



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, DECEMBER 4, 2025

A. Application Summary

I. General

Application Name: Project Tango, DOA/ZV-2025-01602
Control Name: Central Park Commerce Center (2015-00085)
Applicant: PBA Holdings, Inc.
Owner: WPB Logistics Owner, LLC; PBA Holdings, Inc.
 Central Park Commerce Center Master Association, Inc.
Agent: Carlton Fields – Joe Verdone and
 WGI – Doug Murray
Project Manager: Donna Adelsperger, Senior Site Planner

Title: a Development Order Amendment **Request:** to amend the previously approved the Master Plan the overall Economic Development Center MUPD to add square footage and modify phasing on 202.67 acres

Title: a Type 2 Variance **Request:** to allow a reduction in parking for Data Information and Processing Use on 202.67 acres

Application Summary: The proposed application is for the Central Park Commerce Center Development. The site was last approved by the Board of County Commissioners (BCC) on January 30, 2025 to allow a rezoning on approximately 64.46 acres to the Multiple Use Planned Development (MUPD) and a Development Order Amendment to add land area (64.46 acres) and modify Conditions of Approval. The approved Master Plan indicated 2,020,000 square feet (sq. ft.) of Warehouse, Accessory Office and Uses Permitted in an EDC MUPD and a Final Site Plan with 206,000 sq. ft. of Data Information and Processing (Data Center) and 1,814,000 sq. ft. of Warehouse.

The proposed requests include a Development Order Amendment to modify the overall Master Plan to add square footage, modify uses, and amend the phasing of development and a Type 2 Variance to reduce the number of parking spaces for the Data and Information Processing (Data Center) use to be 1 space per 2,000 square feet. A Variance was previously approved to reduce parking for the Data Information Processing use on 138-acres of the MUPD. The Applicant is requesting a new parking reduction variance, due to changes in the site design, square footage, and land area for the use on the entire 202.67-acres.

The Preliminary Master Plan indicates a total of 3,692,000 sq. ft. (+1,672,000 sq. ft.) that would be developed in four phases. The increase in square footage would be consistent with the Conditions of Approval contained in Ordinance ORD-2025-003. This request is being processed concurrently with the administrative application requests to modify the subdivision plan and modifications to the Development Orders for the use approvals for Warehouse, Data Information and Processing (Data Center), the Concrete Batch Plant, and the FPL grid infrastructure resiliency laydown yard. (Application DRO-2025-01675). Access to the development will remain from Southern Boulevard (SR-80).

II. Site Data

Acres: 202.67 acres
Location: North side of Southern Boulevard, west of the L-8 Canal, approximately 3.4 miles west of Seminole Pratt Whitney Road
Parcel Control: 00-40-43-32-01-012-0030 (Partial); 00-40-43-32-00-000-1050
 00-40-43-32-00-000-1030; 00-40-43-29-01-001-0000
 00-40-43-29-01-002-0050; 00-40-43-29-01-015-0000
 00-40-43-29-01-023-0000; 00-40-43-29-01-002-0010 and 0040
Future Land Use: Economic Development Center (EDC)
Zoning District: Multiple Use Planned Development District (MUPD)
Tier: Glades
Utility Service: PBC Water Utilities
Overlay/Study: Glades Area Protection Overlay (GAPO)

Neighborhood Plan: N/A
CCRT Area: N/A
Comm. District: 6, Mayor Sara Baxter

III. Staff Assessment & Recommendation

ASSESSMENT: Staff have evaluated the standards listed under Article 2.B, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C-1 and C-2.

STAFF RECOMMENDATION: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received one contact from the public requesting clarification of the proposal, with no objections to the application.

IV. Hearing History

ZONING COMMISSION: *Scheduled December 4, 2025.*

BCC HEARING: *Scheduled December 10, 2025.*

B. Data & Analysis

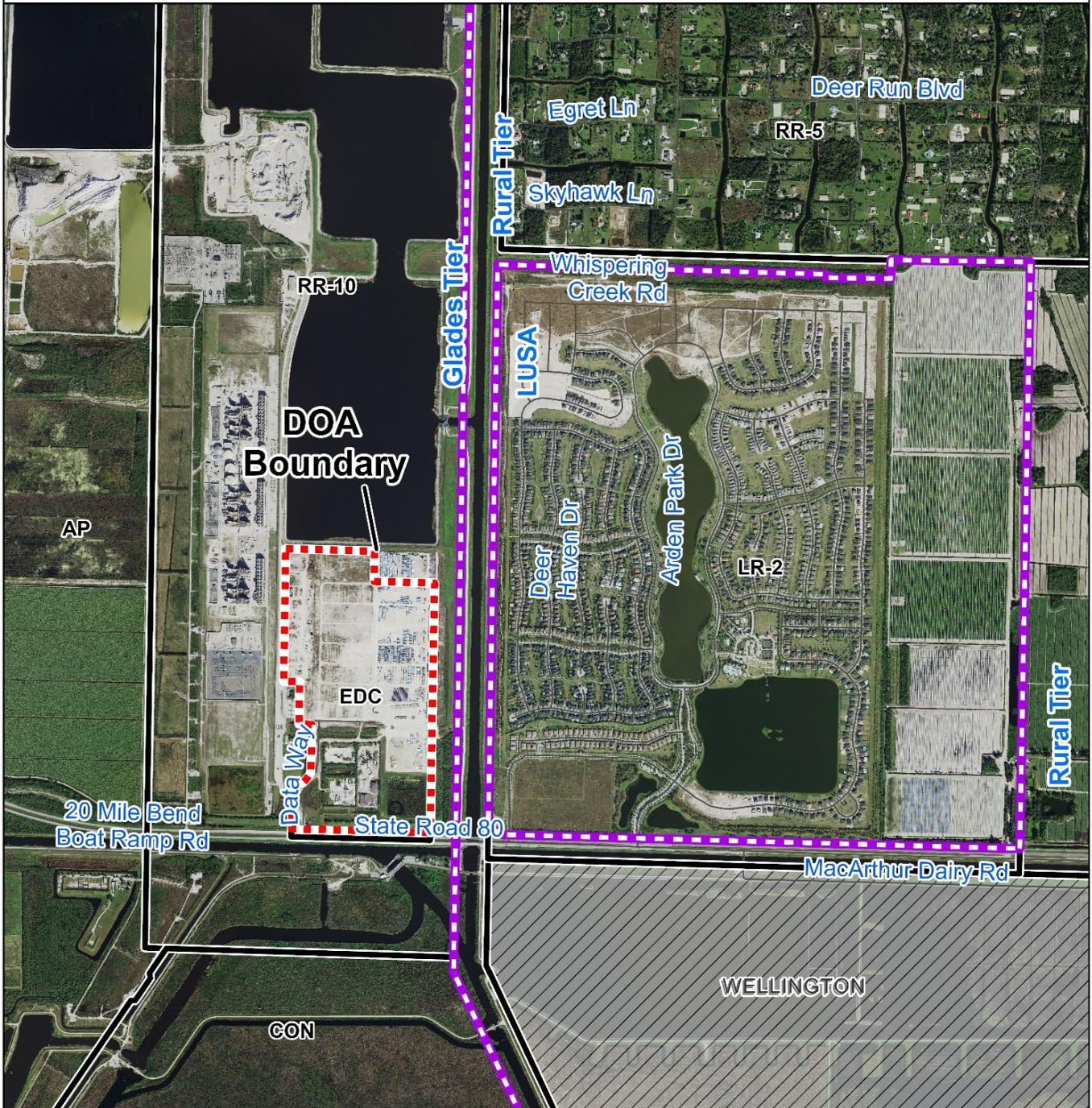
The supporting data and analysis is provided within the following Exhibits.

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Exhibit A-1 - Future Land Use Map

Z o n i n g A p p l i c a t i o n

Project Tango (DOA/ZV-2025-01602)



Site Data

Size: 202.67 acres
 Existing Use: Industrial
 Proposed Use: Industrial
 Zoning: MUPD
 Zoning Quad: 107

Future Land Use Designations

RR-10 Rural Residential, 1 unit/10 acres
 RR-5 Rural Residential, 1 unit/5 acres
 LR-2 Neighborhood Commercial
 AP Agricultural Production
 EDC Economic Development Center

CON Conservation

Date: 10/15/2025
 Contact: PBC Zoning
 Filename: X:\Planning\ZoningCoord\DRO-Maps\2025-01602
 Note: Map is not official, for presentation purposes only



Planning, Zoning & Building
 2300 N Jog Rd, WPB, FL 33411
 Phone (561) 233-5200

Exhibit A-2 - Zoning Map

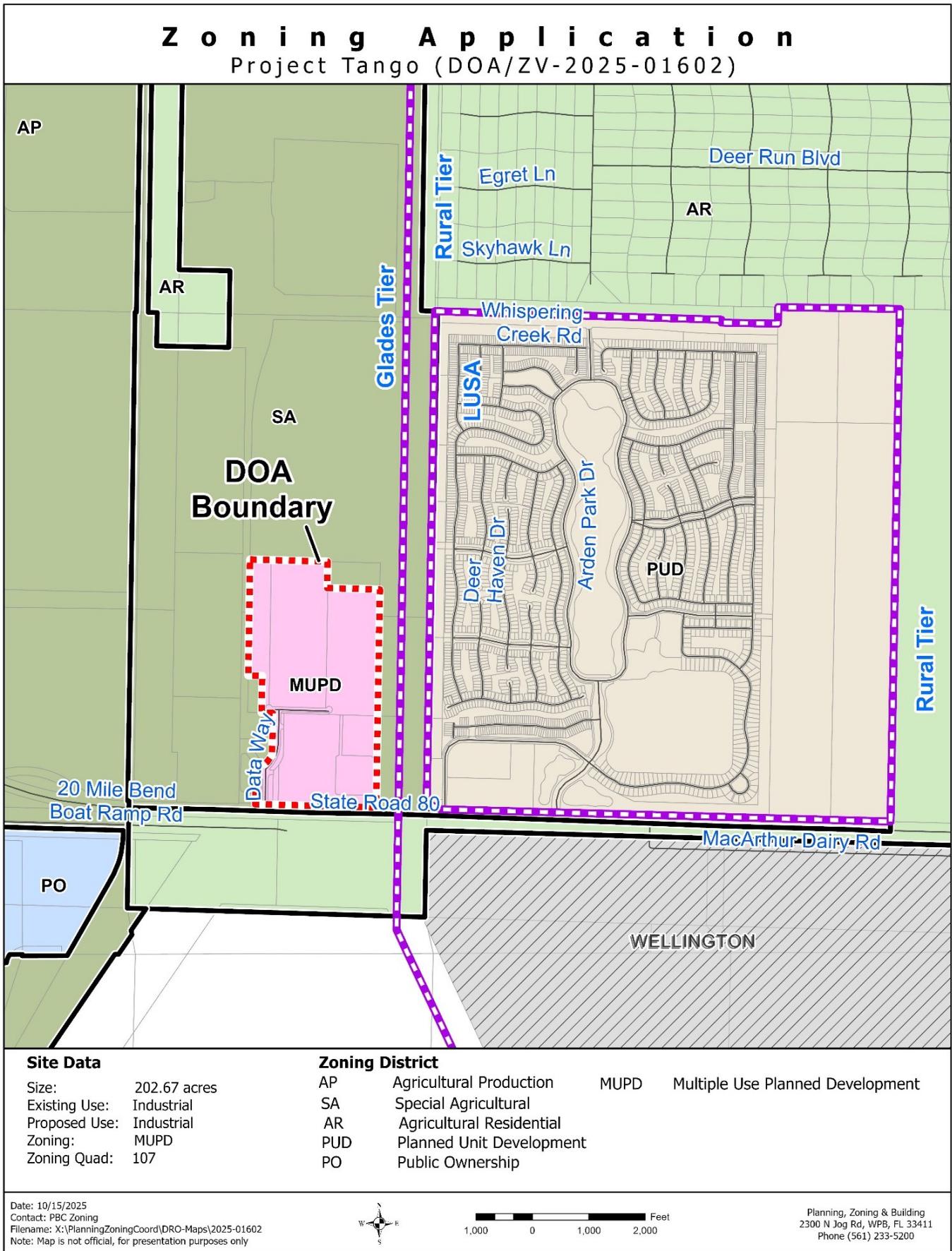


Exhibit B.1 - Standards Analysis & Findings

FINDINGS:

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

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHP) are not subject to these Standards and are subject to 5.G.1.B.2.e.2)b) Factors for Consideration. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

a. Consistency with the Comprehensive Plan: *Should the BCC approve the amendment request, then 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.*

○ **Concurrent & Prior Land Use Amendments:** The site has been the subject of 2 prior Future Land Use Amendments. The most recent, and in effect, was (LGA-2024-006) which added 64.46-acres of land area and amend the prior conditions contained in Ordinance 2016-26. The BCC adopted the request via Ord. 2025-03 with the following conditions:

1. *Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips.*
2. *Residential uses (except security or caretakers' quarters) are prohibited*

The first land use amendment was a Large Scale FLUA and Text amendments known as Central Park Commerce Center (LGA 2016-005; Ord. 2016-26), which amended the land use from Rural Residential 1 unit per 10 acres (RR-10), to Economic Development Center (EDC).

The 491,749 sq. ft. of light IND equates to 1,434 trips and the 2,786,577sq. ft. of warehouse uses equates to 3,301 trips. The request (DOA 2025-01602) for 1,792,000 sq. ft. Data Center (Light IND) equates to 878 trips and 1,900,000 sq. ft. Warehouse equates to 2,318 trips. There are no residential uses proposed.

○ **Planning Conditions of Approval:** The Planning Division will carry forward the amended conditions consistent with the concurrent land use amendment request.

○ **Intensity:** The maximum square footage is limited by Condition 1 of the Ordinance to 491,749 square feet of light industrial uses and 2,786,577 sq. ft. of warehouse uses, or other uses that do not exceed the equivalent traffic generating trips. The current request is for 3,692,000 sq. ft. equates to a FAR of 0.42 (3,692,000 / 8,828,087 surveyed sq. ft. or 202.67 acres = 0.418 or 0.42 rounded up). Without the amendment condition limitation, the maximum Floor Area Ratio (FAR) of 0.85 is allowed for the proposed Economic Development Center (EDC) future land use designation utilizing the Urban Suburban Tier per note 11 of table 2.2-e.1 (8,828,087 surveyed sq. ft. or 202.67 acres x 0.85 maximum FAR = 7,503,874 sq. ft. maximum). The subject site is located within a Limited Urban Service area, which utilizes the Urban Suburban Tier FAR standards.

○ **Special Overlay District/ Neighborhood Plan/Planning Study Area:** The request is located in and is consistent with the Glades Area Protection Overlay (GAPO). The GAPO was intended to protect the EAA from encroachment by urban and other uses detrimental to agricultural activities, existing and future conservation areas, and Everglades restoration programs and projects. On the west side of the L-8 canal, the GAPO prohibits residential development and limits development to only the existing uses, the proposed FPL power plant and related cooling areas, and related uses.

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:** Proposed is a modification to the overall Master Plan to add square footage in the EDC-MUPD The last application that was approved in January 2025, added land area. The development boundaries are not changing with the subject request and remains consistent with the minimum lot size, width and frontage for a Planned Development District with access and frontage on an Arterial Road.

○ **EDC MUPD:** An EDC MUPD is only required to submit a Preliminary Master Plan for review by the Board of County Commissioners. The proposed plan indicates one Industrial Pod for Light Industrial Uses, including a Minor Utility, Warehouse (1,900,000 sq. ft.) and Data Center (Data Information and Processing) (1,792,000 sq. ft.). The Applicant is proposing to develop the site in four phases. The Preliminary Site Plans, that are still under review through the administrative review process, depicts the following:

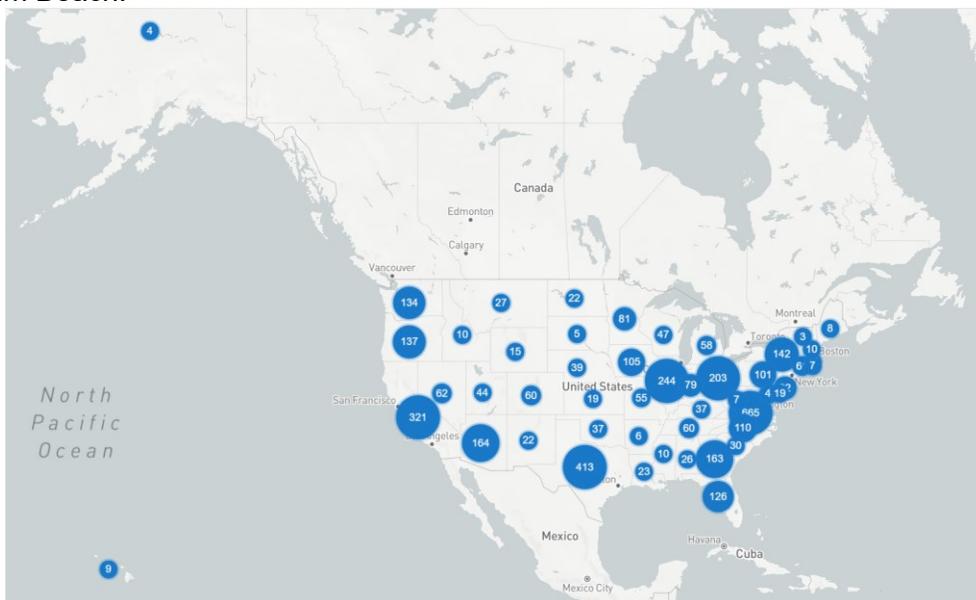
- Phase 1: One building developed as Warehouse with accessory Office 1,200,000 sq. ft.
- Phase 2: Three buildings developed as Data Center. Each of the three buildings are proposed to be 119,068 sq. ft., with a total of 357,204 sq. ft.
- Phase 3: Eight buildings developed as Data Center. Each of the eight buildings are proposed to be 143,772 sq. ft. with a total of 1,150,176 sq. ft.
- Phase 4: No assigned square footage for uses, but the remaining square footage is 700,000 sq. ft. for Warehouse and 284,620 for Data Center, as described on the Preliminary Master Plan.

The Preliminary Master Plan is also carrying forward the existing ancillary Concrete Batch Plant previously approved as part of the PB Aggregates Type 3B Excavation that will remain in operation until the excavation operations ceases or this Master Plan and uses are implemented. No changes to the layout of that use are proposed at this time.

○ **Design Objectives:** A Multiple Use Planned Development has specific design objects and performance standards that are to allow for efficient use of land. While the BCC does not review the site plan, the development is still required to comply with the Purpose and Intent and the Objectives and Standards for this district. Some of the objectives include innovation building location and orientation and protection of adjacent residential use from potential adverse impacts, and landscape design that enhances the appearance of the project. Further below in the Staff Analysis proposed Conditions of Approval to address the objectives of the zoning district.

○ **Use specific criteria:**

- **Warehouse:** This use does not have specific requirements within the EDC-MUPD. It allows for a maximum of 30% accessory office. With a proposed 1,900,000 sq. ft. of Warehouse, the development could have 570,000 sq. ft. of accessory office. The Preliminary Site Plan, under review, is proposing 1,200,000 sq. ft. of office in Phase 1, of which 25,000 sq. ft. is accessory office. This is roughly 2% of the proposed square footage. If the office area increases, the associated parking will be required to increase.
- **Data Information and Processing:** This use does not have specific requirements within the EDC-MUPD. The Applicant is proposing the use to be developed within Phase 2 and 3 at this time, with square footage available for Phase 4, when it comes in for site plan approval. The Data Center use is a relatively new use for the Palm Beach County land development regulations for the unincorporated area. According to USA Data Centers.com, there are 4,213 facilities within the United States with 1,748 Operators. In Florida 126 Data Centers, with two located in West Palm Beach.



