



**PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT**

ZONING COMMISSION, FEBRUARY 6, 2025

A. Application Summary

I. General

Application Name: Arrigo MUPD, DOA-2024-01424
Control Name: Arrigo MUPD (1995-00022)
Applicant: MG WPB LLC; WPB J Automotive Management LLC
Owner: MG WPB LLC; WPB J Automotive Management LLC
Agent: Dunay, Miskel and Backman, LLP - Scott Backman - Beth Schrantz
Project Manager: Lorraine Fuster Santana, Site Planner II

Title/Request: **Title:** a Development Order Amendment **Request:** to reconfigure the Site Plan, and Sign Plan, add and delete uses, add square footage, and to modify Conditions of Approval on 44.02-acres

Summary: The application is for Arrigo MUPD. The site was originally approved by the Board of County Commissioners (BCC) on December 4, 1995 as a Multiple Use Planned Development (MUPD) with commercial and industrial uses. The development was subsequently modified on multiple occasions, with the most recent BCC approval on November 28, 2022.

The request proposes to change the use for 7,381 sq. ft. Building G from Retail to Medical Office and add 3,556 sq. ft. for a total of 10,937 sq. ft. The Preliminary Site Plan (PSP) indicates multiple uses such as, Vehicle Sales and Rental, Repair and Maintenance Light, Warehouse, Professional Office, and the Medical Office, 7 buildings with a total 306,088 sq. ft. Access to the site will remain from Okeechobee Boulevard.

II. Site Data

Acres: 44.18 acres
Location: Southwest corner of Okeechobee Boulevard and Florida Turnpike
Parcel Control: 00-42-43-27-36-001-0010; 00-42-43-27-36-001-0020
00-42-43-27-36-005-0000; 00-42-43-27-36-023-0000
00-42-43-27-36-023-0010; 00-42-43-27-36-023-0022
Future Land Use: Commercial High, with an underlying Industrial (CH/IND), and Commercial High (CH)
Zoning District: Multiple Use Planned Development (MUPD) District
Proposed Zoning: N/A
Tier: Urban/Suburban
Utility Service: Palm Beach County Water Utilities
Overlay/Study: N/A
Neighborhood Plan: N/A
CCRT Area: N/A
Comm. District: 2, Commissioner Gregg K. Weiss

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has 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.

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

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

IV. Hearing History

ZONING COMMISSION: *Scheduled for February 6, 2024*

BCC HEARING: *Scheduled February 27, 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



Exhibit A.2 - Zoning Map

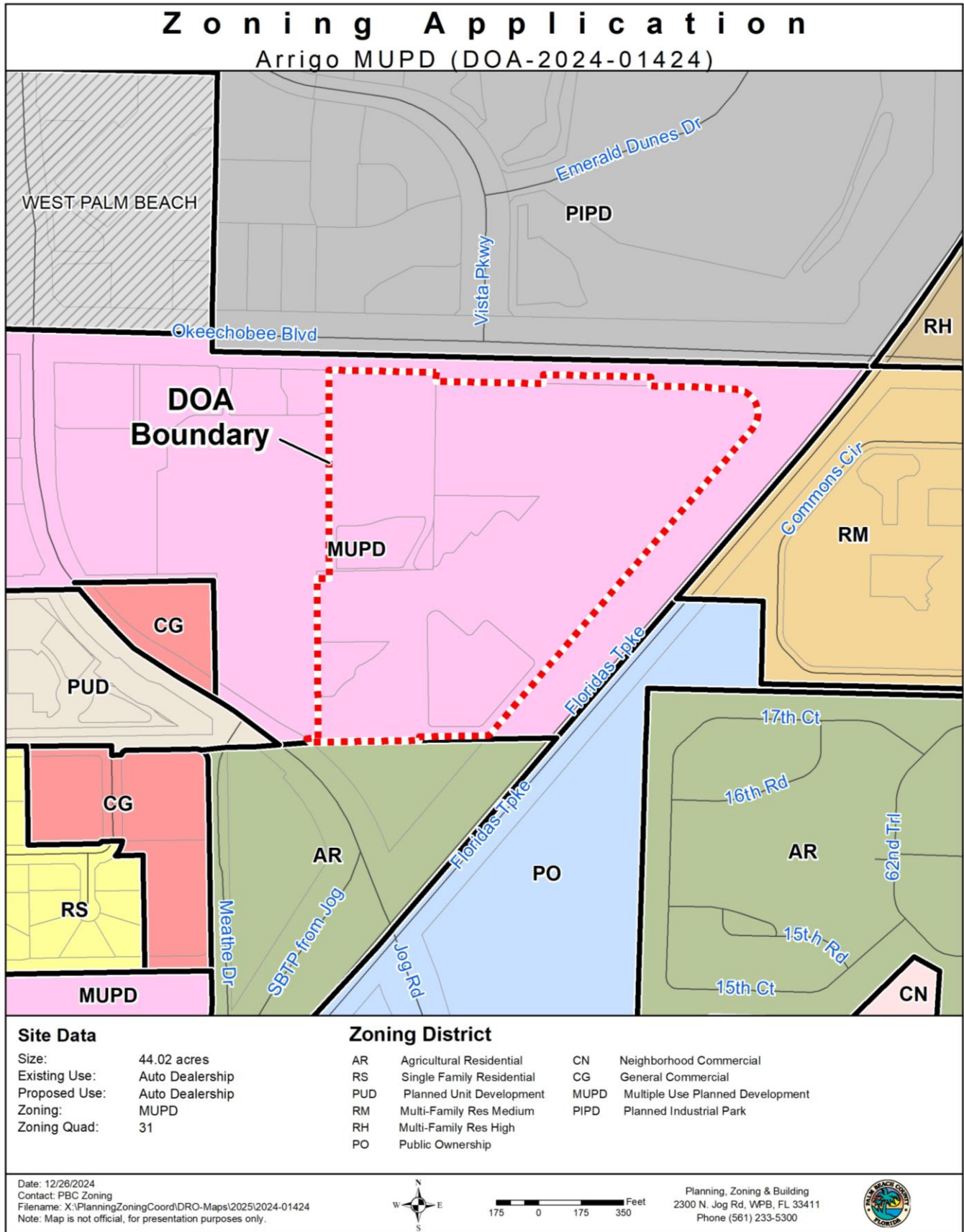


Exhibit B - Standards Analysis & Findings

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

PLANNING DIVISION COMMENTS:

- *Consistency with the Comprehensive Plan:* The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
- *Consistency of Future Land Use designation with Zoning District (Non-Residential):* Per Future Land Use Element Table 2.2-f.1: Non-Residential Future Land Use-Zoning Consistency, the future land use designations of Commercial High and Commercial High/Industrial are consistent with the existing MUPD Zoning District.
- *Relevant Comprehensive Plan Policies:* Future Land Use Element (FLUE) Policies 4.3-g and 4.3-k indicate when similar or like land uses are to provide interconnectivity which reduces potential traffic trips along the primary roadway.
 - *Policy 4.3-g:* Where appropriate, similar and/or complementary neighboring land uses shall employ access management techniques such as shared entrances (to reduce the number of curb cuts) and vehicular and/or pedestrian cross access between like development projects (to encourage inter-connectivity both within and between sites, and reduce the need to use the primary street system to access adjacent sites).
 - *Policy 4.3-k:* The County shall require, where feasible, that commercial land uses employ access management techniques, such as shared entrances and vehicular cross access, between adjacent existing and proposed commercial land uses.

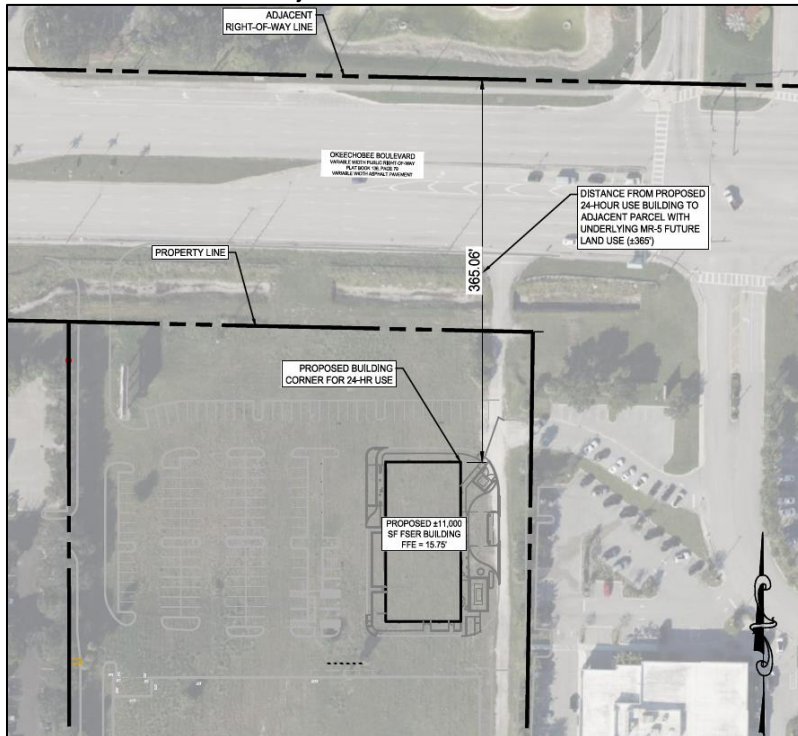
The subject site incorporates a cross access point to the adjacent parcel to the west, the Palm Beach Plaza MUPD. The cross access easement was recorded in public records O.R.B. 34161, Page 785. Previous condition of approval requiring the cross access easement to be paved to the property line prior to issuance of the certificate of occupancy is carried over, as the site has not yet been constructed.

- *Intensity:* The maximum Floor Area Ratio (FAR) of 0.85 is allowed for the subject future land use designation in the Urban Suburban Tier (1,924,484 sq. ft. or 44.18 acres x .85 maximum FAR = 1,635,811 sq. ft. maximum). The request of the 306,088 sq. ft. equates to a FAR of approximately 0.16 (306,088 sq. ft. of intensity/ 1,924,484 sq. ft. of site = 0.159).
 - *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.
- b. **Consistency with the Code** - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The request proposes to modify Building G to change the use from General Retail to Medical Office use and add 3,556 sq. ft. (7,381 sq. ft. to 10,937) sq. ft. Staff has analyzed the proposed amendment and has determined that is not in conflict with any portion of the current Code, and is consistent with the stated purpose and intent of the Code.

- *Property Development Regulations:* The proposed amendment complies with the required PDR's for MUPD as outlined in the Table 3.E.2.D.
- *Use Specific Criteria:* ULDC Art. 4.B.2.A.23 Indicates that a Medical Office is an establishment where patients, who are not lodged overnight, are admitted for examination, elective surgical care, immediate but not emergent care, or treatment by persons practicing any form of healing or health-building services whether such persons be medical doctors, chiropractors, osteopaths, podiatrists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida. The Applicant is proposing a Freestanding Emergency Room associated with a Hospital use. This use classification will be subject to a staff proposed ULDC Revision in the future to incorporate this term into the ULDC.

- *Architectural Review:* The preliminary architectural elevations were submitted by the Applicant for review. The provided elevations are in compliance with Art.5.C. Design Standards. The Applicant requested Architectural Elevations to be submitted for review and final approval at the time of Building Permit. The Architectural elevations can be found in Exhibit E-3.
- *Hours of operation:* Per ULDC Art. 5, any non-residential use shall be subject to the hours of operations indicated in Table 5.E.5.A, Hours of Operation, when located within 250 ft. of a parcel of land with a residential FLU designation or use. The Applicant is proposing a use that operates 24 hours and 7 days a week. The proposed use is located +/- 365 feet from the nearest residential FLU or zoning district (located to the north) and as such is not subject to ULDC Art. 5 limitations on Hours of Operation.



- *Access and Circulation:* The subject site currently has two access points off Okeechobee Boulevard, which is an Arterial Street and satisfies the access requirement of Art. 3.E.1.C.2a., Access and Circulation. The proposed Medical Office is situated within an approved MUPD, and no changes to the approved, existing access points are proposed.
 - *Parking:* The subject site is an MUPD. The Planned Development regulations allows an Applicant to utilize a range of parking with minimum and maximum numbers and/or utilize the specific use calculations described in Article 6. The Applicant is utilizing a combination of Art. 3.E.1.C.2.h.2).a), Minimum/Maximum Parking Standards and Art. 6.B.1.B., Minimum Parking Standards. For building A, B,C, D, E, and building F- Office and Retail Space (Warehouse not included) the Applicant is proposing to utilize, Art. 3- Minimum/Maximum Parking Standards and is required to provide 964 spaces. However, for the 65,011 Sq. Ft Warehouse located in building F (Office and Retail Space not included), the Applicant is proposing to utilize Art. 6 Minimum Parking Standards and is required to provide 33 spaces. The Applicant is required to provide a total of 997 parking spaces for the Arrigo development. The PSP indicates 996 parking spaces one parking short of what is required. For this, the Applicant has requested a Type 1 Waiver to reduce the required parking calculated with the MUPD minimum and maximum parking by one space. The Applicant has provided a Parking Demand Statement that will support the request (Exhibit - 9).
 - *Landscape/Buffering:* The Applicant is not proposing any modifications to the landscape buffers with this request. The buffers will remain as previously conditioned or as required by the ULDC. The PSP indicates a 20 ft. Right-of-Way landscape buffer to the north, along Okeechobee Boulevard and along the eastern property line abutting the Florida Turnpike. Along the western property line, abutting the Commercial development, an 8 ft. Compatibility buffer landscape buffer is provided.
 - *Signs:* The Applicant has submitted a Preliminary Master Sign Plan (PMSP) that meets the requirements of Article 8 and Conditions of Approval.
- 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 Arrigo MUPD has been approved since 1995 with a mix of Commercial uses and Industrial uses. The proposed DOA will allow for the addition of a Medical Office use. The proposed use is compatible and consistent with the surrounding uses. To north exists a Planned Industrial Development District, with the immediate northern parcels being occupied by a range of Commercial uses. To the west is Palm Beach Plaza MUPD which is consistent and compatible with the proposed amendment. To the south is a Water

or Wastewater Treatment Plant and to the east are high density residential developments, which are separated from the subject MUPD by the Florida Turnpike. Staff has analyze the proposed amendment and has determine that is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

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

The proposed DOA will allow for the development of a Medical Office to be located on the vacant northwest parcel of the existing MUPD. The amendment is consistent with the development pattern of the area and the adjacent uses. As mentioned, to the west is an existing Palm Beach Plaza MUPD. The Applicant is maintaining the approved 8 ft. Compatibility Buffer, the 20 foot R-O-W buffer along Okeechobee Boulevard and the east property line abutting the Florida Turnpike. This will help to offset any potential adverse impacts the proposed amendment will have on the 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.*

ENVIRONMENTAL RESOURCE MANAGEMENT:

- *Vegetation Protection:* The application request does not impact native vegetation as the site has been previously cleared.
- *Wellfield Protection Zone:* This property is located within Wellfield Protection Zone 2 and 3.
- *Irrigation Conservation Concerns and Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
- *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

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

The proposed DOA will amend the approved MUPD by replacing an approved unbuilt Retail building with a Medical Office Building. The Applicant states that the property is located within an active area adjacent to a major thoroughfare and transit corridor where emergency medical services can be efficiently and conveniently provided to those in need and is consistent with the infill development pattern of the area, through the development of complementary proposed uses. The proposed DOA will, therefore, result in a logical, orderly and timely development pattern.

