

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**

**Application No.:** DOA-2023-00877  
**Application Name:** Palm Beach County Firefighters Employee Benefits Fund  
**Control No./Name:** 1996-00041 (ProLogis Pike Road)  
**Applicant:** Palm Beach County Firefighters  
**Owners:** PA-SC West Palm Beach Project LLC  
Palm Beach County Firefighters  
Suncap West Palm Beach LLC  
**Agent:** Insite Studio - Edwin Muller  
**Telephone No.:** (561) 249-0940  
**Project Manager:** Imene Haddad, Senior Site Planner

**Title:** a Development Order Amendment **Request:** to reconfigure the site plan, add square footage, and Modify Conditions of Approval

**APPLICATION SUMMARY:**

The proposed request is for the 27.23-acre ProLogis Pike Road Multiple Use Planned Development (MUPD). The site was last approved by the Board of County Commissioners (BCC) on December 12, 2014 for a Development Order Amendment to reconfigure the site plan, delete square footage, and modify and delete Conditions of Approval.

This request will modify the Site plan in order to reconfigure the development to add 3,279 square feet (sq. ft.) to the existing two-story Office Building. The proposed Preliminary Site Plan (PSP) indicates two existing buildings with a total of 240,143 sq. ft. and 467 parking spaces. Access to the site is from 7th Place North.

**SITE DATA:**

Location:	Southeast corner of 7th Place North and Pike Road
Property Control Number(s)	00-42-43-33-12-001-0000, 00-42-43-33-12-001-000 00-42-43-33-12-023-0000
Future Land Use Designation:	Industrial (IND)
Zoning District:	Multiple Use Planned Development District (MUPD)
Total Acreage:	27.23 acres
Tier:	Urban/Suburban
Overlay District:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Municipalities within 1 Mile	N/A
Future Annexation Area	Haverhill, West Palm Beach
Commission District	District 2, Gregg Weiss

**RECOMMENDATION:** Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C.

**ACTION BY THE ZONING COMMISSION (ZC):** *Scheduled December 07, 2023*

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

**PROJECT HISTORY**

Application No.	Request	Resolution	Approval Date
Z-1996-00041	Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District.	R-1996-1357	08/22/1996
Z-2002-00033	Official Zoning Map Amendment rezoning from the Agricultural Residential Zoning District to General Industrial Zoning district with a Conditional Overlay Zone (COZ)	R-2003-0101	01/23/2003
DRC-2002-00033	On March 26, 2003, the Development Review Committee (DRC) approved Petition No. DRC-02-033 for a concrete wall system manufacturing facility with a 10,000 sq. ft. accessory office building	N/A	03/26/2003

DOA-2005-01129	Development Order Amendment to modify/delete conditions of approval.	R-2006-0007	01/05/2006
ZV/PDD/DOA-2006-01910	Development Order Amendment to add land area, add square footage, reconfigure the site plan and modify/delete conditions of approval.	R-2007-1044	06/28/2007
	Rezoning from the General Industrial (IG) Zoning District to the Multiple Use Planned Development (MUPD).	R-2007-1043	06/28/2007
ZV/DOA/Z/CA-2014-01351	Type II Variances to eliminate the required cover over a loading area, the wall for screening of a loading area and the interior island requirement for the trailer parking spaces.	ZR-2014-0045	11/6/2014
	Development Order Amendment to reconfigure the Site Plan, to delete square footage, and to modify and delete Conditions of Approval (Engineering, Planning and Signs).	R-2014-1889	12/04/2014
ZV-2015-00734	Type II Variance to allow a five-foot encroachment of a utility easement into the Right-of-Way (ROW) landscape buffer	ZR-2015-0030	09/03/2015

**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 use or 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 amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
  - *Relevant Comprehensive Plan Policy:* Future Land Use Element (FLUE) Policy 2.2-f establishes consistent residential zoning districts with their corresponding Future Land Use designation in Table 2.2-f.1, Non-Residential Future Land Use - Zoning Consistency. The existing Multiple Use Planned Development (MUPD) Zoning District is consistent with the existing Industrial (IND) Future Land Use designation.
  - *Intensity:* The request seeks to increase the previously approved 236,864 sq. ft. to 240,143 sq. ft., which equates to a Floor Area Ratio (FAR) of approximately 0.20 (240,143 sq. ft. / 1,185,995 sq. ft. or 27.23 acres = 0.202 or 0.20). The maximum FAR of 0.85 is allowed for the subject Industrial future land use designation in the Urban-Suburban Tier (1,185,995 sq. ft. or 27.23 acres x 0.85 maximum FAR = 1,008,095.75 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.*

The proposed modification to reconfigure the Site Plan, to add square footage and modify Conditions of Approval, comply with the ULDC for use, layout, function and development characteristics. Staff notes that the previous approval was for a warehouse with accessory office use and the use is not changing, the Applicant is seeking to reconfigure the Site Plan to better suit the needs of the current tenant.

- *Accessory office use:* The 10,000 sq. ft. building was originally recognize under application Z-2002-033 on January 23, 2003 as an accessory office to the concrete wall system manufacturing facility existing at the time. The facility included a 1,000 sq. ft. contractor storage yard and a 3,000 sq. ft. warehouse structure in addition to the 10,000 sq.ft Accessory Office. Subsequently in 2006, the site obtained approval from the BCC to rezone the site from Rezoning from the General Industrial (IG) Zoning District to the Multiple Use Planned Development (MUPD) and recognized the 10,000 sq. ft. as part of the permitted 30% per bay accessory office space. Later In 2014, the BCC approved a Development Order Amendment to

accommodate Fedex as a new tenant. The Site Plan depicted the 10,000 sq. ft. Accessory Office which was by then and is still now occupied by the current tenant, Palm Beach County Firefighters Employee Benefits Fund. A condition of approval was added to require that “upon issuance of a change of use or tenant for the 10,000 square foot (sq. ft.) building located on Tract F (the Accessory office, the temporary gate arms located at the west entrance shall be removed”.

