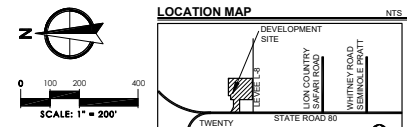


CPCC Approved Site Plan - December 2021



SITE DATA

APPLICATION NAME	CENTRAL PARK COMMERCE CENTER
APPLICATION NO.	CRD2020-2021-01360
CONTROL NUMBER	2015-0085
PROJECT NO.	05881-000
ORDINANCE NO.	PLU AMENDMENT LGA-2018-012
DATE	2018-01-02
LAST BCC DATE	4/28/2016
TER	00-43-29-00-000-1030
LAND USE DESIGNATION	GLADES LIMITED URBAN SERVICE AREA
ZONING	EDC
PROPOSED USE	WAREHOUSE, ACCESSORY OFFICE AND USES
PERMITTED USE	PERMITTED IN AN EDC AND MUPD
OVERLAY DISTRICT	GLADES AREA PROTECTION OVERLAY (GAPO)
SECTION, TOWNSHIP, RANGE	SEC 29 S 32 T43 R04E
PROPERTY CONTROL NUMBERS (PCN)	00-43-29-00-000-1030 00-43-29-00-000-1070 00-43-29-00-000-5020

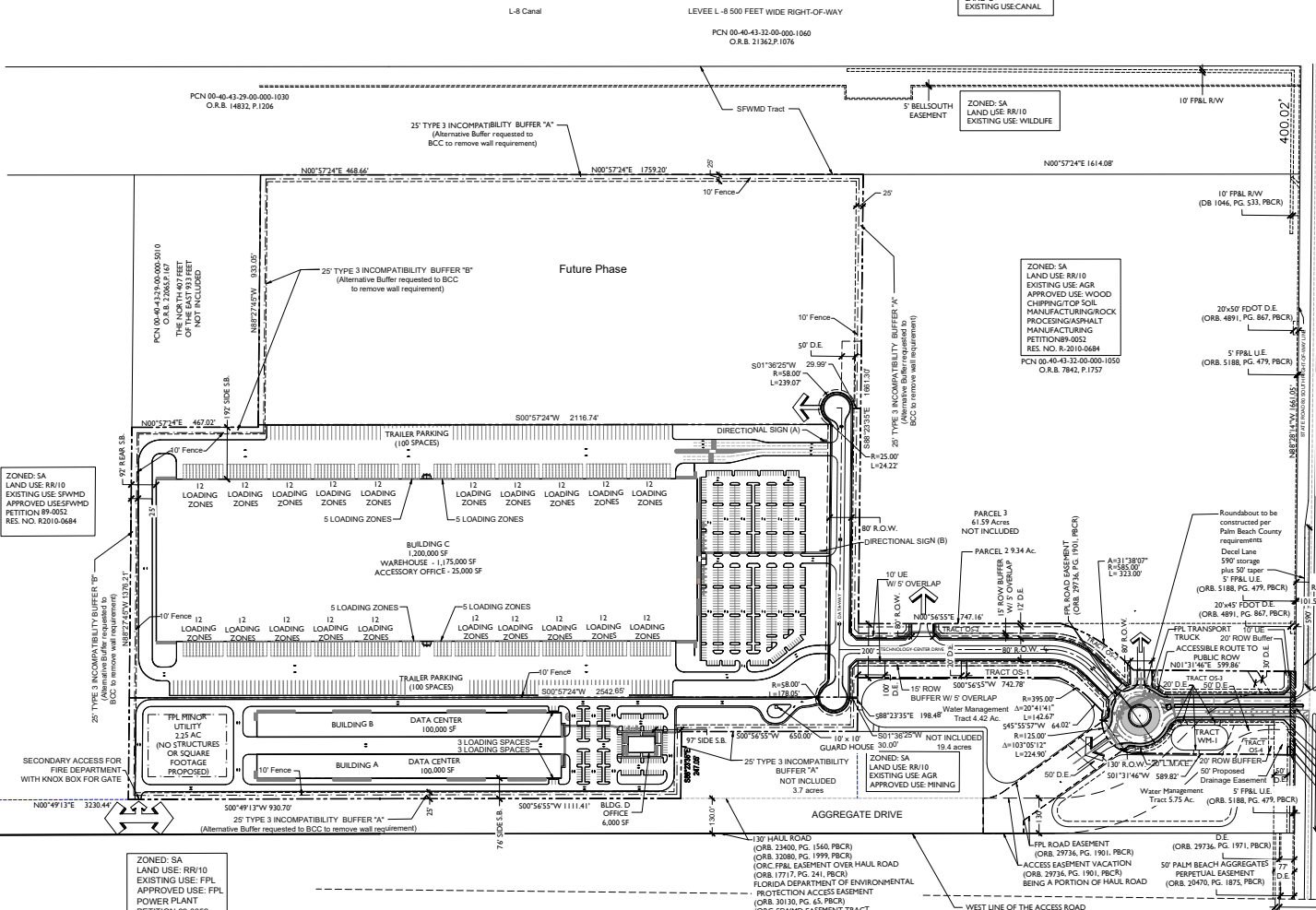
DEVELOPMENT OF THE SITE IS SUBJECT TO THE USE LIMITING CONDITIONS CONTAINED IN ORDINANCE 2018-012 AS FOLLOWS: (1) DEVELOPMENT OF THE SITE UNDER THE ECONOMIC DEVELOPMENT CENTER FUTURE LAND USE DESIGNATION IS LIMITED TO A MAXIMUM OF 491,134 SQUARE FEET OF LIGHT INDUSTRIAL USES AND 2,786,577 SQUARE FEET OF WAREHOUSE USES, OR OTHER USES WHICH DO NOT EXCEED THE EQUIVALENT TRAFFIC GENERATION TRIPS, COND. 3. RESIDENTIAL USES (EXCEPT CARETAKERS QUARTERS) ARE PROHIBITED.

