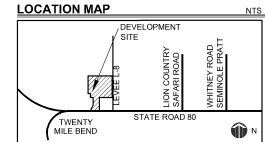


CPCC Approved Site Plan - July 2017

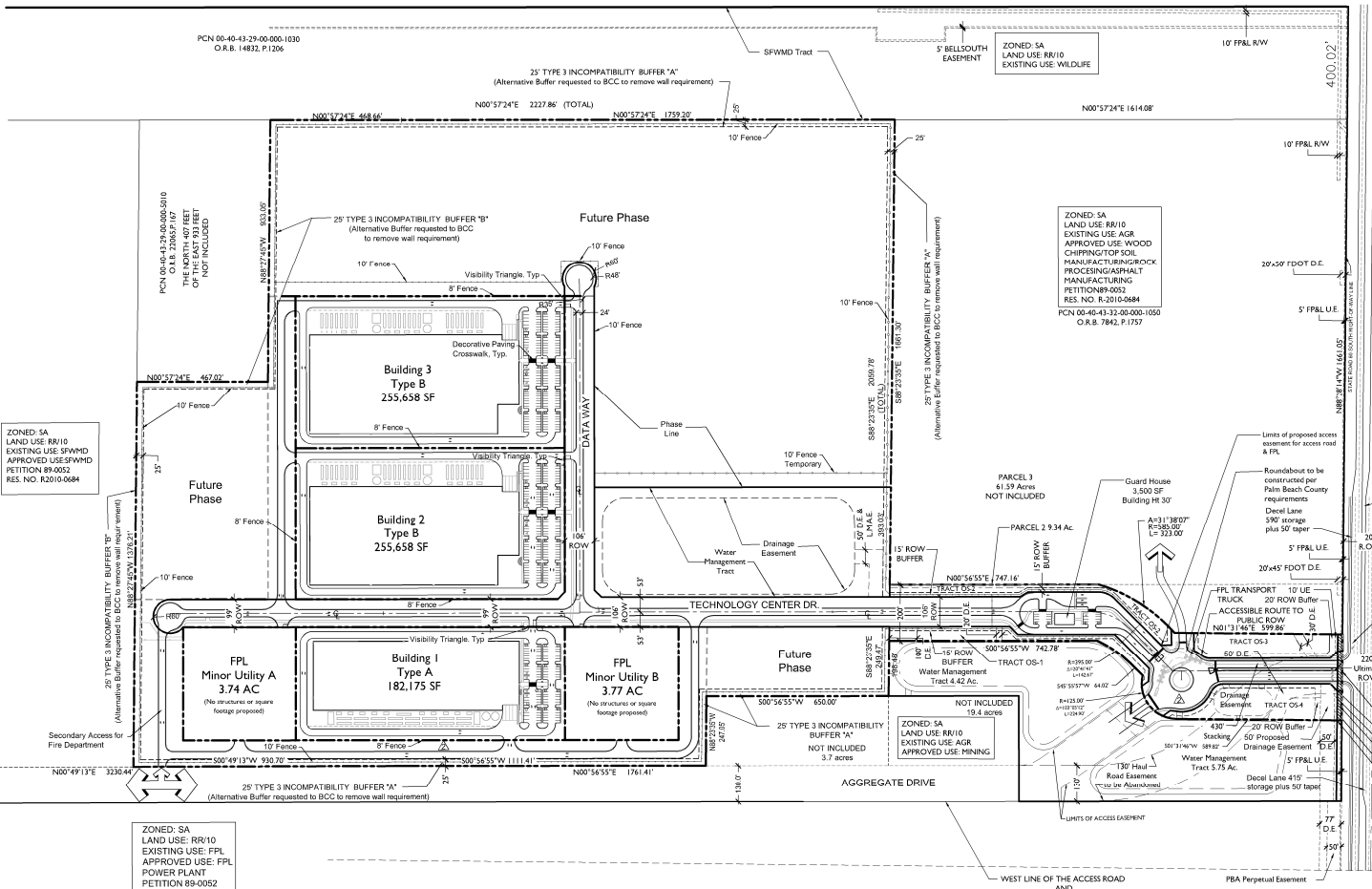
L-8 Canal
LEVEL L-8 500 FEET WIDE RIGHT-OF-WAY
PCN 00-40-43-22-00-1060
O.R.B. 21362.1076