With the addition of the 3,279 sq. ft. the total office square footage of the MUPD continues to be less than 30% of the total square footage of the warehouse. With the total square footage for the office use at 21,431 sq. ft., it is only 10% of the total square footage of the warehouse use on site.

The Applicant has contacted the owner of the property of the parcel that currently accommodates the FedEx tenant via regular mail informing about the application and request with no response in objection to the application. In addition Staff also attempted to reach FedEx representative through phone and e-mail and has received no response.

- *Property Development Regulations:* The property is not being modified from its prior approval and maintains compliance for minimum lot dimensions of five-acre size, 300 ft. of width and frontage, and 300 ft. of depth, as the site is a 27.2-acre lot, as depicted on the PSP. Frontage is from 7<sup>th</sup> Place North with access from 7<sup>th</sup> Place North and one emergency access only from Pike Road. The Proposed Site Plan continues to meet the requirement PDR's for the Planned Development District.

- *Parking:* The development requires 327 parking spaces and 467 are existing on site. In addition, a total of 9 loading spaces are on the site plan. The proposed request complies with the parking and loading requirement requirements.

- *Landscape/Buffering:* The required 20 ft. ROW buffers are provided along the south and east property lines. The proposed amendment does not trigger any modifications to the already approved Landscape and buffering. There are no proposed changes to the existing landscaping and buffering and the site plan continues to meet all previous conditions of approval.

- *Access:* Access and frontage for the subject site is continues to be proposed to be off from 7th Place North, which satisfies the requirement of Art. 3.E.1.C.2.a., Access and Circulation.

- *Signs:* There is no proposed signage modifications associated with this application.

- *Architectural Review:* The uses are required to comply with the Architectural Guidelines specified in Article 5.C, Design Standards. The Applicant has requested that the Architectural Review be done at the time of Building permit.

**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 request is to reconfigure the Site Plan by only adding 3,279 sq. ft. of Office space to the existing 2 story office building. To the north, south, and west are industrial-type uses, and to the east is the Florida Turnpike. The previous approval for the overall development is not changing except for the addition of Office space to the existing Accessory office building. Any existing or proposed issues with regard to compatibility with surrounding use have been addressed through Conditions of Approval through previous application and remain unchanged..

**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 request does not visually impact the surrounding uses as the modifications will not impact the external appearance of the site. Any existing or proposed issues with regard to compatibility have been addressed through the previous application. To the north is the required 15 foot (ft.) ROW buffer and to the south, east and west is the required 20 ft. ROW buffer. These buffers provide visual screening to address compatibility issues.

**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.*

- *Vegetation Protection:* The application request does not impact native vegetation.

- *Wellfield Protection Zone:* This property is not located within the Wellfield Protection Zone.

○ *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.

○ *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

**f. Development Patterns** – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

The proposed Development Order to reconfigure the Site Plan, to add square footage for the office space, is consistent with the development pattern for the area. The area is predominantly developed with industrial type uses and is also located in close proximity to Florida Turnpike. It is important to note that to the north, south and west are industrial type uses and to the east is the Florida Turnpike. The office building is an existing on the site and the request is to increase the square footage of the existing building only.

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

**ENGINEERING COMMENTS:**

The proposed addition of 3,279 sf of Office space to an existing Warehouse/Office development is expected to generate additional 26 net daily trips, additional 5 net AM peak trips, and additional 3 net PM peak hour trips. Overall, the project will generate 504 net daily, 61 net AM peak hour, and 59 net PM peak hour trips. The build out of the project is assumed to be by 2026.

Since the additional peak hour trips generated are 20 or less, a detailed traffic study is not required and the project meets Traffic Performance Standards without any roadway improvement requirements.

There are no new Engineering conditions of approval associated with this application, except for a new build out date condition.

**PALM BEACH COUNTY HEALTH DEPARTMENT:**

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

**DRAINAGE STATEMENT:**

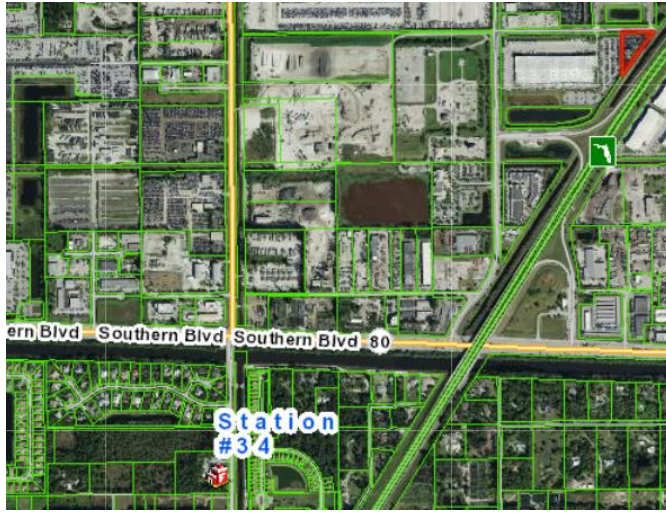
The site is located within South Florida Water Management District's (SFWMD) C-51 East drainage basin with an allowable discharge rate of 35 ft<sup>3</sup>/mi<sup>2</sup>. The Applicant's Engineer states that "The existing stormwater management system consists of inlets and culverts directing runoff to (2) interconnected dry detention areas which overflow to a wet detention lake. The wet detention lake discharges to the CPB-22 Canal via a Control Structure and 36" outfall culvert on the eastern edge of the lake. The combined Firefighter Building / FedEx system was permitted with SFWMD in 2015 under ERP No. 50-06177-P."

