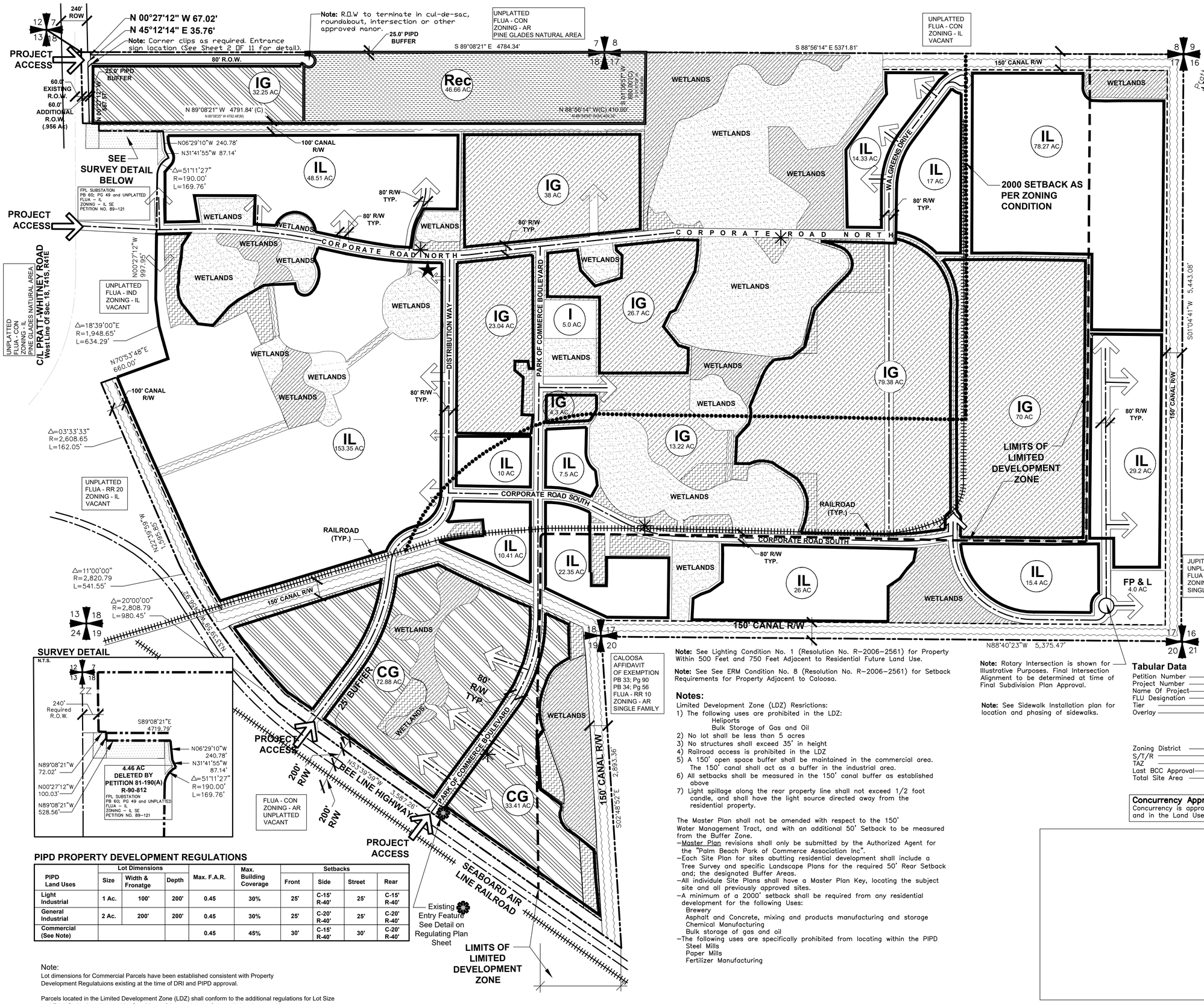


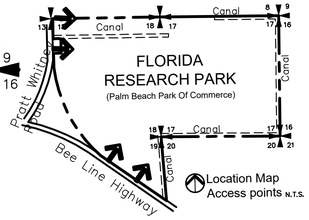


## LAND USE

- CG — COMMERCIAL 106.29 AC (8.04%)
- ★ — COMMERCIAL NODES .40 AC (0.03%)
- IG — GENERAL INDUSTRIAL 287.74 AC (21.76%)
- IL — LIGHT INDUSTRIAL 437.51 AC (33.07%)
- Rec — REGIONAL REC POD 46.66 AC (3.52%)
- I — INSTITUTIONAL 5.0 AC (0.38%)
- ROAD R.O.W 73.36 AC (5.54%)
- WATER MANAGEMENT 85.03 AC (6.43%)
- PIPD BUFFERS 3.4 AC (0.26%)
- RAILROAD R.O.W. 4.13 AC (0.31%)
- PRESERVATION AREA 147.27 AC (11.13%)
- UPLAND PRESERVE 31.90 AC (2.41%)
- CREATED EMERGENT WETLAND AREAS 94.4 AC (7.13%) *

* THIS ACREAGE INCLUDES 20.9 ACRES OF WETLAND AREAS WITHIN THE CANAL TYPICAL SECTIONS.