Although the use could be considered similar to warehouse, as it is storing/housing equipment, it is very different than warehouse. Staff research indicates the biggest issues surrounding this use include: increased use of power, heat from the equipment, excessive water usage, and noise. Because this application is requesting an increase in square footage for Data Center from 206,000 sq. ft. to 1,792,000 sq. ft., Staff have included Conditions of Approval to address the MUPD Purpose and Intent and the Design Objections to address potential impacts of the increased square footage and the issues identified throughout the US with this use.

○ **Architecture:** The Preliminary Master Plan does not indicate any buildings but includes a notation in the site data that the height is 35 feet but may increase height pursuant to Article 3 provided there are increased setbacks. The Preliminary Site Plan that is being reviewed concurrently indicates that the Data Center Buildings are two stories, with a height of 75 feet. The Data Center uses will have equipment on the interior as well as equipment on the exterior. The use and the equipment is known throughout the Country to produce noise. In order to assist with the reduction of noised a Condition of approval has been

included Prior to submission of a Building Permit, the Property Owner shall submit a design analysis report by an licensed architect or engineer that demonstrates that all buildings and equipment are designed to operate and comply with Article 5.C noise and sound standards including the County Maximum Sound Level enumerated in Table 5.E.4.B and the Conditions contained herein. All Buildings shall be designed to incorporate materials that will assist in dampening the sound generated by the use

○ *Parking:* There are 844 parking spaces on the current approved site plan. The Applicant is proposing a variance to reduce the parking calculation of a Data Center use. The calculation would be 1 space per 2000 sq. ft. The Master Plan indicates 1,792,000 sq. ft. If they develop less square footage they can still utilize the parking calculation. If more square footage is proposed in the future a new variance would be required. The total parking will be indicated on the final Site Plan.

○ *Landscaping:* The site has some existing landscaping along the south property line abutting Southern Boulevard, as it was originally part of the Development Order for the Palm Beach Aggregates development. There are existing Conditions of approval for perimeter buffers that include a 25-foot Type 3 Alternative Incompatible buffer (no wall provided) along the North, East and West property lines which consists of: a 2-foot high berm, a 10-foot high fence, a 6-foot high hedge, and canopy and pines or palm trees. Staff have included revised landscape buffer conditions for the MUPD to address the previously added land area and the conditions that were apart of the Palm Beach Aggregates approval for the south property line. The Conditions for the north and west property lines will remain the same. Staff have included a new condition of approval for the east property line which abuts SFWMD, a LWDD Canal and the Wildlife Corridor. The east buffer remains with a 25 foot buffer width, however additional design is included to address the noise from the proposed use. The new conditions are as follows:

LANDSCAPE – PERIMETER – SOUTH PROPERTY LINE (SOUTHERN BLVD)

3. In addition to the Code requirements for a right of way buffer, landscaping along the south property line shall be upgraded to include:

- a. A minimum 15-foot-high continuous berm, graded at a 3:1 slope. The slope and height of the berm shall diminish proportionately to connect to the four-foot berm required along the east property line at the southeast corner of the development.
- b. The plateau of the berm shall include a double row of canopy trees planted fifteen feet on center with 50 percent of the trees planted at a minimum height of 14 feet.
- c. The berm slopes shall be planted with native grasses and ground cover. (ONGOING/BLDGPM: ZONING - Zoning)

LANDSCAPE – PERIMETER – EAST PROPERTY LINE

4. In addition to the requirements of a Type 3 Incompatibility buffer, landscaping along the east property line shall be upgraded to included:

- a. A minimum width of 25 feet.
- b. A continuous berm a minimum four foot high, graded at a 3:1 slope. The slope and height of the berm shall increase proportionately to connect to the 15-foot-high berm required along the south property line at the southeast corner of the development.
- c. An opaque barrier that consists of 6-foot-high chain link fence with a 6-foot hedge, as previously approved in a Type 2 Waiver.
- d. The canopy tree requirement shall be large specie and planted at a minimum height of 15 feet.
- e. One pine tree for each 30 lineal feet and planted at a minimum height of 14 feet.
- f. One everglade palm tree for each 20 lineal feet and planted at a minimum height of 14 feet.
- g. All shrubs shall be 100% native.
- h. The berm slopes shall be planted with native grass and ground cover. (ONGOING/BLDGPM: ZONING - Zoning)

○ *Hours of Operation:* The Uses within the EDC- MUPD will be allowed to operate 24 hours per day as they are more than 250 from a residential use and zoning District.

○ *Noise and Vibration:* The Data Center use has been attributed across the Country to creation of noise. The ULDC has a limitation on noise for Industrial uses to 75dB. Conditions of approval have been included to ensure the buildings and equipment are designed to operate and comply with Article 5 and maximum sound levels.

○ *Phasing:* The Applicant is including a Phasing Plan as part of the approval by the BCC. This request will restart the Commencement of Development for the Development Order. Four Phases are proposed. In accordance with Article 2, each phase has four years to commence development. As each phase commences the time clock starts for the next phase. Time extensions are allowed via Article 2.E procedures. The Applicant has an ability to shift Phase lines administratively.

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 DOA to the overall development is generally compatible and consistent with the surrounding uses and character of the surrounding lands, subject to the Conditions of Approval. The uses to the north and west are industrial in nature, and the use to the east is the Arden PUD residential development which will be buffered by a 400-foot-wide wildlife corridor and a 500-foot-wide L-8 Canal. Staff have included conditions of approval relating to Architecture, noise and landscaping to address compatibility issues.

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.*

This amendment proposes to modify the uses to add square footage for Warehouse and Data Center uses in this development. While the uses meet the square footage limitations and traffic requirements as described by the land use conditions, Staff have included additional conditions to address the impacts created by the increase in square footage for the Data Center Use. While the buildings are setback from the east property line, there are additional concerns that need to be addressed as it relates to noise. Additional conditions to create more landscape barriers for the residential to the east, and sound dampening construction material and barriers will assist in minimizing adverse effects on adjacent lands.

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 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 storm water 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 amendment will result in a logical, orderly, and timely development pattern.*

The proposed amendment will be increasing the square footage by 1,672,000 sq. ft will result in a logical, orderly and timely development pattern with the existing uses and the expansion of EDC uses for the added parcel. The existing accessory uses for the adjacent Type 3 Excavation will remain in operation until redevelopment of the EDC uses occur that will further result in a logical, orderly and timely development pattern for this area of unincorporated County.

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

The subject development is located within the Glades Tier and the Glades Area Protection Overlay. Certain areas of Palm Beach County are designated a Limited Urban Service Areas (LUSA), as prescribed by the Plan. In addition to compliance with Urban levels of service for traffic, mass transit, etc, as described in the Plan the Limited Urban Services also requires urban levels of service for sanitary sewer and potable water service.

Applicant's response to Adequate Public Facilities
"Adequate Public Facilities"

The proposed master plan amendments are supported by the amended concurrency application and the pending traffic approval, which is intended to demonstrate that the project meets all adequate public facility and traffic requirements. Water and Sewer services are provided by PBC Utilities, drainage by SFWMD, Palm Tram serves the site with an adjacent bus route and stop, Fire is served by PBC Fire House 20 & 21, and Police service is by PBCSO.

Although not directly related to concurrency the applicant is also proposing to utilize grey water, if feasible, to reduce the potable water consumption needed for cooling the facility and they will be seeking approval

from the FDEP to construct a deep well injection system or treatment facility on site to treat or dispose of any affluent cooling water from the Data Center consistent with applicable regulations.”

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division Review Staff were provided with this application for review. They provided comments throughout the review of this application and requested modifications have been incorporated by the Applicant. The proposed industrial development, including a data center, is expected to generate 3,196 net daily trips, 319 net AM peak trips, and 337 net PM peak hour trips. This is less than the already approved trips through the previously approved comprehensive plan amendment for the site. The build out of the project is assumed to be by 2035.

Intersection of Southern Blvd and CR 880 meets adopted Level of Service (LOS). However, the intersection of Southern Blvd and Seminole Pratt Whitney Rd will have a background failure without this project. Addition of this project will add minimal delays to the intersections. TPS analysis for roadway links show background deficiencies for Test 1 for all the impacted links, regardless of addition of this project. However, in Test 2, Southern Blvd from Binks Forest Dr to Big Blue Trace in the eastbound direction in the PM peak hour fails because of the addition of this project. As allowed by the Florida Statutes 163.3180, this project will meet the transportation concurrency by paying a proportionate share of improvement cost to meet the adopted LOS. The Applicant will pay \$136,881 as proportionate share for the improvement of this segment from the current 6 lanes to 8 lanes.

Currently, there are both eastbound left turn lane and westbound right turn lane on Southern Blvd at the unsignalized project entrance. The Property Owner shall be responsible for extension of both of these turn lanes, modifying the north approach (entrance) to widen it with two left turn lanes and a right turn lane, and posting surety for a possible signal in the future.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Southern Blvd from Arden Lake Way to Lion Country Safari

Existing count: Eastbound=723, Westbound=905

Background growth: Eastbound=746, Westbound=929

Project Trips: Eastbound=228, Westbound=76

Total Traffic: Eastbound=1697, Westbound=1910

Present laneage: 3 in each direction

Assured laneage: 3 in each direction

LOS "D" capacity: 2940

Projected level of service: LOS D or better in both directions

MASS TRANSIT:

The subject site is adjacent to Bus Route 40. The closest bus stop is to the east at Seminole Pratt Whitney Road and State Road 80.



LAND DEVELOPMENT DIVISION:

The Department of Engineering and Public Works Land Development Division were provided with this application for review. They provided comments throughout the review of this application and requested modifications have been incorporated by the Applicant. The site is located within SFWMD S-5A basin and will comply with SFWMD as well as Palm Beach County regulations. The proposed drainage system will be swales, inlets, and piping, discharging into a proposed onsite dry detention pond. This pond will provide pretreatment and detention prior to discharge into the MUPD and PBA Hydro systems, ultimately connecting to the PBA Holdings master system. The new pond will be hydraulically linked to the existing PBA Hydro dry detention pond, requiring a new drainage easement. Discharge is permitted in SFWMD

ERP number 50-00281-S and provided by an existing pump station discharging through an existing culvert beneath SR 80 into the SFWMD L-12 canal.

The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division, subject to the following conditions of approval:

The Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the proposed structures. These easements shall be abandoned prior to the issuance of the building permit that would conflict with the encroachments. (BLDGPM: MONITORING - Engineering)

Each secondary system facility for detention or retention of stormwater runoff in an open impoundment shall be placed entirely within a water management tract dedicated or deeded to an acceptable entity responsible for operation and maintenance of the stormwater management system. (ONGOING: ENGINEERING - Engineering)

Prior to the issuance of the first building permit, the Property Owner shall obtain and record proper drainage easements to allow for drainage from the project site to connect to the point of legal positive outfall. (BLDGPM: MONITORING - Engineering)

DRAINAGE:

The Applicant has indicated in the drainage statement: *"The site is within the South Florida Water Management District (SFWMD) S-5A Basin, which is upstream and west of the C-51 Basin, and served by the master storm water management system of the PBA Holdings property permitted in SFWMD Environmental Resource Permit (ERP) 50-00281-S. Historical drainage was addressed during MUPD Phase 1 through recorded easements across the MUPD, PBA Hydro, and PBA Holdings systems, establishing legal positive outfall. For Project Tango, a new easement is required to accommodate drainage from adjacent SFWMD parcels east of the site, which currently discharge into a ditch along the southern boundary. Proposed improvements will redirect this flow east and south outside the MUPD boundary. As the SFWMD parcels and ditch form a closed basin retaining the 100-year, 3-day storm, no additional easements through the MUPD systems are necessary.*

Runoff from Project Tango will be managed using swales, inlets, and piping, discharging into a proposed onsite dry detention pond. This pond will provide pretreatment and detention prior to discharge into the MUPD and PBA Hydro systems, ultimately connecting to the PBA Holdings master system. The new pond will be hydraulically linked to the existing PBA Hydro dry detention pond, requiring a new drainage easement. A public drainage easement is also proposed to accommodate historical flows from PBA Holdings west of the MUPD. Ultimately, water quality and flood storage will be provided by the existing 138-acre dry retention pond within the PBA Holdings system, permitted for the 100-year, 3-day storm under ERP Number 50-00281-S. A portion of this pond will be platted and a new easement established for conveyance and legal positive outfall." The Property Owner shall obtain an onsite Drainage Permit from the Palm Beach County Engineering Department, Permit Section, prior to the application of a Building Permit.

WATER AND WASTEWATER:

The subject site is within the PBC Water Utilities service area. Palm Beach County Water Utilities Department (PBCWUD) Review Staff were provided with this application for review, and they provided comments during the review. PBCWUD provided a Service Availability (Exhibit E-9) for this request to increase square footage in the MUPD. A final Concurrency Reservation approval is required at time of final approval of the site plan in accordance with Article 2 Adequate Public Facilities. The Applicant provided in its justification statement with this request, that provided in Exhibit E-10, and their response to this standard is provided above.

The site is located within the Limited Urban Service Area (LUSA), and in accordance with Policy 3.3-b:

The PBCWUD shall provide potable water, reclaimed water and wastewater services to any area designated by the BCC as a LUSA.

Article 2 states that in order to sign off on Concurrency for water and wastewater services, the applicant shall meet standards for Concurrency. This requires that the proposed development have sufficient services based on the LOS for facilities are in place, or under construction and bonded; or the subject of a binding and executed contract; or are included in the PBC's Capital Improvement Annual Budget.

This type of use houses equipment that produces a lot of heat. This heat can be cooled in different ways including: Air Cooling, Evaporative Cooling, Direct Liquid Cooling, and Liquid Submersion Cooling. How the equipment will be cooled has not been determined yet with this request, but will need to be finalized in order to issue a Concurrency Reservation.

The Applicant indicated that they will be building a type of closed loop system of water use, but has not completed the analysis. At this time, the Applicant has reserved 314.3 ERC (1 ERC = 5,600 gallons per

month) Modifications to the requested ERC after issuance of a Concurrency Reservation will require a new Concurrency Review.

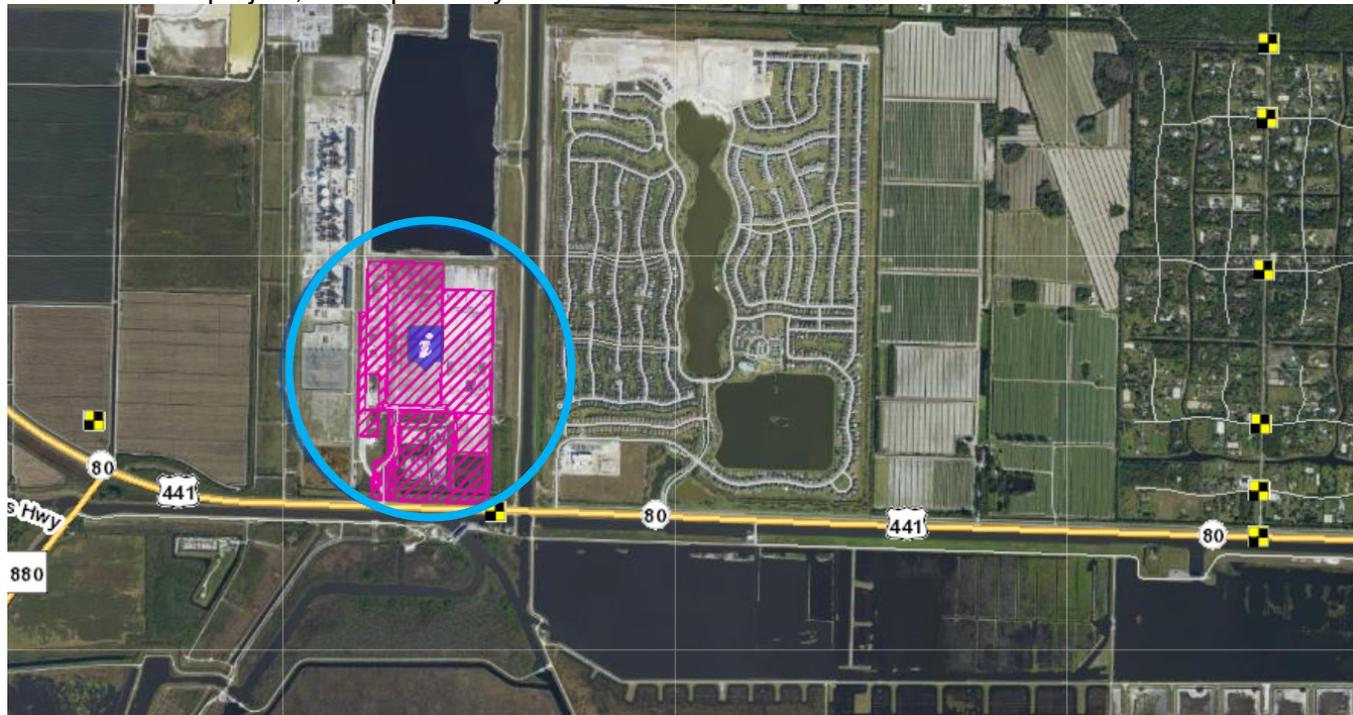
Staff is recommending a Condition of Approval, that the Data Center Use utilize grey water or other water saving technologies, to the greatest extent possible in order to reduce the use of potable water. The use of grey water must be reviewed and approved by WUD and FPL. The Cooling wastewater can be accepted by WUD if treated and complies with PBCWUD and the City of WPB ordinance and Industrial Pre-treatment programs. This must be reviewed prior to the issuance of a Concurrency Reservation. Any wastewater not accepted by PBCWUD will need to obtain permits from the State of another means of disposal, ie deep well injections. Deep Injection Wells are a considerable investment.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The subject development is required to connect water and wastewater services. The Health Department review staff have no comments on this application.

SCHOOL IMPACTS:

The School Board has no requirements regarding this non-residential application. Bus stops are outside a ½ mile of the project, but in proximity that service residents and student who live in Arden PUD.

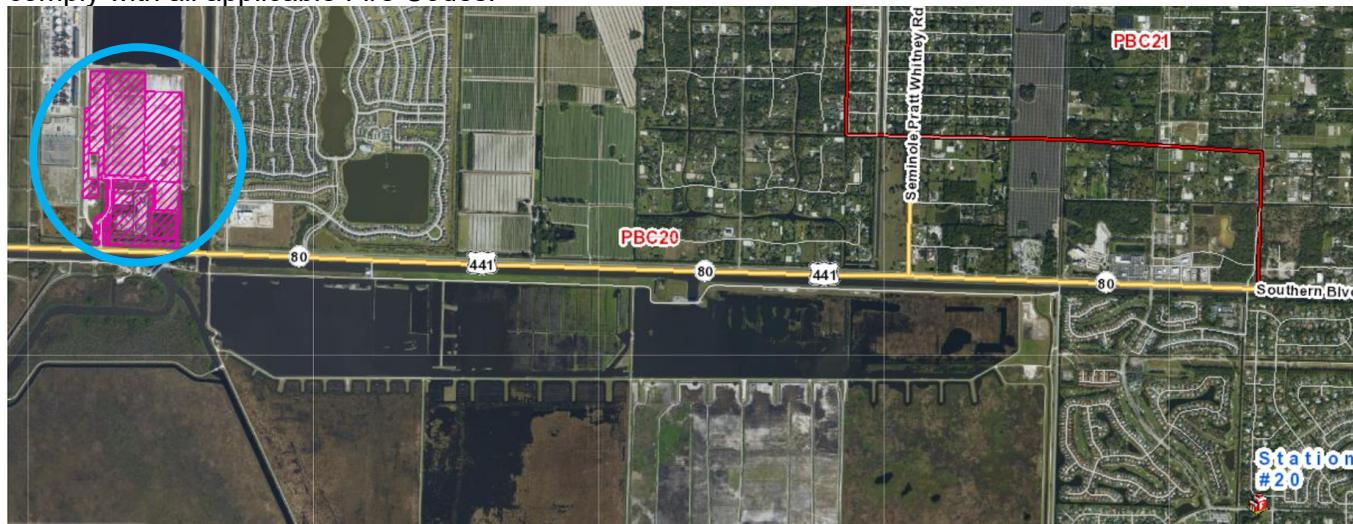


PARKS AND RECREATION:

This is a non-residential project, therefore the requirements for the provision of level of service for Regional, District, Beach and Local Parks and the Park and Recreation ULDC standards do not apply.