**WATER AND WASTEWATER PROVIDER:** The Water and Wastewater provider will be Palm Beach County (PBC) Water Utilities Department (WUD). In accordance with their letter dated October 16, 2023, they have stated the following, "*Based on PBCWUD infrastructure and existing customers within the general vicinity of the referenced property PBCWUD currently has the capacity for the proposed modifications*".

In order for the proposed development to commence, the Property Owner will need to connect to the water and sewer service provided by PBCWUD. See the entire letter in Exhibit H.

**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.



SCHOOL IMPACTS:

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

PARKS AND RECREATION:

Non-residential project therefore, Park and Recreation ULDC requirements do not apply.

- 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 states that there are changed conditions or circumstances that necessitate the requested Development Order Amendment request. The Applicant states in the justification statement “*The Palm Beach County Employee Benefits Fund needs additional office space, where the proposed expansion is the minimum necessary square footage to accommodate their needs.*”

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**CONCLUSION:** Staff has evaluated the standards listed under Article 2.B, and determined that the requests meet the standards of the ULDC subject to the conditions of approval as indicated in Exhibits C.

## EXHIBIT C

### Development Order Amendment

#### ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2014-1889, Control No.1996-00041, which currently states:

The approved Preliminary Site Plan is dated October 22, 2014. 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 or the Zoning Commission.

#### Is hereby amended to read:

The approved Preliminary Site Plan is dated September 25, 2023. 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-2014-1889, Control No.1996-00041, which currently states:

Upon issuance of a change of use or tenant for the 10,000 square foot (sq. ft.) building located on Tract F, the temporary gate arms located at the west entrance shall be removed.

#### Is hereby amended to read:

Upon issuance of a change of use or tenant for the 13,279 square foot (sq. ft.) building located on Tract F, the temporary gate arms located at the west entrance shall be removed. (ONGOING: ZONING - Zoning)

#### ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and shall be generally consistent with the Architectural Elevations dated October 22, 2014. Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2014-1889, Control No.1996-00041)

#### ENGINEERING

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

No Building Permits for the site may be issued after December 31, 2018. 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 Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2014-1889, Control No.1996-00041)

#### 2. CORRIDOR CONVEYANCE OF RIGHT OF RIGHT OF WAY

The property owner shall provide to the Palm Beach County Land Development Division a road right of way deed and all associated documents as required by the County Engineer for:

- 7th Place North, 40 feet from centerline from the parcel added as part of this application.
- Pike Road, 40 feet from centerline.

All right of way deed(s) and associated documents shall be provided and approved prior to issuance of a Building Permit.

Right of way conveyance shall be along the entire frontage and shall be free of all encroachments and encumbrances. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. The Grantor further warrants 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 Grantor, the Grantor agrees to hold the Grantee 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 provisions for Expanded Intersection Details and "Corner Clips." The Property Owner shall not record these required deeds or related documents. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (DATE/BLDG. PERMIT: MONITORING-Eng) (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2014-1889, Control No.1996-00041)

3. Prior to the issuance of a building permit the property Owner shall provide to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on Pike Road at the project's entrance road. This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include corner clips" where appropriate as determined by the County Engineer. The property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2014-1889, Control No.1996-00041)

4. Prior to issuance of the first building permit, the property owner shall provide a temporary roadway construction easement along Pike Road to Palm Beach County This roadway construction easement shall contain an isosceles trapezoid connecting the required corner clips across this property owners entrance road right of way. Construction within this easement shall conform to Palm Beach County Standards 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) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2014-1889, Control No.1996-00041)

5. Deleted by Resolution R-2014-1889 (Previous ENGINEERING Condition 5 of Resolution R-2014-1889, Control No.1996-00041)

6. Prior to the issuance of the first building permit, the Property Owner shall re-plat the property in accordance with Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2014-1889, Control No.1996-00041)

7. The Property Owner shall construct the following turn lane improvements at the intersection of 7th Place North and Pike Rd:

right turn lane south approach.

All construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this 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 by Palm Beach County for the construction shall be obtained prior to the issuance of the first Building Permit. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. Construction for these improvements shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2014-1889, Control No.1996-00041)

8. The Property Owner shall lengthen the existing left turn lane north approach on Pike Rd at the Turnpike entrance road. This turn lane shall be lengthened to a minimum 400 feet in storage length plus 50 foot paved taper, or 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 for improvements identified above shall be obtained from Palm Beach County prior to the issuance of the first Building Permit. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 8 of Resolution R-2014-1889, Control No.1996-00041)

9. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall update the title report to include Tract F. (DRO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2014-1889, Control No.1996-00041)

10. 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)

## **ENVIRONMENTAL**

1. All existing native vegetation, including understory, depicted on the site plan to remain shall be maintained in perpetuity. Areas where existing native vegetation have been incorporated into the site plan shall be maintained free from invasive, exotic and non-native species. No grade changes, or the toe of proposed grade changes, shall occur within the dripline of existing native vegetation depicted to remain. (ONGOING: ERM - ERM) (Previous ENVIRONMENTAL Condition 1 of Resolution R-2007-1044, Control No.1996-00041)

## **LANDSCAPE - GENERAL-STANDARD**

1. Prior to the issuance of a building permit, the Property Owner shall submit a Landscape Plan and/or an Alternative Landscape Plan to the Landscape Section for review and approval. The Plan(s) shall be prepared in compliance with all landscape related conditions of approval as contained herein. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2014-1889, Control No.1996-00041)

2. All palms required to be planted on the property by this approval shall meet the following minimum standards at installation:

- a. palm heights: twelve (12) feet clear trunk;
- b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2014-1889, Control No.1996-00041)

3. Prior to final site plan approval by the Development Review Officer (DRO), the Property Owner shall meet with Landscape Section staff to ensure that the maximum amount of existing native vegetation is incorporated into the final site design. (BLDGPM: ZONING - Zoning) (BLDGPM/DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2014-1889, Control No.1996-00041)