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

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division have reviewed the request. The proposed site plan modification by replacing an already approved Automobile Parts Sales in an existing MUPD with a free-standing Emergency building is expected to generate 4 less net daily trips, 2 less net AM peak hour trips, and 2 less net PM peak hour trips as compared to those from the already approved development. Since the project generates less trips compared to the already approved project, it continues to meet the PBC Traffic Performance Standards (TPS). All previous conditions of approval will be carried forward to the revised site plan. Engineering Condition 18 is proposed to be revised in order to comply with the deadlines for mandatory traffic performance standards.

MASS TRANSIT:

Palm Tran review staff have no comments on this application. There are three bus stops adjacent to the subject property along Okeechobee Boulevard. Routes 43 and 44 travel along Okeechobee Blvd, Jog Road and Vista Parkway.



LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division have reviewed this application. The overall site has a permitted and constructed drainage system that will continue to operate, and the proposed development will connect to the existing system

DRAINAGE DISTRICT:

The subject site is located within the Lake Worth Drainage Districts (LWDDs). The Applicant's engineer states (Exhibit E-7) *"The site is located at the southwest corner of Okeechobee Boulevard and Florida Turnpike and consists of 44.02 acres of partially developed land. The eastern 29.51 acres of the site was developed under South Florida Water Management District (SFWMD) permit 5004068-P on August 14, 1998. This permit has been modified several times for various developments inside the MUPD. The existing drainage system for that portion of the site includes a 1.49-acre dry detention basin and a 4.14-acre wet detention basin. The drainage positive outfall is provided by the ditch along the west side of the Florida Turnpike. The site is in SFWMD basin C-51. The control elevation for the site is 12.5 feet NGVD. The site is also in the Lake Worth Drainage District."*

Prior to the issuance of any building permits, the Applicant is responsible for obtaining required permits and approvals for the Districts.

WATER AND WASTEWATER:

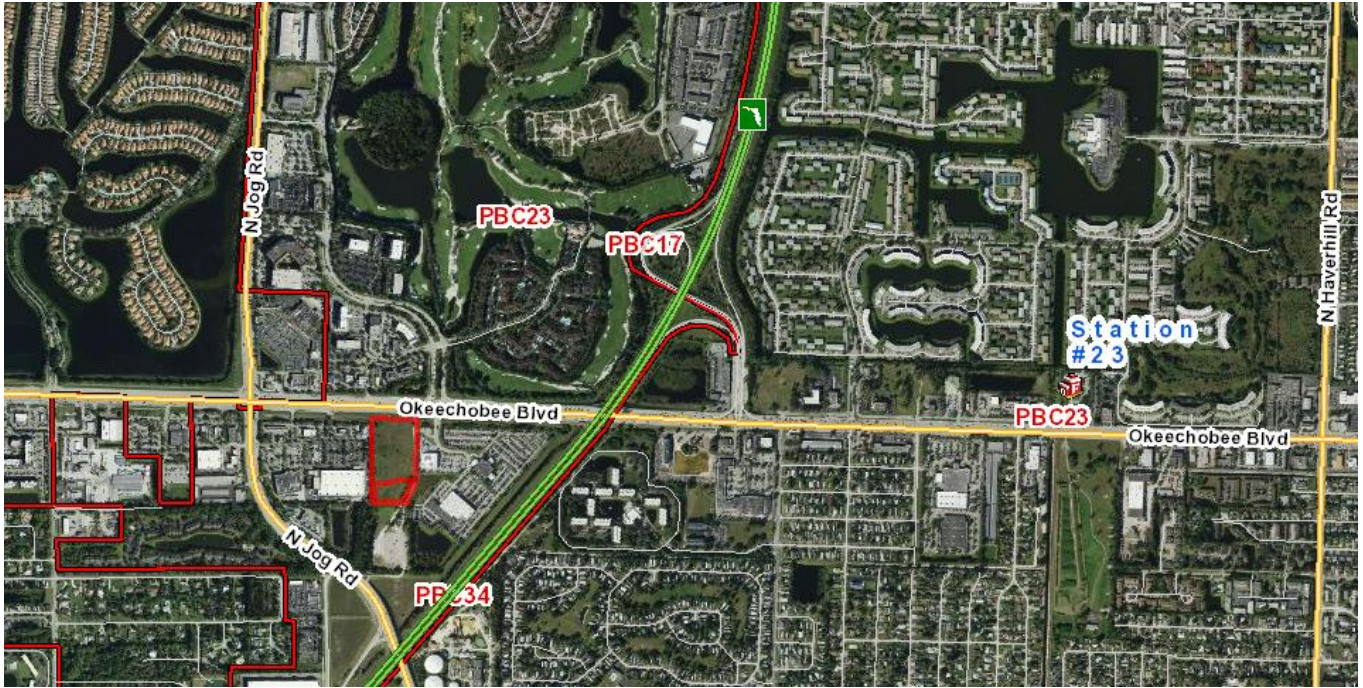
The subject site is connected to water and wastewater within the Palm Beach County Water Utilities Department (PBCWUD) service area, and PBCWUD review staff have provided comments throughout the review of this application. The Applicant has provided as service letter in Exhibit E-8. Prior to the issuance of any building permits, the Applicant is responsible for obtaining required permits and approvals from PBCWUD.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health has no comments on this application.

FIRE-RESCUE:

Fire Rescue review Staff have no comments on the application. The development will be reviewed again at time of building permit for compliance with Fire Codes. The site is within the service boundary of Palm Beach County Fire Rescue Station 23.



PARKS AND RECREATION:

The Parks and Recreation Department review staff have no comment regarding this application as this is a non-residential site, and the Parks and Recreation Department ULDC requirements do not apply.

SCHOOL DISTRICT:

The School District review staff have no comment regarding this application, as there is no additional proposed residential density. There are 3 bus stop locations within a ½ mile of the subject property. Two located on Okeechobee Blvd, and the other one N Jog Road.



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

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: *“There are changed conditions or circumstances that necessitate the Project. The Property is proximately located along a major arterial roadway and transit corridor. As the area has grown, the need for life safety and health care services has increased such that Petitioner is seeking to change the site plan to permit Medical Office instead of the currently designation of Retail to provide better and improved services to the community. The growth of the surrounding area and the limited health care locations across Palm Beach County are changed circumstances that necessitate the Project.”*

Exhibit C-1 - Conditions of Approval

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2022-1410, Control No.1995-00022, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-2007-1614, R-2007-1615 and 2011-0794 (Control No. 1995-022) have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Section 2.E of the ULDC and the Board of County Commissioners, unless expressly modified.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-2022-1410 are contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Section 2.E of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2022-1410, Control No.1995-00022, which currently states:

The approved Preliminary Site Plan is dated August 22, 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 (DRO) as established in the Unified Land Development Code (ULDC), must be approved by the Board of County Commissioners.

Is hereby amended to read:

The approved Preliminary Site Plan is dated December 12, 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 (DRO) as established in the Unified Land Development Code (ULDC), must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

3. Should the applicant not utilize the approval of the Requested Uses, the property owner or applicant shall abandon the approval pursuant to the regulations of Article 2 of the ULDC, as amended, and the Final Site Plan shall be modified accordingly. (ONGOING: ZONING - Zoning) (Previous ALL PETITIONS Condition 3 of Resolution R-2022-1410, Control No.1995-00022)

4. Prior to final approval by the Development Review Officer (DRO), the Site Plan shall be revised to relabel the buildings as follows:

- a. Building G shall be relabeled as Building E
- b. Building H shall be relabeled as Building I
- c. Building E shall be relabeled as Building G

(DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ALL PETITIONS Condition 4 of Resolution R-2022-1410, Control No.1995-00022)

ARCHITECTURAL REVIEW

1. At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for Building C shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (DRO: ARCHITECTURAL REVIEW - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2022-1410, Control No.1995-00022)

2. Prior to Final Development Review Officer (DRO) approval, the Applicant shall submit architectural elevations for Buildings F for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved Site Plan, all applicable Conditions of Approval, and all ULDC requirements. Modifications to the elevations may be allowed through the Building Permit process, consistent with the Visual Impact Analysis and requirements of Article 5.C. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 2 of Resolution R-2022-1410, Control No.1995-00022)

3. The Applicant shall submit architectural elevations for Building G for final architectural review and approval at the time of building permit. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved Site Plan, all applicable Conditions of Approval, and all ULDC requirements. The elevations shall be consistent with the Visual Impact Analysis, the buildings within the MUPD, and requirements of Article 5.C. (BLDG PERMIT: ZONING - Zoning) (Previous ARCHITECTURAL REVIEW Condition 3 of Resolution R-2022-1410, Control No.1995-00022)

4. All roof or ground mounted air conditioning, mechanical equipment, electrical equipment and satellite dishes shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principal structure or equivalent landscape material. Previous Building and Site Design Condition 1. of Resolution R-2007-1615, Control No.1995-022. (TC: ARCHITECTURAL REVIEW - Zoning) (Previous ARCHITECTURAL REVIEW Condition 4 of Resolution R-2022-1410, Control No.1995-00022)

5. All future development shall be consistent with Article 5.C of the ULDC, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (BLDGPMT: ARCHITECTURAL REVIEW - Zoning) (Previous ARCHITECTURAL REVIEW Condition 5 of Resolution R-2022-1410, Control No.1995-00022)

6. Prior to the issuance of the first Certificate of Occupancy for this petition, all existing and any proposed freestanding lighting fixtures (excluding concrete poles), and railings along the vehicular driveway shall be painted bronze. (BLDGPMT: BUILDING DIVISION - Zoning) (Previous ARCHITECTURAL REVIEW Condition 6 of Resolution R-2022-1410, Control No.1995-00022)

ENGINEERING

1. The property owner shall modify the existing left turn lane east approach on Okeechobee Boulevard at the projects entrance road to either lengthen or reconstruct as a dual left turn lane with signalization as required by either the Florida Department of Transportation or by the County Engineer. If dual left turn lanes are constructed then 2 receiving lanes on the driveway shall be constructed.

a. This construction shall be concurrent with the paving and drainage improvements for Phase III of 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.

b. Permits required by Florida DOT for this construction shall be obtained prior to the issuance of the first Building Permit Phase III of the site. (BLDG PERMIT: MONITORING-Eng)

c. Construction shall be completed prior to the issuance of the first Certificate of Occupancy in Phase III. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2022-1410, Control No.1995-00022)

2. LANDSCAPE WITHIN MEDIAN OF STATE ROADS

a. Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent median of Okeechobee Boulevard. This permit, to be completed by the property owner, shall name Palm Beach County as the applicant. As part of this permit process, the property owner shall enter into a Right of Way, Landscape Maintenance, Removal, and Indemnification Agreement. When landscaping is permitted by the Florida Department of Transportation, landscaping shall, at a minimum, consist of the Low Cost Planting Concept" outlined in the Palm Beach County Engineering and Public Works Department March 1994 Streetscape Standards. The property owner shall also be responsible to supplement any existing landscape material previously planted in this median and all new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (BLDG PERMIT: MONITORING - Eng)

b. All required median landscaping, including an irrigation system if required, shall be installed at the property owners expense. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed prior to the issuance of a certificate of occupancy. (CO: MONITORING - Eng)

c. Declaration of Covenants and Restriction Documents shall be established or amended as required and shall be approved and recorded prior to the issuance of a building permit. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2022-1410, Control No.1995-00022)

3. Prior to site plan approval by the Development Review Committee the developer shall:
 - a. Receive approval from the Land Development Division for a revised drainage study demonstrating that the project will be in accordance with South Florida Water Managements Districts C-51 Drainage Basin requirements.
 - b. Obtain conceptual approval from the Florida Department of Transportation for the proposed geometrics and location of the proposed access drive onto Okeechobee Boulevard. Any modifications to the 2.99 acre outparcel shall be accommodated for on the revised Site Plan. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2022-1410, Control No.1995-00022)
 4. The property owner shall fund a pro rata share of the cost of signalization if warranted by the County Engineer and the Florida Department of Transportation at the intersection of Okeechobee Boulevard and the projects entrance road. Signalization shall also include any required warning flashers on Okeechobee Boulevard in advance of the Florida Turnpike Overpass. Should signalization not be required after five years after the final Certificate of Occupancy then this property owner shall be relieved from this obligation. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2022-1410, Control No.1995-00022)
 5. Prior to the issuance of the next building permit, the contract shall be let for Okeechobee Boulevard (Benoist Farms Road to the Turnpike) to an eight-lane cross section, or a CRALLS designation is adopted for Okeechobee Boulevard (Benoist Farms Road to the Florida Turnpike), whichever shall first occur. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2022-1410, Control No.1995-00022)
 6. Deleted by Resolution R-2022-1410 (Previous ENGINEERING Condition 6 of Resolution R-2022-1410, Control No.1995-00022)
 7. Prior to issuance of a Building Permit on the unplatted portions of the site, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2022-1410, Control No.1995-00022)
 8. Deleted by Resolution R-2011-0794 (Previous ENGINEERING Condition 8 of Resolution R-2022-1410, Control No.1995-00022)
 9. Deleted by Resolution R-2011-0794 (Previous ENGINEERING Condition 9 of Resolution R-2022-1410, Control No.1995-00022)
 10. Prior to Final Site Plan approval by the Development Review Committee, the property owner shall complete purchase of the existing Palm Beach County Property required for the construction of the access onto Jog Road. (DRO:ENGINEERING - Eng) (Previous Engineering Condition E.10 of Resolution R-2007-1615, Control No.1995-022) [Note: COMPLETED] (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 10 of Resolution R-2022-1410, Control No.1995-00022)
 11. The Property Owner shall construct:
 - i) a second south approach left turn lane on the eastern project entrance road at Okeechobee Blvd, to provide for 2 left turn lanes and a shared through/right lane at this intersection, or as approved by the FDOT/County Engineer; and
 - ii) a right turn lane west approach on Okeechobee Boulevard at the western project entrance.
- 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 the construction in part i above shall be obtained prior to the issuance of the first building permit for construction of phase 3. (BLDGPM: MONITORING - Engineering)
 - b. Construction of the improvements in part i above shall be completed prior to the issuance of the first Certificate of Occupancy within phase 3. (CO: MONITORING - Engineering)
 - c. Permits required from FDOT for the construction in part ii above shall be obtained prior to the issuance of the first building permit for construction of phase 2. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]
 - d. Construction of the improvements in part ii above shall be completed prior to the issuance of the first Certificate of Occupancy within phase 2. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 11 of Resolution R-2022-1410, Control No.1995-00022)
12. Prior to final site plan approval by the DRO, the property owner shall have the existing 30-foot road right of way on the western portion of the site, north of Building E, abandoned in accordance with the Abandonment Ordinance or shall remove the right of way from the project limits. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 12 of Resolution R-2022-1410, Control No.1995-00022)