ZONED SA
LAND USE RR/10
EXISTING USE CANAL



urban design kilday STUDIOS
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ILCC000035

PCN 00-40-43-22-00-1030
O.R.B. 14832.11206



SITE DATA

APPLICATION NAME	CENTRAL PARK COMMERCE CENTER
APPLICATION NO.	DRO/070/07-016-0160
CONTROL NUMBER	2015-0085
PROJECT NO.	05881-000
ORDINANCE NO. (FU AMENDMENT LGA 2016-005)	2016-005
LAST BCC DATE	4/28/2016
TIER	GLADES TRIUMPHANT URBAN SERVICE AREA
LAND USE DESIGNATION	EDC
PROPOSED USE	WAREHOUSE, ACCESSORY OFFICE AND MUPD
PERMITTED IN AN EDC AND MUPD	PERMITTED IN AN EDC AND MUPD
OVERLAY DISTRICT	GLADES AREA PROTECTION OVERLAY (GAPO)
SECTION, TOWNSHIP, RANGE	SEC 29 S 30743RAE
PROPERTY CONTROL NUMBERS (PCN)	00-40-43-22-00-1030 00-40-43-22-00-1070 00-40-43-22-00-1020
GROSS SITE AREA	138.32 AC
PHASE 1 AREA	17.20 AC
TOTAL BUILDING AREA	2,020,000 SF
EDC MUPD USER	2,020,000 SF
PHASE 1	2,020,000 SF
DATA INFORMATION PROCESSING	690,491 SF
BUILDING - 1.830 Acres	162,175 SF
PARKING PROVIDED	91 SF
HANDICAP PARKING REQUIRED	91 SF
HANDICAP PARKING PROVIDED	4 SF
LOADING REQUIRED (STANDARD A)	4 SF
BUILDING 2 - 1.150 Acres	256,658 SF
PARKING PROVIDED	128 SF
HANDICAP PARKING REQUIRED	5 SF
HANDICAP PARKING PROVIDED	5 SF
LOADING REQUIRED (STANDARD A)	9 SF
BUILDING 3 - 1.150 Acres	256,658 SF
PARKING PROVIDED	128 SF
HANDICAP PARKING REQUIRED	5 SF
HANDICAP PARKING PROVIDED	5 SF
LOADING REQUIRED (STANDARD A)	9 SF
OFFICE	3,500 SF
PARKING PROVIDED	19 SF
BUILDING COVERAGE	34%
FAR PROPOSED	17.20 AC
MAXIMUM FAR	34

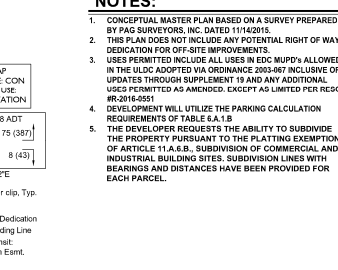
"CONCURRENCY APPROVAL"

DATA INFORMATION PROCESSING	1,200,000 SF = 462 EMPLOYEES
LIGHT INDUSTRIAL	600,000 SF
WAREHOUSE	600,000 SF
OFFICE	200,000 SF

"CONCURRENCY" IS APPROVED FOR THE ABOVE USES SHOWN ON THIS PLAN. SQUARE FOOTAGE AND EMPLOYEES WILL BE UPDATED AS SETBACKS ARE SUBMITTED. OFFICE IS ACCESSORY TO THE DATA INFORMATION PROCESSING USE.