## **LANDSCAPE - GENERAL LANDSCAPING ALONG THE NORTH, SOUTH AND WEST PROPERTY LINES (FRONTAGES OF 7TH PLACE NORTH, PIKE ROAD AND ABUTTING THE FLORIDA TURNPIKE TOLL PLAZA)**

4. In addition to ULDC requirements, landscaping for the perimeter buffers shall be upgraded to include one (1) palm tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 4 of Resolution R-2014-1889, Control No.1996-00041)

## **SIGNS**

1. Freestanding signs fronting on Pike Road shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point eight (8) feet;
- b. maximum sign face area per side - eighty (80) square feet;
- c. maximum number of signs two (2);
- d. style - monument style only; and
- e. location - at southwest corner of property (intersection of Pike Road and Turnpike entrance) and northwest corner of property (at intersection of Pike Road and 7th Place North. (BLDGPM: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2014-1889, Control No.1996-00041)

2. Freestanding sign fronting on 7th Place North shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point ten (10) feet;
- b. maximum sign face area per side - eighty (80) square feet;
- c. maximum number of signs - two (2);
- d. style - monument style only;
- e. location - one sign at the project's main truck entrance along 7th Place North and one at the western boundary of Tract F along 7th Place North. (BLDGPM: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 2 of Resolution R-2014-1889, Control No.1996-00041)

3. Prior to final approval by the Development Review Officer (DRO), the property owner shall revise the sign details on the regulating plan to reflect the revised signage requirements. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SIGNS Condition 3 of Resolution R-2014-1889, Control No.1996-00041)



4. Entrance signs allowed:

- a. one (1) pair at one entrance along 7th Place North; and
- b. no other entrance signs shall be allowed at entrance drives along 7th Place North. (BLDG/PMT/ONGOING: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 4 of Resolution R-2014-1889, Control No.1996-00041)

#### **SITE DESIGN**

1. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Preliminary Site Plan to indicate the relocation of the dumpster/compactor to be outside of the building and shall revise the Preliminary Regulating Plan to indicate the detail of the dumpster/compactor. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2014-1889, Control No.1996-00041)