13. Prior to final site plan approval by the DRO, the property owner shall modify, abandon and, if necessary, relocate the existing blanket utility easement in conflict with existing and proposed building locations or provide releases for proposed work within the easement area as approved by the County Engineer and Building Division. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 13 of Resolution R-2022-1410, Control No.1995-00022)

14. Deleted by Resolution R-2022-1410 (Previous ENGINEERING Condition 14 of Resolution R-2022-1410, Control No.1995-00022)

15. Deleted by Resolution R-2022-1410 (Previous ENGINEERING Condition 15 of Resolution R-2022-1410, Control No.1995-00022)

16. Prior to the issuance of the first building permit, the Property Owner shall replat the property in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 16 of Resolution R-2022-1410, Control No.1995-00022)

17. Prior to the approval of the Final Site Plan by the Development Review Officer, the Property Owner shall modify the Site Plan to include bearings and distances to the lot lines they are creating through the exemption of Article 11.A.6.b. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 17 of Resolution R-2022-1410, Control No.1995-00022)

18. Previous ENGINEERING Condition 18 of Resolution R-2022-1410, Control No.1995-00022, which currently states:

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

a. No Building Permits for the site may be issued after December 31, 2025, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

Is hereby amended to read:

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

a. No Building Permits for the site may be issued after June 30, 2030, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

ENVIRONMENTAL

1. Prior to Final Site Plan approval by the Development Review Officer, the property owner shall demonstrate that all vehicle parking and storage complies with the requirements of Article 14.B. "Wellfield Protection." (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 1 of Resolution R-2022-1410, Control No.1995-00022)

2. The applicant shall meet with Wellfield staff to discuss site development prior to final site plan approval. The site plan shall be in compliance with Article 14.B. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 2 of Resolution R-2022-1410, Control No.1995-00022)

HEALTH

1. Prior to the issuance of a building permit, the property owner shall meet with, review with, and submit to the Palm Beach County Health Department, a comprehensive Hazardous material plan. (BLDGPM: MONITORING - Health Department) [Note: COMPLETED] (Previous HEALTH Condition 1 of Resolution R-2022-1410, Control No.1995-00022)

2. The property owners and operators of facilities generating industrial, hazardous, or toxic waste shall not deposit or cause to be deposited any such wastes into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection (FDEP), the Palm Beach County Health Department and the agency responsible for sewage works are provided and used. (ONGOING: CODE ENF - Health Department) (Previous HEALTH Condition 2 of Resolution R-2022-1410, Control No.1995-00022)

LANDSCAPE - GENERAL

1. Prior to final approval by the Development Review Officer (DRO), the site plan shall be modified to indicate preservation and relocation of native trees as indicated in the Tree Preservation Plan:
 - a. Documentation shall be submitted to the Landscape Section for review and approval; and,
 - b. Additional native vegetation may be relocated or added to preserve areas to meet the intent of this condition. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2022-1410, Control No.1995-00022)

LANDSCAPE - INTERIOR

1. Prior to Final Development Review Officer (DRO) approval, the Applicant shall modify the Site Plan to expand the landscape island proposed under the existing Billboard. [Note: COMPLETED] (Previous LANDSCAPE - INTERIOR Condition 1 of Resolution R-2022-1410, Control No.1995-00022)
2. Prior to final approval by the Development Review Officer (DRO), the site plan shall be amended to indicate two (2) focal points for Phase I (Buildings, A, B, and C) not associated with a tenant or use. The focal points shall be in the form of a plaza, fountain, arcade, or any other site element or similar pedestrian oriented public area that is acceptable to the Zoning Division. The design and location of this element shall be subject to review and approval by the Architectural Review Section. (DRO: ARCHITECTURAL REVIEW - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - INTERIOR Condition 2 of Resolution R-2022-1410, Control No.1995-00022)

LANDSCAPE - PERIMETER

1. In addition to Code requirements, landscaping and buffering along the north property line shall be upgraded to include:
 - a. a minimum one to three foot high undulating berm with an average height of two (2) feet measured from the top of curb;
 - b. one (1) canopy tree for each twenty (20) linear feet of frontage; and, c. one (1) palm for each thirty (30) linear feet of property. A group of three (3) palms shall not be substituted for a perimeter canopy tree. (BLDG PERMIT: LANDSCAPE-Zoning) [Note: COMPLETED] (Previous LANDSCAPE - PERIMETER Condition 1 of Resolution R-2022-1410, Control No.1995-00022)
2. LANDSCAPING ALONG THE WEST 600 FEET OF THE NORTH PROPERTY LINE (ABUTTING OKEECHOBEE BOULEVARD)
In addition to Code requirements, landscaping along the west 600 feet of the north property line shall meet the landscape conditions above for the north property line. (BLDG PERMIT: LANDSCAPE-Zoning) [Note: COMPLETED] (Previous LANDSCAPE - PERIMETER Condition 2 of Resolution R-2022-1410, Control No.1995-00022)
3. Landscaping and buffering along the 350 feet of the west property line adjacent to Parcel H shall be upgraded to include:
 - a. A minimum ten (10) foot wide landscape buffer strip;
 - b. One (1) palm or pine tree for each thirty (30) linear feet of frontage. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and,
 - c. Existing native trees as identified mll in the tree preservation plan shall be relocated or incorporated into landscape buffer. (BLDG PERMIT: LANDSCAPE-Zoning) [Note: COMPLETED] (Previous LANDSCAPE - PERIMETER Condition 3 of Resolution R-2022-1410, Control No.1995-00022)

PLANNED DEVELOPMENT

1. Prior to certification of the preliminary development plan by the Development Review Committee, the property owner shall record in the public record a covenant requiring architectural consistency between all buildings, signage and project identification. Consistency shall include, at a minimum, an overall unified image and character created by the use of common elements such as building materials, rooflines, muted colors, fenestration, architectural features, and architectural elements. The covenant shall be recorded in a form and manner acceptable to the Zoning Division and County Attorney. The covenant shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: ZONING - County Attorney) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2022-1410, Control No.1995-00022)
2. Prior to certification of the preliminary development plan by the Development Review Committee, the property owner shall record a covenant in the public record indicating that all structures, uses and parking areas within the project are part of a single unified planned development, regardless of ownership. The covenant shall be recorded in the public record in a manner and form acceptable to the County Attorney. The covenant shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: ZONING - County Attorney) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 2 of Resolution R-2022-1410, Control No.1995-00022)

PLANNING

1. Prior to final approval by the Development Review Officer (DRO), in a form approved by and acceptable to the County Attorney's Office, submit a recorded cross access easement agreement, for the location depicted on the site plans. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 1 of Resolution R-2022-1410, Control No.1995-00022)

2. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Preliminary Site Plan to add the Official records book and page number for the recorded cross access easement. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 2 of Resolution R-2022-1410, Control No.1995-00022)

3. Prior to the issuance of the first Certificate of Occupancy, the Property Owner shall pave all vehicular and pedestrian access points to the property line with a break in any landscape buffer, specifically the vehicular and pedestrian connection to the west, as shown on the Final Site Plan as approved by the Development Review Officer (DRO). (CO: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2022-1410, Control No.1995-00022)

SIGNS

1. Ground Mounted Freestanding signs fronting on Okeechobee Boulevard, shall be limited as follows:

- Maximum sign height, measured from finished grade to highest point - twenty-five (25) feet;
- Maximum sign face area per side - 150 square feet;
- Maximum number of signs - one (1);
- Style - monument style only; and,
- If the sign is replaced, the new sign must meet Sign Condition 2 below. (BLDGPMT: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2022-1410, Control No.1995-00022)

2. Ground Mounted Freestanding signs fronting on Okeechobee Boulevard, shall be limited as follows:

- Maximum sign height, measured from finished grade to highest point - fifteen (15) feet;
- Maximum sign face area per side - 200 square feet;
- Maximum number of signs three (3); and,
- Style - monument style only.
- If the sign, referenced in Sign Condition 1 is replaced, that sign is included in the maximum number of signs described above under c. (BLDGPMT/CO: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 2 of Resolution R-2022-1410, Control No.1995-00022)

3. Ground Mounted Freestanding sign fronting on the Florida Turnpike shall be limited as follows:

- Ground Mounted Freestanding sign:
 - Maximum sign height, measured from finished grade to highest point - twenty (20) feet;
 - Maximum sign face area per side - 150 square feet;
 - Maximum number of signs - one (1); and
 - Style - monument style only. (BLDGPMT: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 3 of Resolution R-2022-1410, Control No.1995-00022)

4. Should the development subdivide in accordance with Article 11 and create outparcels fronting on Okeechobee Boulevard, an outparcel sign would be allowed pursuant to Art 8, as amended, and included in the Master Sign Plan.(DRO/BLDG PERMIT: ZONING- Zoning) (Previous SIGNS Condition 4 of Resolution R-2022-1410, Control No.1995-00022)

SITE DESIGN

1. Prior to Final Development Review Officer (DRO) approval, the Applicant may modify the Phasing of the Repair and Maintenance Buildings (30,000 sq.ft. and 2,200 sq.ft.) with consent from the Property Owner. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2022-1410, Control No.1995-00022)

2. Prior to Final Development Review Officer (DRO) approval, the Applicant shall modify the Site Plan to include a driveway to the east of the 1.49-acre lake/water management tract on the site plan. (DRO: ZONING - Zoning) (Previous SITE DESIGN Condition 2 of Resolution R-2022-1410, Control No.1995-00022)

3. Prior to Final Development Review Officer (DRO) approval, the Applicant shall modify the Site Plan and associated documents to correctly reference Building F as Warehouse with office and retail flex space. (DRO: ZONING - Zoning) (Previous SITE DESIGN Condition 3 of Resolution R-2022-1410, Control No.1995-00022)

USE LIMITATIONS

1. Delivery and garbage pick up for Building G (General Retail use) shall be prohibited between the hours of 7:30 a.m. and 9:00 p.m. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2022-1410, Control No.1995-00022)
2. Vehicles shall not be elevated off the ground in any way. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2022-1410, Control No.1995-00022)
3. Vehicles shall be parked only in the areas designated on the certified site plan for customer, employee, service, display and inventory/storage spaces and shall maintain minimum backup distance and maneuverability. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2022-1410, Control No.1995-00022)
4. No advertising flags, foreign flags, pennants, banners, streamers, balloons, objects, gimmicks or similar signs designed to attract the attention of the general public shall be permitted outdoors on any building, vehicle or wall. Except that special event signage shall be permitted with a special permit pursuant to signage regulations in Section 7.14 of the ULDC. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 4 of Resolution R-2022-1410, Control No.1995-00022)
5. Outdoor storage of disassembled vehicles or parts shall not be permitted on site. (ONGOING: CODE ENF - Zoning) (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 5 of Resolution R-2022-1410, Control No.1995-00022)
6. An automatic car wash facility, if provided, shall utilize a 100% water recycling system. (BLDG/PMT: BUILDING DIVISION - Health Department) (Previous USE LIMITATIONS Condition 6 of Resolution R-2022-1410, Control No.1995-00022)
7. Vehicles shall not be tested off-site on the Vista Center property. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 7 of Resolution R-2022-1410, Control No.1995-00022)
8. When this facility is not open, the parking area shall be locked and gated. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 8 of Resolution R-2022-1410, Control No.1995-00022)
9. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site, except within designated loading, dispatch and delivery areas. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 9 of Resolution R-2022-1410, Control No.1995-00022)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)
2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
 - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
 - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
 - d. Referral to Code Enforcement; and/or
 - e. Imposition of entitlement density or intensity.

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

DISCLOSURE

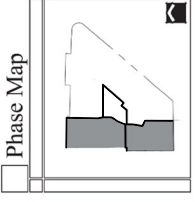
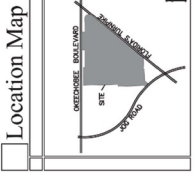
1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Exhibit D - Project History

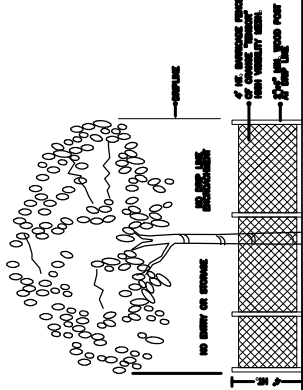
Application No.	Title & Request	Resolution	Decision	Approval Date
PDD-1995-00022	Title: Official Zoning Map Amendment to a Planned Development District Request: Planned District Development	R-1996-01744	Approved	12/04/1995
PDD-1995-00022	Title: Official Zoning Map Amendment to a Planned Development District Request: Planned District Development	R-1995-01724	Approved	12/04/1995
DOA-1995-00022	Title: Development Order Amendment Request: DOA/R to Reconfigure the site plan and add vehicle sales and rental (requested use)	R-1998-00410	Approved With Conditions	03/26/1998
DOA-1995-00022	Title: Development Order Amendment Request: To Reconfigure Plan, Modify/Delete Conditions; Vehicle Service/Repair	R-2002-00511	Approved	04/04/2002
DOA-1995-00022	Title: Development Order Amendment Request: to Reconfigure Plan, Modify/Delete Conditions; Vehicle Service/Repair	R-2002-00512	Approved	04/04/2002
DOA-2004-00814	Title: Development Order Amendment Request: to reconfigure site plan and modify/delete conditions of approval.	R-2005-00382	Approved With Conditions	03/21/2005
DOA-2004-00814	Title: Development Order Amendment Request: To reconfigure site plan and modify/delete conditions of approval.	R-2005-00603	Approved With Conditions	03/21/2005
PDD/DOA-2007-00051	Title: An Official Zoning Map Amendment to a Planned Development District. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.	R-2007-01614	Approved As Amended	09/24/2007
PDD/DOA-2007-00051	Title: a Development Order Amendment Request: To add land area, reconfigure site plan, add square footage and add access point (Jog Road).	R-2007-01615	Approved As Amended	09/24/2007
ZV-2007-01772	Title: a Type II Zoning Variance Request: To allow a Flagpole in excess of the fifty feet.	ZR-2008-00008	Denied	02/07/2008
DOA/R-2010-03025	Title: a Development Order Amendment Request: to reconfigure the site plan, add square footage, add requested uses, and to add and delete an access point	R-2011-00794	Approved As Amended	05/26/2011
DOA/R-2010-03025	Title: a Requested Use Request: to allow a Hotel; a Restaurant, Type I; and an Auto Paint and Body Shop	R-2011-00795	Approved As Amended	05/26/2011
DOA/R-2010-03025	Title: a Requested Use Request: to allow a Hotel; a Restaurant, Type I; and an Auto Paint and Body Shop	R-2011-00796	Approved As Amended	05/26/2011
DOA/R-2010-03025	Title: a Requested Use Request: to allow a Hotel; a Restaurant, Type I; and an Auto Paint and Body Shop	R-2011-00797	Approved As Amended	05/26/2011
ABN/DOA-2022-00507	Title: a Development Order Abandonment Request: to abandon a Type 1 Restaurant and a Hotel on 44.71 acres	R-2022-01409	Approved	11/28/2022
ABN/DOA-2022-00507	Title: a Development Order Amendment Request: to reconfigure the site plan, add square footage, modify/delete conditions of approval, and modify phasing on 44.18 acres	R-2022-01410	Adopted With Conditions	11/28/2022

Exhibit E-1 - Preliminary Site Plan

Exhibit E-2 - Preliminary Regulating Plan



NOTE: TREES ON THIS PLAN ARE EXISTING TO REMAIN AND ARE PART OF THE PREVIOUSLY APPROVED AND INSTALLED LANDSCAPING PLANS FOR THE FLOOR AND DECOR PROJECT, AS PART OF THE ARRIGO MUPD AND SHALL BE PROTECTED AND RETAINED DURING CONSTRUCTION OF THE PROPOSED MEDICAL BUILDING.