FIRE PROTECTION:

The subject development is located within the PBC Fire Rescue service boundaries #20. This application is reviewed concurrently with administrative application DRO-2025-1675 in which Fire Rescue had no comments. When the development submits for construction permits the development will be required to comply with all applicable Fire Codes.



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 has indicated the following in their Justification Statement as their demonstrated changed site conditions or circumstances: *“When the last DOA was approved only the overall MUPD acreage was increased, and the prior approved development intensity was maintained. The applicant is now seeking to increase the permitted intensity to be consistent with the prior LGA approval.*

This previously approved LGA maximum intensity approval was based on the maximum development of the previous 138-acre site. The proposal did not add or include any additional intensity for the additional land area. The current proposal is intended to utilize the maximum previously approved intensity approved for the prior 138 acres on the entire 202 acre MUPD site.

Changes such as the recent technological breakthroughs and chip advances have now made it feasible to deliver a modern Hyperscale AI Data use on the property, which necessitates the need to amend the master plan consistent with the established LGA approval intensity limits within Ordinance 25-003, so that a modern Hyperscale AI Data facility can now be designed and built on site.

More importantly at great expense the ownership has advanced the possibility of bringing a class leading Hyperscale AI Data Facility to PBC by actively pursuing and obtaining a binding power service agreement with FPL. This FPL power agreement has strict timelines to develop the required substations and AI use needed to accept the power, and to begin utilizing the power. This agreement is also a critical prerequisite to develop and operate the proposed AI Data Facility on site and the clock has started to execute the development necessary to utilize the allocated power.

These changes in circumstances are also justified by the physical development and increase in population associated with the Arden PUD, and the City of Westlake. Therefore, these relatively new residential developments should be considered in support of this request.

This request will allow for additional employment generating development to provide for increase employment opportunities for the residents of Palm Beach County and the western communities.”

Exhibit B.2 - Standards Analysis & Findings

FINDINGS:

Type II Concurrent Variance Standards:

Article 2.B.7.E.6, Standards for Zoning Variance are indicated below with Applicant’s Response from the Justification Statement and Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

Variance No.	ULDC Article	Required	Proposed	Variance
V.1	6.A.1.B-1 Minimum Parking	Data and Information Processing (Data Center 1,792,000 sq. ft.) - 1 space per 250 square feet for 7,168 parking spaces	Data and Information Processing (Data Center 1,792,000 sq. ft.) - 1 space per 2,000 square feet for 896 parking spaces	A reduction in 6,272spaces with the provision of - 896 spaces for the Data Center (1,792,000 sq. ft.)

- Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure that are not applicable to other parcels of land, structures or buildings in the same zoning district:**

Applicant’s Response: *Special circumstances exist in regard to the proposed data center and parking rates. The ULDC requires 1 space per 250 square feet, which anticipates a high employee count traditionally associated with Data and Information Processing uses like telemarketing centers or corporate centers. The proposed data center will have a much lower employee count than what the ULDC anticipates, as it will house a high number of computer servers and related equipment, and low number of employees.*

Staff Analysis: V.1 – YES: There is a special circumstance regarding the parking generation created by the proposed Data Center as described by the Applicant. The Data and Information Processing use within the ULDC anticipates a very high employee count that being more traditionally associated with data input or call center type uses. In this situation, the proposed structures will house a vast number of computers, with a reduced number of employees when compared to the typical data and information processing uses.

- Special circumstances and conditions do not result from the actions of the Applicant:**

Applicant’s Response: *Special circumstances and conditions do not result from the actions of the Applicant. The requested variance is based on the nature of and industry practices for data centers. Stated previously, since data centers operate mainly on computer servers and supporting equipment, they do not require as much parking as other Data and Information Processing uses.*

Staff Analysis: V.1 – YES: The special circumstance in regard to the parking demand for the proposed use is not the result of the actions of the Applicant, but the result of changing industry design and innovations associated with the unique use of Data Center.

- Granting the variance shall not confer upon the Applicant any special privilege denied by the Comprehensive Plan and this code to other parcels of land, structures or buildings in the same zoning district:**

Applicant’s Response: *Granting the variance will not confer upon the Applicant any special privilege denied by the Plan or Code to other parcels of land, buildings, or structures in the same district. Any proposed development in the MUPD zoning district may apply for the same variance and address the seven criteria.*

Staff Analysis: V.1 – YES: The Data Center use was previously determined to be a Data Information and Processing Use in the ULDC. The parking requirements do not address the Data Center type use which does not require an extensive number employees for the development to operate. Other jurisdictions such as Miami or as far as San Diego have addressed the same issue or have similar uses with the same outcome as in this staff report. The city of El Segundo, CA for a Data Center requires 1 space per 3,500 sq ft. The use was envisioned at this site since 2016, and more recently with the expansion of land area in January 2025. A special privilege will not be conferred to the Applicant.

- Literal interpretation and enforcement of the terms and provisions of this Code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship:**

Applicant’s Response: *Literal interpretation of the code, requiring the 1 space per 250 square feet parking ratio, would create a hardship for the Applicant. To meet the standard parking requirement for Data*

and Information Processing Uses, a large portion of the site would be dedicated to parking, creating excess impervious area and parking that will be underutilized. Granting the variance for a reduced parking rate will allow for better design of the facility and reduce excess impervious area and parking.

Staff Analysis: V.1 – YES: The literal interpretation of the code would create an excessive amount of parking which would be unused. The additional pavement and required parking impacts our natural resources exacerbating heat from the pavement and would encourage conflicts with the intent of the ULDC to preserve and enhance with most appropriate use of land.

5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure:**

Applicant's Response: *The proposed variance is the minimum variance that will make possible the reasonable use of the parcel of land. The proposed variance requests a parking ratio that is appropriate for the proposed data center use and its operations.*

Staff Analysis: V.1 – YES: The requested parking modification for the Data and Information Processing, more specifically the Data Center use, is the minimum necessary for the proposed use and reasonable use of the land as a Data Center.

6. **Grant of the variance will be consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan and this Code:**

Applicant's Response: *Granting the Variance will be consistent with the purposes, Goals, Objectives, Policies of the Plan, and this code. The proposed design meets the intent of the EDC Future Land Use and MUPD Zoning District by providing mixed-use industrial development and increased employment opportunities for residents of Palm Beach County and western communities.*

Staff Analysis: V.1 – YES: The granting of this variance will be consistent with the purposes, goals and objectives of the plan and the code that allow for the Data Center proposed.

7. **Granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare:**

Applicant's Response: *Granting the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The proposed development and variance request are compatible with the surrounding industrial uses to the west and north. Additionally, a wildlife corridor, L-8 Canal, and landscape buffer are located between the proposed development and existing residential development known as Arden PUD to the east.*

Staff Analysis: V.1 – YES: The granting of this variance will not be injurious to the area or detrimental to the public welfare. The reduction in parking is in line with the needed parking for the proposed use. The required parking would be more injurious to the area creating unused area of pavement, impacts on natural resources, and increased heat.

Exhibit C-1 - Conditions of Approval

Development Order Amendment – Overall MUPD

ALL PETITIONS

1. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2025-123 (Control 2018-00085), 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 (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 1 of Resolution R-2025-123, Control No.2015-00085, which currently states:

The approved Preliminary Master Plan and Regulating Plan are dated October 4, 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.

Is hereby amended to read:

The approved Preliminary Master Plan is dated November 25, 2025, Preliminary Phasing Plan is dated November 4, 2025 and Preliminary Regulating Plans are dated October 21, 2025. 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)

3. Prior to Final Approval by the Development Review Officer (DRO) for the Final Master Plan, the Regulating Plan(s) shall be revised to include a trip concurrency equivalency table. The format of the table shall be reviewed and approved by the DRO. (ONGOING: ZONING - Zoning) (Previous ALL PETITIONS Condition 2 of Resolution R-2025-123, Control No.2015-00085)

4. Previous ALL PETITIONS Condition 3 of Resolution R-2025-123, Control No.2015-00085, which currently states:

The approved Final Site Plans are dated March 22, 2016, November 6, 2019, and October 13, 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 Final Site Plans are dated April 24, 2025 (JBM Services, East Coast Paving, Adonel Concrete Batch Plant). 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)

5. The proposed development will be completed in four phases. Commencement of the Development of Phase 1 shall start four years from the effective date of the approval of ZV/DOA-2025-01602) Each additional phase will have four years to commence from the date of prior commencement as described in Article 2.E (DATE: MONITORING - Zoning)

ARCHITECTURE

1. Prior to submission of a Building Permit, the Property Owner shall submit a design analysis report by an licensed architect or engineer that demonstrates that all buildings and equipment are designed to operate and comply with Article 5.C noise and sound standards including the County Maximum Sound Level enumerated in Table 5.E.4.B and the Conditions contained herein. All Buildings shall be designed to incorporate materials that will assist in dampening the sound generated by the use. (BLDGPMPT: ZONING – Zoning)

ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution R-2025-123, Control No.2015-00085, 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 6, 2035. 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)
- b. Building Permits for more than 120,000 sf of Industrial, 180,000 sf of Warehouse, and 20,000 sf of office use or equivalent peak hour directional trips shall not be issued until the contract has been let for the assured construction of Southern Blvd as a 6-lane divided facility from Lion Country Safari Rd to Forest Hill Blvd. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

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. Pursuant to the Traffic Analysis, the Buildout Date is December 31, 2035. No Building Permits for the site may be issued after December 31, 2035. 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)
 - b. Building Permits for more than 120,000 sf of Industrial, 180,000 sf of Warehouse, and 20,000 sf of office use or equivalent peak hour directional trips shall not be issued until the contract has been let for the assured construction of Southern Blvd as a 6-lane divided facility from Lion Country Safari Rd to Forest Hill Blvd. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]
2. Prior to the issuance of the first building permit, the Property Owner shall configure the property and the offsite water management tract into legal lot(s) of record in accordance with the provisions of Article 11 of the Unified Land Development Code. This includes any residual parcels created by this subdivision. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2025-123, Control No.2015-00085)
3. 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) [Note: COMPLETED]
 - b. Any required drainage easements shall be dedicated in conjunction with any required lot combination. (PLAT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2025-123, Control No.2015-00085)
4. Prior to recordation of the plat, the Property Owner record all drainage easements necessary to provide legal positive outfall. (PLAT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2025-123, Control No.2015-00085)
5. The Property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer at Project Entrance on Southern Blvd. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.
- a. No Building Permits shall be issued until the developer provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. However, the Property Owner shall also be obligated to post the above surety within 90 days of the request by the County Engineer. (BLDGPM: MONITORING - Engineering)
 - b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING Condition 5 of Resolution R-2025-123, Control No.2015-00085)
6. The Property Owner shall construct a) right turn lane 590 ft storage and 50 ft taper or as approved by the FDOT, east approach on Southern Blvd at Project Entrance b) left turn lane 415 ft storage and 50 ft taper or as approved by the FDOT, west approach on Southern Blvd at Project Entrance.

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 FDOT for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 6 of Resolution R-2025-123, Control No.2015-00085)

7. The project's stormwater management system shall be designed to accept all historical onsite flows. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 7 of Resolution R-2025-123, Control No.2015-00085)

8. Prior to the issuance of the first building permit for development within the additional 64.46 acres, 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. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING Condition 8 of Resolution R-2025-123, Control No.2015-00085)

9. The Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the proposed structures. These easements shall be abandoned prior to the issuance of the building permit that would conflict with the encroachments. (BLDGPM: MONITORING - Engineering)

10. Each secondary system facility for detention or retention of stormwater runoff in an open impoundment shall be placed entirely within a water management tract dedicated or deeded to an acceptable entity responsible for operation and maintenance of the stormwater management system. (ONGOING: ENGINEERING - Engineering)

11. Prior to the issuance of the first building permit, the Property Owner shall obtain and record proper drainage easements to allow for drainage from the project site to connect to the point of legal positive outfall. (BLDGPM: MONITORING - Engineering)

12. The property Owner shall construct the north approach of the entrance on Southern Blvd to have two left turn lanes and one right turn lane. One of the left turn lanes shall be stripped out until a signal is warranted and installed on Southern Blvd at this entrance. This construction shall be concurrent with the paving and drainage improvements for the site. (ONGOING: ENGINEERING - Engineering)

13. The Property Owner shall make the following Proportionate Share payments, based on the following schedule. Note that while this proportionate share payment is based on proportionate cost of a specific roadway improvement, the County, in its sole discretion may apply such payment to one or more mobility improvements to regionally significant transportation facilities. The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in a later condition. Proportionate share payments made pursuant to the Proportionate Share Agreement shall establish road impact fee credits. The proportionate share payment is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility in the area.

a. No building permits for development generating more than 249 PM peak hour directional trips (which allows the development of the entire data center plus 1,860,000 SF of warehouse) shall be issued until the Property Owner makes a proportionate share payment in the amount of \$136,881.00 (BLDGPM: MONITORING - Engineering)

14. In recognition that construction prices may change over the life of the project, the proportionate share payments included in the above conditions shall be subject to the following escalator calculation:

Adjusted Payment (when payment is being made) = Original Payment Amount x Cost Adjustment Factor

Where,

Original Payment Amount = Proportionate Share Payment amount specified in the Proportionate Share Agreement

Cost Adjustment Factor = (Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of payment))/(Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of Prop Share Execution))

The Bureau of Labor Statistics Producer Price Index (PPI) for Commodities (Series ID: WPUIP2312301), can be found at <http://data.bls.gov/timeseries/WPUIP2312301>.

If at the time a Proportionate Share payment is due, the Commodities Code ID WPUIP2312301 is no longer used by the United States Bureau of Labor Statistics, the Adjusted Payment will be based on the Producer

Price Index for non-residential commodities then in effect. In the event such an index is no longer in use, the Adjusted Payment will be based on the United States Bureau of Labor Statistics Consumer Price Index then in effect. (ONGOING: ENGINEERING - Engineering)

LANDSCAPE – PERIMETER – NORTH AND WEST PROPERTY LINES

1. In addition to the Code requirements, landscaping along the entire perimeter of the MUPD shall include:
 - a. A minimum two (2) foot high continuous berm;
 - b. The wall requirement for the Type 3 Incompatibility Buffer shall be substituted with a minimum of six (6) foot high vinyl coated chain link fence;
 - c. A six (6) foot high hedge to be placed on the exterior side of the fence; and,
 - d. Measurement of berm height may be adjusted subject to the approval by the Zoning Division provided the intent of the berm, fence and hedge combination will achieve an effective screening for the adjacent properties. (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - PERIMETER Condition 1 of Resolution R-2025-123, Control No.2015-00085)

2. Prior to Final Approval by the Development Review Officer (DRO), the Regulating Plan shall be amended to provide details for the Alternative Type 3 Incompatibility Buffer consistent with Landscape Condition 1. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - PERIMETER Condition 2 of Resolution R-2025-123, Control No.2015-00085)

LANDSCAPE – PERIMETER – SOUTH PROPERTY LINE (SOUTHERN BLVD)

3. In addition to the Code requirements for a right of way buffer, landscaping along the south property line shall be upgraded to include:
 - a. A minimum 15-foot-high continuous berm, graded at a 3:1 slope. The slope and height of the berm shall diminish proportionately to connect to the four-foot berm required along the east property line at the southeast corner of the development.
 - b. The plateau of the berm shall include a double row of canopy trees planted fifteen feet on center with 50 percent of the trees planted at a minimum height of 14 feet.
 - c. The berm slopes shall be planted with native grasses and ground cover. (ONGOING/BLDGPM: ZONING - Zoning)

LANDSCAPE – PERIMETER – EAST PROPERTY LINE

4. In addition to the requirements of a Type 3 Incompatibility buffer, landscaping along the east property line shall be upgraded to include:
 - a. A minimum width of 25 feet.
 - b. A continuous berm a minimum four foot high, graded at a 3:1 slope. The slope and height of the berm shall increase proportionately to connect to the 15-foot-high berm required along the south property line at the southeast corner of the development.
 - c. An opaque barrier that consists of 6-foot-high chain link fence with a 6-foot hedge, as previously approved in a Type 2 Waiver.
 - d. The canopy tree requirement shall be large specie and planted at a minimum height of 15 feet.
 - e. One pine tree for each 30 lineal feet and planted at a minimum height of 14 feet.
 - f. One everglade palm tree for each 20 lineal feet and planted at a minimum height of 14 feet.
 - g. All shrubs shall be 100% native.
 - h. The berm slopes shall be planted with native grass and ground cover. (ONGOING/BLDGPM: ZONING - Zoning)

PLANNING

1. Per LGA 2024-006, condition 1: Development of the site under the Economic Development Center future land use designation is limited to a maximum of 491,749 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 1 of Resolution R-2025-123, Control No.2015-00085)

2. Per LGA 2024-006, condition 2: Residential uses (except security or caretakers' quarters) are prohibited. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 3 of Resolution R-2025-123, Control No.2015-00085)

WATER AND WASTEWATER

1. Prior to final approval by the Development Review Officer, Concurrency Reservation shall be approved in accordance with Article 2. (DRO: PBCWUD – Zoning)

2. Prior to final approval by the Development Review Officer, the Applicant shall provide documentation for the utilization of grey water or other water reducing technologies to the greatest extent possible in order to reduce the use of potable water. If applicable, the Applicant shall provide approval from both PBCWUD and FPL for the use of the cooling wastewater. (DRO: PBCWUD – Zoning)

3. Prior to the issuance of a Concurrency Reservation, the applicant shall provide documentation on the means of disposal of wastewater not accepted by PBCWUD. (DRO: 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; 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 C-2 - Conditions of Approval

Type 2 Variance

ALL PETITIONS

1. The approved Preliminary Master Plan is dated November 25, 2025. 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. This Variance is approved for the reduction in parking required for a maximum of 1,792,000 sq. ft, if Data and Information Processing (Data Center) Use. If less square footage is developed the parking calculation for the Data Center is calculated at 1 space per 2000 sq. ft. (ONGOING: ZONING - Zoning)

VARIANCE

1. The Development Order for this Variance shall be tied to the Time Limitations of the Development Order for ZV/DOA-2025-01602. The Property Owner shall secure a Building Permit or Commencement of Development to vest this Variance. (ONGOING: MONITORING - Zoning)

2. Prior to the submittal for Final Approval by the Development Review Officer, the approved Variance(s) and any associated Conditions of Approval shall be shown on the Final Site Plan. (DRO/ONGOING: ZONING - Zoning)

3. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDG/PMT/ONGOING: BUILDING DIVISION - Zoning)