#### **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.



Figure 1 - Land Use Map





Figure 2 - Zoning Map

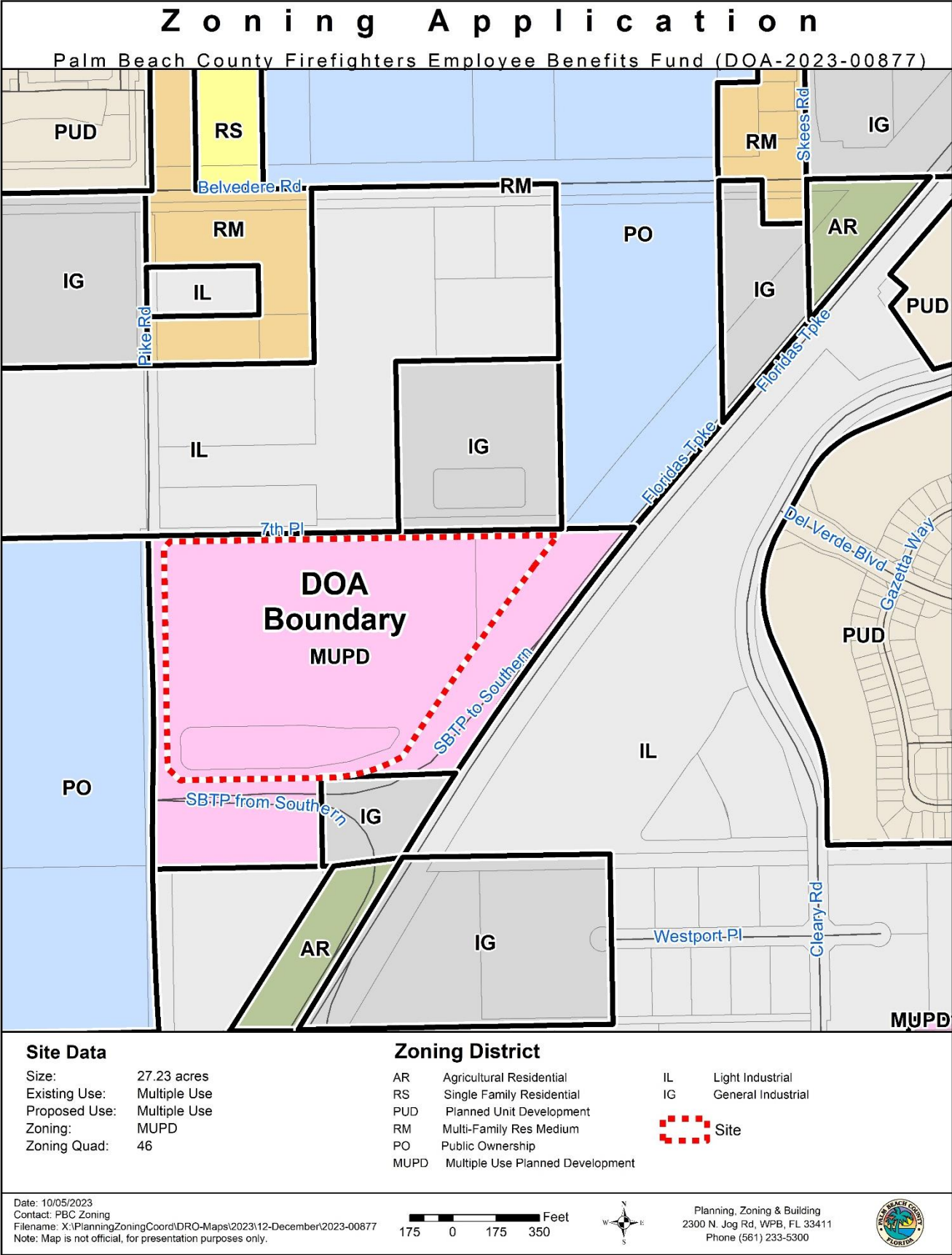