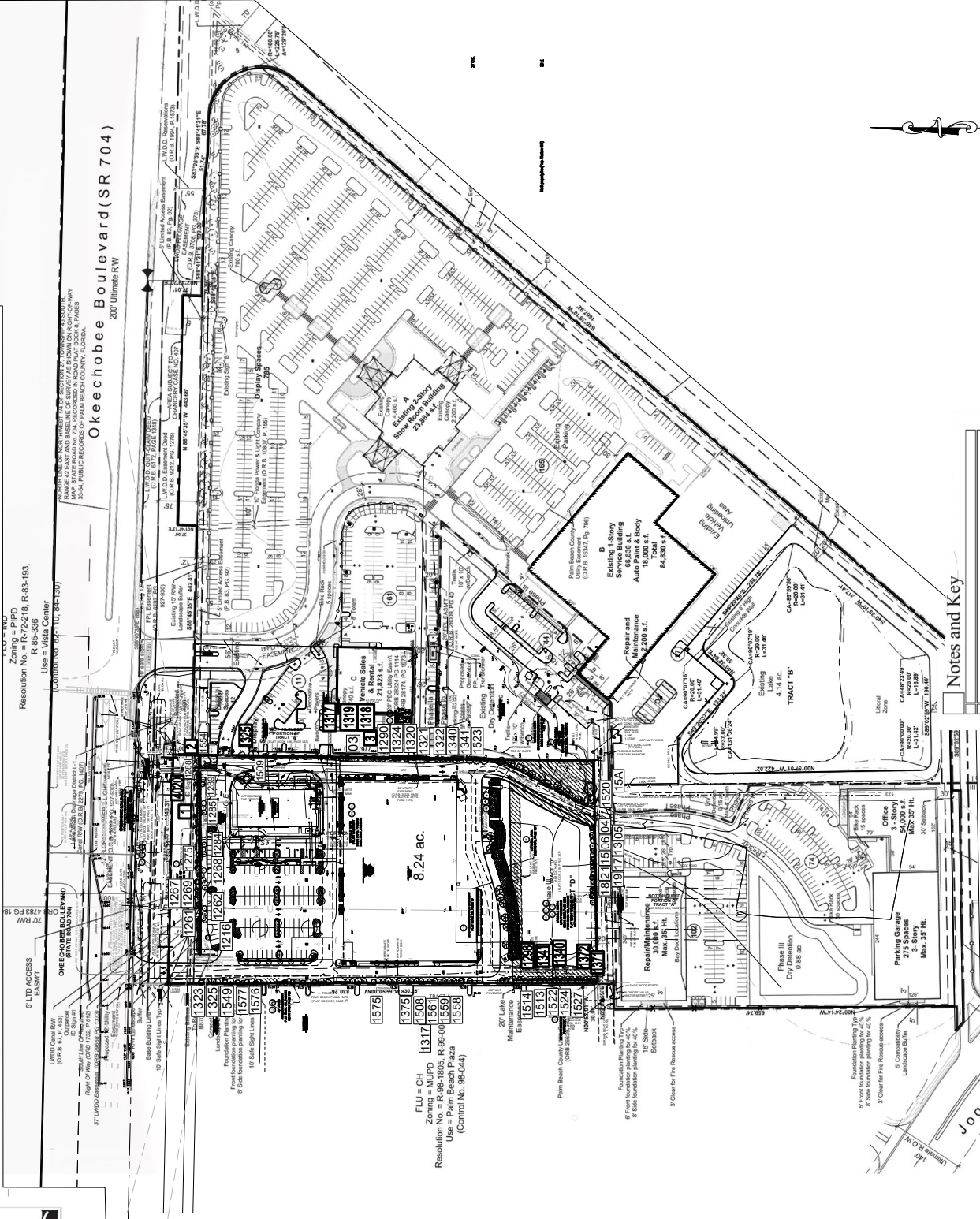
TREE PRESERVATION BARRICADE FENCING DETAIL

GENERAL NOTES:

- Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All utility lines shall be marked and any adjustments by Contractor shall be reported at no additional cost to the Owner.
- Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.
- Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

SEE SHEET PRP-3 FOR ENLARGEMENT OF THIS AREA AND SHEET PRP-4 FOR TREE CHARTS.

SITE DATA
APPLICATION NAME: ARRIGO MUPD
CONTROL NUMBER: 198-002
APPLICATION NUMBER: DRC-2024-0424



Notes and Key

- * BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY RECORDED BY ARRIGO & JACQUES (07/25/10)
- * INDICATES PROPERTY OF ARRIGO PART
- INDICATES POINT OF SERVICE
- INDICATES TYPICAL FOUNDATION PLANTING AREA

	<p>PREPARED BY: WDA DESIGN GROUP, INC.</p> <p>OWNER: WEST PALM FSER 6750 OKEECHOBEE BLVD WEST PALM BEACH, FL 34974 PALM BEACH COUNTY</p>								
<p>LOCUS MAP 1/4/2000</p>	<p>PREPARED FOR: WEST PALM FSER 6750 OKEECHOBEE BLVD WEST PALM BEACH, FL 34974 PALM BEACH COUNTY</p>								
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>INITIALS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	INITIALS					<p>TITLE: PRELIMINARY REGULATING PLAN</p> <p>ARRIGO MUPD PALM BEACH COUNTY, FL</p>
NO.	DATE	DESCRIPTION	INITIALS						
<p>SCALE: 1" = 100'</p>	<p>JOB NO.: 1600 DATE: 9/2/2024</p> <p>DWN. BY: SMD SHEET: PRP-2</p> <p>CHKD. BY: MDS</p>								

TREE DISPOSITION CHART									
SEE BLVD. - PALM BEACH COUNTY, FL	SIZE - PAMIS (C.T.)	EMM	ZONING	PROPOSED DISPOSITION	EMM MITIGATION	ZONING MITIGATION	CREDITS OR REPLACEMENTS	NOTES	
1	5'	Yes	MA	Preserve	Calculated per table 7.D.2.E - Tree Credit and Replacement		0.33		
2	5'	Yes	MA	Preserve			0.33		
3	17'	Yes	MA	Preserve			0.33		
4	17'	Yes	MA	Preserve			0.33		
5	17'	Yes	MA	Preserve			0.33		
6	17'	Yes	MA	Preserve			0.33		
7	17'	Yes	MA	Preserve			0.33		
8	17' & 10"	Yes	MA	Preserve			0.33		
9	15'	Yes	MA	Preserve			0.33		
10	15'	Yes	MA	Preserve			0.33		
11	15'	Yes	MA	Preserve			0.33		
12	14'	Yes	MA	Preserve			0.33		
13	17'	Yes	MA	Preserve			0.33		
14	17'	Yes	MA	Preserve			0.33		
15	17'	Yes	MA	Preserve			0.33		
16	17'	Yes	MA	Preserve			0.33		
17	17'	Yes	MA	Preserve			0.33		
18	17'	Yes	MA	Preserve			0.33		
19	17'	Yes	MA	Preserve			0.33		
20	17'	Yes	MA	Preserve			0.33		
21	17'	Yes	MA	Preserve			0.33		
22	17'	Yes	MA	Preserve			0.33		
23	17'	Yes	MA	Preserve			0.33		
24	17'	Yes	MA	Preserve			0.33		
25	17'	Yes	MA	Preserve			0.33		
26	17'	Yes	MA	Preserve			0.33		
27	17'	Yes	MA	Preserve			0.33		
28	17'	Yes	MA	Preserve			0.33		
29	17'	Yes	MA	Preserve			0.33		
30	17'	Yes	MA	Preserve			0.33		
31	17'	Yes	MA	Preserve			0.33		
32	17'	Yes	MA	Preserve			0.33		
33	17'	Yes	MA	Preserve			0.33		
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35	17'	Yes	MA	Preserve			0.33		
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37	17'	Yes	MA	Preserve			0.33		
38	17'	Yes	MA	Preserve			0.33		
39	17'	Yes	MA	Preserve			0.33		
40	17'	Yes	MA	Preserve			0.33		
41	17'	Yes	MA	Preserve			0.33		
42	17'	Yes	MA	Preserve			0.33		
43	17'	Yes	MA	Preserve			0.33		
44	17'	Yes	MA	Preserve			0.33		
45	17'	Yes	MA	Preserve			0.33		
46	17'	Yes	MA	Preserve			0.33		
47	17'	Yes	MA	Preserve			0.33		
48	17'	Yes	MA	Preserve			0.33		
49	17'	Yes	MA	Preserve			0.33		
50	17'	Yes	MA	Preserve			0.33		
51	17'	Yes	MA	Preserve			0.33		
52	17'	Yes	MA	Preserve			0.33		
53	17'	Yes	MA	Preserve			0.33		
54	17'	Yes	MA	Preserve			0.33		
55	17'	Yes	MA	Preserve			0.33		
56	17'	Yes	MA	Preserve			0.33		
57	17'	Yes	MA	Preserve			0.33		
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66	17'	Yes	MA	Preserve			0.33		
67	17'	Yes	MA	Preserve			0.33		
68	17'	Yes	MA	Preserve			0.33		
69	17'	Yes	MA	Preserve			0.33		
70	17'	Yes	MA	Preserve			0.33		
71	17'	Yes	MA	Preserve			0.33		
72	17'	Yes	MA	Preserve			0.33		
73	17'	Yes	MA	Preserve			0.33		
74	17'	Yes	MA	Preserve			0.33		
75	17'	Yes	MA	Preserve			0.33		
76	17'	Yes	MA	Preserve			0.33		
77	17'	Yes	MA	Preserve			0.33		
78	17'	Yes	MA	Preserve			0.33		
79	17'	Yes	MA	Preserve			0.33		
80	17'	Yes	MA	Preserve			0.33		
81	17'	Yes	MA	Preserve			0.33		
82	17'	Yes	MA	Preserve			0.33		
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92	17'	Yes	MA	Preserve			0.33		
93	17'	Yes	MA	Preserve			0.33		
94	17'	Yes	MA	Preserve			0.33		
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96	17'	Yes	MA	Preserve			0.33		
97	17'	Yes	MA	Preserve			0.33		
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100	17'	Yes	MA	Preserve			0.33		
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130	17'	Yes	MA	Preserve			0.33		
131	17'	Yes	MA	Preserve			0.33		
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156	17'	Yes	MA	Preserve			0.33		
157	17'	Yes	MA	Preserve			0.33		
158	17'	Yes	MA	Preserve			0.33		
159	17'	Yes	MA	Preserve			0.33		
160	17'	Yes	MA	Preserve			0.33		
161	17'	Yes	MA	Preserve			0.33		
162	17'	Yes	MA	Preserve			0.33		

Exhibit E-3 - Preliminary Architectural Elevations



HEREFORD DOOLY
ARCHITECTS
205 17TH AVE NORTH SUITE 203
NASHVILLE, TENNESSEE 37203
P . 615 . 244 . 7399
F . 615 . 244 . 6697
WWW.HDARCHITECTS.COM

ARIGO MUP
6908 OCECHORE BLVD., WEST PALM BEACH FL 33411
13001 SOUTHERN BLVD, LOKYAKHTER FL 33470

PROJECT # **224018.00**
CLIENT #2740000001

PRELIMINARY

AJCA #7

William E. Hefner, III
AR # 95247

09/18/2024

PRELIMINARY
ARCHITECTURAL
ELEVATIONS

PAE 1 OF 1

DATE OF ISSUE

TITLE

STATUS

KEYNOTE SCHEDULE

DICTIONARY BY A NUMBER ENCLOSED IN A HEXAGON ONLY

NOTES APPLICABLE TO THIS SHEET ARE SHOWN

0501 SCREEN WALL ASSEMBLY, SET BASE OF WALL ABOVE FINISH ROOF MIN 12"

ROOFING VARIATION PERMIT FOR ACCESS CONTROL

0503 BRIDGE GUIDE RAIL FOR AUTOMATIC DOORS

0521 PAINTED STEEL CANOPY - SW 7832 MODERN GRAY

0722 1" EBS V-GROOVE REVEAL

1001 CONTROL JOINT, REF STRUCTURAL AND ERS MANUFACTURER DETAILS

1002 APPROX LOCATION OF BUILDING SIGN 1, REF SIGNAGE DETAILS FOR SIZE & LAYOUT (FCI)

1004 AMBULANCE SIGN, REF SIGNAGE DETAILS FOR SIZE LAYOUT (FCI)

1005 EMERGENCY SIGN, REF SIGNAGE DETAILS FOR SIZE LAYOUT (FCI)

1033 PRE-ENGINEERED CANOPY, BASE OF DESIGN MATCHES CANOPY, FINISH TO ERS, REF PLUMBING

2206 APPROX LOCATION OF DOWNPOUT NOZZLE FOR OVERFLOW ROOF DRAIN;

INSTALL 1" ABOVE FINISH GRADE SPILL TO SPLASH BLOCK, REF PLUMBING

2403 EXTERIOR LIGHT, SEAL BRACKET ANCHOR, AND FASTENERS TO ANCHOR BRACKETS TO CLADDING, REF ELECTRICAL

2702 TWO-WAY INTERCOM TIED BACK TO NURSE STATION, REF VENDOR DRAWINGS

NOTE: ALL SIGNAGE SHOWN IS FOR REFERENCE ONLY, SHALL BE SEPARATE PERMIT.

SEE DATA APPLICATION NAME: ARIGO MUP

PROJECT NUMBER: 224018.00

APPLICATION NUMBER: 002-0187

ZONING STATUS

AMENDMENTS

FRONT FACADE PROJECTION/RECESSES CALC.

