cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted. Examples of Light Industrial uses include: storage, warehouse, research, laboratories, dispatch, landscape service, flex space, media production, and light manufacturing and processing." The proposed warehouse with accessory office use is consistent with this policy.

○ *Intensity:* The request seeks to change the previously approved 309,260 sq. ft. by adding 195,875 sq. ft. totaling to 505,135 sq. ft. The request seeks to approve 505,135 which equates to a FAR of approximately 0.39 (505,135 / 1,278,493 surveyed sq. ft. or 29.35 acres = 0.395). The maximum Floor Area Ratio (FAR) of 0.85 is allowed for the subject future land use designation in the Urban Suburban Tier (1,278,493 sq. ft. or 29.35 acres x 0.85 maximum FAR = 1,086,713 sq. ft. maximum).

○ *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.

b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

○ *Property Development Regulations:* The proposed Warehouse buildings meets all setback requirements per ULDC Table 3.D.1.A, Property Development Regulations. The site has frontage and access on Benoist Farms Road and meets the minimum frontage and access required for the Light Industrial (IL) zoning district. In addition, the property meets Code requirements for minimum lot dimensions of 1-acre size.

○ *Warehouse Use Criteria:* The requested Warehouse use is permitted by right (subject to building permit) within the IL zoning district pursuant to ULDC Table 4.B.5.A, Industrial Use Matrix. However, as established in ULDC Table 4.A.9.B., Thresholds for Projects Requiring Board of County Commissioners Approval, the proposed project exceeds the maximum 100,000 sq. ft. threshold for properties with an Industrial Future Land Use designation. The size of this development would typically require it to be rezoned to the Multiple Use Planned Development (MUPD) Zoning District, however the Applicant is only proposing a Single use, Warehouse with accessory office, and therefore can be approved as a Class A Conditional Use, because of the exceptions described in Table 4.A.9.B. Should the Property Owner desire other industrial uses, in addition to Warehouse, they will be required to rezone to the MUPD Zoning District. Staff has discussed this with the Applicant and a Condition of Approval will be included to limit the use.

As stated previously, the proposed request seeks to: add land area, two new buildings, and building square footage. In addition, the applicant proposes to abandon a portion of the right-of-way for Stinson Way, located on the west side of the site.

The PSP indicates 505,135 sq. ft. total of building area, of which 462,092 sq. ft. consist of Warehouse (Building A, B, C and D) and 43,493 sq. ft. of Accessory Office. The proposed Accessory Office space is approximately 6% of the Gross Floor Area (GFA) of the warehouse for Buildings A & B and approximately 10% of the Gross Floor Area (GFA) of the warehouse for Buildings C & D and does not exceed the maximum 30% maximum requirement pursuant to Art. 4.B.5.C.17.E.1.

○ *Architectural Review:* This use will be required to comply with the Architectural Guidelines as indicated in Article 5.C, Design Standards. The proposed development has visibility from Benoist Farms Road with 958 ft. of frontage along this public street and is therefore subject to architectural review. No Architectural elevations have been provided at this time. The Applicant has indicated they intend to obtain Architectural review approval at time of application for Building Permits for the proposed structures.

○ *Parking:* The PSP indicates a total of 493 parking spaces throughout the site, which includes 14 accessible spaces. Further there are total of 132 loading spaces being proposed. The Applicant is providing a six foot high screen wall with an eight foot high hedge along the west side of the parcel within the 15 foot R-O-W Buffer for adequate screening of the loading areas fronting Stinson Way, as required by Art. 6.E.4.A.3, Screening. The Applicant has requested to delete the Site Design Condition of Approval #1 of Resolution R-2022-0383 requiring a screening wall on both the north and south side of the northernmost ingress/egress access point; and on both the north and south side of the southernmost ingress/egress access point along Benoist Farms Road, as based on the latest site design, no loading areas will be visible from Benoist Farms Road.

○ *Landscape/Buffering:* An eight ft. Compatibility Buffer is provided along the north and south property lines abutting non-residential industrial uses, in accordance with ULDC Art. 7.C.2.B, Compatibility Buffer. A 15 ft. Right-of-Way (R-O-W) Buffer is provided along the eastern property line fronting Benoist Farms Road, in accordance with ULDC Table. 7.C.2.A, Width of R-O-W Buffer. Within the R-O-W Buffer is a ten ft. Utility Easement (UE) along the property line, which encroaches a maximum of five ft.

Further, the PSP indicates an eight ft. Compatibility Buffer along the southwest property lines, which is on the west side of Building C and to the south of the proposed Water Management Tract and Building D. The western most property line abutting Stinson Way will have a 15 ft. R-O-W Buffer with a six-foot high screen wall with an eight ft. high hedge to provide screening for loading areas visible from this street and will include a ten ft. U.E. with a max five ft. overlap. In addition to Landscape Buffers, the site is in compliance with the interior planting requirements, including foundation plantings, landscape islands and interior plantings as provided in Art. 7.C.3.B.

○ *Signs:* The Applicant has submitted a Preliminary Master Sign Plan (PMSP-1), which is provided in Exhibit G. The Applicant proposes three freestanding signs along Benoist Farms Road in accordance with Table 8.G.2.A - Freestanding Sign Standards. Four Wall Signs are proposed, one for each Building which will meet Table 8.G.1.A Wall Sign Standards.

c. Compatibility with Surrounding Uses - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The proposed modifications will be compatible with the surrounding uses. All lands surrounding the subject site are zoned Industrial, and support Industrial uses. To the north is an industrial business park (Benoist Farms Corp Park, Control No. 1986-00089). To the east across Benoist Farms Road is waste transfer station (Solid Waste Transfer & Recycling Station, Control No. 1991-00008). To the west is auto sales, open storage, and utility uses. To the south is warehouse/distribution uses (Benoist Farms PID, Control No. 1988-00042). As described under the Landscape/Buffering section above, the site will provide 8 ft. compatibility landscape buffers around the perimeter to provide visual buffering from Benoist Farm Road and neighboring uses.

d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The proposed project is bordered by industrial land uses on all sides and is compatible with the surrounding industrial area. The 15 ft. R-O-W buffer will provide screening along Benoist Farms Road while foundation planting on east side of the building will provide additional visual buffering within the site. In addition, on the west side, the site plan indicates a six foot high wall that provides screening for loading areas visible from Stinson Way. The proposed Warehouse Facility use is not only compatible with the surrounding uses, but the buffering and landscape screening conceals all site elements to eliminate adverse impacts. In addition, the applicant states that the truck traffic will be split from the passenger vehicles to allow for a more efficient movement of vehicles through the site.

The proposed development meets all PDR for the IL zoning district in terms of density and intensity. The proposed request includes four building structures that has a building coverage of 39% (as indicated on the Site Plan and noted above under Standard 1), which is beneath the maximum 45% requirement.