Figure 3 – Preliminary Site Plan dated September 25, 2023

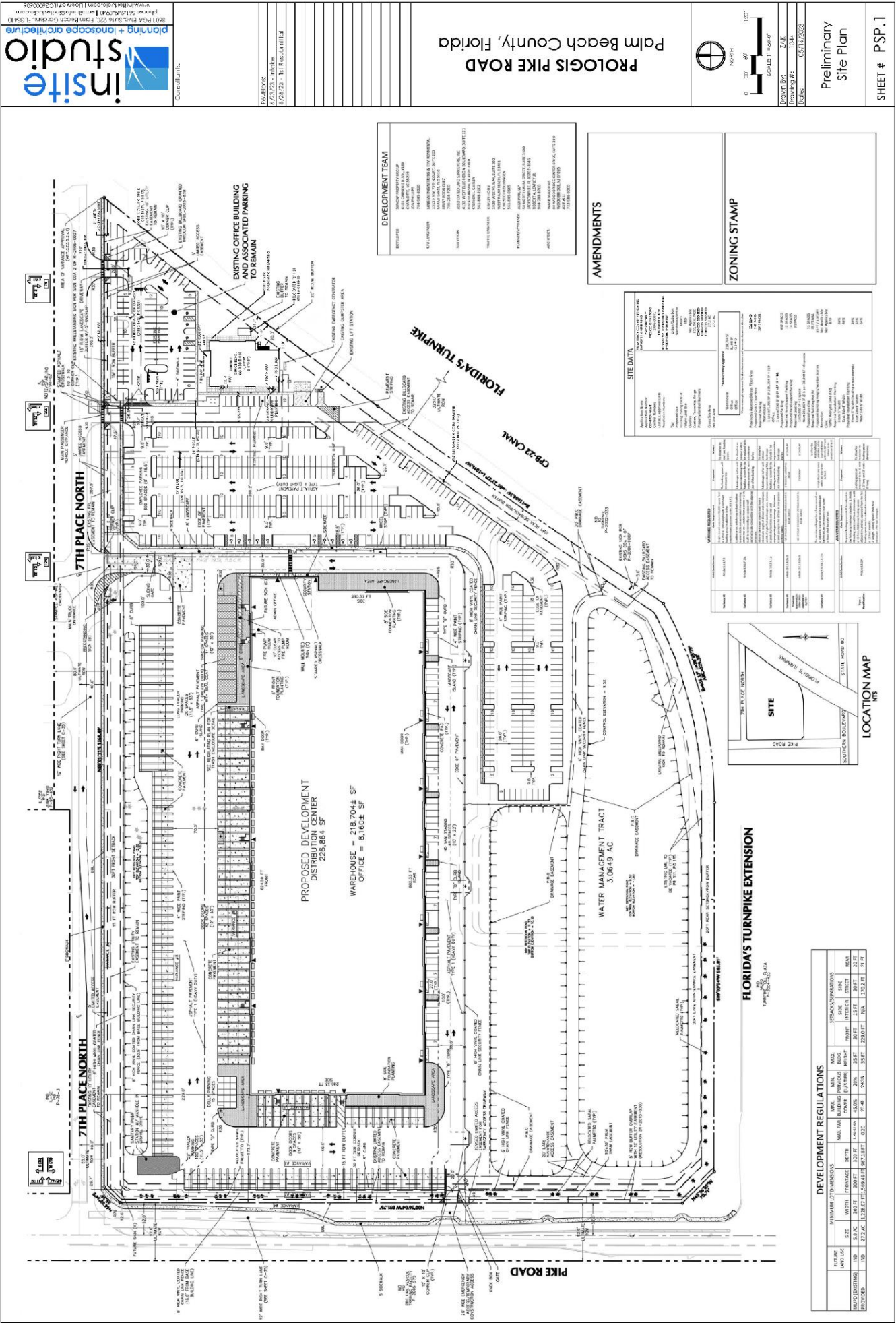
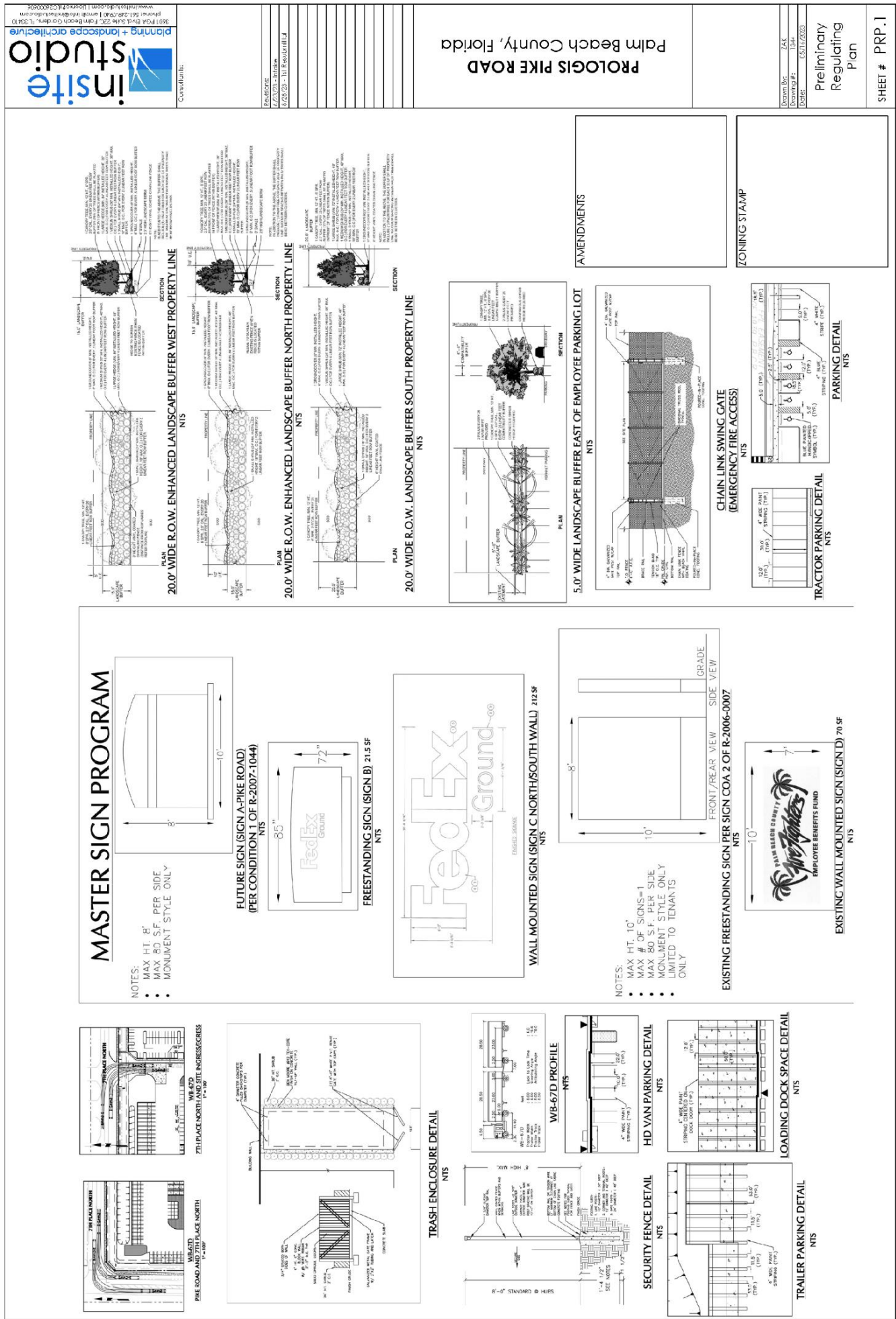