**NOTES:**

XX / 00 AC — Acreages shown for Development Areas are exclusive of road Rights–Of–Way. Acreages shown for development is exclusive of road Rights–of–Way, Canals, Wetlands, Commercial Nodes and Recreation Areas.

✳ — Potential future Bus Stop Boarding and Alighting areas.

## SURVEY DETAIL




## PIPD PROPERTY DEVELOPMENT REGULATIONS

| PIPD Land Uses | Lot Dimensions | | | Max. F.A.R. | Max. Building Coverage | Setbacks | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Size | Width & Fronatge | Depth | | | Front | Side | Street | Rear |
| Light Industrial | 1 Ac. | 100' | 200' | 0.45 | 30% | 25' | C-15' R-40' | 25' | C-15' R-40' |
| General Industrial | 2 Ac. | 200' | 200' | 0.45 | 30% | 25' | C-20' R-40' | 25' | C-20' R-40' |
| Commercial (See Note) | | | | 0.45 | 45% | 30' | C-15' R-40' | 30' | C-20' R-40' |

Note:
Lot dimensions for Commercial Parcels have been established consistent with Property Development Regulatuions existing at the time of DRI and PIPD approval.

Parcels located in the Limited Development Zone (LDZ) shall conform to the additional regulations for Lot Size and Rear Setback as imposed by Conditions of Approval and referenced elsewhere on this page.

**Note:** See Lighting Condition No. 1 (Resolution No. R–2006–2561) for Property Within 500 Feet and 750 Feet Adjacent to Residential Future Land Use.

**Note:** See See ERM Condition No. 8 (Resolution No. R–2006–2561) for Setback Requirements for Property Adjacent to Caloosa.

## Notes:

Limited Development Zone (LDZ) Resrictions:

1) The following uses are prohibited in the LDZ:
   - Heliports
   - Bulk Storage of Gas and Oil
2) No lot shall be less than 5 acres
3) No structures shall exceed 35' in height
4) Railroad access is prohibited in the LDZ
5) A 150' open space buffer shall be maintained in the commercial area. The 150' canal shall act as a buffer in the industrial area.
6) All setbacks shall be measured in the 150' canal buffer as established above
7) Light spillage along the rear property line shall not exceed 1/2 foot candle, and shall have the light source directed away from the residential property.

The Master Plan shall not be amended with respect to the 150' Water Management Tract, and with an additional 50' Setback to be measured from the Buffer Zone.

–Master Plan revisions shall only be submitted by the Authorized Agent for the "Palm Beach Park of Commerce Association Inc".
–Each Site Plan for sites abutting residential development shall include a Tree Survey and specific Landscape Plans for the required 50' Rear Setback and; the designated Buffer Areas.
–All individuie Site Plans shall have a Master Plan Key, locating the subject site and all previously approved sites.
–A minimum of a 2000' setback shall be required from any residential development for the following Uses:
  - Brewery
  - Asphalt and Concrete, mixing and products manufacturing and storage
  - Chemical Manufacturing
  - Bulk storage of gas and oil
–The following uses are specifically prohibited from locating within the PIPD
  - Steel Mills
  - Paper Mills
  - Fertilizer Manufacturing

**Note:** Rotary Intersection is shown for Illustrative Purposes. Final Intersection Alignment to be determined at time of Final Subdivision Plan Approval.

**Note:** See Sidewalk Installation plan for location and phasing of sidewalks.

## Tabular Data

| | |
|---|---|
| Petition Number | 81–190 |
| Project Number | 00353–007 |
| Name Of Project | Palm Beach Park Of Commerce DRI–PIPD |
| FLU Designation | Industrial |
| Tier | Apply U/S |
| Overlay | United Technologies Corporation (Pratt–Whitney) Protection Overlay a/k/a RTO–Research & Technology Overlay Biotech Research Protection Area Overlay |
| Zoning District | PIPD |
| S/T/R | 17/41/41; 18/41/41; 19/41/41 |
| TAZ | 830 |
| Last BCC Approval | 11/27/07 Resolution No. R–2006–2560,2561,2562 |
| Total Site Area | 1,323.19 Ac. (3.02 Acres Deleted via R–90–812 and 0.956 Acres dedicated via ORB 28426/PG 19) |

**Concurrency Approval**
Concurrency is approved for the uses and acreages shown on this plan and in the Land Use Data.

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Job Number: 80-026.89 P.M. R.S.

| Submittal Dates | Drawn By |
|---|---|
| 03.11.05 | KW |
| 01.13.06 | SS |
| 05.09.07 | LML |
| 10.15.08 | LAS |
| 02.18.15 | SCM Submit FMP |
| 04.09.15 | SCM Resubmit FMP |
| 01.18.17 | SCM Resubmit FMP |
| 03.15.17 | SCM Submit DOA |
| 04.24.17 | KWK Resubmit DOA |
| 07.24.17 | SCM Resubmit DOA |
| 08.10.17 | SCM Resubmit DOA |

# Palm Beach Park of Commerce PIPD

# Palm Beach County, Florida Final Development Plan

Scale: 1" = 400'-0"
0 200' 400' 800'