- e. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

- o **Vegetation Protection:** There are native vegetation species that exist on the site. Native vegetation that cannot be preserved in place are being either relocated or mitigated. The application for the Protection of Native Vegetation Approval will be required to be submitted prior to the final approval by the DRO, as indicated in Article 14.C.7.C.
 - o **Site Contamination:** Based on the Phase I and Phase II Environmental Site Assessments, dated October 29, 2019 and December 5, 2019 prepared by Nutting Environmental of Florida, Inc. (NEF), the subject site exhibits soil and groundwater contamination. The property owner will need to work with the Florida Department of Environmental Protection to resolve any discovered contamination issues, as per Chapter 62-780, F.A.C. During the DRO process, ERM will confirm that the applicant is coordinating with FDEP.
 - o **Wellfield Protection Zone:** This property is not located within Wellfield Protection Zone.
 - o **Irrigation Conservation Concerns and Surface Water:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
 - o **Environmental Impacts:** There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.
- f. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The overall area surrounding the subject lands is designated for industrial uses. The development patterns along Benoist Farms Road and Stinson Way are generally industrial, with the overall area being one of the larger industrial areas within Palm Beach County. The proposed warehouse facility and accessory office space is an appropriate use based on both the land uses in the general vicinity, and the existing uses surrounding the subject site. The modified site plan adding land area and building square footage for the same previously approved use will maintain a logical, orderly and timely development pattern as the request is consistent with the prior approval.

- g. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

OFFICE OF RESILIENCY:

Staff has reviewed this application and have no comment.

ENGINEERING COMMENTS:

The proposed Warehouse development on an existing mostly vacant site is expected to generate 778 net daily trips, 77 net AM peak trips, and 82 net PM peak hour. The build out of the project is assumed to be by 2028.

The project meets PBC Traffic Performance Standards, without need for any roadway improvements. Currently, there is a plan to widen Benoist Farms Rd from 2 lanes to 3 lanes from Belvedere Rd to Southern Blvd in the current 5-Year Road Program. Access will be provided through 3 full access on Benoist Farms Rd and 1 full access on Belvedere Rd through Stinson Way. No turn lane is warranted at any of the driveways, though a center-turn lane will be constructed by the County as part of the widening plan for Benoist Farms Rd. However, the Property Owner will construct north approach right turn lanes at the two southerly driveways.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Benoist Farms Rd from Belvedere Rd to Southern Blvd

Existing count: Northbound=310, Southbound=329

Background growth: Northbound=102, Southbound=94

Project Trips: Northbound=24, Southbound=30

Total Traffic: Northbound=436, Southbound=453

Present laneage: 1 in each direction

Assured laneage: 1 in each direction with a center turn lane
LOS "D" capacity: 880
Projected level of service: LOS D or better in both directions.

The Property Owner is conditioned to construct Stinson Way from the existing terminus to the property inclusive of a cul-de-sac and shall also provide Palm Beach County Right of Way Section with a deed for the realigned cul-de-sac. Additionally, they shall abandon a portion of the existing Stinson Way right-of-way, as shown on the site plan, prior to the recordation of the plat.

The Property Owner has also been conditioned to provide a 10 ft utility easement around the new cul-de-sac prior to the approval of the final site plan.

The conditions of approval have been agreed to by the applicant to mitigate the impacts of the proposed development.

DRAINAGE DISTRICT:

The applicant has indicated in their Drainage Statement that: *"The current drainage patterns consist of on-site swales that convey stormwater runoff to the northeast corner of the property. The existing swale located at the northeast corner of the property conveys stormwater through a 30" CMP pipe and ultimately discharges to the LWDD E-2W Canal. Historically, off-site runoff sheet flows through our property into the existing swales that eventually discharge to the LWDD E-2W Canal. The site is located within Basin 18 of the C-51 Basin, which governs the allowable discharge as the lower value of either the 10-year, 72-hour pre-development discharge or the 27 CSM. Basin 18 has a 100-year flood elevation of 16.1 NGVD. Most of the existing site lies below the 100-year flood elevation of 16.1. Compensating storage will be provided in the post-development condition to meet the pre vs. post flood storage requirement. In addition, part of the site is in the flood hazard zone AE with an elevation of 14.5 NAVD.*

In the proposed condition, the 29.35-acre site will consist of four warehouses with associated parking, utilities, and stormwater treatment. An exfiltration trench, underground tank systems, a wet detention pond, and a dry detention area will provide stormwater treatment. Two turn lanes have been proposed along Benoist Farm Road, where the proposed ditch is located. Storage compensation will be provided. The proposed drainage system is designed to retain the 25-year, 72-hour storm event at a stage equal to or below the edge of the pavement for Benoist Farms Road. In more intense storms, the discharge from the stormwater retention pond will be conveyed to the E-2W Canal.

A drainage easement around the proposed stormwater wet detention pond has been provided to the legal positive outfall in Benoist Farms Road. The excess stormwater from the detention pond will be routed to the existing 30" pipe on the site's northeast corner via the proposed stormwater network, which will ultimately convey to the E-2W Canal."

The entire statement is found in Exhibit J. Prior to issuance of any building permits, the development will have to obtain applicable approvals and permits from the District.

WATER AND WASTEWATER:

Staff has reviewed this application and have no comment. The Water and wastewater provider is the Palm Beach County Water Utilities. The Applicant has provided a letter indicating such in Exhibit K.

PALM BEACH COUNTY HEALTH DEPARTMENT:

This project has met the requirements of the Florida Department of Health.

SCHOOL IMPACTS:

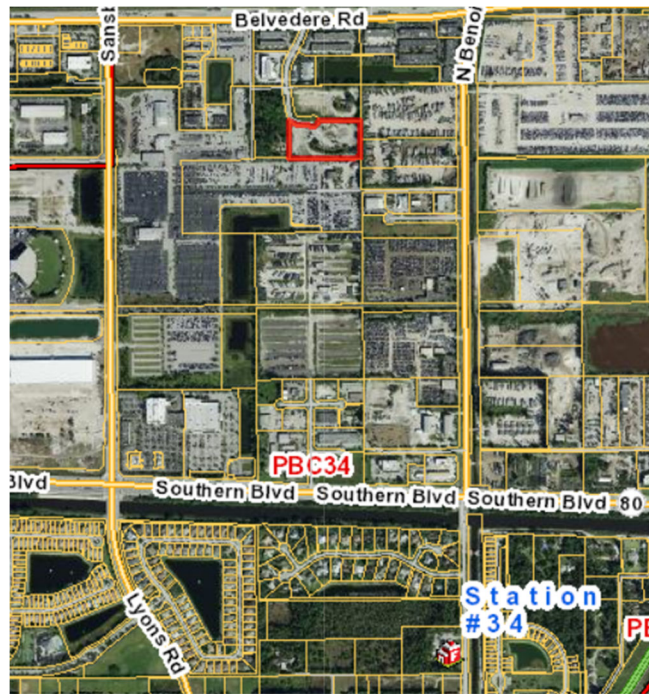
The School Board has no comment regarding this non-residential application.

PARKS AND RECREATION:

This is a non-residential project, therefore the Parks and Recreation ULDC standards do not apply.

FIRE PROTECTION:

Staff has reviewed this application and have no comment. The subject site is located within the service boundaries of PBC Fire Rescue Station 34.