COMPLIANCE

1. In Granting this Approval, the Zoning Commission 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 Zoning Commission 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; 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
LGA-2016-00005	Title: Central Park Commerce Center, Large Scale Land Use Amendment Request: To change a future land use designation from Rural Residential, 1 unit per 10 acres (RR-10) to Economic Development Center (EDC)	2016-00026	Adopted	04/27/2016
ZV/PDD-2015-02166	Title: a Type II Variance Request: to allow an increase in the number of freestanding structures in a Multiple Use Planned Development (MUPD); and to modify the parking calculation for a Data Information and Processing Use.	ZR-2016-00027	Adopted With Conditions	04/07/2016
	Title: a Official Zoning Map Amendment to a Planned Development District Request: to allow rezoning from the Special Agriculture (SA) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and allow an Alternative Landscape Buffer.	R-2016-00551	Adopted With Conditions	04/28/2016
ZV-2016-01648	Title: a Type II Variance Request: to allow a 10-foot fence in the perimeter landscape buffer; a reduction in the number of interior trees; a reduction in the number of required pedestrian amenities; eliminate the interconnectivity between uses in and adjacent to the project; and, a reduction in the required parking at the side or rear of the building.	ZR-2017-00009	Adopted With Conditions	04/06/2017
LGA-2018-00027	Title: Central Park Commerce Center II, Large Scale Land Use Amendment Request: To change the condition date on the previously adopted Ordinance 2016-026 from June 30, 2019 to June 30, 2022	2018-00012	Adopted With Conditions	07/23/2018
PDD/DOA-2024-00309	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Special Agricultural (SA) Zoning District to Multiple Use Planned Development (MUPD) planned development district on 64.46 acres	R-2025-00122	Adopted	01/30/2025
	Title: a Development Order Amendment Request: to modify the overall MUPD Master Plan to add land area (64.46 acres) and to modify the Conditions of Approval on 202.67 acres	R-2025-00123	Adopted With Conditions	01/30/2025

Exhibit E-1 - Preliminary Master Plan

Exhibit E 2 Preliminary Site Plan



REVISIONS

NO.	DATE	DESCRIPTION	BY	DS
1	10-10-2025	ISSUED FOR PERMIT	DS	
2	10-10-2025	ISSUED FOR PERMIT	DS	
3	10-10-2025	ISSUED FOR PERMIT	DS	

CAID SITE PLAN DWG

JOB NO. 2160.04

DRAWN BY DS

CHECK BY DM

DATE 2025-10-17

CONCURRENCE APPROVAL

DATE: 10/15/2025

BY: [Signature]

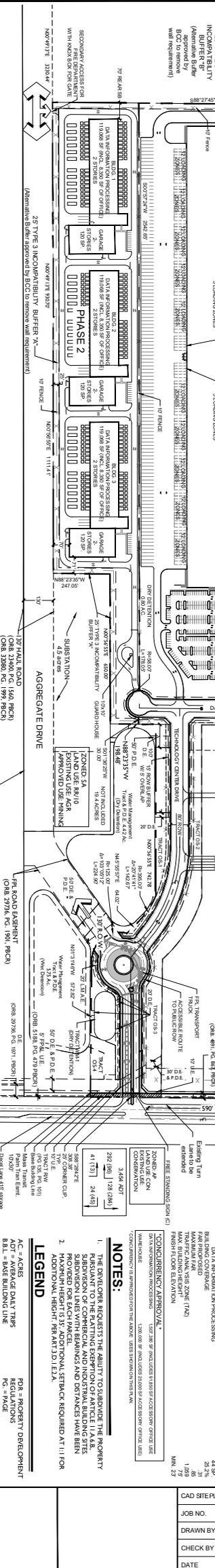
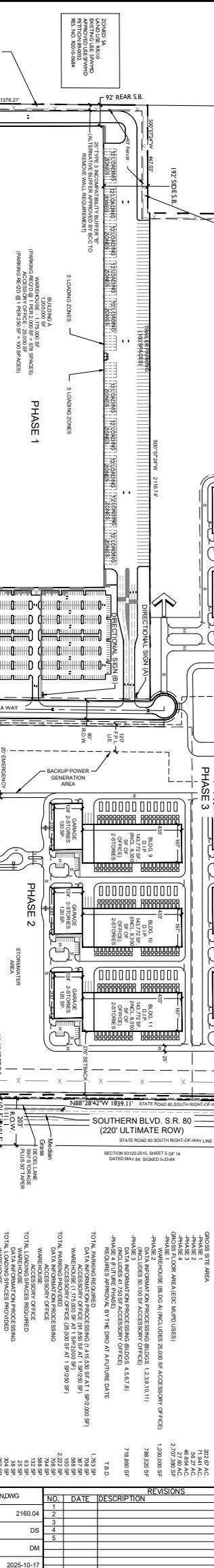
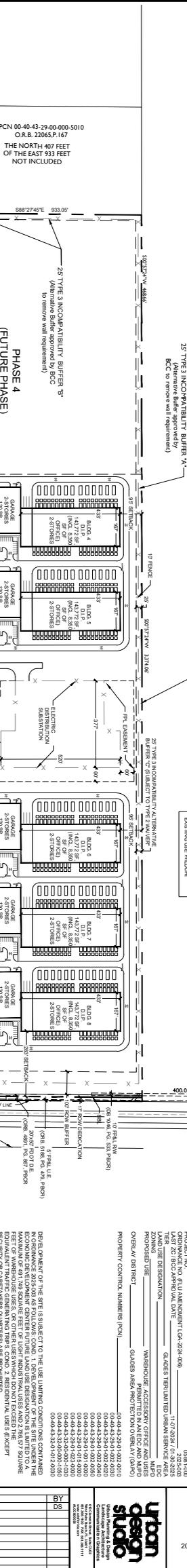
FOR: [Signature]

NOTES

- THE DEVELOPER REQUESTS THE ABILITY TO SUBDIVIDE THE PROPERTY INTO PHASES FOR CONSTRUCTION AND TO CONSTRUCT AND OCCUPY THE PHASES IN ANY ORDER AND AT ANY TIME. THE SUBDIVISION LINES WITH BEARINGS AND DISTANCES HAVE BEEN SHOWN. MAXIMUM HEIGHTS 35' ADDITIONAL SETBACK REQUIRED AT 11' FOR ADDITIONAL HEIGHT REBART ID, I.E.A

LEGEND

A.C. = ACRES
 ADT = AVERAGE DAILY TRIPS
 C.D. = CENTER LINE
 C.L. = CENTER LINE
 D.L. = DATA INFORMATION PROCESSING
 D.O. = DRIVE OFFICER
 E.C. = EXISTING
 F.U. = FUTURE LAND USE
 F.W. = FUTURE WORK DAMAGE DISTRICT
 O.R.B. = OFFICIAL RECORD BOOK
 P.L. = PALM BEACH COUNTY



PROPERTY DEVELOPMENT REGULATIONS

W/O/P	REQUIREMENTS	FAR	MAX. BLD. FROM SIDE STREET	BEAR
REQUIRED	5.0	307	85	45%
PROPOSED	202.62	508.58	1720	35

PLANNED DEVELOPMENT CHART

MAPD	ACRES	MAX. BLD. FAR COVER	FAR CHANGE	%
REQUIRED	302.67	45%	85	70%
PROPOSED	302.67	25.2%	31	70%

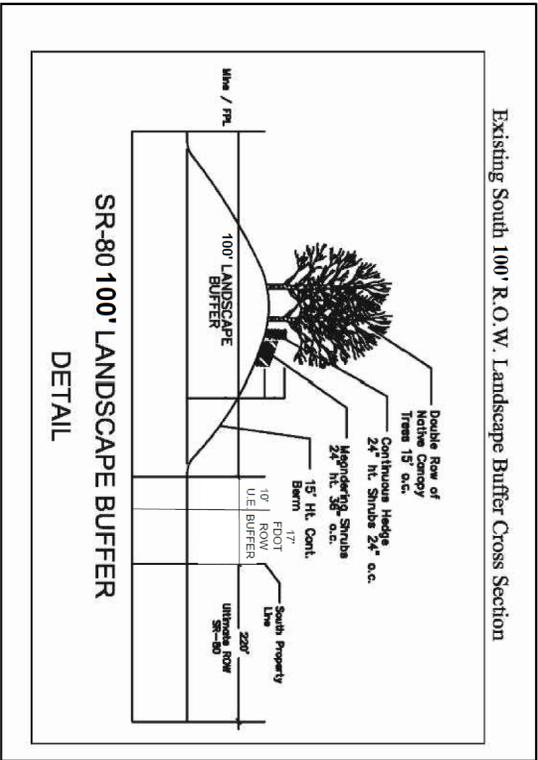
VARIANCE CHART

VARIANCE NO.	DESCRIPTION	REQUIRED	PROVIDED	REASON FOR VARIANCE
1	SETBACKS	85'	70'	TO MAINTAIN THE CHARACTER OF THE AREA
2	MAX. BLD. FROM SIDE STREET	85'	35'	TO MAINTAIN THE CHARACTER OF THE AREA

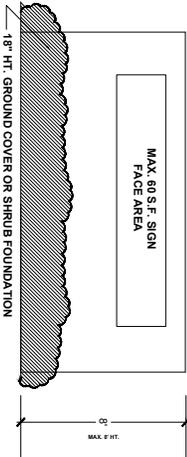
Exhibit E-3 - Preliminary Regulating Plan

Trip Generation Comparison

FL Approved Land Uses	Intensity	ITE Code	Daily	AM Peak Hour		PM Peak Hour	
				In	Out	In	Out
Light Industrial	491,749 SF	110	1,434	172	191	41	154
Warehouses	2,798,577 SF	180	3,301	221	68	95	260
Approved Uses Total			4,735	393	77	136	414
Master Plan Proposed Land Uses	1,792,000 SF		878	86	33	119	15
Warehouse	1,800,000 SF	180	2,318	166	44	89	183
Proposed Uses Total			3,196	242	77	319	84
Net New Trips:			(1,539)	(151)	(44)	(92)	(161)

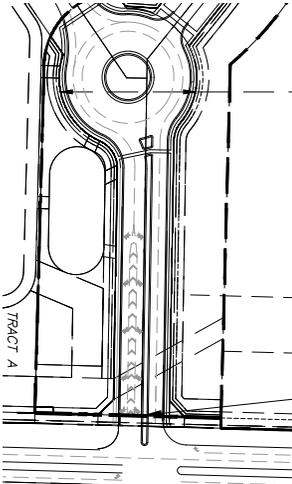


MASTER SIGN PLAN

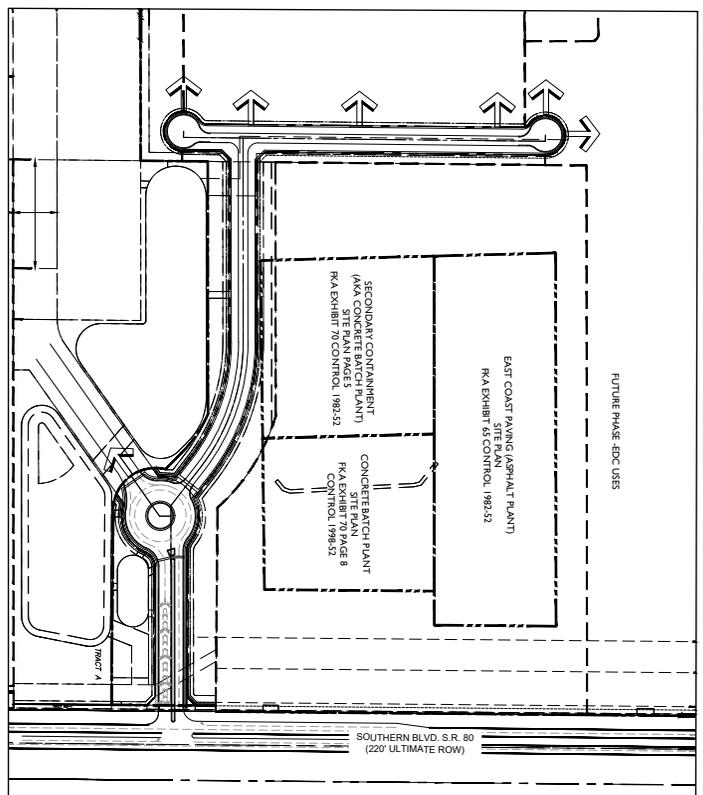


- PROPOSED SIGNAGE SHALL BE COMPATIBLE WITH STYLE AND CHARACTER OF BUILDINGS PROPOSED SURROUNDING STRUCTURES.

MASTER SIGN KEY PLAN



EXISTING ACCESSORY USES



ANCLAY WANNING USES (ACCESSORY USES, MINING OPERATIONS)
 F.M.A. EXHIBIT 70 PAGE 8 CONTROL, 1983-52 289,098 SF (6.589 AC) 461 SF
 SECONDARY CONTAINMENT (TANK CONCRETE BATCH PLANT)
 F.M.A. EXHIBIT 70 PAGE 8 CONTROL, 1983-52 289,718 SF (6.17 AC) 181,010 SF
 EAST COAST PAVING SITE PLAN (ASPHALT PLANT)
 F.M.A. EXHIBIT 69 CONTROL, 1983-52 362,798 SF (8.42 AC) 229,939 SF
 *EXISTING ACCESSORY USES (MINING OPERATIONS) ARE ALLOWED TO CONTINUE IN AGRICULTURE, UNTIL MINING OPERATION CENSUS OR ARE REPAIRED BY EDC USES.
 (L.C.A. 02/02/2000) - SEE SITE PLANS

SITE DATA	
APPLICATION NAME	CENTRAL PARK COMMERCE CENTER
CONTROL NUMBER	2015-00088
APPLICATION NUMBER	LOA-2015-0001

PBC Zoning Stamp:

PBC Amendments:	

Date:	2024.02.15
Project No.:	14-026804
Designed By:	RD
Drawn By:	MR
Checked By:	RD/IB

Revision Dates:	
REVISION:	3-21-2024
REVISION:	3-21-2024
REVISION:	REVIS 03-22-2024
DATE:	3/22/2024

Central Park Commerce Center MUPD

Palm Beach County Preliminary Regulatory Plan

H:\UOB\GAPO Employment Center_14-0268\PSA Holdings_FL_004\Drawings\Master Plan\2025.10.20-MASTER PLAN-GAPO.dwg

urban design studio
 Urban Design
 Land Planning
 Landscape Architecture
 600 Gemini Street, Suite C102
 West Palm Beach, FL 33401
 561.356.1100 FAX 561.356.1111
 www.urbandesignstudio.com

Exhibit E-4 – Preliminary Phasing Plan

Exhibit E-5 – Previously Approved Final Master Plan

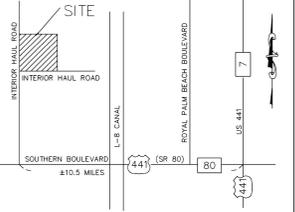
Exhibit E 6 – Previously Approved Final Site Plans

PETITION NO. 89-52B
 ZONING SA/CA TYPE III CONDITION
 TOTAL LOT AREA - 260,000 S.F., 6.12 ACRES
 PARKING PROVIDED - 20 SPACES
 MAXIMUM BUILDING HEIGHT - 20 FEET

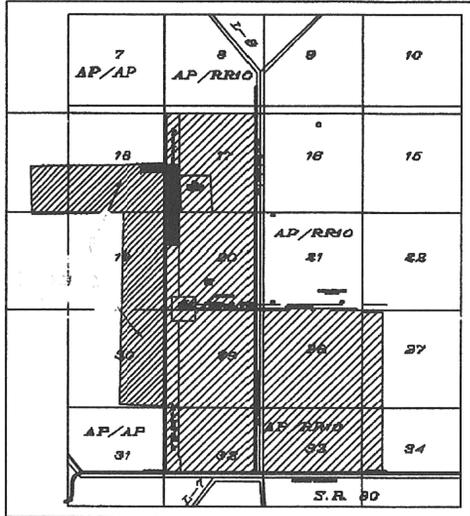
- NOTES:
1. MINIMUM 800' SETBACK FROM PROPERTY LINE FOR PROCESSING EQUIPMENT.
 2. 5' INTERIOR COMPATIBLE LANDSCAPE BUFFER STRIP WITH 12" HIGH TREES 30' ON CENTER AND 24" HEDGE 24" ON CENTER.
 3. LIGHTING MAX 25' HIGH.
 4. PLANT MINIMUM 2500' TO RESIDENCE STATED IN CONDITION G.6
 5. GATES TO REMAIN OPEN DURING BUSINESS HOURS.

LOCATION MAP

SECTION 32, TOWNSHIP 45 SOUTH, RANGE 43 EAST



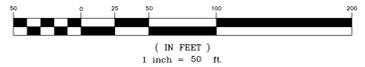
LOCATION MAP



SITE 4

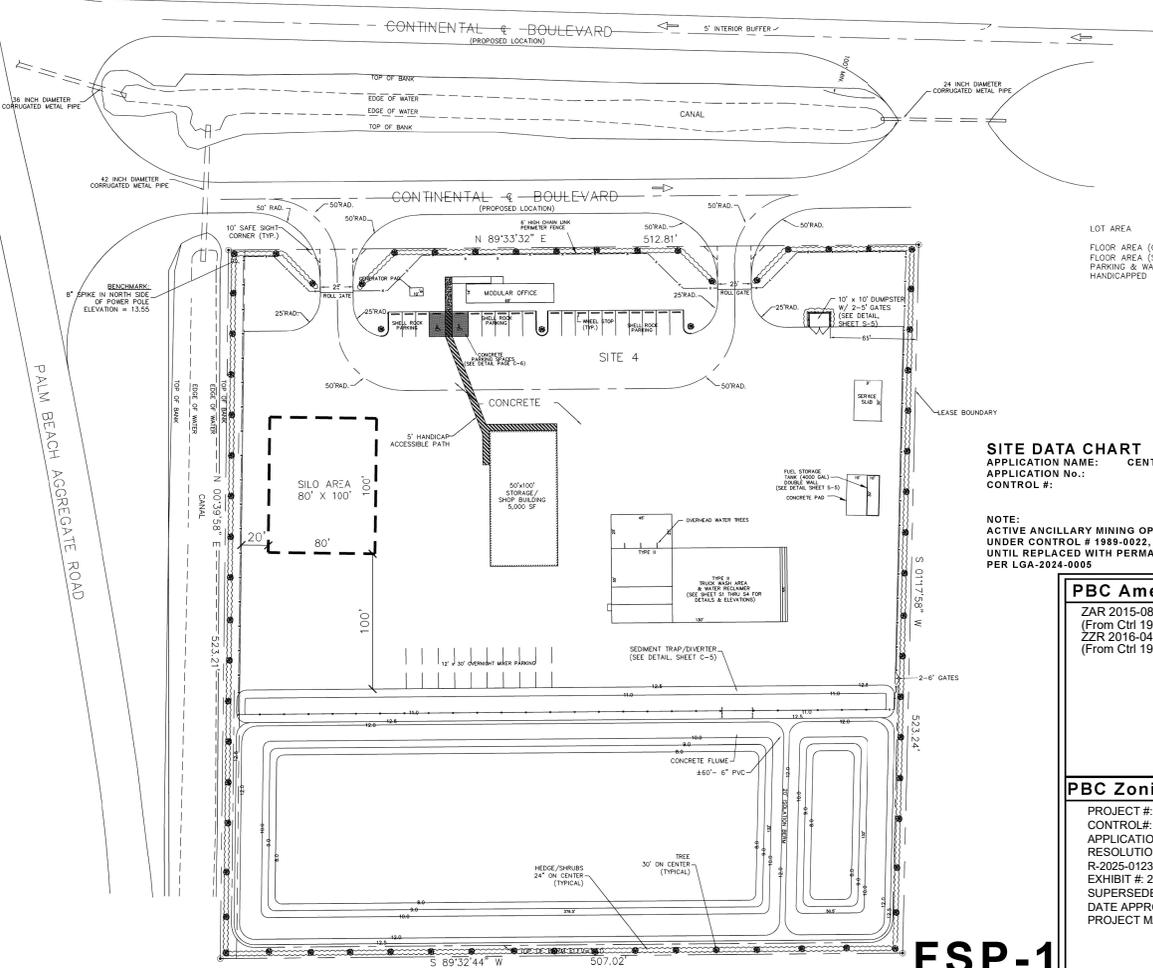
LEGAL DESCRIPTION
 A PORTION OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 01°11'59" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 2008.19 FEET TO A POINT; THENCE NORTH 88°48'01" WEST, A DISTANCE OF 2059.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°17'58" WEST, A DISTANCE OF 523.24 FEET TO A POINT; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 507.02 FEET TO A POINT; THENCE NORTH 00°39'58" EAST, A DISTANCE OF 523.21 FEET TO A POINT; THENCE NORTH 89°33'32" EAST, A DISTANCE OF 512.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.123 ACRES OF LAND MORE OR LESS.