FRONT FACADE FENESTRATION CALC.

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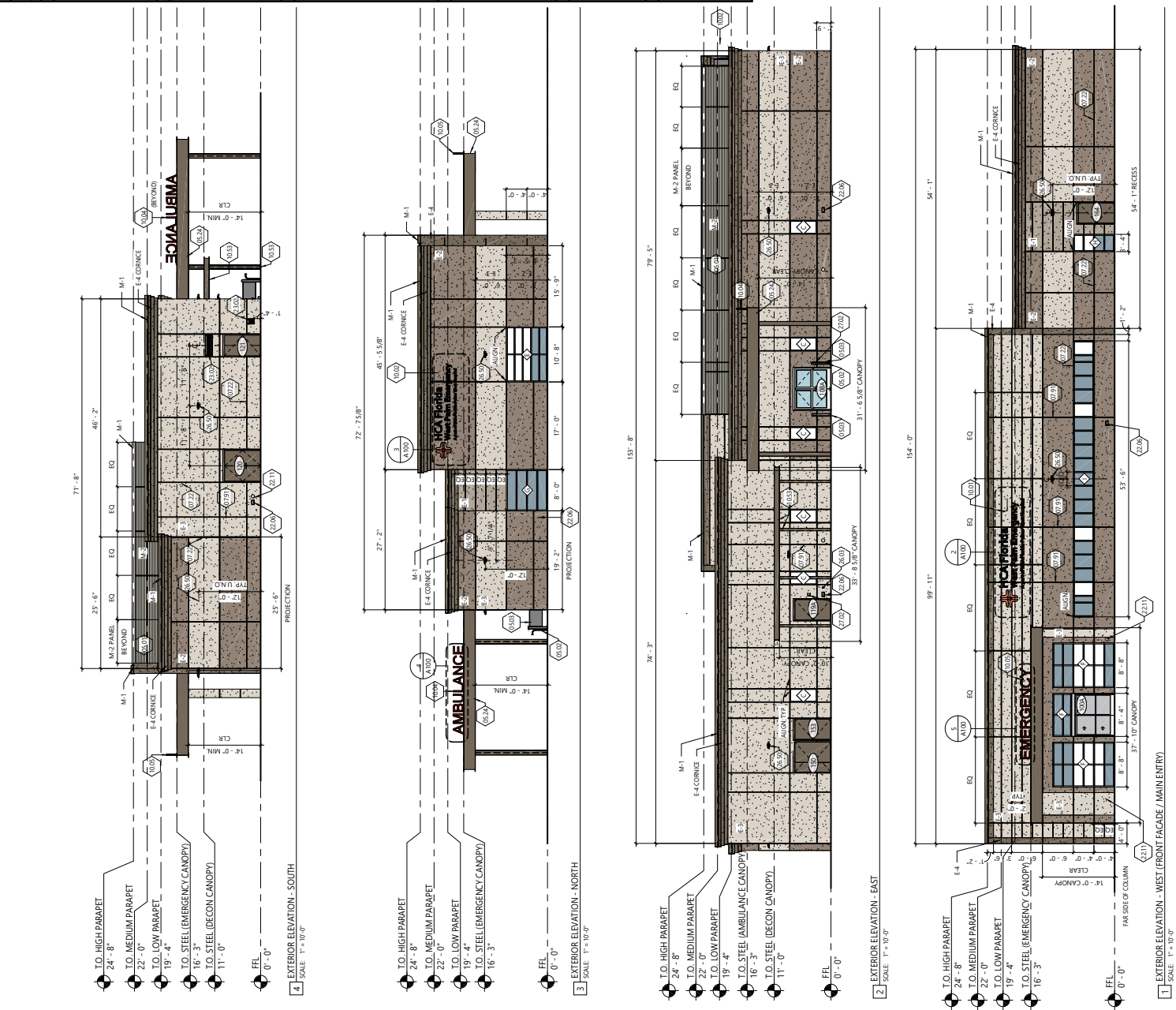
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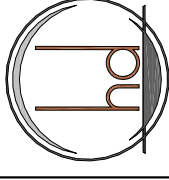
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9/17/2024 12:56:07 PM

Exhibit E-4 - Preliminary Master Sign Plan



HEREFORD DOOLEY
ARCHITECTS
205 17TH AVE NORTH SUITE 203
NASHVILLE, TENNESSEE 37203
P . 615 . 244 . 7399
F . 615 . 244 . 6697
WWW.HDARCHITECTS.COM

PROJECT # **224018.00**
CLIENT # 2746000021

ARRIGO MUPP
6506 OKECHOKE BLVD., WEST PALM BEACH, FL 33411
HCA FLORIDA PALMS WEST HOSPITAL
13001 SOUTHERN BLVD, LOKAHATCHEE, FL 32470

PRELIMINARY
STATUS
A16CA V7

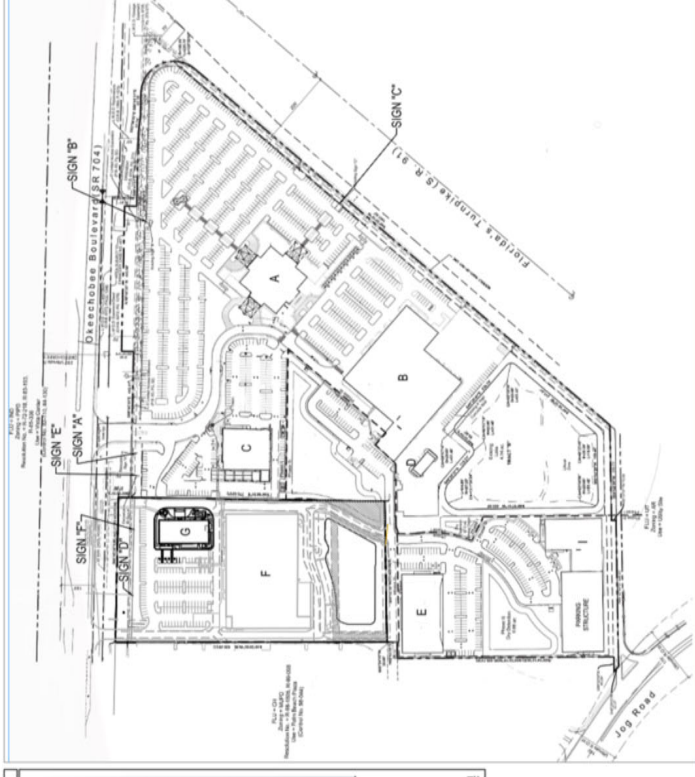
William E. Heckford, III
AR # 95627

09/18/2024
DATE OF ISSUANCE

PRELIMINARY
MASTER SIGN
PLAN

PMS-1
SHEET 1 OF 3

SHEET DATA
APPLICATION NAME ARRIGO MUPP
CONTRACT NUMBER 195-02
APPLICATION NUMBER DES/CA/2024/01424



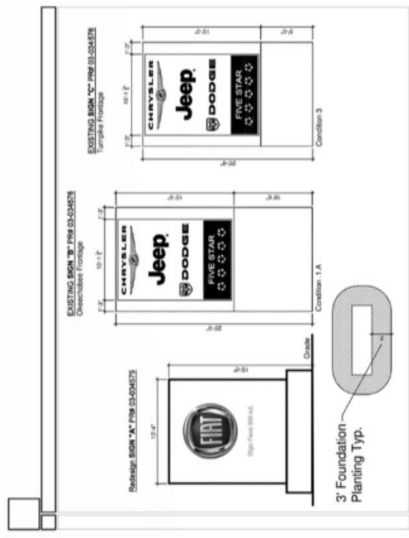
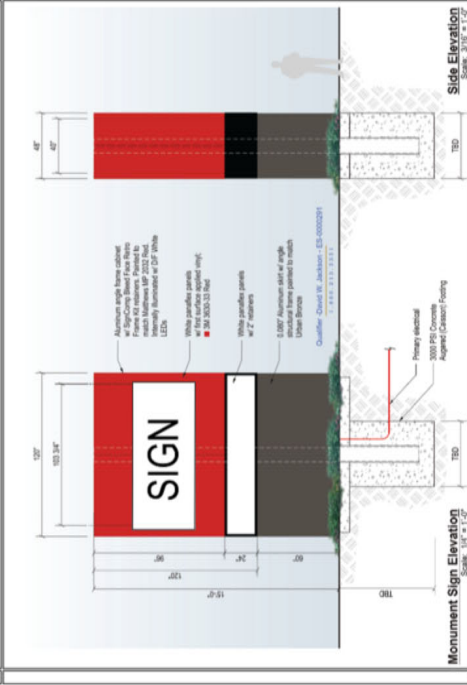
SITE LOCATIONS
SCALE 1" = 200'



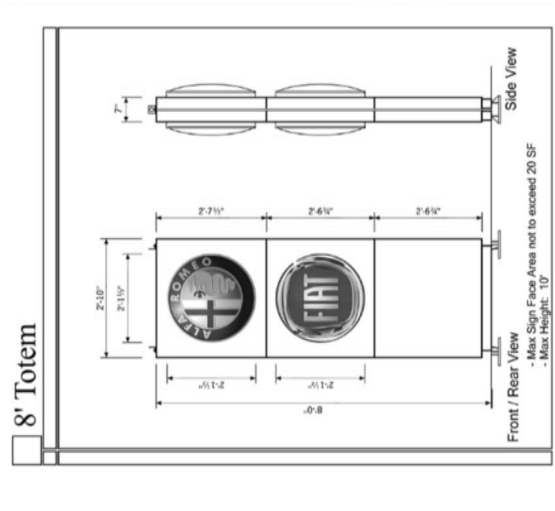
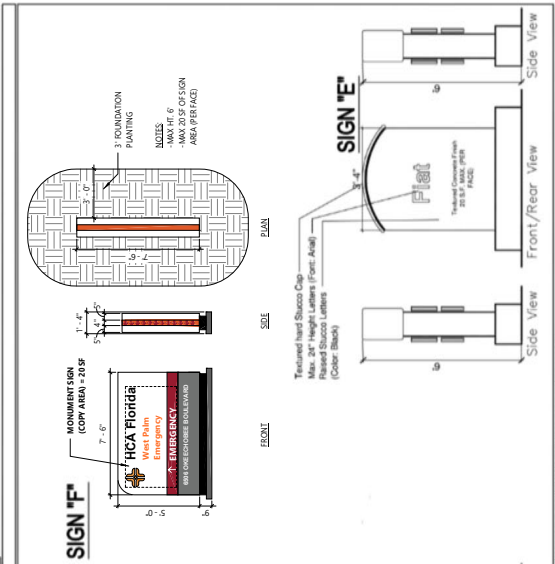
Sign	Name/Length of Footing	Max. No. per Project		Max. Sign Area (132 sq. ft. per foot of footing)		Max. Sign Height		Min. Spacing	
		Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
Freestanding Sign									
Unconstrained Sign A	3	3	3	1,170 sq. ft.	1,170 sq. ft.	19 ft.	19 ft.	5 ft.	50 ft.
Sign A	---	---	---	200 sq. ft.	---	15 ft.	---	---	---
Sign B	---	---	---	182 sq. ft.	---	20 ft.	---	---	---
Sign D	---	---	---	200 sq. ft.	---	20 ft.	---	---	---
Sign E	---	---	---	1,170 sq. ft.	---	20 ft.	---	5 ft.	50 ft.
Sign C	---	---	---	1,170 sq. ft.	---	20 ft.	---	---	---
Unconstrained Sign F	---	---	---	1,170 sq. ft.	---	20 ft.	---	5 ft.	50 ft.
Sign F	---	---	---	200 sq. ft.	---	5 ft.	---	5 ft.	---

AMENDMENTS	ZONING STATUS

SIGN "D"



Outparcel I.D. Signs



*Only one outparcel sign per outparcel.

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Existing Wall Signs

Existing Wall Signage (B05033240)
 Notes: 1. Based on sign 140 MPH design (3 second gust) wind speed per FBC 2001, exposure No additional wind catching surfaces are added. Engineer to determine appropriate supporting structure.
 Letters design by other.
 Max. Transition in balance - 85 LBS
 Max. Shear per balustrade - 30 LBS

Arriego
 Allowable 34.26 f.l.
 Proposed 34.26 f.l.

DODGE
 Allowable 21.72 f.l.
 Proposed 21.72 f.l.

DODGE
 Allowable 43.81 f.l.
 Proposed 43.81 f.l.

DODGE
 Allowable 116.43 f.l.
 Proposed 116.43 f.l.

Jeep
 Allowable 15.10 f.l.
 Proposed 15.10 f.l.

Jeep
 Allowable 34.73 f.l.
 Proposed 34.73 f.l.

Jeep
 Allowable 28.73 f.l.
 Proposed 28.73 f.l.

CHRYSLER
 Allowable 16.11 f.l.
 Proposed 16.11 f.l.

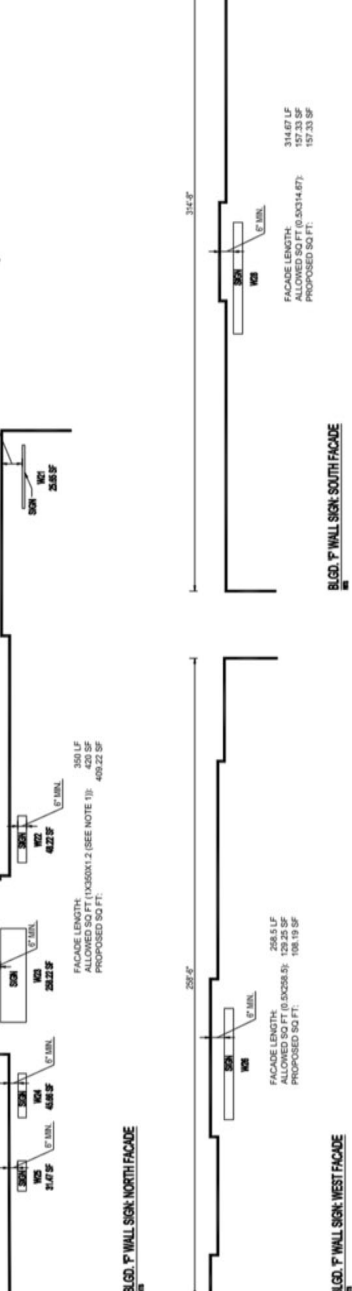
CHRYSLER
 Allowable 22.01 f.l.
 Proposed 22.01 f.l.

CHRYSLER
 Allowable 34.04 f.l.
 Proposed 34.04 f.l.