- h. Changed Conditions or Circumstances –** *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: *“The applicant has recently purchased additional land to create a 29-acre assemblage creating a larger industrial development opportunity. The proposed use will be compatible with surrounding uses. All lands surrounding the subject site are zoned Industrial, and support Industrial uses. The site is currently underutilized as a contractor storage yard. The proposed Warehouse Facility use would better serve the site and remain consistent with the impact and intensity of the surrounding uses.”*

Exhibit C - Conditions of Approval

Development Order Amendment on 29.35 acres

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2022-383, Control No.1988-00019, which currently states:

The approved Preliminary Site Plan is dated February 10, 2022. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners.

Is hereby amended to read:

The approved Preliminary Site Plan is dated June 13, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2022-383, Control No.1988-00019, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2020-1925 (Control No. 1988-00019), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners or Zoning Commission, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2022-383 (Control No. 1988-00019), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution R-2022-383, Control No.1988-00019, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2026, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

Is hereby amended to read:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2028, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. The Property Owner shall create exclusive south approach left turn lanes on Benoist Farms Rd at all three project entrances by either restriping the center turn lane or creating an exclusive lane or as approved by the County Engineer. If the County's widening plan for the Benoist Farms Rd includes the construction of a center turn lane at the project frontage, this condition will be considered satisfied.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPMT: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 2 of Resolution R-2022-383, Control No.1988-00019)

3. Previous ENGINEERING Condition 3 of Resolution R-2022-383, Control No.1988-00019, which currently states:

Prior to the issuance of the first building permit, drainage easements for any existing onsite historical drainage shall be recorded. The easement shall be recorded by the Property Owner and reviewed by Land Development prior to the recordation. (BLDGPMPT: MONITORING - Engineering)

Is hereby deleted. [REASON: No longer applicable]

4. Property Owner shall construct a minimum six (6) foot wide concrete sidewalk along the west side of Benoist Farms Road along the project frontage. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. The sidewalk shall be completed prior to the issuance of the first certificate of occupancy. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the condition shall be considered satisfied. (BLDGPMPT/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 4 of Resolution R-2022-383, Control No.1988-00019)

5. Within ninety (90) days notice by the County Engineer, the Property Owner shall provide a roadway construction easement to Palm Beach County along the project frontage on Benoist Farms Road, a minimum of ten (10) feet in width, or as otherwise approved by the County Engineer. This roadway construction easement shall also contain an isosceles trapezoid connecting the Corner Clips across this Property Owner's entrance. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 5 of Resolution R-2022-383, Control No.1988-00019)

6. The Property Owner shall construct right turn lanes at the middle and southern project driveways, as approved by the County Engineer.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPMPT: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMPT/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 6 of Resolution R-2022-383, Control No.1988-00019)

7. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPMPT: MONITORING - Engineering) (Previous ENGINEERING Condition 7 of Resolution R-2022-383, Control No.1988-00019)

8. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPMPT/PLAT: MONITORING - Engineering) (Previous ENGINEERING Condition 8 of Resolution R-2022-383, Control No.1988-00019)

9. Prior to issuance of the first building permit, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Benoist Farms Road along the property frontage; and a maximum of an additional 800 feet of these adjacent roadway(s), with an assumed impervious area of 95-percent, unless otherwise approved by the County Engineer. The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the

combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one through lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING Condition 9 of Resolution R-2022-383, Control No.1988-00019)

10. Prior to the final approval of the Final Site Plan by the Development Review Officer, the Property Owner shall show the Water Management area in a tract (with solid dark line) and add any required drainage easements from the future Stinson Way extension to the water management tract as approved by the County Engineer. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 10 of Resolution R-2022-383, Control No.1988-00019)

11. Prior to issuance of the first building permit, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of the unimproved portion of Stinson Way along the property frontage; and a maximum of an additional 800 feet of these adjacent roadway(s), with an assumed impervious area of 95-percent, unless otherwise approved by the County Engineer. The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one through lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING Condition 11 of Resolution R-2022-383, Control No.1988-00019)

12. The Property Owner shall abandon a portion of the Stinson Way right-of-way shown on the Site Plan prior to the recordation of the plat. (PLAT: ENGINEERING - Engineering)

13. The Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for road right of way and all associated documents as required by the County Engineer for Stinson Way, for the realigned cul-de-sac as approved by the County Engineer.

All warranty deed(s) and associated documents, including a title policy naming Palm Beach County as an insured, shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these

required deeds or related documents. The Property Owner shall provide to the Right of Way Section a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING - Engineering)

14. Prior to the approval of the Site Plan by the Development Review Officer, the Property Owner shall revise the site plan to properly show the 10 foot non-exclusive utility easement around the proposed cul-de-sac right-of-way. (DRO: ENGINEERING - Engineering)

15. The Property Owner shall construct Stinson Way from the existing south terminus to the property inclusive of a cul-de-sac. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the entire condition shall be considered satisfied. (BLDGPM/ONGOING: MONITORING - Engineering)

b. Construction shall be completed prior to issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

ENVIRONMENTAL

1. Prior to the issuance of the excavation permit and/or the storm water management system permit, the applicant shall provide documentation to ERM that the area(s) of the proposed excavation(s) and the surrounding 300 feet thereof does not contain any known contaminants that exceed state clean-up levels, as regulated by FDEP. (BLDGPM/ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

2. Prior to Building Permit Issuance, the applicant shall demonstrate compliance with the distance criteria and construction standards identified in the ULDC, Article 4.B.10. (BLDGPM/ONGOING: MONITORING - Environmental Resources Management)

SIGNS

1. Prior to final Development Review Officer approval, the Master Sign Plan shall be updated to include the sign program budget and indicate all proposed signage including wall signs. (DRO: ZONING - Zoning) (Previous SIGNS Condition 1 of Resolution R-2022-383, Control No.1988-00019)

SITE DESIGN

1. Previous SITE DESIGN Condition 1 of Resolution R-2022-383, Control No.1988-00019, which currently states:

a) The wall shall be installed on both the north and south side of the northernmost ingress/egress access point, beginning at the northern property line, extending south, for approximately 140 feet in line with the wing wall extending from the building, excluding the accessway;

b)The wall shall be installed on both the north and south side of the southernmost ingress/egress access point, beginning at the southern property line, extending north, for 202 feet, extending from the building excluding the accessway;

c) The wall shall be located outside and parallel to the Right-of-Way buffer (west side of Right-of Way buffer);

d) The wall shall be constructed with similar material as the building; and

e) An eight (8) foot hedge shall be provided on the east side of the wall, outside of the aforementioned Right-of-Way buffer. (ONGOING: MONITORING - Zoning)

Is hereby deleted. [REASON: No longer applicable]

2. Prior to Final DRO approval, the Site Plan shall be modified to indicate the 8 ft. Compatibility Buffer along the northern property line to be 8 ft. free and clear with no easement overlap or encumbrances. (DRO: ZONING - Zoning) (Previous SITE DESIGN Condition 2 of Resolution R-2022-383, Control No.1988-00019)

3. Prior to Final DRO approval, the Site Plan shall be modified to indicate the correct R-O-W Buffer width along Benoist Farms Road. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 3 of Resolution R-2022-383, Control No.1988-00019)

USE LIMITATIONS

1. The development is limited to a Warehouse with accessory office. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process.

Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
Z/DOA-1988-00019	Title: Official Zoning Map Amendment Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial Zoning District	R-2003-00432	Adopted	03/27/2003
Z/DOA-1988-00019	Title: Development Order Amendment Request: DOA to reconfigure the site plan	R-2003-00433	Adopted with Conditions	03/27/2003
EAC-1988-00019	Title: Expedited Application Consideration Request: To Add Square Footage	R-2004-00392	Adopted with Conditions	02/26/2004
DOA/CB-2006-01697	Title: A Class B Conditional Use. Request: To allow Vehicle Sales and Rental.	ZR-2007-00050	Approved with Conditions	09/06/2007
DOA/CB-2006-01697	Title: A Development Order Amendment. Request: To modify/delete conditions of approval and to reconfigure the site plan.	R-2007-01617	Adopted with Conditions	09/24/2007
SE-1988-00019	Title: Special Exception Request: To Permit Public & Private Utility Service	R-1989-00346	Adopted with Conditions	06/26/2008
CA-2020-01026	Title: a Class A Conditional Use Request: to allow a project that exceeds 100,000 square feet, on a parcel with an Industrial Future Land Use designation.	R-2020-01925	Adopted With Conditions	12/22/2020
SV/DOA-2021-00921	Title: a Subdivision Variance Request: to allow access from a road with a higher classification (Benoist Farms Road) rather than from the lower classification (Stinson Way)	ZR-2022-00008	Adopted	04/07/2022
SV/DOA-2021-00921	Title: a Development Order Amendment Request: to add land area and square footage and to modify the site plan and Conditions of Approval	R-2022-00383	Adopted With Conditions	04/28/2022

Exhibit E - Preliminary Site Plan



SCHMIDT NICHOLS
 LANDSCAPE ARCHITECTURE
 AND URBAN PLANNING

11511 N. Fogler Dr., Ste 102
 West Palm Beach, FL 33411
 Phone: 561.864.6144
 Fax: 561.864.6145
 Website: www.schmidtnichols.com
 License No: LC2600232

Palm Beach Logistics Center

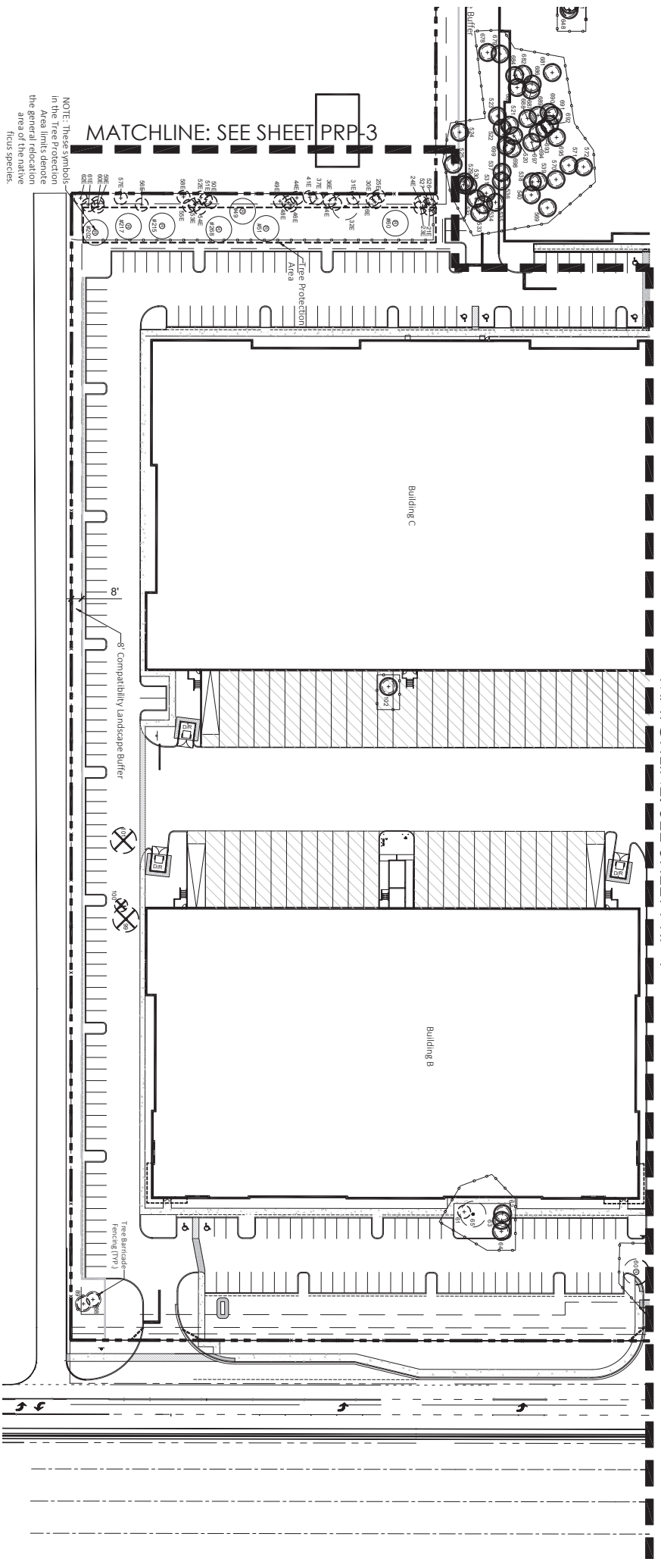
Palm Beach County, Florida

Date: 9/19/23
 Scale: 1" = 40'-0"
 Design By: BMC
 Drawn By: BMC
 Checked By: MLD
 File No: 2297.09
 Job No. 21730

REVISIONS / SUBMISSIONS

11/22/23	Resubmitted
11/22/23	Submitted
02/25/24	Submitted
02/27/24	Submitted
02/27/24	Submitted
02/27/24	Submitted

**Preliminary
 Regulatory Plan:
 Vegetation
 Disposition**



MATCHLINE: SEE SHEET PRP-3

MATCHLINE: SEE SHEET PRP-1

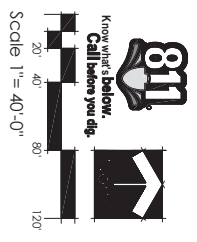
NOTE: These symbols in the Tree Protection Area limits denote the general relocation area of the native flora species.