GRAPHIC SCALE



PALM BEACH AGGREGATE ROAD

CANAL



SITE 4 DATA

LOT AREA	266,718 S.F.	6.12 ACRES
FLOOR AREA (OFFICE)	910 S.F.	
FLOOR AREA (STORAGE/SHOP)	5,000 S.F.	
PARKING & WALKS AREA	18 SPACES	
HANDICAPPED	2 SPACES	

SITE DATA CHART
 APPLICATION NAME: CENTRAL PARK COMMERCE CENTER
 APPLICATION NO.: DROE-2025-00334
 CONTROL #: 2015-00085

NOTE:
 ACTIVE ANCILLARY MINING OPERATIONS USE APPROVED
 UNDER CONTROL # 1989-0022, USES TEMPORARILY ALLOWED
 UNTIL REPLACED WITH PERMANENT EDC USES
 PER LGA-2024-0005

PBC Amendments

ZAR 2015-0829 06/04/2015 AM
 (From Ctrl 1989-00052)
 ZZR 2016-0463 03/28/2016 DSG
 (From Ctrl 1989-00052)

PBC Zoning Stamp

PROJECT #: 05881-000
 CONTROL #: 2015-00085
 APPLICATION #: DROE-2025-00334
 RESOLUTION #: R-2025-0122;
 R-2025-0123
 EXHIBIT #: 23 (Page 1 of 1)
 SUPERSEDES EXH. #N/A
 DATE APPROVED: 04/24/2025
 PROJECT MANAGER: M Cantor

FSP-1

Exhibit E-7 - Disclosure

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 Matthew Prince, 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 President *[position - e.g., president, partner, trustee]* of Central Park Commerce Center Master Assoc., Inc. *[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: 1776 Peachtree St. NW, Suite 100
Atlanta, GA 30309

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.

[Handwritten Signature]

Matthew Prince, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ *Georgia*
COUNTY OF ~~PALM BEACH~~ *Fulton*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of October, 2025 by Matthew Prince (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Alexandra Logan
(Name - type, stamp or print clearly)

Alexandra Logan
(Signature)

My Commission Expires on: 11-19-2025

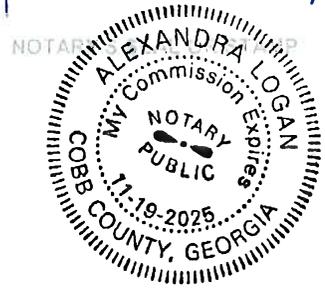


EXHIBIT "A"
PROPERTY

See Attached Exhibit A

EXHIBIT "A"

PROPERTY

CENTRAL PARK COMMERCE CENTER MASTER ASSO

00-40-43-32-01-012-0010

PBA HYDRO STORAGE WATER CONSERV & ENERGY CTR TRS L-1 & L-2 K/A STORMWATER
MGMT & DRAINAGE

00-40-43-29-01-001-0000

CENTRAL PARK COMMERCE CENTER MUPD TR A K/A PRIVATE ST

00-40-43-29-01-002-0030

CENTRAL PARK COMMERCE CENTER MUPD SLY 30 FT OF WLY 852.90 FT OF ELY 1717.14 FT
OF TR B

00-40-43-29-01-015-0000

CENTRAL PARK COMMERCE CENTER MUPD TRS OS-1 THRU OS-5 K/A OPEN SPACE

00-40-43-29-01-002-0020

CENTRAL PARK COMMERCE CENTER MUPD SLY 30 FT OF ELY 136.18 FT OF WLY 509.68 FT
OF TR B

00-40-43-32-01-001-0000

PBA HYDRO STORAGE WATER CONSERV & ENERGY CTR TR A

00-40-43-29-01-023-0000

CENTRAL PARK COMMERCE CENTER MUPD TR WM-1 K/A STORMWATER MGMT &
DRAINAGE

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 Dominic Reinecker, 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 Authorized Person _____ *[position - e.g., president, partner, trustee]* of WPB Logistics Owner, 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: 1776 Peachtree St. NW, Suite 100
Atlanta, GA 30309

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.

[Signature]
Dominic Reinecker, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~PALM BEACH~~ Fulton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of October, 2025 by Dominic Reinecker (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Alexandra Logan
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 11-19-2025



PROPERTY DESCRIPTION

THE SUBJECT PARCELS ARE LYING WITHIN SECTIONS 29 AND SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 - FEE SIMPLE PARCEL:

BEING A PORTION OF TRACT B, CENTRAL PARK COMMERCE CENTER MUPD, AS RECORDED IN PLAT BOOK (P.B.) 135, PAGE 101 OF THE PALM BEACH COUNTY RECORDS (P.B.C.R.) AND LYING WITHIN SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND MORE PARTICULARLY DESCRIBED FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT B; THENCE SOUTH 88°27'45" EAST, 374.20 FEET TO THE POINT OF BEGINNING OF THE SUBJECT TRACT BEING 2449.13 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 29;

THENCE SOUTH 88°27'45" EAST, 1002.01 FEET ALONG THE NORTH LINE OF SAID TRACT B TO A POINT; THENCE SOUTH 00°57'24" WEST, 467.02 FEET ALONG AN EAST LINE OF SAID TRACT B TO A POINT; THENCE SOUTH 88°27'45" EAST, 8.79 FEET TO A POINT; THENCE SOUTH 00°56'55" WEST, 2115.50 FEET BEING 3457.80 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 32 TO THE NORTH RIGHT-OF-WAY LINE OF DATA WAY AS RECORDED IN P.B. 135, PAGE 101 P.B.C.R. BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE FOR 7.89 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 18°04'33", AND A CHORD OF SOUTH 82°34'08" WEST, 7.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°23'35" WEST, 932.27 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DATA WAY TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE FOR 24.22 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 55°30'35", AND A CHORD OF NORTH 60°38'17" WEST, 23.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID REVERSE CURVE FOR 56.89 FEET, HAVING A RADIUS OF 58.00 FEET, A DELTA OF 56°12'04", AND A CHORD OF NORTH 60°59'02" WEST, 54.64 FEET TO A POINT; THENCE NORTH 00°56'55" EAST, 1648.27 FEET, OVER AND ACROSS SAID TRACT B, BEING 2449.13 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 32; THENCE NORTH 00°49'13" EAST, 898.28 FEET BEING 2449.13 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 2 - EASEMENT PARCEL:

NON-EXCLUSIVE ACCESS AND CONSTRUCTION EASEMENT PURSUANT TO ACCESS AND CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 34158, PAGE 980 OF THE PALM BEACH COUNTY RECORDS (P.B.C.R.), OVER AND ACROSS THE PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF CENTRAL PARK COMMERCE CENTER MUPD, AS RECORDED IN PLAT BOOK (P.B.) 135, PAGE 101 P.B.C.R., A PORTION OF PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER, AS RECORDED IN P.B. 135, PAGE 109 P.B.C.R., AND LYING WITHIN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND MORE PARTICULARLY DESCRIBED FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT RW-1 OF SAID PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER AND LYING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80, SECTION 93120-2515 TO A POINT; THENCE NORTH 00°56'55" EAST, 1148.49 FEET ALONG THE WEST LINE OF SAID PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER BEING A LINE THAT IS 1945.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 32; THENCE SOUTH 88°23'35" EAST, 377.06 FEET TO A POINT; THENCE NORTH 00°56'55" EAST, 470.00 TO THE SOUTHWEST CORNER OF TRACT B OF SAID CENTRAL PARK COMMERCE CENTER MUPD; THENCE SOUTH 88°23'35" EAST, 126.45 FEET ALONG THE SOUTH LINE OF SAID TRACT B; THENCE NORTH 00°56'55" EAST, 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT BEING THE SOUTH RIGHT-OF-WAY LINE OF DATA WAY AS RECORDED IN P.B. 135, PAGE 101 P.B.C.R.; THENCE ALONG SAID CURVE FOR 238.40 FEET, HAVING A RADIUS OF 58.00 FEET, A DELTA OF 235°30'35", AND A CHORD OF NORTH 29°21'43" EAST, 102.65 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE ALONG SAID REVERSE CURVE FOR 24.22 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 55°30'35", AND A CHORD OF SOUTH 60°38'17" EAST, 23.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°23'35" EAST, 932.27 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DATA WAY TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE FOR 24.22 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 55°30'35", AND A CHORD OF NORTH 63°51'07" EAST, 23.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE ALONG SAID REVERSE CURVE FOR 238.40 FEET, HAVING A RADIUS OF 58.00 FEET, A DELTA OF 235°30'35", AND A CHORD OF SOUTH 26°08'53" EAST, 102.65 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°56'55" WEST, 30.00 FEET TO THE SOUTH LINE OF SAID TRACT B; THENCE NORTH 88°23'35" WEST, 797.06 FEET ALONG THE SOUTH LINE OF SAID TRACT B TO THE NORTHEAST CORNER OF TRACT OS-5 OF SAID CENTRAL PARK COMMERCE CENTER MUPD; THENCE SOUTH 00°56'55" WEST, 747.16 FEET ALONG AN EAST LINE OF SAID CENTRAL PARK COMMERCE CENTER MUPD TO THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIAL BEARING OF NORTH 72°14'09" WEST, 585.00'; THENCE ALONG A SOUTHWESTERLY DIRECTION AN ARC LENGTH OF 323.00 FEET WITH A CENTRAL ANGLE OF 31°38'07" TO THE POINT OF A NON-TANGENT POINT; THENCE SOUTH 01°31'46" WEST, 599.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 80; THENCE NORTH 88°28'42" WEST, 597.48 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 80 TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 3 - DRAINAGE EASEMENT PARCEL:

NON-EXCLUSIVE DRAINAGE EASEMENT PURSUANT TO DECLARATION AND CONFIRMATION OF DRAINAGE EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 34158, PAGE 991 OF THE PALM BEACH COUNTY RECORDS (P.B.C.R.), OVER AND ACROSS THE PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF CENTRAL PARK COMMERCE CENTER MUPD, AS RECORDED IN PLAT BOOK (P.B.) 138, PAGE 101 P.B.C.R., ALL OF PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER, AS RECORDED IN P.B. 135, PAGE 109 P.B.C.R., AND LYING WITHIN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND MORE PARTICULARLY DESCRIBED FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT RW-1 OF SAID PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER AND LYING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80, SECTION 93120-2515 TO A POINT; THENCE NORTH $00^{\circ}56'55''$ EAST, 1148.49 FEET ALONG THE WEST LINE OF SAID PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER BEING A LINE THAT IS 1945.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 32; THENCE SOUTH $88^{\circ}23'35''$ EAST, 377.06 FEET TO A POINT; THENCE NORTH $00^{\circ}56'55''$ EAST, 470.00 TO THE SOUTHWEST CORNER OF TRACT B OF SAID CENTRAL PARK COMMERCE CENTER MUPD; THENCE SOUTH $88^{\circ}23'35''$ EAST, 292.64 FEET ALONG THE SOUTH LINE OF SAID TRACT B; THENCE NORTH $00^{\circ}56'55''$ EAST, 110.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DATA WAY AS RECORDED IN P.B. 135, PAGE 101 P.B.C.R.; THENCE SOUTH $88^{\circ}23'35''$ EAST, 835.41 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DATA WAY TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE FOR 24.22 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA OF $55^{\circ}30'35''$, AND A CHORD OF NORTH $63^{\circ}51'07''$ EAST, 23.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE ALONG SAID REVERSE CURVE FOR 160.41 FEET, HAVING A RADIUS OF 58.00 FEET, A DELTA OF $158^{\circ}27'43''$, AND A CHORD OF SOUTH $64^{\circ}40'19''$ EAST, 113.96 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH $88^{\circ}23'35''$ EAST, 190.69 FEET BEING 75.00 NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT B; THENCE SOUTH $01^{\circ}36'25''$ WEST, 786.61 FEET ALONG THE PERIMETER OF TRACT L-3 OF SAID PBA HYDRO STORAGE WATER CONSERVATION & ENERGY CENTER; THENCE SOUTH $88^{\circ}28'42''$ EAST, 508.52 FEET CONTINUING ALONG SAID TRACT L-3 TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE FOR 78.05 FEET, WITH A DELTA OF $89^{\circ}26'06''$, HAVING A RADIUS OF 50.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH $00^{\circ}57'24''$ WEST, 593.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE FOR 79.03 FEET, WITH A DELTA OF $90^{\circ}33'54''$, HAVING A RADIUS OF 50.00 FEET TO A POINT OF TANGENCY; THENCE NORTH $88^{\circ}28'42''$ WEST, 561.83 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE FOR 78.05 FEET, WITH A DELTA OF $89^{\circ}26'06''$, HAVING A RADIUS OF 50.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH $00^{\circ}57'24''$ EAST, 593.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE FOR 79.03 FEET, WITH A DELTA OF $90^{\circ}33'54''$, HAVING A RADIUS OF 50.00 FEET TO A POINT OF TANGENCY LINE; THENCE SOUTH $88^{\circ}28'42''$ EAST, 3.31 FEET TO A POINT; THENCE NORTH $01^{\circ}36'25''$ EAST, 736.68 FEET TO A POINT; THENCE NORTH $88^{\circ}23'35''$ WEST, 1050.05 FEET TRAVELING WEST THROUGH SAID DATA WAY TO A POINT; THENCE SOUTH $00^{\circ}56'55''$ WEST, 25.00 FEET TO THE SOUTH LINE OF SAID TRACT B; THENCE SOUTH $88^{\circ}23'35''$ EAST, 55.84 FEET ALONG SAID TRACT B TO THE NORTHEAST CORNER OF TRACT OS-5 OF SAID CENTRAL PARK COMMERCE CENTER MUPD; THENCE SOUTH $00^{\circ}56'55''$ WEST, 747.16 FEET ALONG AN EAST LINE OF SAID CENTRAL PARK COMMERCE CENTER MUPD TO THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIAL BEARING OF NORTH $72^{\circ}14'09''$ WEST, 585.00'; THENCE ALONG A SOUTHWESTERLY DIRECTION AN ARC LENGTH OF 323.00 FEET WITH A CENTRAL ANGLE OF $31^{\circ}38'07''$ TO THE POINT OF A NON-TANGENT POINT; THENCE SOUTH $01^{\circ}31'46''$ WEST, 599.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID

STATE ROAD 80; THENCE NORTH 88°28'42" WEST, 597.48 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 80 TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 4 - "EASEMENT PARCEL - DE" AND "EASEMENT PARCEL - TCE AND PME" BOTH SEPARATELY DESCRIBED:

DRAINAGE EASEMENT AND 15' TEMPORARY CONSTRUCTION AND PERMANENT MAINTENANCE EASEMENT AS RECORDED IN O.R.B. 29736, PAGE 1971, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 - "EASEMENT PARCEL - DE":

A PARCEL OF LAND LYING ON A PORTION OF THE LANDS, RECORDED IN OFFICIAL RECORD BOOK 21805, AT PAGE 634 AND THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 2222, AT PAGE 1696, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°56'55" EAST, 1891.06 FEET ALONG THE WEST LINE OF SAID SECTION 32 TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80, SECTION 93120-2515; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 154.27 FEET WITH A RADIUS OF 7466.44 FEET, BEING A DELTA OF 01°11'02" TO A POINT OF TANGENCY; THENCE SOUTH 88°28'42" EAST, 754.01 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID DRAINAGE EASEMENT THE FOLLOWING CALLS:

NORTH 49°51'13" WEST, 85.35 FEET TO A POINT;
NORTH 11°13'45" WEST, 248.63 FEET TO A POINT;
NORTH 57°06'59" WEST, 42.10 FEET TO A POINT;
NORTH 05°43'25" WEST, 32.94 FEET TO A POINT;
NORTH 88°28'42" WEST, 665.10 FEET TO A POINT;
NORTH 00°56'55" EAST, 120.01 FEET TO A POINT;
SOUTH 88°28'42" EAST, 718.16 FEET TO A POINT;
SOUTH 11°13'45" EAST, 146.52 FEET TO A POINT;
SOUTH 57°06'59" EAST, 50.17 FEET TO A POINT;
SOUTH 02°44'58" EAST, 223.61 FEET TO A POINT;

SOUTH 49°51'13" EAST, 37.39 FEET TO A POINT;

SOUTH 88°28'42" EAST, 1025.13 FEET TO A POINT;

SOUTH 00°56'55" WEST, 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 80; NORTH 88°28'42" WEST, 1036.84 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 80 TO THE POINT OF BEGINNING.

AND

PARCEL 4 - "EASEMENT PARCEL - TCE AND PME":

A PARCEL OF LAND LYING ON A PORTION OF THE LANDS, RECORDED IN OFFICIAL RECORD BOOK 21805, AT PAGE 634 AND THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 2222, AT PAGE 1696, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°56'55" EAST, 1891.06 FEET ALONG THE WEST LINE OF SAID SECTION 32 TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80, SECTION 93120-2515; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 154.27 FEET WITH A RADIUS OF 7466.44 FEET, BEING A DELTA OF 01°11'02" TO A POINT OF TANGENCY; THENCE SOUTH 88°28'42" EAST, 1790.87 FEET TO A POINT; THENCE NORTH 00°56'55" EAST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID 15 FOOT WIDE TEMPORARY CONSTRUCTION AND PERMANENT MAINTENANCE EASEMENT THE FOLLOWING CALLS:

NORTH 88°28'42" WEST, 1025.13 FEET TO A POINT;

NORTH 49°51'13" WEST, 24.03 FEET TO A POINT;

SOUTH 88°28'42" EAST, 1043.75 FEET TO A POINT;

SOUTH 00°56'55" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 5 - EASEMENT PARCEL:

50' DRAINAGE EASEMENT AS RECORDED IN O.R.B. 29800, PAGE 630, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A FIFTY FOOT WIDE STRIP OF LAND LYING ON A PORTION OF THE LANDS RECORDED IN OFFICIAL RECORD BOOK 7842, AT PAGE 1757, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID

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
Hartford Fire Insurance Company - 28%	
Hartford Accident and Indemnity Company - 24%	
Hartford Life and Accident Insurance Company - 20%	
Navigators Insurance Company - 8%	
WPB Logistics Investors, LLC - 20%	
Ownership of WBP Logistics Investors, LLC	
	TPA Partners I, LLC - 75%*
	TPA Team II, LLC - 12%
	TPA Investment Holdings VI, LLC - 10%
	OnPace Partners Team 1, LLC - 3%

*J. Bradford Smith is the only individual with more than 5% of WPB Logistics Owner, LLC through his interest in TPA Partners I, LLC

1776 Peachtree Street, NW
 Suite 100
 Atlanta, Georgia 30309

Exhibit E-8 - Drainage Statement



DRAINAGE STATEMENT

Prepared for: PBA Holdings, Inc.
WGI Project: 11486.00
10/17/2025

Re: Project Tango (Central Park Commerce Center MUPD)

PCN: 00-40-43-29-01-002-0010 (19-acre tract)
00-40-43-29-01-002-0050 (a portion of the 47-acre tract)
00-40-43-32-00-000-1030 (a portion of the 11-acre tract)
00-40-43-32-00-000-1050 (52-acre tract)
00-40-43-32-01-012-0030 (11-acre tract; formerly Pond 1 in PBA Hydro)

Project Tango is a proposed development phase within the Central Park Commerce Center MUPD, comprising data processing facilities, office spaces, parking areas, and internal roadways. The site is in unincorporated Palm Beach County, Florida, north of Southern Boulevard (SR 80) and west of the SFWMD L-8 Canal, within Sections 29 and 32, Township 43 South, Range 40 East. The MUPD lies within the SFWMD S-5A Basin, upstream of the C-51 Basin, and is part of the PBA Holdings master stormwater system permitted under SFWMD Environmental Resource Permit (ERP) number 50-00281-S.