ULDC Requirements per Table 8.0.1.A - Wall Sign Standards	Sign ID	Proposed Sign Dimensions, Separation between signs		
Maximum Sign Area (per letter is of sign is attached)	Front	Side	Rear	
1.0 sq. ft. along one side of the building	W1	262.86 sf		
3.5 sq. ft. along any of the remaining sides of the building	W2	217.5 sf		
1.0 sq. ft. along any of the remaining sides of the building	W3		128.44 sf	
1.0 sq. ft. along one side of the building	W4	48 sf		
3.5 sq. ft. along any of the remaining sides of the building	W5	38.5 sf		
3.5 sq. ft. along any of the remaining sides of the building	W6		130 sf	
1.0 sq. ft. along one side of the building	W9	70 sf		
3.5 sq. ft. along any of the remaining sides of the building	W10	18 sf		
1.0 sq. ft. along any of the remaining sides of the building	W11	18 sf		
3.5 sq. ft. along any of the remaining sides of the building	W12	35 sf		
1.0 sq. ft. along one side of the building	W13	117.83 sf		
3.5 sq. ft. along any of the remaining sides of the building	W14	86 sf		
1.0 sq. ft. along one side of the building	W16	72 sf		
3.5 sq. ft. along any of the remaining sides of the building	W17	72 sf		
1.0 sq. ft. along one side of the building	W18	0 sf		
3.5 sq. ft. along any of the remaining sides of the building	W19	87 sf		
1.0 sq. ft. along one side of the building	W20	25.66 sf		
3.5 sq. ft. along any of the remaining sides of the building	W21	48.22 sf		
1.0 sq. ft. along one side of the building	W22	258.22 sf		
3.5 sq. ft. along any of the remaining sides of the building	W23	45.68 sf		
1.0 sq. ft. along one side of the building	W25	31.47 sf		
3.5 sq. ft. along any of the remaining sides of the building	W26	108.19 sf		
1.0 sq. ft. along one side of the building	W27	108.19 sf		
3.5 sq. ft. along any of the remaining sides of the building	W28	157.31 sf		
1.0 sq. ft. along one side of the building	W29	240 sf		
3.5 sq. ft. along any of the remaining sides of the building	W30	62.9 sf		
1.0 sq. ft. along one side of the building	W31	62.9 sf		
3.5 sq. ft. along any of the remaining sides of the building	W32	128 sf		
1.0 sq. ft. along one side of the building	W33	182 sf		
3.5 sq. ft. along any of the remaining sides of the building	W34	86.5 sf		
1.0 sq. ft. along one side of the building	W35	86.5 sf		
3.5 sq. ft. along any of the remaining sides of the building	W36	81 sf		

Minimum wall sign	24 square feet
Minimum horizontal separation between signs	3 ft.
Minimum Projection of Building	24 in.
Minimum Vertical Separation Between Sign and Floor Line	6 in.
Minimum Horizontal Separation Between Sign and Floor Line	6 in.

NOTES
 1. Per A4.8.F.2.A.1 - Channel Letters - 20 percent may be added to the calculation of the maximum area of a sign computed solely of the letters for all signs on the facade.
 2. The maximum sign area is computed per Table 8.0.1.A.1. Channel Letters for all signs on the facade.



HEREFORD + DOOLEY
 ARCHITECTS
 205.17TH AVE NORTH, SUITE 203
 NASHVILLE, TENNESSEE - 37203
 P . 615 . 244 . 7399
 F . 615 . 244 . 6697
 WWW.HDARCHITECTS.COM

PROJECT # **224018.00**
 CLIENT: 2746000261

ARRIGO MUPP
 6506 OKEECHOBEE BLVD., WEST PALM BEACH, FL 33411
 1301 SOUTHERN BLVD., LOKAHATCHEE, FL 32470

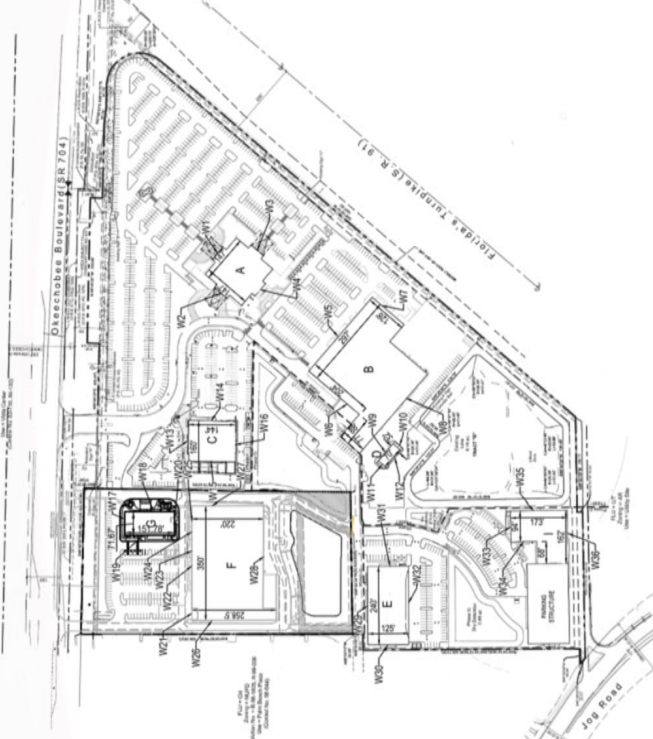
STATUS: **PRELIMINARY**
 AREA: 47

DATE OF ISSUANCE: **09/18/2024**

DESIGNER: **William E. Hester, P.E., III**
 ARCHITECT: **JR # 95327**

TITLE: **PRELIMINARY MASTER SIGN PLAN**

SHEET: **PMSP-2 SHEET 2 OF 3**



Typical Wall Sign Detail

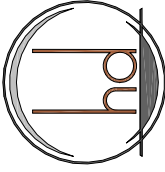
Wall Sign
 Front View
 NOTES:
 • Max 24" H. Letters
 • Front - 1.0 s.f. per l.f. of building
 • Side/Rear - .5 s.f. per l.f. of building

EXISTING NONCONFORMITIES

Sign	Violating Document
W1	PERMIT NO. B-2003-34890
W2	PERMIT NO. B-2004-2926 (DNR, 2004)
W3	PERMIT NO. B-2003-3242 (2003, 2004, 2008)
W4	---
W5	PERMIT NO. B-2004-02121 (2022)
W6	PERMIT NO. B-2004-02120
W7	PERMIT NO. B-2004-02123 (2024)
W8	---

AMENDMENTS

ZONING STATUS



HEREFORD · DOOLEY
ARCHITECTS
205 17TH AVE NORTH, SUITE 203
NASHVILLE, TENNESSEE 37203
P · 615 · 244 · 7399
F · 615 · 244 · 6697
WWW.HDARCHITECTS.COM

PROJECT # **224018.00**
CLIENT: **ARRIGO MUPP**

ARRIGO MUPP
6506 OKECHOKE BLVD., WEST PALM BEACH, FL 33411
13001 SOUTHERN BLVD, LOKAHATCHEE, FL 33470

PRELIMINARY
STATUS
A19CA 47

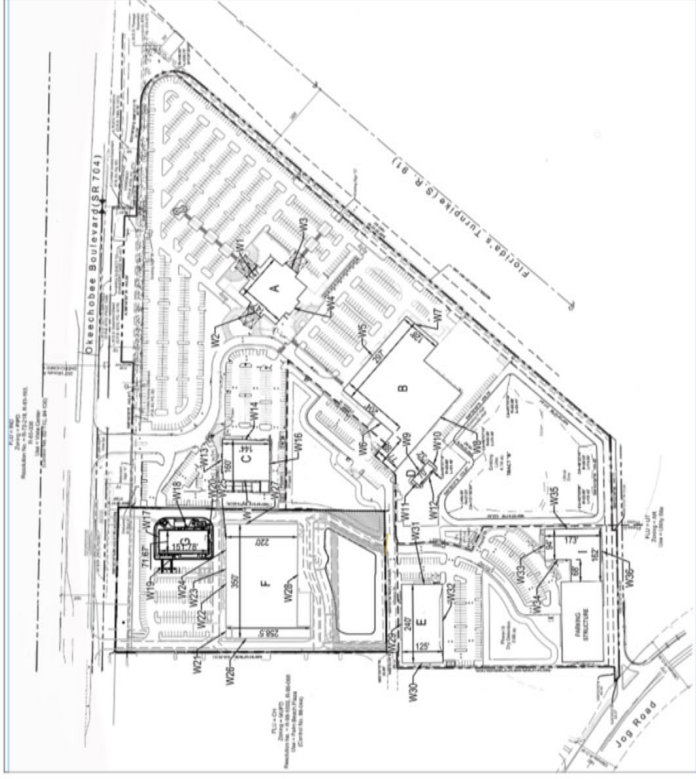
William E. Hester, III
AR # 95627

09/18/2024
DATE OF ISSUANCE

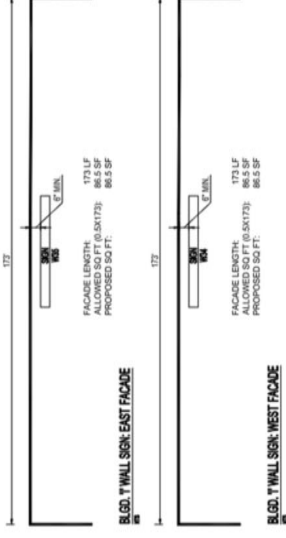
PRELIMINARY
MASTER SIGN
PLAN

PMSP-3
SHEET 3 OF 3

SEE PLAN
APPLICATION NAME: ARRIGO MUPP
CONTROL NUMBER: 195-022
APPLICATION NUMBER: DEEDCOA 2024-01044



SITE LOCATIONS
SCALE: 1" = 200'

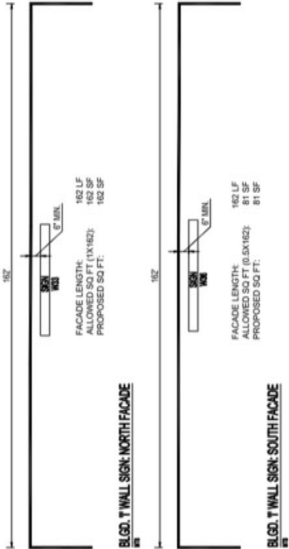


AMENDMENTS

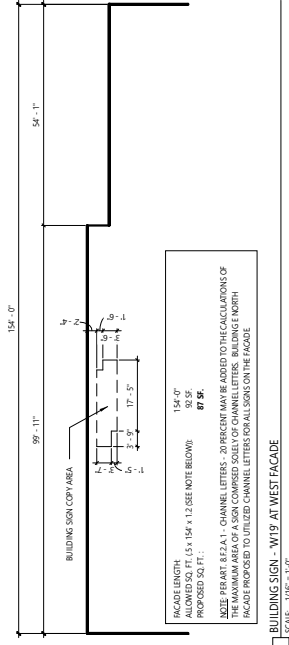
ZONING STATUS

ULDC Requirements per Table 6.0.1.A - Wall Sign Standards	Sign ID	Front	Side	Rear
Minimum Sign Area (per linear ft. of the wall to which the sign is attached).	W1	282.86 sf		
1.0 sq. ft. along one side of the building.	W2	217.5 sf	128.44 sf	
0.5 sq. ft. along any of the remaining sides of the building.	W3			128.44 sf
1.0 sq. ft. along any of the remaining sides of the building.	W4	48 sf		
0.5 sq. ft. along one side of the building.	W5	38.5 sf		
0.5 sq. ft. along any of the remaining sides of the building.	W6	189 sf		
1.0 sq. ft. along any of the remaining sides of the building.	W7	70 sf		
0.5 sq. ft. along one side of the building.	W8	16 sf		
0.5 sq. ft. along any of the remaining sides of the building.	W9	117.85 sf		51.82 sf
1.0 sq. ft. along one side of the building.	W10	86 sf		
0.5 sq. ft. along any of the remaining sides of the building.	W11		72 sf	
1.0 sq. ft. along any of the remaining sides of the building.	W12	72 sf	0 sf	
0.5 sq. ft. along one side of the building.	W13	87 sf		0 sf
0.5 sq. ft. along any of the remaining sides of the building.	W14	28.82 sf		
1.0 sq. ft. along one side of the building.	W15	48.52 sf		
0.5 sq. ft. along any of the remaining sides of the building.	W16	258.22 sf		
1.0 sq. ft. along one side of the building.	W17	45.86 sf		
0.5 sq. ft. along any of the remaining sides of the building.	W18	31.47 sf		
1.0 sq. ft. along one side of the building.	W19	108.19 sf		
0.5 sq. ft. along any of the remaining sides of the building.	W20	108.19 sf		
1.0 sq. ft. along one side of the building.	W21	157.33 sf		
0.5 sq. ft. along any of the remaining sides of the building.	W22	240 sf		
1.0 sq. ft. along one side of the building.	W23	62.5 sf		
0.5 sq. ft. along any of the remaining sides of the building.	W24		82.5 sf	122 sf
1.0 sq. ft. along one side of the building.	W25	182 sf		
0.5 sq. ft. along any of the remaining sides of the building.	W26	80.5 sf		
1.0 sq. ft. along one side of the building.	W27	86.5 sf		81 sf
0.5 sq. ft. along any of the remaining sides of the building.	W28			

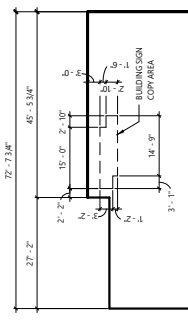
Minimum wall sign per linear space	24 square feet
Minimum horizontal separation between signs	3 ft.
Minimum vertical separation between signs	24 in.
Minimum horizontal separation between signs on the same surface of a building	6 in.
Minimum vertical separation between signs on the same surface of a building	6 in.



BUILDING SIGN SIZES
FLUSH MOUNTED CHANNEL LETTERS, TRIMLESS REQUIRED FOR LETTERS BELOW 24" HIGH (LETTERS MAX.)



BUILDING SIGN - W19 AT WEST FACADE
SCALE: 1/8" = 1'-0"



BUILDING SIGN - W17 AT NORTH FACADE
SCALE: 1/8" = 1'-0"

FACE LENGTH
ALLOWED SQ. FT. (1 FT X 1.2 SEE NOTE BELOW):
PROPOSED SQ. FT.:
NOTE PER ART. 8.2.2.1 - CHANNEL LETTERS - 20 PERCENT MAX BE ADDED TO THE CALCULATIONS OF THE MAXIMUM AREA OF A SIGN COMPOSED SOLELY OF CHANNEL LETTERS. BUILDING NORTH FACADE PROPOSED TO UTILIZE CHANNEL LETTERS FOR ALL SIGNS ON THE FACADE.

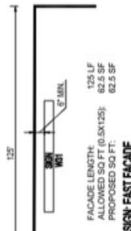
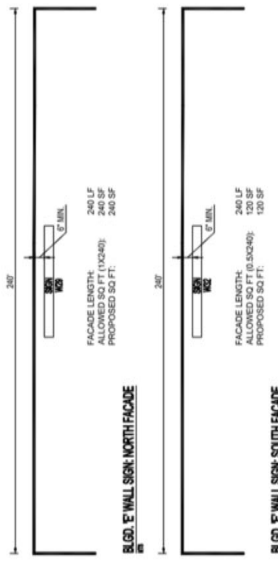


Exhibit E-5 - Previously Approved Site Plan

Exhibit E-6 - 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 Jon Samuel, 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 Manager *[position - e.g., president, partner, trustee]* of MG WPB, LLC a Florida 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: 3301 NE 1st Avenue, Suite 109
Miami, FL 33137

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]
Jon Samuel, MGR, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF ~~PALM BEACH~~ Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of September, 2024 by Jon Samuel, Manager of MG WPB, LLC (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did take an oath (circle correct response).