TREE KEY

	Canopy Tree to be Preserved
	Tree to be Relocated
	Canopy Tree to be Relocated
	Canopy Tree to be Relocated
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	Canopy Tree to be Relocated

SITE TABULAR DATA

Application Name	Palm Beach Logistics Center
Control Number	1818.00013
Application Number	DOA 2023-0132

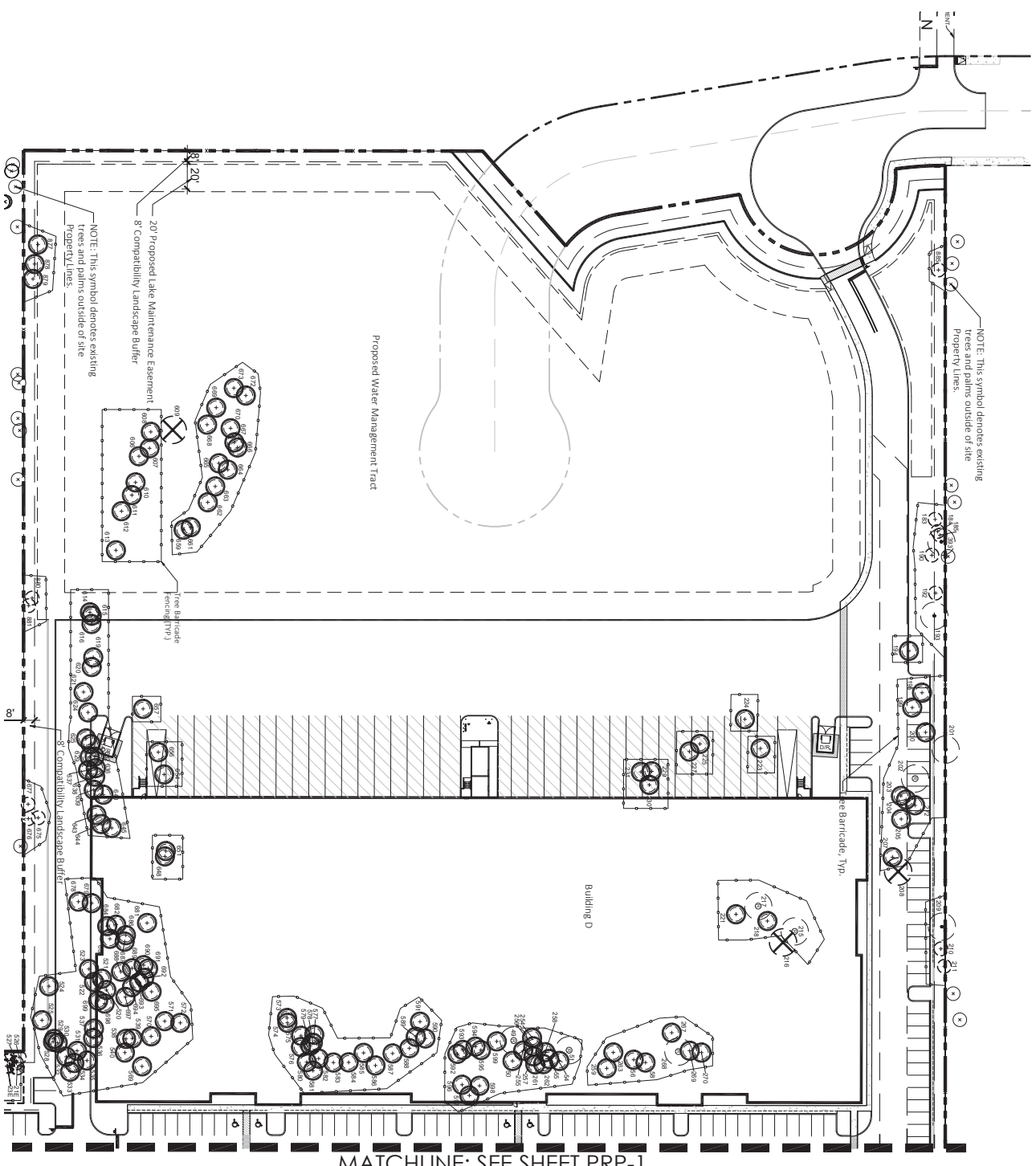


PROJECT LOCATION, AREA, AND DISTRICT DESIGNATION CHANGES HAVE BEEN CARRIED BY THE BELOW REVISIONS. CONTACT THE ENGINEER FOR MORE DETAILS.

FOR MORE SCENARIOS LOCATED ON THE FLORIDA REGISTRATION NO. LA 0001438

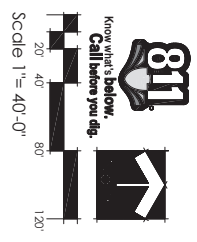
AMENDMENT STAMP

ZONING STAMP



SITE TABULAR DATA

Application Name	Palm Beach Logistics Center
Control Number	188-0071
Application Number	DDA-2023-0133



VERIFY ALL EXISTING UTILITIES AND OBSTRUCTIONS BEFORE CONSTRUCTION. CHANGES MAY BE REQUIRED BY THE BELOW INFORMATION. CONTACT THE CITY OF PALM BEACH FOR MORE DETAILS.

FOR DME, SCHEMATIC IS LOCATED ON DPE. FLORIDA REGISTRATION NO. LA 0001438

TREE KEY

	Canopy Tree to be Preserved
	Tree Barricade to be Preserved
	Canopy Tree to be Removed
	Canopy Tree to be Relocated
	Plant Tree to be Preserved
	Plant Tree to be Removed
	Plant Tree to be Relocated

AMENDMENT STAMP

ZONING STAMP

Palm Beach Logistics Center

Palm Beach County, Florida

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Fogler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.864.6144
Email: info@schmidtnichols.com
Website: www.schmidtnichols.com
License No: LC26000232

Date: 9/19/23
Design By: BMC
Drawn By: BMC
Checked By: MLD
File No: 23-09
300 N.W.

REVISIONS / SUBMISSIONS

11/27/23	Resubmitted
12/27/23	Resubmitted
01/25/24	Resubmitted
02/27/24	Resubmitted
03/27/24	Final Resubmitted