Figure 4 – Preliminary Regulating Plan dated September 25, 2023 (Page 1 out of 2)



**Figure 5– Preliminary Regulating Plan dated September 25, 2023 (Page 2 out of 2)**

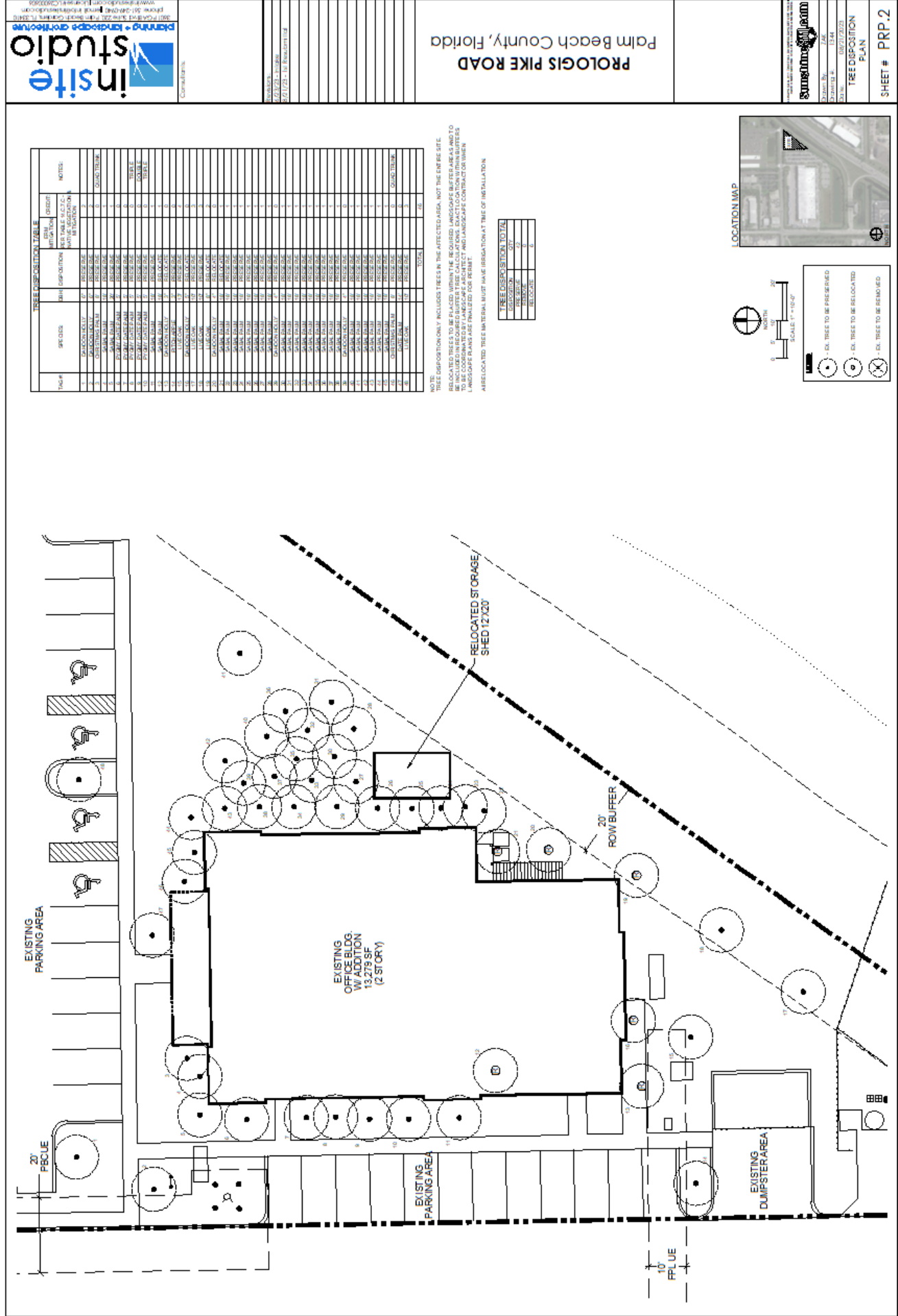
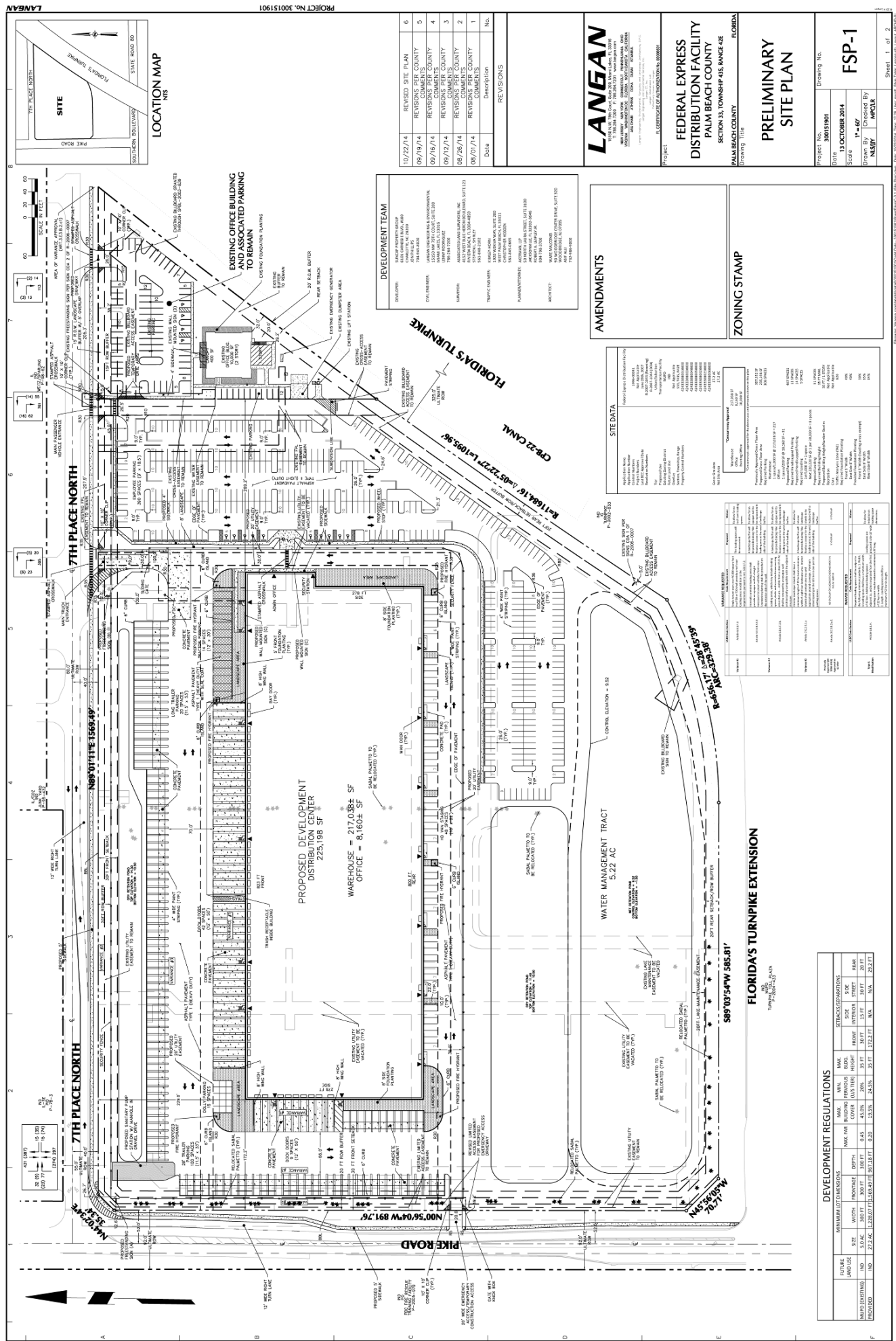


Figure 6– Previously Approved Preliminary Site Plan dated October 22, 2014



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

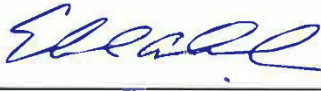
BEFORE ME, the undersigned authority, this day personally appeared SEDGWICK, MICHAEL A \_\_\_\_\_, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the [ ] individual or [x] Manager \_\_\_\_\_ [position - e.g., president, partner, trustee] of \_\_\_\_\_ [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: 7240 7TH PLACE N \_\_\_\_\_  
WEST PALM BEACH, FL 33411 \_\_\_\_\_
- 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.



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.

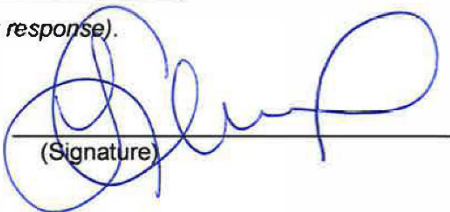
  
Michael Sedgwick, Affiant  
(Print Affiant Name)

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 9th day of May, 2023 by Michael Sedgwick (name of person acknowledging). He/she is personally known to me or has produced (personally known) (type of identification) as identification and did/did not take an oath (circle correct response).