Karen Kay Lavandosky
(Name - type, stamp or print clearly)

Karen Kay Lavandosky
(Signature)

My Commission Expires on: 8/15/2025

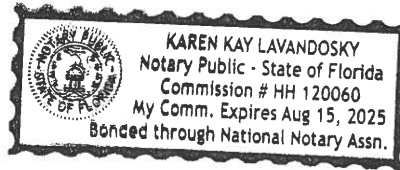


EXHIBIT "A"**PROPERTY**

A PARCEL OF LAND BEING A PORTION OF TRACT "A", TOGETHER WITH ALL OF TRACT "D", OF ARRIGO M.U.P.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126, PAGES 167, 168, AND 169, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE, SOUTH 88°45'35" EAST, ALONG THE BOUNDARY OF SAID TRACT, A DISTANCE OF 443.31 FEET; THENCE, SOUTH 00° 50'31" WEST, CONTINUING ALONG SAID TRACT BOUNDARY AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 813.62 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY PROLONGATION OF THE SOUTH BOUNDARY OF SAID TRACT "D"; THENCE, SOUTH 89°02'59" WEST, DEPARTING SAID SOUTHERLY PROLONGATION, AND ALONG SAID EASTERLY PROLONGATION, SAID SOUTH TRACT BOUNDARY, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 429.86 FEET TO THE BOUNDARY OF SAID TRACT "A"; THENCE, NORTH 00°05'59" WEST, ALONG SAID TRACT BOUNDARY, A DISTANCE OF 830.26 FEET TO THE POINT OF BEGINNING.

CONTAINING: 358,764 SQUARE FEET OR 8.24 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

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 Todd Maxwell, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] Vice President *[position—e.g., president, partner, trustee]* of Columbia Palm Beach GP, LLC* *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]*, (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").
* As General Partner of Palms West Hospital Limited Partnership, Lessee
2. Affiant's address is: One Park Plaza, Nashville, TN 37203

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 Applicant. 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 Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant 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.



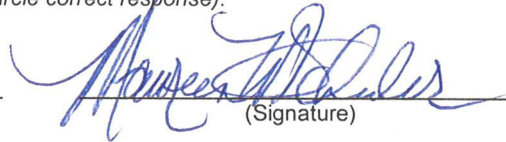
Todd Maxwell, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 11 day of September, 2024 by Todd Maxwell (name of person acknowledging). He is personally known to me or has produced _____ (type of identification) as identification and did take an oath (circle correct response).

Maureen W. Schuler
(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on: July 6, 2026



EXHIBIT "A"**PROPERTY**

A PARCEL OF LAND BEING A PORTION OF TRACT "A", TOGETHER WITH ALL OF TRACT "D", OF ARRIGO M.U.P.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126, PAGES 167, 168, AND 169, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE, SOUTH 88°45'35" EAST, ALONG THE BOUNDARY OF SAID TRACT, A DISTANCE OF 443.31 FEET; THENCE, SOUTH 00° 50'31" WEST, CONTINUING ALONG SAID TRACT BOUNDARY AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 813.62 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY PROLONGATION OF THE SOUTH BOUNDARY OF SAID TRACT "D"; THENCE, SOUTH 89°02'59" WEST, DEPARTING SAID SOUTHERLY PROLONGATION, AND ALONG SAID EASTERLY PROLONGATION, SAID SOUTH TRACT BOUNDARY, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 429.86 FEET TO THE BOUNDARY OF SAID TRACT "A"; THENCE, NORTH 00°05'59" WEST, ALONG SAID TRACT BOUNDARY, A DISTANCE OF 830.26 FEET TO THE POINT OF BEGINNING.

CONTAINING: 358,764 SQUARE FEET OR 8.24 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

Affiant must identify all entities and individuals owning five percent or more ownership interest in Applicant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant is the 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

Palm Beach Healthcare System, Inc. is the limited partnership with 99% interest

Columbia Palm Beach GP, LLC is the general partner with 1% interest

There is no individual with 5% or greater ownership interest.

Exhibit E-7 - Drainage Statement

Arrigo MUPD – Drainage Statement

Zoning Application Number: DOA-2024-01424

Date: 10/22/2024

The site is located at the southwest corner of Okeechobee Boulevard and Florida Turnpike and consists of 44.02 acres of partially developed land. The eastern 29.51 acres of the site was developed under South Florida Water Management District (SFWMD) permit 5004068-P on August 14, 1998. This permit has been modified several times for various developments inside the MUPD. The existing drainage system for that portion of the site includes a 1.49-acre dry detention basin and a 4.14-acre wet detention basin. The drainage positive outfall is provided by the ditch along the west side of the Florida Turnpike. The site is in SFWMD basin C-51. The control elevation for the site is 12.5 feet NGVD. The site is also in the Lake Worth Drainage District.

The remaining 14.51 acres is planned to be developed in two phases. The north section (labeled as Phase II on the proposed site plan) totals 8.24 acres, and the second phase (labeled as Phase III on the proposed site plan) consists of 6.27 acres which is part of the previously permitted eastern portion of the site (which was previously included in the last SFWMD permit modification dated January 29, 2019). The 6.27-acre parcel was previously developed with an industrial building and a vehicular use area comprised of concrete and shell rock parking. The building was demolished, and concrete slabs and sidewalk were removed. The shell rock parking area remains along with the milled asphalt, which was placed on a portion of the demolished building and shell rock parking. A 0.72 acre dry detention basin serves this portion of the site in the existing condition. Upon completion of Phase III, these existing improvements would be removed, and replaced with newly designed drainage features which meet all SFWMD requirements. The discharge from that parcel will be directed to the existing master drainage system.

The 8.24-acre portion contains a recently developed 78,414sf warehouse/office retail/flex building and associated parking and drives which drains to a 1.19-acre wet detention and exfiltration system. The system was developed under SFWMD permit 50-108400-P. The design for this portion of the site was intended to include a 0.51-acre outparcel with a 7,381sf retail building and associated parking. The retail building (which has not yet been constructed) is currently proposed to be replaced with a 10,937sf free-standing emergency building. Less parking is currently proposed such that the outparcel contains a similar amount of impervious surface as initially proposed. The discharge from this parcel is directed to the LSDD L-1 Canal adjacent to the site.

The applicant will seek a modification to the existing SFWMD permit (50-108400-P), as well as a permit from the PBC Building Division Storm Water Permitting Section for the on-site drainage system modifications required to accommodate the changes to the retail outparcel.

Design Criteria

The project's design will be governed by the following design criteria:

1. The project shall provide water quality treatment for one inch of the entire project site or 2.5 inches over the percent impervious, whichever is greater.
2. The roadway grades shall be above the peak stage of a 3-year 1-day storm event or as required.
3. The finished floor elevations of the buildings shall be above the peak stage of a 100-year 3-day storm event, meet FEMA Flood elevation requirement or above the C-51 100-year elevation, whichever is greater.
4. The perimeter elevation shall be above the peak stage of a 25-year 3-day storm event.
5. The proposed drainage system shall provide adequate storage for floodplain compensation as required by SFWMD C-51 basin criteria.
6. The exfiltration system design shall comply with ULDC Article 11.E.4.E.4.

H. Ross Lucas, PE

Florida PE No. 83981

Fulmer Lucas Engineering, LLC - Florida Firm No. 32431

Exhibit E-8 - Utility Letter



Letter for
Concurrency Reservation

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

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

Date: November 20, 2024

Control # 00244

Re: PZ&B Application #: DOA-2024-01424
Project Name – Arrigo MUPD

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

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	18.30
Wastewater	18.30
Reclaimed Water	N/A

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

The above capacity is reserved for the following property:

00-42-43-27-36-001-0010, 00-42-43-27-36-023-0021

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

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

Date: 21-Nov-24

Exhibit E-9 - Parking Demand Statement

H. Ross Lucas, PE
FULMER LUCAS
C/O Beth Schrantz - Miskel Backman, LLP
2002 Richard Jones Road | Suite B200
Nashville, Tennessee 37215

**Re: Arrigo MUPD (Palm Beach County) • CN 1995-00022
Parking Demand Statement • Type 1 Waiver
PCN 00-42-43-27-36-001-0010**

Dear Ross,

JFO Group Inc. has been retained to prepare a parking demand statement associated with a Type 1 Waiver to reduce parking by one (1) space. This parking analysis is associated with a site plan amendment application to replace the approved 7,381 SF Automobile Parts Sales building (Building G) with a 10,937 SF Free-Standing Emergency building.

The Arrigo MUPD is located at the southwest and southeast corners of Okeechobee Boulevard and Vista Parkway in Unincorporated Palm Beach County, Florida. Parcel Control Numbers associated with this project are 00-42-43-27-36-001-0010/-023-0010/-023-0021/-023-0022/-001-0020/-005-0000/-023-0000. A copy of the property appraiser information for the site is included as Exhibit 1. Exhibit 2 includes a copy of the latest approved site plan.

The Arrigo MUPD is currently approved for 45,707 SF Auto Sales, 114,830 SF Auto Repair Services, 54,000 SF Office, 4 Bays (2,200 SF) Quick Lubrication Vehicle Shop, a 78,414 SF Floor & Decor store and 7,381 SF Automobile Parts Sales. Exhibit 3 includes an excerpt of the latest proposed traffic equivalency. Exhibit 4 includes the proposed site plan.



Figure 1 : Project Location

According to the latest approved site plan, the parking required for the MUPD is 1 Space/ 250 SF. Table 1 includes parking rates and requirements as required by MUPD standards. According to the approved site plan, 44 parking spaces would be required for the proposed 10,937 SF Free-Standing Emergency Room.

Table 1 also includes parking demand calculations based on the 6th Edition of the Institute of Transportation Engineers (ITE) Parking Generation Manual. According to ITE, 21 parking spaces would be required to meet the 85th Percentile parking demand at the proposed Free-Standing Emergency Room. Exhibit 5 includes an excerpt of the ITE parking rates.

Table 1: Code Parking Requirements Vs ITE Parking Demand

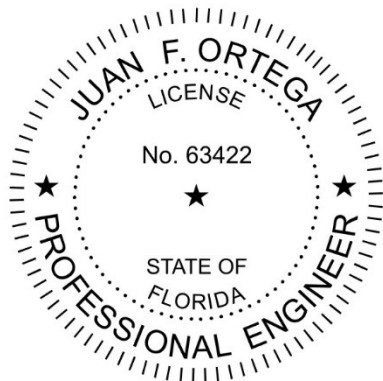
Arrigo MUPD - Required Parking		Proposed Development	Parking Supply required by MUPD	Parking Supply provided
1 Space/ 250 SF		10,937 SF Free-Standing Emergency Room	44	43
Institute of Transportation Engineers (ITE) Parking Generation Manual				
Use	ITE LU 650 Parking Rate	Proposed Intensity	ITE Parking Demand	
Free-Standing Emergency Room	1.35 Spaces/1KSF (Average)	10,937 SF	15	
	1.88 Spaces/1KSF (85 th Percentile)		21	
ARRIGO MUPD PROPOSED PARKING			996 Parking Spaces	
ARRIGO MUPD MINIMUM REQUIRED PARKING			997 Parking Spaces	

As shown in Table 1, based on the proposed parking configuration for the project, a total of 43 parking spaces are being allocated to the 10,937 SF Free-Standing Emergency Room where 21 spaces are required under the 85th Percentile anticipated demand.

Approval of this Type 1 Waiver to reduce parking supply by one (1) space will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood while allowing a greater use of the property. Consequently, we are respectfully requesting approval to provide a minimum of 996 parking spaces instead of the 997 spaces required by the MUPD.

Sincerely,

JFO GROUP INC
COA Number 32276



- | | |
|-------------|---|
| Enclosures: | Exhibit 1: Property Appraiser
Exhibit 2: Approved Site Plan
Exhibit 3: Traffic Equivalency
Exhibit 4: Proposed Site Plan
Exhibit 5: ITE Parkina Generation Manual |
|-------------|---|

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on December 12, 2024, 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.

Property Detail

Location Address : 6750 OKEECHOBEE BLVD
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-43-27-36-001-0010
Subdivision : ARRIGO MUPD REPLAT
Official Records Book/Page : 33490 / 40
Sale Date : APR-2022
Legal Description : ARRIGO MUPD REPLAT NLY 830.26 FT OF WLY 443.31 FT OF PAR A IN OR33490P40

Owner Information

Owner(s)	Mailing Address
MG WPB LLC	3301 NE 1ST AVE STE 109 MIAMI FL 33137 4190

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2022	\$9,000,000	33490 / 00040	WARRANTY DEED	MG WPB LLC

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : 6.5998
Property Use Code : 1000—VACANT COMMERCIAL
Zoning : MUPD—MULTIPLE USE PLANNED DEV' (00-UNINCORPORATED)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$7,474,662	\$0	\$0	\$0	\$0
Total Market Value	\$7,474,662	\$0	\$0	\$0	\$0

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$3,686,856	\$0	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,686,856	\$0	\$0	\$0	\$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$83,925	\$0	\$0	\$0	\$0
NON AD VALOREM	\$27,616	\$0	\$0	\$0	\$0
TOTAL TAX	\$111,541	\$0	\$0	\$0	\$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcprao.gov

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REV.	DATE	DESCRIPTION	BY	CHK
1	06-14-2023			

Sunshine811
 Call 811 or visit sunshine811.com for business days before digging to have buried facilities located and marked.
 Check positive response codes before you dig!