Historical drainage was addressed during MUPD Phase 1 through recorded easements across the MUPD, PBA Hydro, and PBA Holdings systems, establishing legal positive outfall. For Project Tango, a new easement is required to accommodate drainage from adjacent SFWMD parcels east of the site, which currently discharge into a ditch along the southern boundary. Proposed improvements will redirect this flow east and south outside the MUPD boundary. As the SFWMD parcels and ditch form a closed basin retaining the 100-year, 3-day storm, no additional easements through the MUPD systems are necessary. Refer to FEMA LOMR dated September 29, 2025 (Map Number 12099C0536F) for floodplain delineation. Updated drainage maps will be submitted during the ERP modification process.

Runoff from Project Tango will be managed using swales, inlets, and piping, discharging into a proposed onsite dry detention pond. This pond will provide pretreatment and detention prior to discharge into the MUPD and PBA Hydro systems, ultimately connecting to the PBA Holdings master system. The new pond will be hydraulically linked to the existing PBA Hydro dry detention pond, requiring a new drainage easement. A public drainage easement is also proposed to accommodate historical flows from PBA Holdings west of the MUPD. Ultimately, water quality and flood storage will be provided by the existing 138-acre dry retention pond within the PBA Holdings system, permitted for the 100-year, 3-day storm under ERP Number 50-00281-S. A portion of this pond will be platted and a new easement established for conveyance and legal positive outfall.

Discharge is permitted in SFWMD ERP number 50-00281-S and provided by an existing pump station discharging through an existing culvert beneath SR 80 into the SFWMD L-12 canal—the

Project Tango Drainage Statement
PBA Holdings, Inc.
10/17/2025

point of legal positive outfall. The MUPD Phase 1 project included a new pump for system recovery. Additional system recovery for Project Tango will be provided by a new or modified pump.

Storm water management levels of service are proposed to meet the requirements in the PBC Comprehensive Plan and Unified Land Development Code and the SFWMD ERP manual:

- Finished floor elevations – 100-year 3-day zero-discharge storm event, FEMA flood maps, and SFWMD rule;
- Local roads and commercial parking lots – 3-year 1-day routed storm event (exfiltration systems are not anticipated);
- Collector roads – 5-year 1-day routed storm event;
- Open spaces – less than eight hours inundation for the 3-year 1-day routed storm event;
- Onsite dry pretreatment – ½” of runoff over the site required by SFWMD;
- Water quality – 1” over the site or 2.5 times the percentage of imperviousness, whichever is greater, required by SFWMD; and
- Discharge and perimeter controls – 25-year 3-day routed storm event required by SFWMD and PBC, and the 100-year 3-day routed storm event in the PBA Holdings master system.

Applications for new and modified secondary systems will be submitted to PBC Land Development, PBC Building, and SFWMD. Tertiary system applications are anticipated to follow prior to construction.

Respectfully submitted,

WGI, Inc.

James W. Richie, State of Florida, Professional Engineer, License No. 64778
This item was electronically signed and sealed by James W. Richie, PE, on
October 17, 2025 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.

Exhibit E-9 - Utility Letter



**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**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Greg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

*"An Equal Opportunity
Affirmative Action Employee"*

October 8, 2025

WGI
2035 Vista Parkway
West Palm Beach, FL 33411

Re: Service Availability – Project Tango

PCN: 00-40-43-29-01-002-0010; 00-40-43-29-01-002-0030; 00-40-43-29-01-002-0020; 00-40-43-29-01-002-0040; 00-40-43-29-01-002-0050; 00-40-43-29-01-001-0000; 00-40-43-29-01-015-0000; 00-40-43-29-01-023-0000; 00-40-43-32-00-000-1030; 00-40-43-32-00-000-1050; 00-40-43-32-01-012-0030

To Whom It May Concern,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

The nearest point of connection to potable water is an 18-inch water main located along the north side of Southern Blvd., approximately 20 feet from the subject property. The nearest point of connection to sanitary sewer is an 18-inch force main located along the north side of Southern Blvd., approximately 20 feet from the subject property.

WGI is currently coordinating proposed utility extensions within the spine roads of the subject property as part of *Central Park Commerce Center MUPD Phase 1* (WUD #25-522) project. As future phases of development are considered, please be advised the potable water main must be looped within the property to ensure adequate water demand and fire flow requirements can be met.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. The addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please do not hesitate to contact me at Kcaricchio@pbcwater.com

Sincerely,

A handwritten signature in blue ink that reads "Katherine Caricchio".

Katherine Caricchio, P.E.
Senior Professional Engineer

Exhibit E-10 – Applicant’s Justification Statement



ATTORNEYS AT LAW

CityPlace Tower
525 Okeechobee Boulevard | Suite 1200
West Palm Beach, Florida 33401-6350
P.O. Box 150 | West Palm Beach, Florida 33402-0150
561.659.7070 | fax 561.659.7368
www.carltonfields.com

Atlanta
Florham Park
Hartford
Los Angeles
Miami
New York
Orlando
Tallahassee
Tampa
Washington, DC
West Palm Beach

NOVEMBER 4, 2025

**PROJECT TANGO
JUSTIFICATION STATEMENT
FOR A DEVELOPMENT ORDER AMENDMENT TO AMEND
THE APPROVED MASTER PLAN TO INCREASE THE MAXIMUM FLOOR
AREA AND INTENSITY CONSISTENT WITH THE LAND USE APPROVAL
TO FACILITATE THE BUILDOUT OF THE MUPD AND TYPE 2 VARIANCE TO
ALLOW A REDUCED PARKING RATE FOR THE DATA AND INFORMATION
PROCESSING USE**

Background:

The Central Park Commerce Center MUPD has been the subject of three Large Scale Land Use Plan Amendments, Application Number (LGA-2024-006 / Ord. 2025-003), (LGA-2018-027 / Ord. 2018-012), and (LGA-2016-005 / Ord 2016-026). These three land use amendment applications received BCC approval on January 30, 2025, July 23, 2018, and April 27, 2016, respectively.

Ordinance Number 2016-026 changed the land use of approximately 138.31 acres from RR-10 to EDC and included a text amendment to allow the EDC designation in the Glades Area Protection Overlay (GAPO), and an identical request to revise the policies associated with the incorporation of that land within a LUSA. A Plat was ultimately recorded with an acreage of 138.32 acres based on a final acreage of 138.323.

Ordinance Number 2018-012 amended the commencement date and modified the condition pertaining to the minimum data center development requirement.

Ordinance Number 2025-003 changed the land use designation for the 64.46 acres from RR-10 to EDC, consistent with the existing MUPD. This Ordinance also approved a Future Land Use Element Amendment to Policy 1.8-c, Policy 3.3-a.5, and Service Area Maps L.U. 1.1 and 2.1 to reflect the expansion of the Limited Urban Service Area (LUSA) for the land area west of the L-8 Canal, east and south of the existing land area with

Carlton Fields, P.A.

current Economic Development Center (EDC) being requested from Rural Residential (RR-10).

The following is a summary of the previous zoning and variance approvals for Central Park Commerce Center by application number and date.

Application No.	Request	Action	Date	Reso. No.
ZV/PDD-2015-02166	Rezone from Special Agriculture (SA) to the MUPD Zoning District and allow an Alternative Landscape Buffer.	Approved	04/28/16	R-2016-0551
ZV/PDD-2015-02166	Type II Variance to allow an increase in the number of freestanding structures in a MUPD, modify the parking calculation for Data Information and Processing Use.	Approved	04/07/16	ZR-2016-027
ZV-2016-01648	Type II Variance to eliminate the required parking spaces on the rear and side of the building.	Approved	04/06/17	ZR-2017-009
ZV-2016-01648	Type II Variance to eliminate the interconnectivity between uses within and adjacent to the MUPD.	Approved	04/06/17	ZR-2017-009
ZV-2016-01648	Type II Variance to allow a reduction in the number of interior trees; eliminate the interconnectivity between uses in and adjacent to the project; and, a reduction in the required parking at the side or rear of the building.	Approved	04/06/17	ZR-2017-009
PDD/DOA-2024-00309	Rezone from Special Agriculture (SA) to the MUPD Zoning District on 64.46 acres.	Approved	01/30/25	R-2025-0122
PDD/DOA-2024-00309	A DOA to modify the overall MUPD Master Plan to add 64.46 acres of land area and to modify the Conditions of Approval on 202.67 acres.	Approved	01/30/25	R-2025-0123

Site Location

The proposed Project is known as Central Park Commerce Center, and it is located on the north side of SR80 approximately 3.8 miles west of Seminole Pratt Whitney Road. The subject property has a Future Land Use Atlas (FLUA) designation of Economic Development Center (EDC) within the Multiple Use Planned Development (MUPD) Zoning District. The subject property is also located within the Glades Area Protection Overlay (GAPO), and within the Glades Tier of the Managed Growth Tier System.

Surrounding Property Information

Direction	FLU	Zoning	Existing Use
North	Rural Residential, 1 unit per 10 acres (RR-10)	Special Agricultural (SA)	South Florida Water Management District (SFWMD)
South	Rural Residential, 1 unit per 10 acres (RR-10)	Agricultural Residential (AR)	SFWMD
East	Rural Residential, 1 unit per 10 acres (RR-10)	Special Agricultural (SA)	SFWMD
West	Rural Residential, 1 unit per 10 acres (RR-10)	Special Agricultural (SA)	Florida Power and Light (FPL) Power Plant

North: North of the Property is land owned and operated by SFWMD. This area is zoned SA and has a FLU Designation of RR-10.

South: South of the Property is State Road 80/Southern Boulevard. South of State Road 80 is SFWMD owned and operated land. This area is zoned AR and has a FLU Designation of RR-10.

East: East of the Property is land owned and operated by SFWMD. This area is zoned SA and has a FLU Designation of RR-10.

West: West of the Property is an FPL Power Plant. This area is zoned SA and has a FLU Designation of RR-10.

Plat History

Two Plats have been recorded to date that now allow for building permits to be issued for the existing MUPD approval. The PBA Hydro Storage Water Conservation and Energy Center Plat was recorded on February 21, 2023, in Plat Book 135/109. The Central Park Commerce Center MUPD Plat was recorded the same date in Plat Book 135/101. Subsequent to the Plat recordation a deed transfer was recorded in ORB 34162/1619 which included the land area associated with the approved 1,200,000 sf warehouse to allow that portion of the development to move forward. A Re-Plat will be prepared to add the 64.46 acres into the Central Park Commerce Center MUPD Plat.

Proposed Site Plan for Information Purposes Only

The proposed Final Site Plan for Central Park Commerce Center depicts 1,507,380 sf of Data and Information Processing use and 1,200,000 sf of Warehouse use in compliance with the limitations of the Unified Land Development Code. This site plan is being submitted with this application for information purposes only and it is being processed concurrently by the DRO with final approval to occur after the DOA approval.

Current Request:

On behalf of the property owner and applicant, PBA Holdings, Inc. and property owners WPB Logistics Owner, LLC and Central Park Commerce Center Master Association Inc. We are requesting a DOA amendment to the Master Plan to increase the maximum floor area of permitted EDC uses within the MUPD subject to final site plan approval from the DRO consistent with the allowable intensity permitted by the approved land use amendment Ordinance 25-003.

Ordinance 2025-003 provides for a maximum of 491,749 sf of light industrial uses, and 2,786,577 sf of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips. The applicants' traffic consultant has submitted a traffic study that utilized the previously approved equivalency process to convert the project's traffic for a specific buildout plan. This amended traffic study includes 1,900,000 sf of warehouse and 1,792,000 sf of data center. The proposed build out remains compliant to the condition found in Land Use Amendment Ordinance 2025-003, MUPD approval, and the ULDC.

The applicant is proposing to amend the master plan to allow for a maximum of 3,692,000 sf of EDC uses (1,792,000 sf data center and 1,900,000 sf of warehouse), consistent with Ord. 25-003, to be site planned in the future.

The proposed changes to the master plan impact only the tabular data which is being amended to match the traffic study and concurrency approved for the site. The tabular data will be amended as site plans are approved to reflect what has been site planned and what intensity remains for future development.

The Applicant also requests approval of a variance to allow a reduced parking rate of 1 space per 2,000 square feet of Data and Information Processing Use for the 202.67-acre MUPD. A similar variance for the original MUPD was approved by ZR-2016-009 on April 7, 2016.

The Unified Land Development Code (ULDC) does not have a data center use or parking requirement rate, therefore the proposed data center falls under the Data and Information Processing use. The ULDC defines Data and Information Processing as "an establishment for business offices of an industrial nature, including corporate centers, associated with uses such as: Manufacturing and Processing plants or similar industrial complexes; mass/bulk mail processing; and telemarketing centers. The use is often integrated into a campus-style development and not frequented by the general public."

The proposed data center is anticipated to house computer servers and other equipment, with a limited number of employees and virtually no visitors from the general public, resulting in a much lower parking demand than the ULDC requires.

A Parking Statement prepared by Pinder Troutman Consulting, Inc. is provided. The statement supports the requested Variance to allow a parking requirement rate of 1 space per 2,000 square feet and references a study conducted by Kimley Horn and Associates,

Inc. in May 2008 for the Equinix Data Center located in the City of El Segundo, California. This study is comparable to the proposed development and resulted in a parking rate of 0.28 parking spaces per 1,000 square feet, or 1 space per 3,500 square feet.

The requested variance is as follows and equates to 708 required parking spaces for the proposed 1,415,530 square feet of data center and the 91,850 square foot ancillary office component provides 367 spaces calculated at the code required rate of 1/250. This combined total provides 1075 parking spaces onsite for the Data Center use.

	Code Section	Required	Proposed	Variance
1	Table 6.A.1.B. Minimum Off-Street Parking and Loading Requirements	1 space per 250 sq. ft. of Data and Information Processing Use	1 space per 2,000 sq. ft. of Data and Information Processing Use	Allow Parking Requirement Rate of 1 space per 2,000 sq. ft. of Data and Information Processing Use

APPLICABLE STANDARDS - DOA

Consistency with Plan

The proposed request for a Final Master Plan amendment is consistent with the limitation in ORD 2025-003 and the existing and proposed EDC land use designation for the property. This proposal is also consistent with Policy 2.2.4-a to promote economic development on the site consistent with Code and Comprehensive Plan, as anticipated in the multiple Land Use and Zoning approvals.

The proposed amendment is consistent with the existing and proposed EDC land use designation for the property. The allowance to permit the continuation of the vested uses already deemed appropriate to take place on the property is not incompatible with the surrounding area and they will continue to operate in support of the adjacent mining operation until replaced with EDC uses.

Consistency with Code

The proposed request for Final Master Plan amendment approval is consistent with the stated purpose and intent of this Code and the Glades Area Protection Overlay. The proposed EDC uses have been designed to meet or exceed the conditions of approval for the MUPD including all relevant variances and code requirements. The proposed Master Plan is consistent with the purpose and intent of the EDC land use to promote economic development.

All structures on site are designed to meet the minim setback required by Code including the requirement to provide an additional foot of setback for every foot of proposed height above the 35 feet.

Please note that the ancillary ground mounted chillers, transformers, switchgear features are all subject of the district setback, height, noise and nuisance standards of the code. These ancillary features are integral to power and cool the data center and their location adjacent to buildings is required for efficient operation. To minimize any off site impacts this equipment has been isolated on interior of the site, or setback significantly more than the code requires so that these features will not create or be the source of any non-code compliant off site impacts. These ancillary features are expected to be approximately 10-20 feet in height, and they will operate at, or below sound level and compatibility standard permitted by the code.

The proposed Data Center use also requires the ability to provide emergency backup power in the event of a power failure as permitted by Article 5 of the ULDC. The source of fuel for the proposed back up power generators will be provided by the redundant natural gas service lines available to the site, which also minimizes the need for onsite fuel storage. These self-contained backup generators will be located on site within the designated areas shown on the PMP and will be operated in compliance with all associated ULDC provisions including but not limited to permissible sound level; screening; maintenance; location; and setbacks.

Compatibility With Surrounding Uses

The proposed EDC uses have been determined by the BCC on multiple occasions to be compatible with surrounding uses. These EDC uses will be developed in compliance with all relative ULDC provisions to ensure compatibility with all neighboring properties. Compatibility is also ensured by the significant spatial separation and buffering that is provided between the adjacent nonresidential and residential uses.

The proposed amendment to MUPD is consistent with the purposes and intent of the Comprehensive Plan ULDC, previously granted variances, and the previous approvals from the Board of County Commission.

Design To Minimize Adverse Impacts

The master plan has been designed to provide significant separations, setbacks, and landscape buffering where appropriate to minimize adverse impacts on the site and the surrounding areas. The location of the MUPD minimizes the need for significant transmission facilities normally required for AI Data Center uses.

The proposed and existing uses are buffered by the existing berm and trees along the Southern Blvd right of way and the existing plant material in the southern portion of the east wildlife corridor, the width of the corridor, and the L-8 canal to the east. These buffers are all oversized in width and provide for an opaque visual barrier with the shrubs as

required. The L-8 Canal to the east also continues to serve as a spatial buffer and it provides additional separation between the already approved light industrial and warehouse uses within the existing MUPD approval.

The data center is also designed to minimize adverse impacts and the use of potable water by proposing to utilize a primary close loop cooling system for the facility. If feasible the facility may also utilize greywater for cooling combined with an approved permitted deep well injection system as an alternative to potable water. Additionally, no affluent discharges from the cooling system into the county wastewater system are proposed. (Please see the attached prior **Central Park Commerce Center Data Center Cooling Options** memorandum from Family Lands Remembers).

The facilities' primary cooling systems will either utilize potable water or grey water or a combination of both. Grey water use will depend on the quality of the grey water and the quantity that is made available to the site. This closed loop system will be used to minimize water use and will be used to support the secondary cooling methods described in the attached memo to cool the various specific functional needs of the facility. Based on current county regulations, cooling water no matter what the source cannot be disposed of in the County's wastewater system without being treated to minimum standards. In this case the effluents associated with this waste cooling water are generally related to slightly higher concentration of dissolved solids caused by evaporative losses, which can alter the used cooling water make up over time. For this reason, it is anticipated that the proposed AI facility will incorporate treatment equipment to treat or filter the water before being discharged, or they will seek permits for a deep well injection systems as needed to address any cooling or wastewater disposal needs.