Leigh J. Clarke  
(Name - type, stamp or print clearly)

  
(Signature)

My Commission Expires on: April 20, 2024



EXHIBIT "A"  
PROPERTY

Tract B, of FEDERAL EXPRESS DISTRIBUTION FACILITY MUPD, according to the Plat thereof, as recorded in Plat Book 120, Page 164, of the Public Records of Palm Beach County, Florida.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. 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.

Name	Address

Exhibit E- Drainage Statement dated July 24, 2023



McLeod • McCarthy & Associates, P.A.  
Civil Engineers

July 24, 2023

Re: **Drainage Statement for Firefighter Addition**  
7240 7<sup>th</sup> Place N.; Palm Beach County, Florida

**Site Description**

The PBC Firefighter Office site is located on a 1.62 acre parcel at 7240 7<sup>th</sup> Place N. in unincorporated Palm Beach County, Florida. The site is currently developed with an existing 2-story office building with 1-story south addition and a parking lot, south of 7<sup>th</sup> Place North and east of Pike Road. The parcel is surrounded to the west by the FedEx Distribution Facility, to the north by 7<sup>th</sup> Place N., to the east by Florida's Turnpike, and to the south by the Turnpike Entry ramps. Existing elevations range from approximately 14.8 NAVD to 16.6 NAVD.

**Proposed Drainage**

The site is planned for a ±3,279 SF 2-story building addition to replace the existing ±1,000 SF single story building addition on the south side of the Firefighter Building. The site is located within South Florida Water Management District's (SFWMD) C-51 East drainage basin with an allowable discharge rate of 35 ft<sup>3</sup>/mi<sup>2</sup>. When the FedEx Distribution Facility was developed, the Firefighter Building was pre-existing and was incorporated into the FedEx stormwater management system and SFWMD Environmental Resource Permit (ERP). The existing stormwater management system consists of inlets and culverts directing runoff to (2) interconnected dry detention areas which overflow to a wet detention lake. The wet detention lake discharges to the CPB-22 Canal via a Control Structure and 36" outfall culvert on the eastern edge of the lake. The combined Firefighter Building / FedEx system was permitted with SFWMD in 2015 under ERP No. 50-06177-P. The following criteria from the existing ERP will apply to the project:

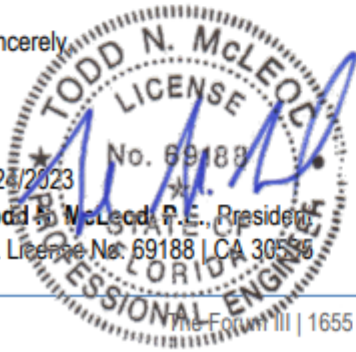
- Minimum parking elevation above the calculated 3 year – 1 day peak stage of 11.85 NAVD.
- Minimum perimeter berm above the 25 year – 3 day peak flood stage
- Minimum finished floor elevation (FFE) above the 100 yr – 3 day (zero discharge) flood stage of 13.79 NAVD
- Water Quality Treatment and flood attenuation within existing dry detention areas and wet detention lake
- Legal Positive Outfall to the CPB-22 Canal via existing Control Structure and 36" outfall culvert
- The proposed building addition is not located in a FEMA Special Flood Hazard Area (SFHA); there is a nearby FEMA AE Flood Zone with BFE of 14.5 NAVD, however the existing building FFE of 16.7 NAVD is significantly higher than the AE BFE.

If you have any questions regarding this application, feel free to contact me at 561.689.9500 or [todd@mcleodmccarthy.com](mailto:todd@mcleodmccarthy.com).

Sincerely,

7/24/2023

Todd N. McLeod, P.E., President  
FL License No. 69188 | CA 30536



The Firm: 1655 Palm Beach Lakes Blvd, Suite 810 | West Palm Beach, FL 33401  
T 561 689 9500 | F 561 689 8080  
[todd@mcleodmccarthy.com](mailto:todd@mcleodmccarthy.com) • [www.mcleodmccarthy.com](http://www.mcleodmccarthy.com)



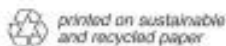
**Water Utilities Department  
Engineering**  
8100 Forest Hill Blvd.  
West Palm Beach, FL 33413  
(561) 493-6000  
Fax: (561) 493-6085  
www.pbcwater.com

**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
Sara Baxter  
Mack Bernard

**County Administrator**  
Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*



October 16, 2023

Re: Service Availability  
PBC Firefighters Employee Benefits Fund  
00424333120010000  
DOA 2023-877

To Whom It May Concern,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water, wastewater and reclaimed water service provider for the referenced property. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity for the proposed modifications to the existing site.

The property is currently connected to potable water and sanitary sewer.

If you have any questions, please give me a call at (561)493-6116.  
Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.  
Project Manager





Margolis, Howard  
PA-SC WEST PALM BEACH PROJECT LLC (previously SUNCAP WEST PALM BEACH LLC)  
1700 Lincoln Street, Suite 3450  
Denver, CO 80203-7301

RE: **ProLogis Pike Road MUPD**  
Palm Beach County Firefighters Employee Benefits Fund Office Expansion  
7240 7TH PL N, West Palm Beach, FL 33411  
*Courtesy Notification of PBCFEBF Office Expansion*

To whom it may concern,

This is a courtesy notification that the **Palm Beach County Firefighters Employee Benefits Fund** is processing a Development Order Amendment to the Prologis Pike Road MUPD to expand their office building from 10,000 square feet to 13,279 square feet. As part of the approval process, the Applicant is required to provide a Courtesy Notice to the other ownership entities within the MUPD.

The proposed expansion will not have an impact on the other properties within the MUPD and will be



contained to the PBCFEBF property.  
Should you have any questions, please contact:

Karen Hibbert  
K&M Commercial Construction  
561-383-2817

**PROVIDING QUALITY BENEFITS FOR YOU AND YOUR FAMILY**

7240 7th Place North West Palm Beach, FL 33411-3801 Telephone: (561) 969-6663 Fax: (561) 966-7760