

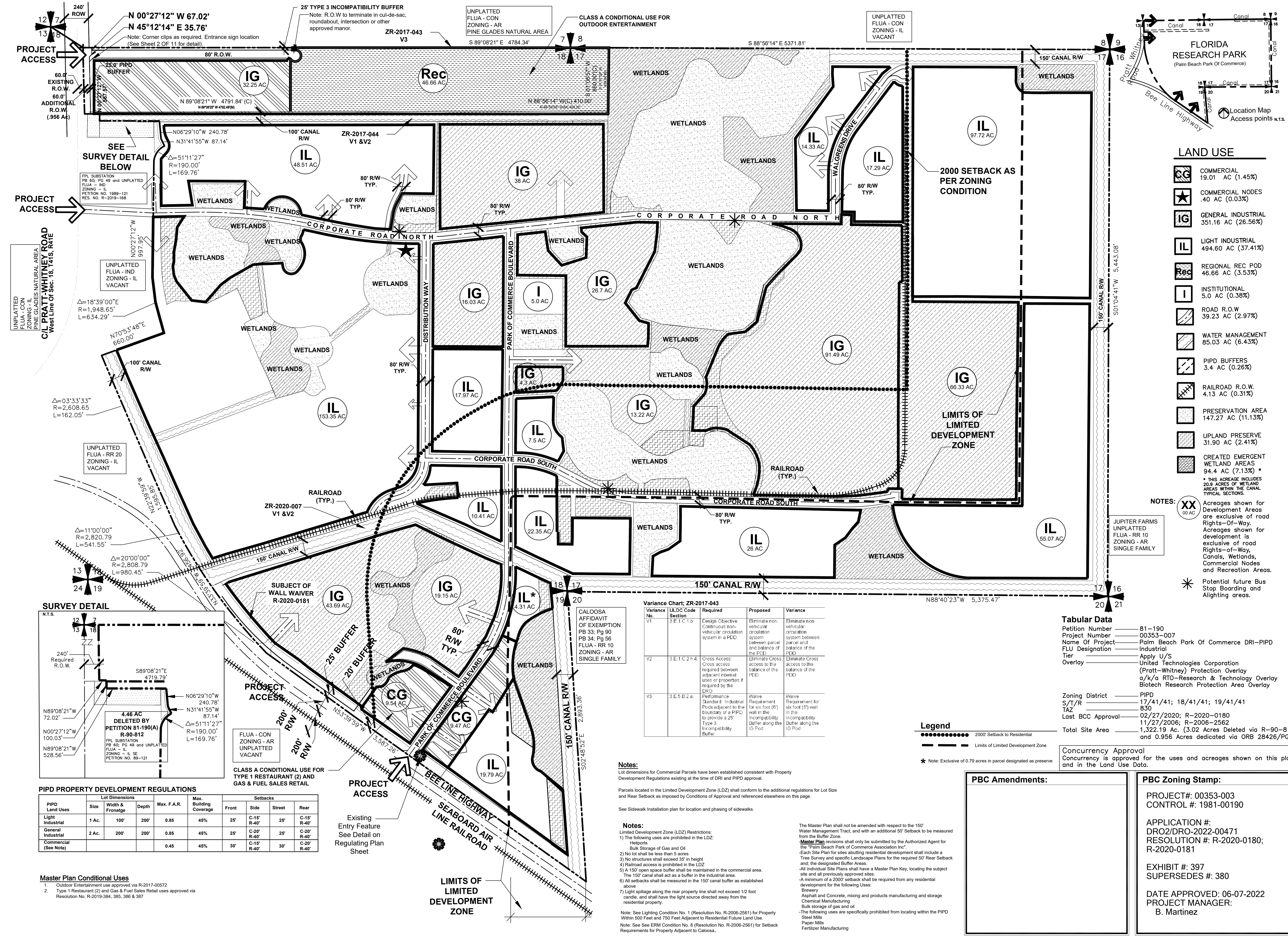
Job Number: 80-026.195 P.M. R.S.
 Submittal Dates Drawn By