Additionally, the ground mounted chillers, transformers, and switchgear features are subject to the district setbacks, height, noise and nuisance standards of the ULDC. These ancillary features are integral and are needed to power and cool the data center, and their proposed location adjacent to data buildings is required for efficient operation. This cooling and electrical equipment has been isolated within the interior of the site, or it has been set back significantly from adjacent uses so that it will not create any non-code compliant impacts on or off-site. These features are expected to be approximately 10 to 20 feet in height depending on the type of feature and they will operate under the applicable standards and sound levels as established by ULDC Table 5.E.4.B – Maximum Sound Levels.

The proposed Data Center use also requires the ability to provide emergency backup power in the event of a power failure or interruption. This back up power is proposed to be provided in the form of a self-contained standalone piece of equipment. These self-contained generator units are proposed to be fueled from the multiple natural gas lines that provide redundant service to the site, minimizing the need for additional onsite fuel storage. These self-contained generators will be located on site within the designated areas shown on the PMP.

Designed To Minimize Environmental Impacts

The amended master plan is designed to minimize environmental impacts. The entire MUPD site has been previously cleared, farmed and/or mined, and reclaimed with clean fill. The proposed site elevation makes the site extremely resistant to flooding by minimizing the potential negative environmental impacts associated with flooding or water intrusion.

The applicant is also proposing to seek approval from the FDEP to construct a deep well injection system or compliant treatment facility to treat and dispose of all affluent cooling water from the Data Center cooling system consistent with all applicable regulations.

Development patterns

The proposed amendment to the Master Plan to allow development intensity consistent with Ordinance 25-003 will ensure the development patterns remains consistent with the prior findings and assumptions as anticipated in the Plan and Ordinance 2025-003.

The proposed uses remain consistent with the original intent of the approved land use amendments to accommodate the development of an AI Data Center that is strategically located near a primary and secondary power source. The existing development approvals ensure that compatibility will be maintained because of the established buffers and the significant spatial separation between the MUPD and the adjacent residential PD.

Adequate Public Facilities

The proposed master plan amendments are supported by the amended concurrency application and the pending traffic approval, which is intended to demonstrate that the project meets all adequate public facility and traffic requirements. Water and Sewer services are provided by PBC Utilities, drainage by SFWMD, Palm Tram serves the site with an adjacent bus route and stop, Fire is served by PBC Fire House 20 & 21, and Police service is by PBCSO.

Although not directly related to concurrency the applicant is also proposing to utilize grey water, if feasible, to reduce the potable water consumption needed for cooling the facility and they will be seeking approval from the FDEP to construct a deep well injection system or treatment facility on site to treat or dispose of any affluent cooling water from the Data Center consistent with applicable regulations.

Changed Conditions

When the last DOA was approved only the overall MUPD acreage was increased, and the prior approved development intensity was maintained. The applicant is now seeking to increase the permitted intensity to be consistent with the prior LGA approval.

This previously approved LGA maximum intensity approval was based on the maximum development of the previous 138 acre site. The current proposal does not add or include any additional intensity for the additional land area. The current proposal is intended to utilize the maximum previously approved intensity approved for the prior 138 acres on the entire 202 acre MUPD site.

Changes such as the recent technological breakthroughs and chip advances have now made it feasible to deliver a modern Hyperscale AI Data use on the property, which necessitates the need to amend the master plan consistent with the established LGA approval intensity limits within Ordinance 25-003, so that a modern Hyperscale AI Data facility can now be designed and built on site.

More importantly at great expense the ownership has advanced the possibility of bringing a class leading Hyperscale AI Data Facility to PBC by actively pursuing and obtaining a binding power service agreement with FPL. This FPL power agreement has strict timelines to develop the required substations and AI use needed to accept the power, and to begin utilizing the power. This agreement is also a critical prerequisite to develop and operate the proposed AI Data Facility on site and the clock has started to execute the development necessary to utilize the allocated power.

These changes in circumstances are also justified by the physical development and increase in population associated with the Arden PUD, and the City of Westlake. Therefore, these relatively new residential developments should be considered in support of this request.

This request will allow for additional employment generating development to provide for increase employment opportunities for the residents of Palm Beach County and the western communities.

APPLICABLE STANDARDS – TYPE 2 VARIANCE

Pursuant to Article 2.B.7.E.6, in order to authorize a variance, the Palm Beach County Zoning Commission shall and must find that the seven criteria listed below have been satisfied.

- a. Special conditions and circumstances exist that are peculiar to the parcel of land, building, or structure, that are not applicable to other parcels of land, structures, or buildings in the same district;**

Special circumstances exist in regard to the proposed data center and parking rates. The ULDC requires 1 space per 250 square feet, which anticipates a high employee count traditionally associated with Data and Information Processing uses like telemarketing centers or corporate centers. The proposed data center will have a much lower employee count than what the ULDC anticipates, as it will house a high number of computer servers and related equipment, and low number of employees.

- b. Special circumstances and conditions do not result from the actions of the**

Applicant;

Special circumstances and conditions do not result from the actions of the Applicant. The requested variance is based on the nature of and industry practices for data centers. Stated previously, since data centers operate mainly on computer servers and supporting equipment, they do not require as much parking as other Data and Information Processing uses.

- c. Granting the Variance shall not confer upon the Applicant any special privilege denied by the Plan and this Code to other parcels of land, buildings, or structures, in the same district;**

Granting the variance will not confer upon the Applicant any special privilege denied by the Plan or Code to other parcels of land, buildings, or structures in the same district. Any proposed development in the MUPD zoning district may apply for the same variance and address the seven criteria.

- d. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same district, and would work an unnecessary and undue hardship;**

Literal interpretation of the code, requiring the 1 space per 250 square feet parking ratio, would create a hardship for the Applicant. To meet the standard parking requirement for Data and Information Processing Uses, a large portion of the site would be dedicated to parking, creating excess impervious area and parking that will be underutilized. Granting the variance for a reduced parking rate will allow for better design of the facility and reduce excess impervious area and parking.

- e. Granting the Variance is the minimum Variance that will make possible the reasonable use of the parcel of land, building, or structure;**

The proposed variance is the minimum variance that will make possible the reasonable use of the parcel of land. The proposed variance requests a parking ratio that is appropriate for the proposed data center use and its operations.

- f. Granting the Variance will be consistent with the purposes, Goals, Objectives, and Policies of the Plan, and this Code; and**

Granting the Variance will be consistent with the purposes, Goals, Objectives, Policies of the Plan, and this code. The proposed design meets the intent of the EDC Future Land Use and MUPD Zoning District by providing mixed-use industrial development and increased employment opportunities for residents of Palm Beach County and western communities.

- g. Granting the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Granting the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The proposed development and variance request are compatible with the surrounding industrial uses to the west and north. Additionally,

a wildlife corridor, L-8 Canal, and landscape buffer are located between the proposed development and existing residential development known as Arden PUD to the east.

Exhibit E 11 – Data Center Cooling Options Memo



MEMORANDUM

To: Lisa Amara
From: Ernie Cox
Cc: Ali Babet, Paul Linton, County Staff, Joni Brinkman
Date: January 23, 2024
Subject: Central Park Commerce Center Data Center Cooling Options

Introduction

This memorandum follows up on our meeting and discussions regarding the data center component of Central Park Commerce Center, and specifically cooling options, and our commitment to comply fully with all County requirements including Palm Beach County Code of Ordinances Section 27-70 with respect to Industrial Pretreatment and Monitoring.

As discussed, the cooling option will be determined at the building permit stage in the future. We will meet with Palm Beach County staff, including Ali Babet and Paul Linton, well in advance of any building permit application, to make sure that all issues are addressed as to potential water usage and any industrial water discharge.

Below is a summary of the four potential options for hyperscale data center cooling.

Traditional Air Cooling

Traditional air cooling is one of the most widely used methods to manage heat in hyperscale data centers. It relies on a combination of air circulation and heat exchange to maintain optimal operating temperatures for servers and other IT equipment. The system typically includes chillers, air handling units, and ducts to deliver cooled air to equipment racks while expelling heated air. By utilizing ambient air or mechanically chilled air, this method effectively prevents overheating, ensuring the reliability and performance of the data center. While traditional air cooling systems are not water-intensive, they may still require some water for certain components, particularly in chiller-based setups to improve heat exchange efficiency.

Evaporative Cooling

Evaporative cooling is an efficient method utilized in hyperscale data centers to manage heat generated by IT equipment. This technique operates by leveraging the natural process of water evaporation to reduce air temperature. Warm air is drawn through wetted media or misted with water, causing the water to evaporate and cool the air. The cooled air is then directed toward server racks, while warm air is expelled.

Evaporative cooling systems rely on water as a primary resource. Advanced systems are designed to optimize water usage by recirculating and treating water, reducing consumption and impacts. This is the only option that could require significant water usage and can use reclaimed or potable water. If this option is preferred as we get to the building permit stage of the project, we will work closely with water utilities staff to determine the best approach. Additionally, if this option is preferred, it will include full compliance with Section 27-70 with respect to Industrial Pretreatment and Monitoring.

Direct Liquid Cooling

Direct liquid cooling is a highly efficient method used in hyperscale data centers to manage the heat generated by IT equipment. This technology involves circulating a thermally conductive liquid, such as water or a specialized coolant, directly to heat-generating components like CPUs and GPUs. The liquid absorbs heat from these components and carries it away to be dissipated in a heat exchanger or cooling tower. By targeting heat sources directly, direct liquid cooling eliminates the need for extensive air circulation, making it an increasingly popular choice for modern high-performance computing environments.

Direct liquid cooling is significantly more energy-efficient than traditional air cooling methods. By delivering coolant directly to heat sources, it reduces the energy required for air circulation and mechanical chilling.

Liquid Submersion Cooling

Liquid submersion cooling is an advanced cooling method utilized in hyperscale data centers to efficiently manage heat from IT equipment. In this approach, servers and other electronic components are fully submerged in a thermally conductive, non-conductive liquid. The liquid absorbs the heat directly from the components and carries it away for dissipation via heat exchangers. This technique eliminates the need for air as a heat transfer medium, significantly improving thermal management. The non-conductive liquids used are specially engineered to prevent damage to electronics, making this method both safe and effective.

Liquid submersion cooling systems typically do not rely on water for the direct cooling process. Liquid submersion cooling is highly energy-efficient compared to traditional air and evaporative cooling methods. By submerging components in a liquid medium, heat transfer occurs directly and more effectively, reducing the need for fans, air circulation, and mechanical chilling.

Exhibit E 12 – Parking Demand Study



Transportation Consultants

601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

November 3, 2025

Ms. Donna Adelsperger
Senior Site Planner
Palm Beach County, PZB–Zoning Division
2300 North Jog Road
West Palm Beach, FL 33411

**Re: Project Tango - #PTC23-080
Parking Statement**

Dear Ms. Adelsperger:

The purpose of this letter is to provide a parking statement for the proposed Data Center use within the proposed Project Tango located on Southern Boulevard west of Lion Country Safari Road in Palm Beach County. It is proposed to construct 1,792,000 SF of Data Center use on a portion of the site.

A data center is a large building that houses computer servers and other related computer equipment, with a limited number of employees and virtually no visitors from the general public. It does not create a high parking demand. Palm Beach County does not have a parking requirement rate for a data center use in Article 6 of the Unified Land Development Code. Therefore, research was done to find a valid parking study and/or rate for data centers.

A study was conducted for a data center in El Segundo, California called Equinix Data Center. The study was conducted by Kimley Horn and Associates, Inc. in May 2008. Attached are excerpts from that study. They surveyed a similar data center site to determine the parking demand rate for this type of use. The resultant rate was 0.28 parking spaces per 1,000 SF, or 1 space per 3,500 SF. This study is meaningful, in that it was conducted for an established facility of the same type proposed in this application. The City of El Segundo has since adopted the rate of 1 space per 3,500 SF. See attached Parking Code excerpts.

Based on the attached documentation, we are proposing a parking rate of 1 space per 2,000 SF for the Data Center portion of the proposed Project Tango. This amounts to 896 parking spaces for the 1,792,000 SF of Data Center use.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,

Andrea M. Troutman, P.E.
President

Enclosures

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 11/3/25 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.

**TRAFFIC IMPACT ANALYSIS
FOR THE PROPOSED EQUINIX DATA CENTER
IN THE CITY OF EL SEGUNDO**

Prepared for:

RBF Consulting
14725 Alton Parkway
Irvine, CA 92618

Prepared by:

Kimley-Horn and Associates, Inc.
765 The City Drive
Suite 400
Orange, CA 92868

May, 2008

**TRAFFIC IMPACT ANALYSIS
FOR THE PROPOSED EQUINIX DATA CENTER
IN THE CITY OF EL SEGUNDO**

INTRODUCTION

The purpose of this report is to address the traffic impacts associated with the proposed Equinix Data Center at 445 N. Douglas Street in the City of El Segundo. The project applicant proposes to renovate and expand the existing office/warehouse building currently on the site, plus construct various buildings for supporting equipment. The existing building is currently 217,000 square feet. The project proposes to expand the building to 314,288 square feet. The existing surface parking lots will be restriped and reconfigured to provide 185 parking spaces. The scope of the analysis in this report is in accordance with direction provided by the City of El Segundo Planning Department staff. The analysis will focus on parking adequacy, on-site circulation, and will address the project impact on twelve area signalized intersections.

PROJECT DESCRIPTION

The project site is located at 445 N. Douglas Street in the City of El Segundo, and is bounded by Mariposa Avenue on the north, Douglas Street on the east, and office buildings and warehouses to the south and west. The site is currently occupied by an existing but vacant Douglas Technology Center with surface parking at the northern and southern ends of the property. A regional vicinity map is provided on **Figure 1**.

The applicant proposes to renovate and expand the existing building to include 314,288 square feet. Building renovations would occur in the entrance lobbies, office space, collocation server warehouse, and service bay. New building development consists of two generator rooms, two outdoor chiller yards, eight underground double-contained diesel fuel storage tanks, two thermal storage yards, and two 280,000-gallon make-up water storage tanks. The project site is proposed to provide 185 parking spaces.

The site is currently served by four driveways; two on N. Douglas Street, one on Mariposa Avenue, and one on Duley Road. The proposed project will take access to the local roadway system via five driveways. The two driveways on N. Douglas Street and the driveway on Mariposa Avenue will provide full movement once the project is built. The existing driveway on Duley Road will be modified to access the new substation, and two new driveways will be constructed. The northern driveway on Duley Road is intended to be a service drive, while the southern driveway on Duley Road will provide access to the southern parking lot. A copy of the proposed site plan for the center is provided on **Figure 2**.



NOT TO SCALE

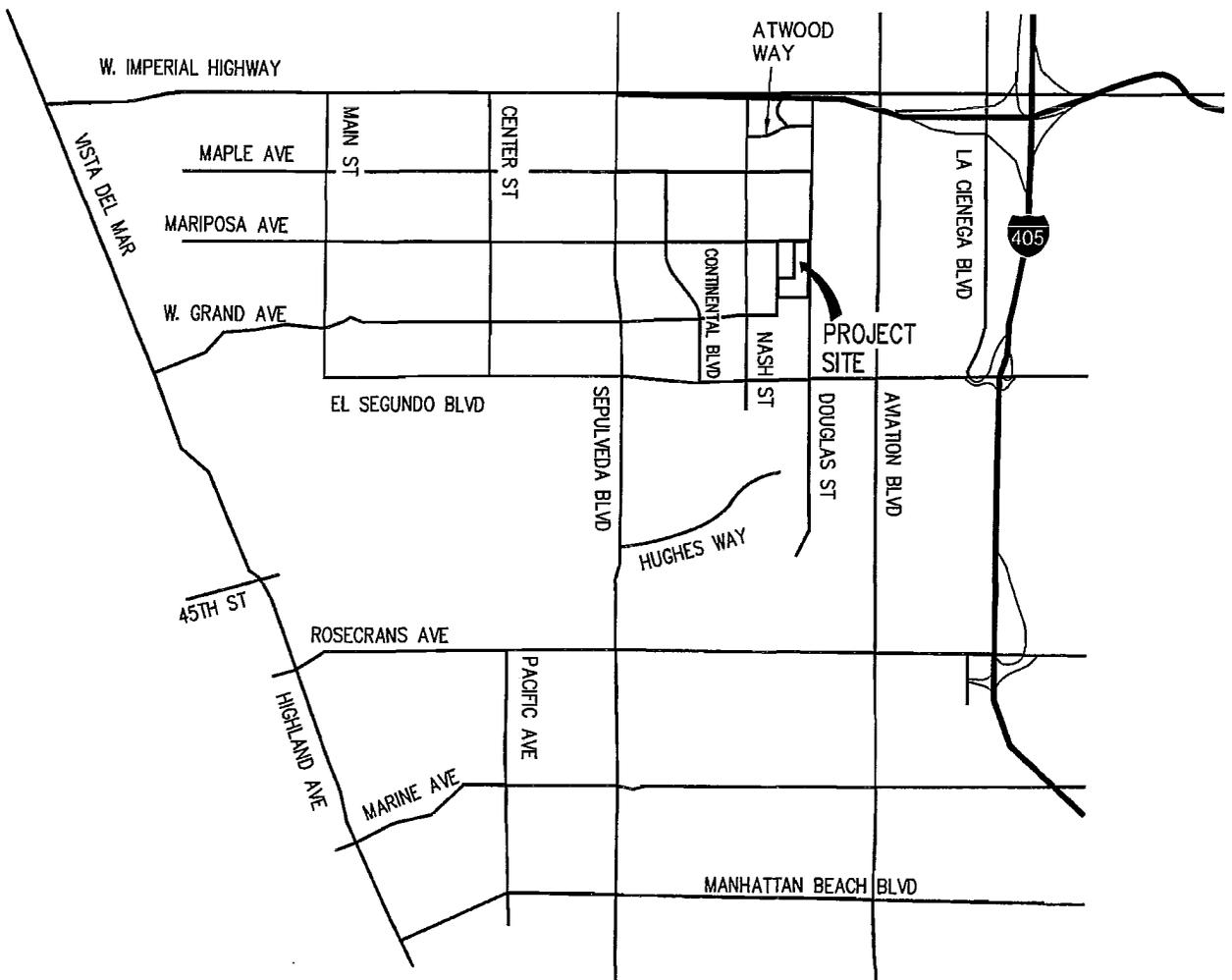
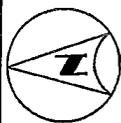
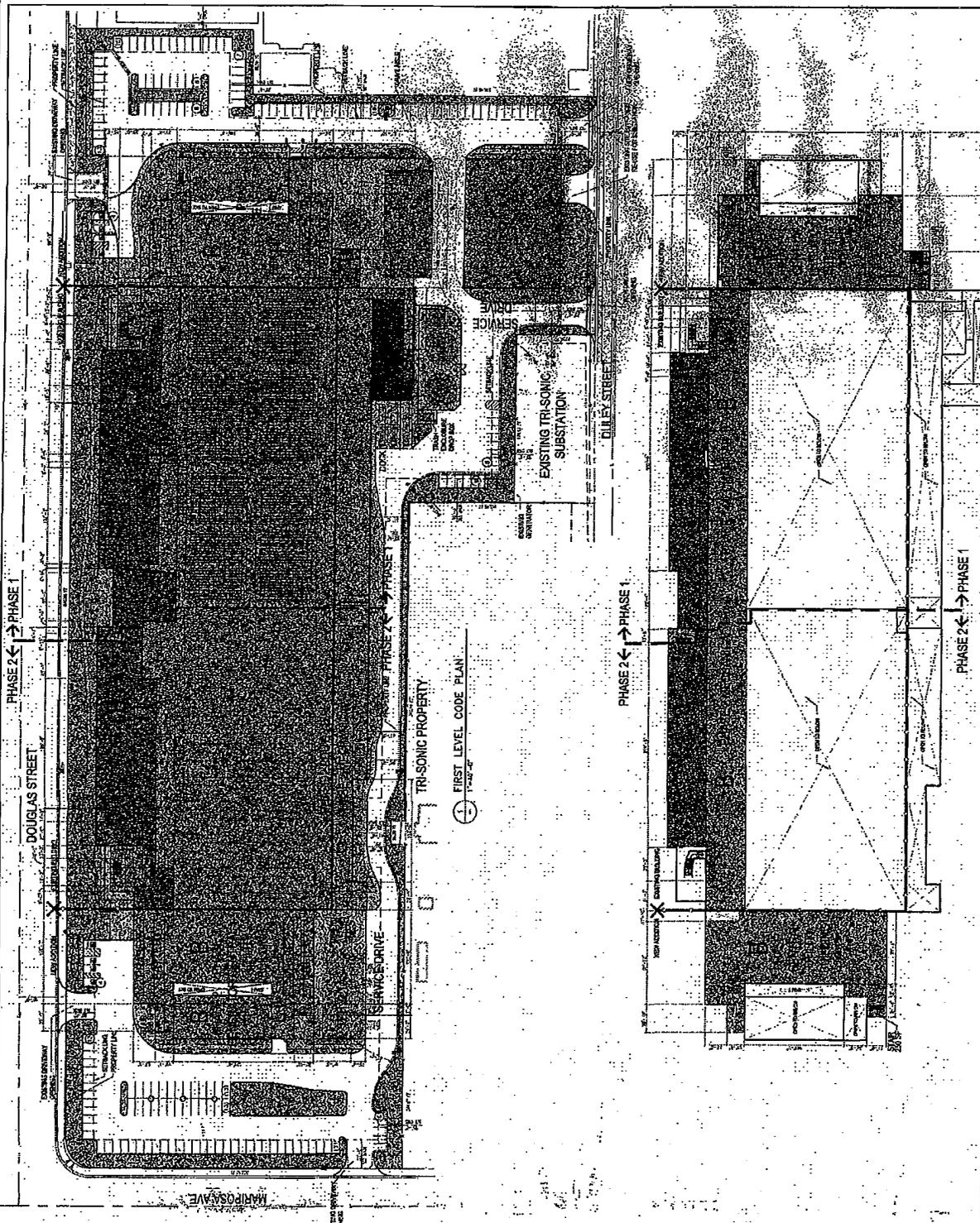


FIGURE 1
VICINITY MAP





NOT TO SCALE



**FIGURE 2
SITE PLAN**



Kimley-Horn and Associates, Inc.