PROJECT NO.: F31028
 DRAWN BY: CAD
 DATE: 03-15-2023
 CAJLD.
 PROJECT: F31028

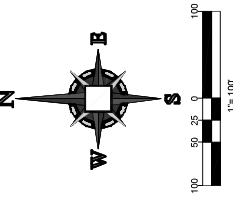
ARRIGO MUDD
 FOR
CENTERPOINT INTEGRATED SOLUTIONS

THOMAS ENGINEERING GROUP
 4950 W. KENNEDY BLVD., SUITE 206
 TAMPA, FL 33609
 P: 813-253-7000
 T: 813-253-7003
 JUMPER@THOMAS-ENG.COM

MICHAEL A. TROXELL
 PROFESSIONAL ENGINEER
 FLORIDA LICENSE NO. 9272

SHEET TITLE:
FINAL SITE PLAN
 SHEET NUMBER:
FSP

ARRIGO MUDD
 FOR
CENTERPOINT INTEGRATED SOLUTIONS



LAKE TRACT LINE DATA

LINE NO.	DESCRIPTION	LENGTH (FEET)	BEARING
L1
L2
L3
L4
L5
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L99
L100

Landscaping Requirements

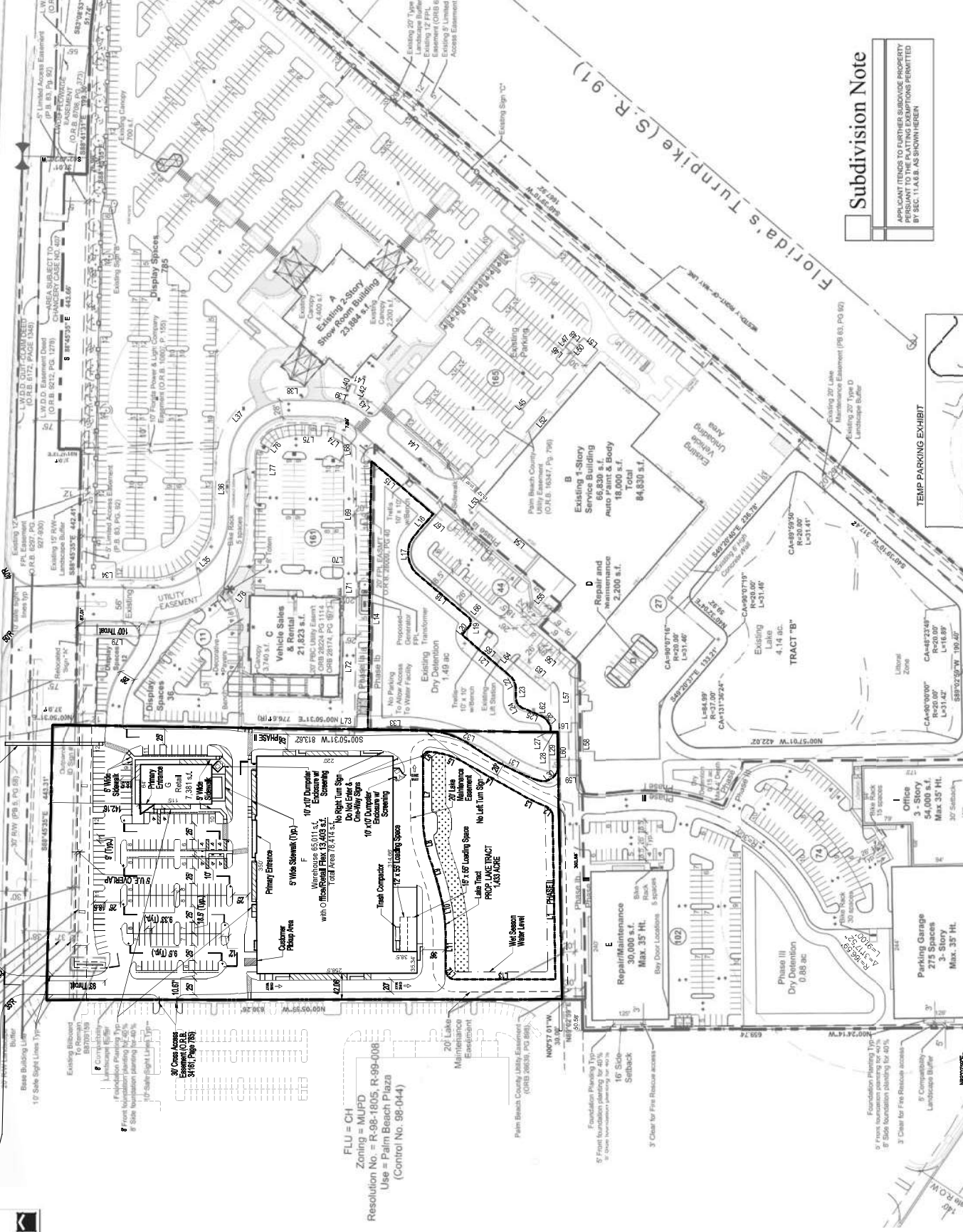
ITEM	DESCRIPTION	QUANTITY	REMARKS
201A
201B
201C
201D
201E
201F
201G
201H
201I
201J
201K
201L
201M
201N
201O
201P
201Q
201R
201S
201T
201U
201V
201W
201X
201Y
201Z

ZONING STAMPS
 PROJECT #: 05855-000
 CONTROL #: 1995-00022
 APPLICATION #:
 DRE3/DRO-2022-01857
 RESOLUTION #: R-2022-1409;
 R-2022-1410;
 EXHIBIT #: 37
 SUPERSEDES EXH #: 33
 DATE APPROVED: 03-24-2023
 PROJECT MANAGER: J. Ottey

Okeechobee Boulevard (SR 704)
 200 Ultimate RW

Florida's Turnpike (S.R. 91)
 200 Ultimate RW

Jog Road
 125 Ultimate RW



Subdivision Note
 APPLICANT INTENDS TO FURTHER SUBDIVIDE PROPERTY PURSUANT TO THE PLATTING EXEMPTIONS PERMITTED BY SECTION 11A.B. NO SIGNATURE

AMENDMENTS
 ZAR 2023-0570 06-23-2023 ZP

Notes and Key
 * BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PLS & J DATED 10/25/10
 * INDICATES PRIMARY ACCESS POINT
 * INDICATES POINT OF SERVICE
 * INDICATES TYPICAL FOUNDATION PLANTING AREA

FLU = IND
 Zoning = PIPD
 Resolution No. = R-72-218, R-83-193,
 R-85-336
 Use = Vista Center
 (Control No. 82-110, 84-130)

FLU = CH
 Zoning = MUPD
 Resolution No. = R-98-1805, R-99-008
 Use = Palm Beach Plaza
 (Control No. 88-044)

LAKE TRACT LINE DATA

LINE NO.	DESCRIPTION	LENGTH (FEET)	BEARING
L1
L2
L3
L4
L5
L6
L7
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L15
L16
L17



SITE DATA

ARRIGO MUDD
 CONTROL NUMBER: 1995-00022
 APPLICATION NUMBER: 1178122
 LAST ZC/IBC APPROVAL DATE: 11/28/22
 TIER: URBAN/SUBURBAN
 EXISTING ZONING DISTRICT: CH & CH/IND
 OVERLAYS: MUPD
 PROPERTY CONTROL NUMBERS: N/A

00-42-43-27-05-004-0013
 00-42-43-27-33-001-0010
 00-42-43-27-33-002-0010
 00-42-43-27-33-002-0020
 00-42-43-27-33-002-0030
 00-42-43-27-33-002-0040
 00-42-43-27-33-002-0050
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Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING / VESTED								
Automobile Sales (New)	45,707 SF	1,272	62	23	85	44	67	111
Automobile Care Center	114,830 SF	3,100	170	88	258	171	186	357
General Office	54,000 SF	585	72	10	82	13	65	78
Quick Lubrication Vehicle Shop	4 Bays	160	8	4	12	11	8	19
Floor & Decor	78,414 SF	706	37	32	69	34	32	66
Automobile Parts Sales	7,381 SF	403	10	9	19	17	19	36
Σ		6,226	359	166	525	290	377	667
Internal Capture		6.23%	4.19%			5.10%		
Automobile Sales (New)		106	3	3	6	5	5	10
Automobile Care Center		112	2	5	7	7	4	11
General Office		54	4	0	4	0	4	4
Quick Lubrication Vehicle Shop		14	0	0	0	0	0	0
Floor & Decor		68	2	3	5	3	2	5
Automobile Parts Sales		34	0	0	0	2	2	4
Σ		(388)	(11)	(11)	(22)	(17)	(17)	(34)
Driveway Volumes		5,838	348	155	503	273	360	633
Pass-By								
Automobile Sales (New)	15.00%	175	9	3	12	6	9	15
Automobile Care Center	0.00%	0	0	0	0	0	0	0
General Office	10.00%	53	7	1	8	1	6	7
Quick Lubrication Vehicle Shop	0.00%	0	0	0	0	0	0	0
Floor & Decor	0.00%	0	0	0	0	0	0	0
Automobile Parts Sales	28.00%	103	3	2	5	4	5	9
Σ		(331)	(19)	(6)	(25)	(11)	(20)	(31)
Existing/Vested Net Traffic		5,507	329	149	478	262	340	602
PROPOSED								
Automobile Sales (New)	45,707 SF	1,272	62	23	85	44	67	111
Automobile Care Center	114,830 SF	3,100	170	88	258	171	186	357
General Office	54,000 SF	585	72	10	82	13	65	78
Quick Lubrication Vehicle Shop	4 Bays	160	8	4	12	11	8	19
Floor & Decor	78,414 SF	706	37	32	69	34	32	66
Free-Standing Emergency Room	10,937 SF	273	6	6	12	8	9	17
Σ		6,094	355	163	518	281	367	648
Internal Capture		5.97%	4.25%			4.01%		
Automobile Sales (New)		102	3	3	6	4	4	8
Automobile Care Center		108	2	5	7	6	3	9
General Office		52	4	0	4	0	4	4
Quick Lubrication Vehicle Shop		14	0	0	0	0	0	0
Floor & Decor		66	2	3	5	3	2	5
Free-Standing Emergency Room		22	0	0	0	0	0	0
Σ		(364)	(11)	(11)	(22)	(13)	(13)	(26)
Driveway Volumes		5,732	344	152	496	268	354	622
Pass-By								
Automobile Sales (New)	15.00%	176	9	3	12	6	9	15
Automobile Care Center	0.00%	0	0	0	0	0	0	0
General Office	10.00%	53	7	1	8	1	6	7
Quick Lubrication Vehicle Shop	0.00%	0	0	0	0	0	0	0
Floor & Decor	0.00%	0	0	0	0	0	0	0
Free-Standing Emergency Room	0.00%	0	0	0	0	0	0	0
Σ		(229)	(16)	(4)	(20)	(7)	(15)	(22)
Proposed Net Traffic		5,503	328	148	476	261	339	600
Net Project Traffic		(4)	(1)	(1)	(2)	(1)	(1)	(2)

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Land Use: 650 Free-Standing Emergency Room

Description

A free-standing emergency room is a facility that specializes in personal medical care and treatment for life-threatening or severe injuries. The facility is structurally separate and distinct from a hospital. A free-standing emergency room has more resources, specialists, and a team of doctors at its disposal to treat more severe problems than an urgent care center or walk-in clinic. It is typically open 24 hours every day of the year.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at three study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	74
9:00 a.m.	81
10:00 a.m.	86
11:00 a.m.	86
12:00 p.m.	88
1:00 p.m.	86
2:00 p.m.	100
3:00 p.m.	100
4:00 p.m.	93
5:00 p.m.	—
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

The average parking supply ratio for the three study sites with parking supply information is 4.9 spaces per 1,000 square feet GFA. The average peak parking occupancy at these three sites is 28 percent.

The sites were surveyed in the 2010s in Florida.

Source Number

589

Free-Standing Emergency Room (650)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

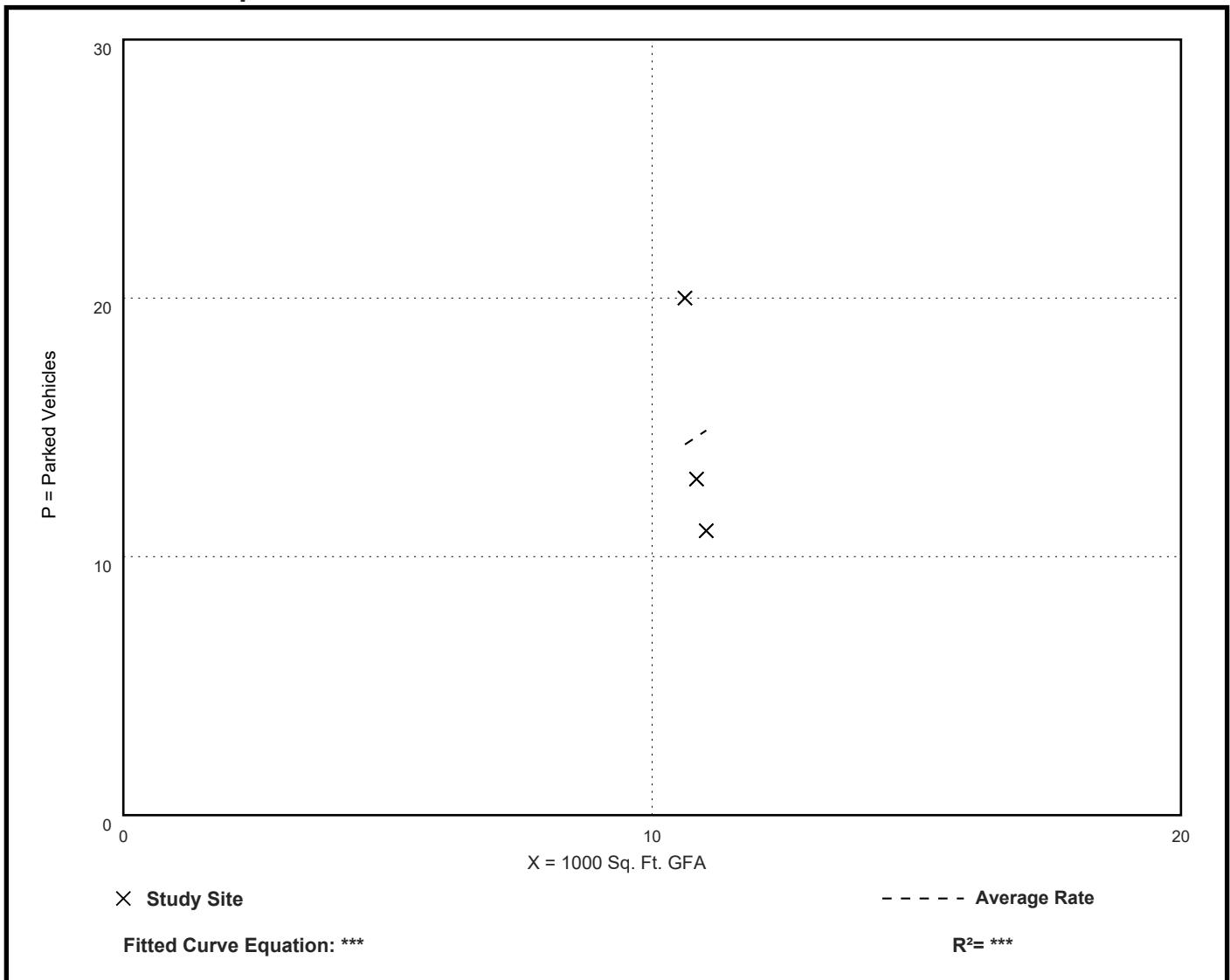
Number of Studies: 3

Avg. 1000 Sq. Ft. GFA: 11

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.35	1.00 - 1.88	1.06 / 1.88	***	0.46 (34%)

Data Plot and Equation



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