03.11.05	KW
01.13.06	SS
02.18.15	SCM Submit FMP
01.18.17	SCM Submit FMP
03.15.17	SCM Submit DOA
04.24.17	KWK Resubmit DOA
08.17.17	SCM Resubmit DOA
10.18.17	SCM Off the Board Submittal
04.09.18	SCM Amend Master Plan
05.14.18	SCM Resubmit Master Plan
05.29.18	SCM Resubmit Master Plan
06.11.18	SCM Submit Master Plan
07.23.18	KWK Resubmit Master Plan
04.05.19	SCM Submit Master Plan
05.13.19	SCM Resubmit Master Plan
07.08.19	SCM Submit DOA
08.14.19	SCM Resubmit DOA

05.21.20	DRO Submittal
06.08.20	DRO Resubmittal
06.22.20	DRO Resubmittal
10.05.20	DRO Submittal
11.23.20	DRO Resubmittal
12.06.21	DRO Submittal
01.21.22	DRO Submittal
03.16.22	DRO Submittal

Palm Beach Park of Commerce PIPD
Palm Beach County, Florida
Final Master Plan

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LAND USE

- GENERAL INDUSTRIAL 351.16 AC (26.56%)
- LIGHT INDUSTRIAL 494.60 AC (37.41%)
- REGIONAL REC POD 46.66 AC (3.53%)
- INSTITUTIONAL 5.0 AC (0.38%)
- ROAD R.O.W. 39.23 AC (2.97%)
- 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:**
- Acres shown for Development Areas are exclusive of road Rights-Of-Way, Canals, Wetlands, Commercial Nodes and Recreation Areas.
 - Potential future Bus Stop Boarding and Alighting areas.

Variance Chart: ZR-2017-043

Variance No.	Section	Required	Proposed	Variance
V1	3.E.1.C.1.b	Design Objective: Continuous non-vehicular circulation system in a PIPD.	Eliminate non-vehicular circulation system between parcel and balance of the PIPD.	Eliminate non-vehicular circulation system between parcel and balance of the PIPD.
V2	3.E.1.C.2.h.4	Cross Access: Cross access required between adjacent internal uses or properties if required by the DCO.	Eliminate Cross access to the balance of the PIPD.	Eliminate Cross access to the balance of the PIPD.
V3	3.E.5.B.2.a	Performance Standard: Industrial Pools adjacent to the boundary of a PIPD to provide a 25' Type 3 Incompatibility Buffer.	Waive Requirement for six foot (6') wall in the Incompatibility Buffer along the IG Pool.	Waive Requirement for six foot (6') wall in the Incompatibility Buffer along the IG Pool.

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	02/27/2020; R-2020-0180
Total Site Area	1,322.19 Ac. (3.02 Acres Deleted via R-90-812 and 0.956 Acres dedicated via ORB 28426/PG 19)

Legend

- 2000' Setback to Residential
- Limits of Limited Development Zone

* Note: Exclusive of 0.79 acres in parcel designated as preserve

PBC Amendments:

PBC Zoning Stamp:

PROJECT#: 00353-003
 CONTROL #: 1981-00190

APPLICATION #:
 DRO2/DRO-2022-00471
 RESOLUTION #: R-2020-0180;
 R-2020-0181

EXHIBIT #: 397
 SUPPERSEDES #: 380

DATE APPROVED: 06-07-2022
 PROJECT MANAGER:
 B. Martinez

PIPD PROPERTY DEVELOPMENT REGULATIONS

PIPD Land Uses	Lot Dimensions			Max. F.A.R.	Max. Building Coverage	Setbacks			
	Size	Width & Frontage	Depth			Front	Side	Street	Rear
Light Industrial	1 Ac.	100'	200'	0.85	45%	25'	C-15' R-40'	25'	C-15' R-40'
General Industrial	2 Ac.	200'	200'	0.85	45%	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'

- Master Plan Conditional Uses**
- Outdoor Entertainment use approved via R-2017-00572
 - Type 1 Restaurant (2) and Gas & Fuel Sales Retail uses approved via Resolution No. R-2019-384, 385, 386 & 387

Notes:
 Lot dimensions for Commercial Parcels have been established consistent with Property Development Regulations 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.

See Sidewalk Installation plan for location and phasing of sidewalks.

- Notes:**
- Limited Development Zone (LDZ) Restrictions:
 - 1) The following uses are prohibited in the LDZ:
 - Helipads
 - 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 individual Site Plans shall have a Master Plan Key, locating the subject site and all previously approved sites.
 -A minimum of a 200' 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: 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 ERM Condition No. 8 (Resolution No. R-2006-2561) for Setback Requirements for Property Adjacent to Caloosa.