FILENAME: May 08, 2008 - 3:12pm K:\PT0\ZSAC\Projects\EI Segundo Equinix Data Center\CADD\Figures.dwg

PROJECT ACCESS AND ON-SITE CIRCULATION

The project site plan (Figure 2 presented previously) was reviewed for site access and on-site circulation.

The site is currently served by four driveways; two on N. Douglas Street, one on Mariposa Avenue, and one on Duley Road. The proposed project will take access to the local roadway system via five driveways. The two driveways on N. Douglas Street will provide full movement once the project is built. The northern driveway on Douglas Street will provide access to the parking lot at the north end of the property, and the southern driveway will provide access to the parking lot at the south end of the property. The driveway on Mariposa Avenue will remain and continue to provide access to the northern parking lot. The existing driveway on Duley Road will be modified to access the new substation, and two new driveways will be constructed. The northern driveway on Duley Road is intended to be a service drive, while the southern driveway on Duley Road will provide access to the southern parking lot. Vehicular access between the northern and southern parking lots will be via the service drive, but it is not anticipated to be significant.

PROJECT PARKING

The City of El Segundo Municipal Code contains the City's off-street parking requirements for various types of land uses. However, the Code does not provide a parking requirement rate for the proposed data center land use. Kimley-Horn and Associates surveyed one similar data center site to determine the parking demand rate for this type of land use. The surveyed site is also an Equinix data center, located at 1920 Maple Avenue, in the City of El Segundo. This facility is approximately 106,000 square feet plus an approximately 24,000 square feet of outdoor mechanical equipment storage. The total square footage of 130,000 square feet, which includes the entire building area plus outdoor areas dedicated to the various support mechanical equipment, is used to calculate the parking rate for this site. This method is used because the proposed project site will house similar support mechanical equipment within the total building square footage of 314,288 square feet.

Parking accumulation data in the parking lot at this site was collected on Wednesday, May 7 and Thursday May 8, 2008 for 8-½ continuous hours in half-hour increments. **Table 6** shows the results of the parking survey. Parking survey worksheets are included in *Appendix D*.

TABLE 6 PARKING LOT SURVEY		
Time / Date	Occupied Spaces	
	Wed, 5/7/2008	Thurs, 5/8/2008
8:00 AM	16	14
8:30 AM	19	17
9:00 AM	19	20
9:30 AM	20	19
10:00 AM	23	25
10:30 AM	26	30
11:00 AM	27	36
11:30 AM	29	31
12:00 Noon	32	34
12:30 PM	32	32
1:00 PM	33	32
1:30 PM	35	32
2:00 PM	35	29
2:30 PM	33	30
3:00 PM	34	29
3:30 PM	33	25
4:00 PM	31	28
4:30 PM	29	29
Parking Lot Capacity	74	74
Highest Occupancy	35	36
Total Square Footage	130,000 sf	130,000 sf
Parking Rate	0.27 per KSF	0.28 per KSF

The highest parking count surveyed occurred on Thursday at 11:00 AM. This equates to a parking rate of 0.28 space per 1,000 square feet. This will be the parking rate used to evaluate the parking demand of the proposed Equinix Data Center.

Using the parking rate of 0.28 space per 1,000 square feet calculated through a similar site survey, the proposed 314,288 square-foot Equinix Data Center would require 88 parking spaces as shown in Table 7.

TABLE 7			
PARKING REQUIREMENT OF EQUINIX DATA CENTER			
Land Use	Parking Requirement	Proposed Project	Required Parking
Data Center	0.28 space / KSF	314,288 square feet	88 spaces
Total Spaces Provided			185
Surplus Parking			97

The table above shows that the proposed Equinix Data Center would require 88 parking spaces while the site provides 185 spaces. Therefore, a surplus of 97 parking spaces is anticipated.

LOS ANGELES COUNTY CONGESTION MANAGEMENT PROGRAM

The Los Angeles County Congestion Management Program (CMP) was established to reduce traffic congestion and to provide a mechanism for coordinating land use and development decisions. Compliance with the CMP requirements ensures a city's eligibility to compete for State gas tax funds for local transportation projects. Two intersections in the vicinity of the project site are listed as CMP Arterial Monitoring Stations:

- Sepulveda Boulevard at El Segundo Boulevard
- Sepulveda Boulevard at Rosecrans Avenue

Los Angeles County CMP determines the geographic area for study with the following criteria:

“all CMP arterial monitoring intersections, including monitored freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the AM or PM weekday peak hours”.

Neither of the arterial monitoring intersections in the vicinity of the proposed project are forecasted to experience an increase of 50 or more project trips in either the AM or PM peak hours as a result of the proposed project. Therefore, no further traffic analysis is required. This study is in compliance with Los Angeles County CMP requirements.

APPENDIX D

PARKING SURVEY DATA SHEETS

El Segundo Parking Study

Project # 08-2220-001
Location: 1920 E Maple Ave
City: El Segundo
Day: Wednesday
Date: 05/07/2008

TIME	LOT 1
Spaces	74
8:00 AM	16
8:30 AM	19
9:00 AM	19
9:30 AM	20
10:00 AM	23
10:30 AM	26
11:00 AM	27
11:30 AM	29
12:00 PM	32
12:30 PM	32
1:00 PM	33
1:30 PM	35
2:00 PM	35
2:30 PM	33
3:00 PM	34
3:30 PM	33
4:00 PM	31
4:30 PM	29

***Notes:** 8 parking spaces at rear of lot are blocked by storage container, trash bin and pallets of machine parts.

*Non-handicapped people are parking in the 4 handicapped spaces in front even though there are plenty of employee parking spaces at the rear of the lot (both days of the count).

El Segundo Parking Study

Project # 08-2220-001
Location: 1920 E Maple Ave
City: El Segundo
Day: Thursday
Date: 05/08/2008

TIME Spaces	LOT 1 74
8:00 AM	14
8:30 AM	17
9:00 AM	20
9:30 AM	19
10:00 AM	25
10:30 AM	30
11:00 AM	36
11:30 AM	31
12:00 PM	34
12:30 PM	32
1:00 PM	32
1:30 PM	32
2:00 PM	29
2:30 PM	30
3:00 PM	29
3:30 PM	25
4:00 PM	28
4:30 PM	29

***Notes:** 8 parking spaces at rear of lot are blocked by storage container, trash bin and pallets of machine parts.

***Non-handicapped people are parking in the 4 handicapped spaces in front even though there are plenty of employee parking spaces at the rear of the lot (both days of the count).**

El Segundo City Code

15-15-6: REQUIRED PARKING SPACES:

The number of on-site parking spaces required for the establishment of a building or use must be provided and thereafter maintained at the ratios set forth below. For uses not listed, the required number of spaces will be determined by the Director based on most similar listed use or a parking demand study. A parking demand study must include, at a minimum, information specifying the number of employees, customers, visitors, clients, shifts, deliveries, parking spaces, or other criteria established by the Director. The Director may refer any decision regarding uses not listed to the planning commission for review. Unless stated otherwise, parking must be based on net floor area as defined in this code. Accessible parking spaces must be provided and comply with the Americans With Disabilities Act (ADA), title III and California Code of Regulations (CCR), California Access Code, title 24.

A. Automobile Spaces Required:

Use	Number Of Parking Spaces Required
Use	Number Of Parking Spaces Required
Commercial:	
Animal care:	
Animal boarding, kennels	1 space for each 300 square feet of office/retail area, plus 1 space per 1,000 square feet of storage and animal area including outdoor play area
Animal daycare and training (no overnight stay)	1 space for each 300 square feet of office/retail area, plus 1 space per 1,000 square feet of storage and animal area, including outdoor area
Veterinary hospital	1 space for each 300 square feet
Fitness centers, gyms, health clubs	1 space for each 150 square feet
Hotels, motels, auto courts, bed and breakfast inns, motor lodges, and tourist courts	1 space for each of the first 100 rooms, or sleeping units; 3/4 space for each of the next 100 rooms, or sleeping units; and 1/2 space for each room above 200 rooms, or sleeping units
Landscape nurseries	1 space for each 300 square feet of interior floor area, plus 1 space for each 1,000 square feet of exterior storage and display area
Medical/dental offices and clinics	1 space for each 200 square feet
General offices (including up to 500 square feet of accessory eating establishments)	1 space for each 300 square feet for the first 25,000 square feet 1 space for each 350 square feet for the second 25,000 square feet 1 space for each 400 square feet for the area in excess of 50,000 square feet
Retail sales	
Retail services:	
Business and consumer support services	
Financial institutions	
Personal services	
Motion picture/television studio/sound stages (indoor)	1 space for each 500 square feet for the first 25,000 square feet 1 space for each 1,000 square feet for the area in excess of 25,000 square feet
Eating and drinking establishments:	
Cafes:	
Which equal 20 percent or less of the gross floor area of a multi-tenant shopping center, office development or the commercial portion of a mixed use development	1 space for each 300 square feet
Any portion of a café or any cumulative floor area of multiple cafes which exceed 20 percent of a multi-tenant shopping center, office development, or the commercial portion of a mixed use development	1 space for each 75 square feet, including outdoor areas if outdoor dining area exceeds 200 square feet
Fast food and drive-through restaurants, bars, and cocktail lounges	1 space for each 75 square foot area, including outdoor dining areas. (Parking for outdoor dining areas is required only for the portion that exceeds 200 square feet or 20 percent of the indoor dining area, whichever is less.) Minimum of 3 spaces regardless of size

	Food to go uses	1 space for each 300 square feet, with a minimum of 3 spaces
	Full service restaurants	1 space for each 75 square feet of dining area, including outdoor dining areas (parking for outdoor dining areas is required only for the portion that exceeds 200 square feet or 20 percent of the indoor dining area, whichever is less), and 1 space for each 250 square feet of nondining areas. Minimum of 3 spaces regardless of size
Group care:		
	Daycare (adult)	1 for every 7 adults, plus 1 space for each employee and faculty member
	Daycare (children)	1 space for each 1 classroom, plus 1 space for each employee and faculty member
	Emergency shelters	1 space per employee on duty, with a minimum of 3 employee parking spaces, provided the number of spaces does not exceed the minimum spaces required for similar uses if the same size in the M-1 Zone.
	Hospitals	1 ¹ / ₂ spaces for each bed
	Senior communities, rest homes, convalescent homes	1 space for each 2 beds
Industrial uses:		
	Data centers	1 space for each 3,500 square feet
Heavy industrial:		
	Extraction of raw materials and refining	1 space for each 500 square feet for the first 50,000 square feet 1 space for each 1,000 square feet for the area in excess of 50,000 square feet
	Factories	
	Generating stations	
	Heavy manufacturing	
Light industrial:		
	High and medium bay labs	1 space for each 500 square feet for the first 50,000 square feet 1 space for each 1,000 square feet for the area in excess of 50,000 square feet
	Light assembly and processing	
	Light manufacturing	
	Research and development (includes office with on site testing facilities)	
	Wholesaling	1 space for each 300 square feet of office and/or showroom area, plus parking as required for storage/warehouse areas
	Ministorage, personal storage	5 spaces minimum, plus 1 space per 50 storage units or 5,000 square feet
Warehousing and storage related uses:		
	Freight forwarding	1 space for each 1,000 square feet for the first 20,000 square feet 1 space for each 2,000 square feet for the second 20,000 square feet 1 space for each 4,000 square feet for the area in excess of 40,000 square feet
	General storage	
	Transfer, trucking yards or terminals	
	Warehouses and storage buildings	
	Warehousing and distribution	
Public assembly:		
Assembly hall:		
	With fixed seats	1 space for every 4 seats
	Without fixed seats	1 space for every 35 square feet of floor area used for assembly purposes
Recreational uses:		
	Batting cages	2 spaces for each cage
	Billiard parlors/pool halls - primary use (more than 2 tables)	1 space for each 100 square feet
	Bowling alleys	4 spaces for each lane, plus parking for other uses
Residential uses:		
	Accessory dwelling units	None

	Live/work units	2 spaces for each unit plus 1 space per 350 square feet of commercial/work area
	Lodging houses, rooming houses, and guesthouses	1 space for each guestroom
	Multiple-family dwellings (Properties more than two acres)	2 spaces per unit, plus 1 visitor space for every 3 units (3 - 5 units = 1 visitor space, 6 - 8 units = 2 visitor spaces, etc.)
	Multiple-family dwellings (Properties up to two acres)	1 space for studio units 2 spaces for 1-bedroom units 2 spaces for 2-bedroom units or larger 1/3 guest space per unit
	Single-family and two-family dwellings	2 spaces for each unit and 1 additional space for dwelling units exceeding 3,500 square feet of gross floor area
Schools - educational institutions:		
	Preschool, elementary through junior high level	1 space for each 1 classroom, plus 1 space for each employee and faculty member
	High school level	7 spaces per classroom plus auditorium or stadium parking requirements
	Adult level, college, business and trade	1 space for every 50 square feet of gross floor area or 1 space for every 3 fixed seats - whichever is greater; or, as modified by a parking demand study
Vehicle related services ¹ :		
Car washes:		
	Automated, and/or accessory to service/gas station	2 space minimum, plus queuing space for 3 vehicles ahead of each wash lane
	Full service	10 spaces minimum or 1.5 spaces per 1,000 square feet, whichever is greater, plus 3 space queuing lane ahead of each wash lane
	Self-service	1 space minimum per washing stall
	Service stations	3 spaces minimum or 1 space per 300 square feet of office/retail area, whichever is greater
	Vehicle maintenance/repair, accessories installation, and body shops	2 spaces for each service stall plus 2 spaces for office. Additionally, a parking plan must be submitted for automobile service uses that include limited automobile sales. The plan must demonstrate that the area for the display of automobiles for sale will not encroach into required setbacks, parking spaces, driveways, drive aisles, vehicle back up areas, landscaping, and any other required use areas as required by this Code

Note:

1. Repair bays, washing stalls, vacuum stalls, and fuel pump spaces do not count toward required parking.

B. Bicycle Spaces Required:

Use	Number Of Bicycle Spaces Required
Single-family and two-family dwellings	None
Multiple-family residential	10 percent of the required vehicle parking spaces for projects with 6 or more units
Nonresidential	Five percent of the required vehicle spaces with a minimum of 4 spaces and a maximum of 25 spaces

The Director may approve adjustments to reduce the requirement for bicycle spaces as provided in Chapters 22 and 23 of this title.

C. Reductions in the Number of Required Parking Spaces:

1. For Single Uses:

a. The Director may approve an adjustment to the required number of parking spaces for any use up to a maximum of 20 percent or 20 parking spaces, whichever is less, based on the submittal of a parking demand study. The Director may refer any such request to the Planning Commission for review.

b. Parking studies submitted in conjunction with requests for reductions must include, at a minimum information specifying the number of employees, customers, visitors, clients, shifts, deliveries, parking spaces, or other criteria established by the Director.

2. For Joint/Shared Uses:

a. The Director may approve an adjustment to reduce the required number of parking spaces in any zone for uses that share parking facilities for a maximum of 20 percent or 20 parking spaces, whichever is less, based on the submittal of a parking demand study. The Director may refer any request for an adjustment from the required number of parking spaces to the Planning Commission for review.

b. Requests for shared and/or joint uses are subject to the following requirements:

(1) A parking study must be submitted by the applicant demonstrating that there will not exist substantial conflict in the peak hours of parking demand for the uses for which joint parking use is proposed;

(2) The number of parking stalls which may be credited against the requirements of the structures or uses involved must not exceed the number of stalls reasonably anticipated to be available during differing hours of operation; and

(3) A written agreement, in a form approved by the City Attorney, must be executed by all parties concerned assuring the continued availability of the number of stalls designed for joint use.

3. Sites with Transportation Systems Management Plans: The number of required parking spaces may be modified subject to approval of a transportation systems management plan submitted pursuant to the procedures and requirements of chapters 16 or 17.

4. Reductions for Disabilities Upgrades: When required solely as needed to upgrade existing parking facilities to comply with the Americans with Disabilities Act (ADA), title III and California Code of Regulations (CCR), California Access Code, title 24, the total number of parking spaces may be reduced at the discretion of the Director of Community Development.

D. Parking In-Lieu Fees: Notwithstanding any provision of this Code to the contrary, the City Council may designate certain areas within the City where, in lieu of providing the number of parking spaces required by this chapter or applicable specific plan, such requirement may be satisfied by paying a parking in-lieu fee in an amount set by City Council resolution. Designated parking in-lieu fee areas and the process for payment of parking in-lieu fees are described in chapter 33 of this title.

(Ord. 1444, 8-3-2010; amd. Ord. 1551, 8-15-2017; Ord. 1574, 10-2-2018; Ord. 1620, 11-17-2020; Ord. 1629, 11-16-2021; Ord. 1639, 9-20-2022; Ord. 1648, 6-21-2023; Ord. 1654, 12-19-2023; Ord. 1670, 4-1-2025)

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