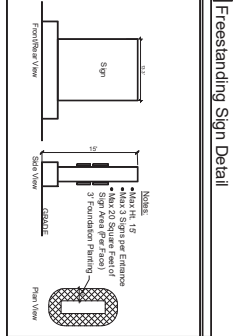
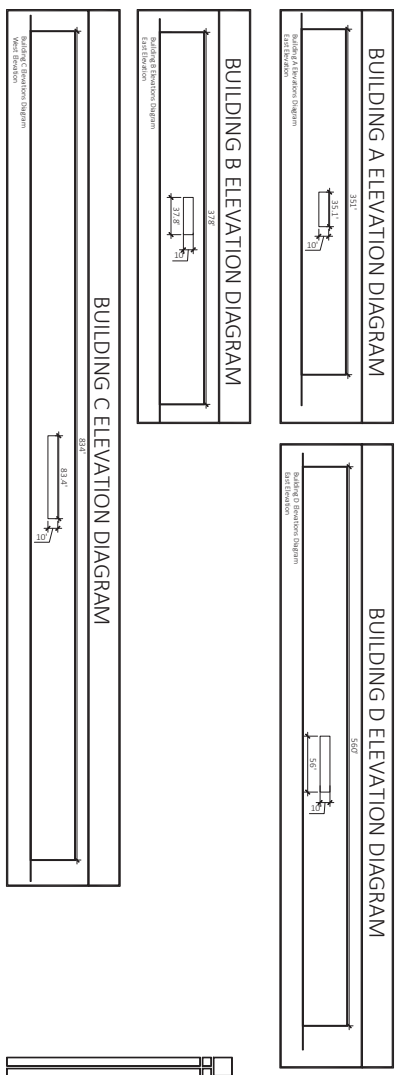
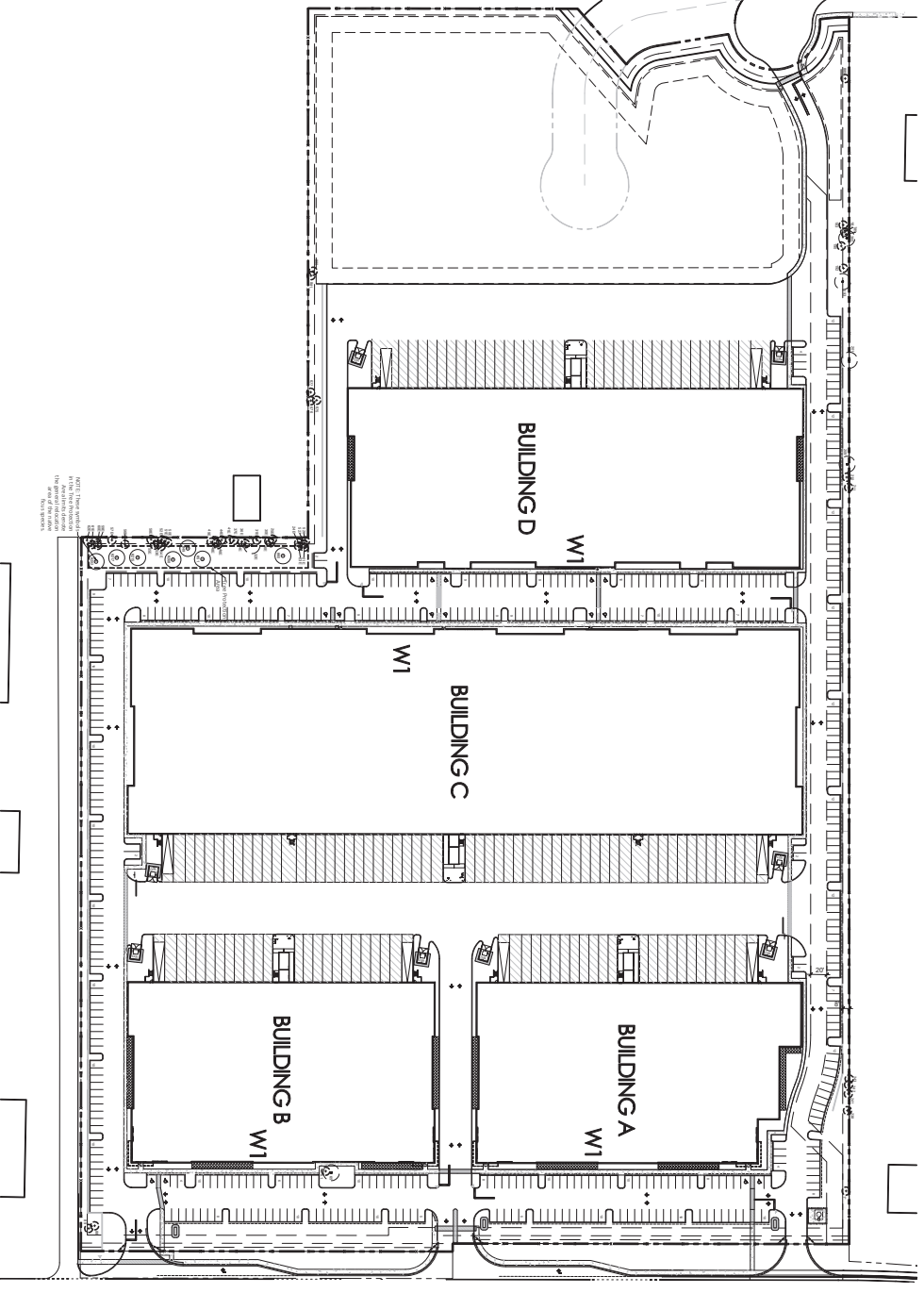
Preliminary Regulatory Plan: Vegetation Disposition

Exhibit G - Preliminary Master Sign Plan

SITE TABULAR DATA	
Application Name	Palm Beach Logistics Center
Control Number	1988-0019
Application Number	DOA-2023-01335

Urban/Suburban Tier - Building A		Urban/Suburban Tier - Building B	
ULDC Requirements per Table 8.01.A - Wall Sign Standards	Proposed Sign Separation Between Signs	ULDC Requirements per Table 8.01.A - Wall Sign Standards	Proposed Sign Separation Between Signs
Maximum Sign Area per linear ft. of the wall to which the sign is attached	351 sq. ft. (East)	Maximum Sign Area per linear ft. of the wall to which the sign is attached	378 sq. ft. (West)
Minimum Sign Area per linear ft. of the wall to which the sign is attached	351 sq. ft.	Minimum Sign Area per linear ft. of the wall to which the sign is attached	378 sq. ft.
Proposed Sign Area	351 sq. ft.	Proposed Sign Area	378 sq. ft.
Minimum wall sign per tentant space	N/A	Minimum wall sign per tentant space	N/A
Minimum Horizontal and Vertical Separation between Signs	N/A	Minimum Horizontal and Vertical Separation between Signs	N/A
Maximum Projections from Surface of the building and Roof Line	24 in.	Maximum Projections from Surface of the building and Roof Line	24 in.
Minimum Vertical Separation between Sign and Roof Line	6 in.	Minimum Vertical Separation between Sign and Roof Line	6 in.
Minimum Horizontal and Roof Line	6 in.	Minimum Horizontal and Roof Line	6 in.

Urban/Suburban Tier - Building C		Urban/Suburban Tier - Building D	
ULDC Requirements per Table 8.01.A - Wall Sign Standards	Proposed Sign Separation Between Signs	ULDC Requirements per Table 8.01.A - Wall Sign Standards	Proposed Sign Separation Between Signs
Maximum Sign Area per linear ft. of the wall to which the sign is attached	834 sq. ft. (West)	Maximum Sign Area per linear ft. of the wall to which the sign is attached	590 sq. ft. (East)
Minimum Sign Area per linear ft. of the wall to which the sign is attached	834 sq. ft.	Minimum Sign Area per linear ft. of the wall to which the sign is attached	590 sq. ft.
Proposed Sign Area	834 sq. ft.	Proposed Sign Area	590 sq. ft.
Minimum wall sign per tentant space	N/A	Minimum wall sign per tentant space	N/A
Minimum Horizontal and Vertical Separation between Signs	N/A	Minimum Horizontal and Vertical Separation between Signs	N/A
Maximum Projections from Surface of the building and Roof Line	24 in.	Maximum Projections from Surface of the building and Roof Line	24 in.
Minimum Vertical Separation between Sign and Roof Line	6 in.	Minimum Vertical Separation between Sign and Roof Line	6 in.
Minimum Horizontal and Roof Line	6 in.	Minimum Horizontal and Roof Line	6 in.