TRAFFIC ANALYSIS ZONE (TAZ)	1 0209
MAX. BUILDING HEIGHT	3
MAX. NO. STORES	10
FINISH FLOOR ELEVATION	MIN 23

- NOTES:**
1. CONCEPTUAL MASTER PLAN BASED ON A SURVEY PREPARED BY PAC SURVIVORS, INC. DATED 11/16/2015.
 2. THIS PLAN DOES NOT INCLUDE ANY POTENTIAL RIGHT OF WAY DEDICATION FOR OFF-SITE IMPROVEMENTS.
 3. USES PERMITTED INCLUDE ALL USES IN EDC MUPD'S ALLOWED IN THE ULDC ADDED VIA ORDINANCE 2003-067 INCLUSIVE OF UPDATES THROUGH SUPPLEMENT #9 AND ANY ADDITIONAL USES PERMITTED AS AMENDED, EXCEPT AS LIMITED PER RESO #9-2016-0551.
 4. DEVELOPER WILL UTILIZE THE PARKING CALCULATION REQUIREMENTS OF TABLE 6.A.1.B.
 5. THE DEVELOPER REQUESTS THE ABILITY TO SUBSIDIZE THE PROPERTY PURSUANT TO THE PLATTING EXEMPTION OF ARTICLE 11.A.6.B., SUBDIVISION OF COMMERCIAL AND INDUSTRIAL BUILDING SITES. SUBDIVISION LINES WITH BEARINGS AND DISTANCES HAVE BEEN PROVIDED FOR EACH PARCEL.



VARIANCE CHART ZR-2016-027, ZR-2017-009

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
Art. 3 E.3 B.2.a Table 3.E.3 B.1.8 Freestanding Buildings.	The maximum number of freestanding buildings 3 in an EDC/MUPD.	No maximum number of freestanding buildings.	No maximum number of freestanding buildings.
Art. 6.A.1.B.1 Minimum Off-Road Parking and Loading Requirements.	1 space per 100 sq. ft. of Data Information Processing Use.	1 space per 2,000 sq. ft. of Data Information Processing Use.	Allow Parking Requirement Rate of 1 space per 2,000 sq. ft. of Data Information Processing Use.
Art. 3 E.3 Multiple Use Planned Development (MUPD) Property Development Regulations.	Provides interconnection between uses in and adjacent to the project.	No interconnection between uses in and adjacent to the project.	To eliminate the interconnectivity between uses in and adjacent to the project.
Art. 3.E.1.C.2.h.2 Planned Development Parking Non-Residential	10% of required parking spaces to be located at the rear or side of the building.	No parking spaces provided at the rear or side of the building.	To eliminate the required parking spaces on the rear or side of the building.
Art. 7.C.3 Minimum Tree Quantities.	Building Types A & B one tree per 2,000 sq. ft. (136.61 acres) = 2,863 trees.	Types A & B Reduction of the amount of minor tree quantities for non-residential lots to allow 1,867 trees for the entire site.	To allow the reduction of 996 trees.

LEGEND:

VEHICULAR ACCESS

PROPERTY DEVELOPMENT REGULATIONS

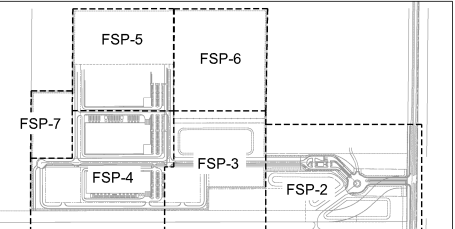
MUPD	DRO SUBMITTAL	SETBACKS	FRONT	REAR
REQUIRED	NET (WIDTH/DEPTH) ACRE	MAX BLD COVER	30' 15' 30'	20'
PROPOSED	1.38 31, 1.11 10, 1.72 30	34% 34%	30' 15' 30'	20'

PLANNED DEVELOPMENT CHART

MUPD	DRO SUBMITTAL	BCC APPROVAL	% CHANGE
REQUIRED	NET ACRE	MAX BLD FAR COVER	45% .85
PROPOSED	1.38 31	45% .85	45% .85 0%

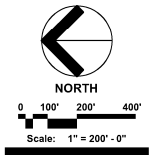
The Land Use Amendment LGA 2016-005, Development of the site under the Economic Development Center Future land use designation is limited to a maximum of 491,740 square feet of light industrial uses and 2,799,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips.

MATCHLINE KEY



WGI
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Central Park Commerce Center
MUPD
Palm Beach County, FL
Final Site Plan



Revision Dates:

10-24-16	Resubmit FSP
11-29-16	Resubmittal
11-29-16	Resubmittal
02-23-17	Variance Resubmittal
02-17-17	DRO Resubmit #1
03-07-17	Variance #4 Updated
04-24-17	DRO Resubmit #2
05-25-17	DRO Resubmit #3
06-26-17	DRO Resubmit #4
07-13-17	DRO Resubmit #5

FSP-1
1 of 8