Item	Max. No. per Project/Package	Max. Sign Height (ft)	Max. Sign Spacing (ft)	Max. Sign Separation
Freestanding Sign	3	30	30	300
Wall Sign	3	30	30	300

Scale 1" = 80'-0"

AMENDMENT STAMP

ZONING STAMP

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Fogler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
www.schmidtnichols.com
Website: www.schmidtnichols.com
License No: LC2600222

Palm Beach Logistics Center

Palm Beach County, Florida

DOB: 09/20/23
Drawn By: JS
Checked By: AH
File No: 529.09
Job No: 2173

REVISIONS / SUBMISSIONS

11/27/23 Resubmittal
12/27/23 Resubmittal
01/26/24 Resubmittal
04/22/24 Resubmittal
07/24/24 Resubmittal
08/27/24 Resubmittal

PMS-1
of 1

PRELIMINARY MASTER SIGN PLAN

Exhibit H - Previously Approved Site Plan

Exhibit I - Disclosure

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

(TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER)

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared *Paris Del Rio, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the individual or Vice President _____ [position - e.g., president, partner, trustee] of Duke Realty Land, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 6355 NW 12th Street
Doral, FL 33126
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

Disclosure of Beneficial Interest – Property form
Form # 9

Page 1 of 4

Revised 12/27/2019
Web Format 2011

NOTE: *Paris Del Rio, VP for Prologis, Inc. the general partner of Prologis, LP, the sole member of Duke Realty, LLC, the managing member of Duke Realty Services, LLC, the managing member of Duke Realty Land, LLC

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Paris Del Rio, Affiant


(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of NOVEMBER, 20 23 by PARIS DEL RIO (name of person acknowledging) she is personally known to me or has produced IN PERSON (type of identification) as identification and did not take an oath (circle correct response).

ANDRES RYAN CID
(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on: 9/13/27

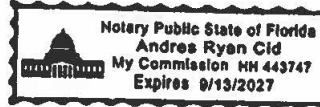


EXHIBIT "A"

PROPERTY

PARCEL 1:

THE EASTERLY 600 FEET OF THAT PORTION OF THE NORTH 15 FEET OF THE 30.00 FOOT RIGHT OF WAY LYING SOUTH OF TRACT 11, BLOCK 7, "PALM BEACH FARMS COMPANY, PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS SUBSEQUENTLY ABANDONED PER OFFICIAL RECORDS BOOK 21169, PAGE 63, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

THE EASTERLY 600 FEET OF THE SOUTHERLY 330 FEET OF TRACT 11, BLOCK 7, "PALM BEACH FARMS COMPANY, PLAT NO. 3", ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 THROUGH 54, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT CERTAIN PARCEL CONVEYED FROM LARRY LEFOLDT AS TRUSTEE ELECTRICAL ASSOCIATES, INC, PROFIT SHARING PLAN & TRUST TO PALM BEACH COUNTY BY WARRANTY DEED FILED NOVEMBER 16, 2000 RECORDED IN OFFICIAL RECORDS BOOK 12138, PAGE 267, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND LYING WITHIN TRACT 11, BLOCK 7, OF "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF AN EXTENSION OF THE 90 FOOT WIDE RIGHT OF WAY KNOWN AS LEELEAN WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE PLAT OF "LEELAN WEST INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°59'36" WEST, ALONG THE SOUTH LINE OF SAID PLAT OF "LEELAN WEST INDUSTRIAL PARK", A DISTANCE OF 650.00 FEET TO A POINT, SAID POINT BEING DEPICTED AS THE SOUTHEAST CORNER OF LEELEAN WAY ACCORDING TO SAID PLAT OF "LEELAN WEST INDUSTRIAL PARK", THENCE CONTINUE SOUTH 88°59'36" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LEELEAN WAY, A DISTANCE OF 10.00 FEET; THE PRECEDING TWO (2) COURSES ALSO BEING COINCIDENT WITH THE NORTH LINE OF SAID TRACT 11; THENCE SOUTH 01°00'24" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 330 FEET, ALONG A LINE THAT IS 960 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF SAID TRACT 11; THENCE NORTH 88°59'36" EAST, A DISTANCE OF 7.02 FEET, ALONG A LINE THAT IS PARALLEL WITH AND 330 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID TRACT 11, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PORTION OF THE EXTENSION OF LEELEAN WAY RIGHT OF WAY, THENCE CONTINUE NORTH 88°59'36" EAST, A DISTANCE OF 287.97 FEET, ALONG THE NORTH LINE OF THE SOUTH 330 FEET OF TRACT 11, SAID LINE ALSO BEING COINCIDENT WITH THE SAME LINE AS DEPICTED IN THE RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6770, PAGES 704 THROUGH 707, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 88°59'45" WEST FROM SAID POINT; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 125°39'24", A RADIUS OF 55.00 FEET AND AN ARC LENGTH OF 120.82 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 35°39'33", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 15.56 FEET TO A POINT OF TANGENCY, THENCE SOUTH 88°59'36" WEST, A DISTANCE OF 68.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 44°24'50", A RADIUS OF 140.00 FEET AND AN ARC LENGTH OF 108.52 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

THE EASTERLY 600 FEET OF THE NORTHERLY 330 FEET OF TRACT 11, BLOCK 7, "THE PALM BEACH FARMS COMPANY, PLAT NO. 3" ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 THROUGH 54. TOGETHER WITH PERPETUAL EASEMENT RIGHTS OVER THE EAST 25 FEET OF TRACTS 10 AND 3, ADJOINING SAID TRACT 11, FOR THE PURPOSE OF EGRESS AND INGRESS, TOGETHER WITH EASEMENT RIGHTS OVER THE NORTHERLY 25 FEET OF THE WESTERLY 330 FEET OF SAID TRACT 11, BLOCK 7, "THE PALM BEACH FARMS COMPANY, PLAT NO. 3", FOR PURPOSE OF EGRESS AND INGRESS.

TOGETHER WITH EASEMENT RIGHTS TO PUMP, TRANSFER OR CONVEY EXCESS WATER THAT MAY ACCUMULATE ON THE ABOVE DESCRIBED REALTY, INTO THE DRAINAGE DITCH LOCATED UPON TRACT 14, BLOCK 7, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, SAID PROPERTY HAVING BEEN OWNED BY FRANK DOUDERA ON MAY 28, 1955, AND SAID EASEMENT HAVING BEEN CREATED BY INSTRUMENT FILED MAY 31, 1955, IN DEED BOOK 1095, PAGE 288, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EASEMENT TO BE PERPETUAL AND RUN WITH THE LAND TOGETHER WITH AN EASEMENT RIGHT TO PUMP EXCESS WATER THAT MIGHT ACCUMULATE ON THE AFORESAID PROPERTY, OVER THE EASTERLY 600 FEET OF THE SOUTHERLY 330 FEET OF SAID TRACT 11, BLOCK 7, LESS AND EXCEPT THE FOLLOWING:

A PORTION OF TRACT 11, BLOCK 7 OF "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE NORTH LINE OF SAID TRACT 11, AT THE INTERSECTION OF THE EAST LINE OF THE WEST 330 FEET OF SAID TRACT 11; THENCE, NORTH 89°23'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 09°18'00" AND A CHORD BEARING OF SOUTH 05°19'08" EAST, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.20 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09°54'08" EAST, A DISTANCE OF 200.31 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 89°42'00" AND A CHORD BEARING OF SOUTH 50°15'08" EAST; THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 84.51 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 89°23'54" EAST, A DISTANCE OF 68.38 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 35°39'33" AND A CHORD BEARING OF NORTH 71°54'07" EAST; THENCE, EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 125°41'04" AND A CHORD BEARING OF SOUTH 83°25'07" EAST, THENCE, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 120.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF TRACT 11; THENCE, SOUTH 89°24'00" WEST, ALONG SAID NORTH LINE OF THE SOUTH 330 FEET OF TRACT 11, A DISTANCE OF 287.96 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 04°18'54" AND A CHORD BEARING OF NORTH 44°01'52" WEST, THENCE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.54 FEET TO A POINT ON THE EAST LINE OF THE WEST 330 FEET OF SAID TRACT 11, THENCE, NORTH 00°33'49" WEST, ALONG SAID EAST LINE, A DISTANCE OF 322.35 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE NORTH 494.58 FEET OF TRACT 12, BLOCK 7 OF "PALM BEACH FARMS COMPANY PLAT NO. 3" A SUBDIVISION OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 110 FEET THEREOF, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR SAID COUNTY, IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE.

PARCEL 4:

THE SOUTH 228.87 FEET OF THE NORTH 299.10 OF TRACT 13, BLOCK 7, LESS THE EAST 88 FEET AND LESS THE SOUTH 30 FEET, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 45 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

TRACT 12, BLOCK 7, LESS THE NORTH 494.58 FEET AND LESS THE EAST 88 FEET AND THE NORTH 70.20 FEET OF TRACT 13, BLOCK 7, LESS THE EAST 88 FEET, TOGETHER WITH THE ABANDONED RIGHT OF WAY, 30 FEET IN WIDTH NORTH TO SOUTH AND APPROXIMATELY 990 FEET FROM EAST TO WEST LESS THE EAST 80 FEET THEREOF, LYING BETWEEN SAID TRACTS 12 AND 13, PURSUANT TO RESOLUTION NO. R-80-1688 RECORDED IN OFFICIAL RECORDS BOOK 3435, PAGE 413, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 45 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY DUKE REALTY LAND, LLC AN INDIANA LIMITED LIABILITY COMPANY TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS BY VIRTUE OF THAT CERTAIN WARRANTY DEED, FILED AUGUST 20, 2021 RECORDED IN OFFICIAL RECORDS BOOK 32801, PAGE 1632 AS AFFECTED BY RE-RECORDED WARRANTY DEED FILED OCTOBER 13, 2021 RECORDED IN OFFICIAL RECORDS BOOK 32853, PAGE 967 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,262,794 SQUARE FEET (28.9698 ACRES), MORE OR LESS.

Exhibit J - Drainage Statement



May 28, 2024

**Re: Palm Beach Logistics Center
Drainage Statement
Palm Beach County**

To Whom It May Concern,

Palm Beach Logistics Center, Inc. is a 29.35-acre property located west of Benoist Farms Road and south of Belvedere Road in West Palm Beach, Florida. The site is located in Section 32, Township 43S, Range 42E. In the existing condition, the site is used for trailer storage and has a few small office buildings scattered throughout the site. The existing land cover consists of small office buildings, compacted soils, loose soils, trees, and small swales throughout the site. The current drainage patterns consist of on-site swales that convey stormwater runoff to the northeast corner of the property. The existing swale located at the northeast corner of the property conveys stormwater through a 30" CMP pipe and ultimately discharges to the LWDD E-2W Canal. Historically, off-site runoff sheet flows through our property into the existing swales that eventually discharge to the LWDD E-2W Canal. The site is located within Basin 18 of the C-51 Basin, which governs the allowable discharge as the lower value of either the 10-year, 72-hour pre-development discharge or the 27 CSM. Basin 18 has a 100-year flood elevation of 16.1 NGVD. Most of the existing site lies below the 100-year flood elevation of 16.1. Compensating storage will be provided in the post-development condition to meet the pre vs. post flood storage requirement. In addition, part of the site is in the flood hazard zone AE with an elevation of 14.5 NAVD.

In the proposed condition, the 29.35-acre site will consist of four warehouses with associated parking, utilities, and stormwater treatment. An exfiltration trench, underground tank systems, a wet detention pond, and a dry detention area will provide stormwater treatment. Two turn lanes have been proposed along Benoist Farm Road, where the proposed ditch is located. Storage compensation will be provided. The proposed drainage system is designed to retain the 25-year, 72-hour storm event at a stage equal to or below the edge of the pavement for Benoist Farms Road. In more intense storms, the discharge from the stormwater retention pond will be conveyed to the E-2W Canal.

A drainage easement around the proposed stormwater wet detention pond has been provided to the legal positive outfall in Benoist Farms Road. The excess stormwater from the detention pond will be routed to the existing 30" pipe on the site's northeast corner via the proposed stormwater network, which will ultimately convey to the E-2W Canal. The historical off-site drainage passing through our property and into the canal will remain and be conveyed into a drainage easement. The proposed design will be reviewed for compliance with Palm Beach County, South Florida Water Management District, and the Lake Worth Drainage District design criteria. A right-of-way permit with PBC Land Development will be required for the on-site drainage system and its proposed connection within Benoist Farm Road right-of-way.

kimley-horn.com

189 S. Orange Avenue, Suite 1000, Orlando, FL 32801

407.898.1511

Parcel IDs:

00424327050070112 – 8210 8th Road N.
00424327050070121 – 849 N. Benoist Farms Road
00424327050070122 – 759 N. Benoist Farms Road
00424327050070133 – No Address Listed on Property Appraiser
00-42-43-27-05-007-0111 - 780 Stinson Way

If you have any further questions, please do not hesitate to contact our office or email me at stefano.viola@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Digitally signed by Stefano Viola
DN: CN=Stefano Viola
ou=Kimley-Horn, o=KIMLEY-HORN AND ASSOCIATES, INC., email=stefano.viola@kimley-horn.com, c=US
Reason: This item has been digitally signed and sealed by Stefano Viola, P.E. on the date below using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Contact info: stefano.viola@kimley-horn.com
Date: 2024.05.29 10:00:05-04:00

Stefano Viola, P.E.

Exhibit K - Utility Letter



Letter for Concurrency Reservation

**To: Zoning Division
PBC Planning, Zoning, & Building Department**

**From: Ebony M. Foreman, Director
Finance and Administration
PBC Water Utilities Department**

Date: December 28, 2023 **Control # 00198**

**Re: PZ&B Application #: DOA-2023-01335
Project Name – Palm Beach Logistics Center**

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	<u>73.20</u>
Wastewater	<u>73.20</u>
Reclaimed Water	<u>N/A</u>

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

00-42-43-27-05-007-0121, 00-42-43-27-05-007-0122, 00-42-43-27-05-007-0133
00-42-43-27-05-007-0112, 00-42-43-27-05-007-0111

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department's facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony Foreman*
Director of Finance & Administration

Date: 28 Dec -23