GROSS SITE AREA	138.32 AC
- PHASE 1 AREA	90.14 AC
TOTAL BUILDING AREA	2,020,000 SF
- EDC MUPD USES	2,020,000 SF
- PHASE 1	0 SF
DATA INFORMATION PROCESSING (BLDG A AND B)	200,000 SF
BUILDING D ACCESSORY TO BLDG A AND B	5,000 SF
WAREHOUSE (BLDG C INCLUDES 25,000 SF ACCESSORY OFFICE)	1,200,000 SF
TOTAL PARKING REQUIRED	412 SF
DATA INFORMATION PROCESSING (200,000 SF AT 1 SP/250 SF)	150 SF
ACCESSORY OFFICE (5,000 SF AT 1 SP/250 SF)	24 SF
WAREHOUSE (1,175,000 SF AT 1 SP/250 SF)	588 SF
ACCESSORY OFFICE (25,000 SF AT 1 SP/250 SF)	100 SF
TOTAL PARKING PROVIDED	544 SF
WAREHOUSE	24 SF
ACCESSORY OFFICE	587 SF
WAREHOUSE	133 SF
TOTAL LOADING SPACES REQUIRED	30 SP
WAREHOUSE	29 SP
DATA INFORMATION PROCESSING	5 SP
WAREHOUSE	206 SP
DATA INFORMATION PROCESSING	6 SP
BUILDING COVERAGE	34%
FAR PROPOSED	2.81
MAXIMUM FAR	.85
TRAFFIC ANALYSIS SCORE (TAZ)	-1.029
MAX. BUILDING HEIGHT	20' 0"
FINISH FLOOR ELEVATION	MIN 2'

THE PROPOSED DATA CENTER (TAZ) IS CONSIDERED A LIGHT INDUSTRIAL USE AND IS LIMITED TO A MAXIMUM OF 491,134 SF PURSUANT TO ORB. 2018-012.

'CONCURRENCY APPROVAL'
DATA INFORMATION PROCESSING: 200,000 SF (INCLUDES 6,000 SF ACCESSORY OFFICE USE)
WAREHOUSE: 1,175,000 SF (INCLUDES 25,000 SF ACCESSORY OFFICE USE)
'CONCURRENCY' IS APPROVED FOR THE ABOVE USES SHOWN ON THESE PLANS. SQUARE FOOTAGE AMOUNTS AND USES WILL BE UPDATED AS SITE PLANS ARE SUBMITTED.

- NOTES:**
- USES PERMITTED INCLUDE ALL USES IN EDC MUPD'S ALLOWED IN THE ULDC ADOPTED VIA ORDINANCE 2008-067 INCLUSIVE OF UPDATES THROUGH SUPPLEMENT 98 AND ANY ADDITIONAL USES PERMITTED AS AMENDED, EXCEPT AS LIMITED PER RESO 08-071-0081
 - DEVELOPMENT WILL UTILIZE THE PARKING CALCULATION REQUIREMENTS OF TABLE A.1.1.8 OR THE APPROVED VARIANCE.
 - 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.
 - THE ENTIRE MUPD IS SUBJECT TO AN ACCESS AND UTILITY EASEMENT RECORDED IN O.R.B. 12796, PAGE 1932, TO BE RELEASED.



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 in an EDC MUPD.	No maximum number of freestanding buildings.	No maximum number of freestanding buildings.
Art. 6.A.1.B.1 Minimum Off-street 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.1 Multiple Use Planned Development (MUPD) Property Development Regulations.	Provide interconnection between uses in and adjacent to the project.	No interconnection between uses in and adjacent to the project.	To eliminate the interconnection between uses in and adjacent to the project.
Art. 3.E.1.C.2.h.2	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 at 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. of gross site area (13.61 acres) = 2,863 trees.	Types A & B Reduction of the amount of mature tree quantities for non-residential lots to allow 1,867 trees for the entire site.	To allow the reduction of 996 trees.

LEGEND:



PROPERTY DEVELOPMENT REGULATIONS

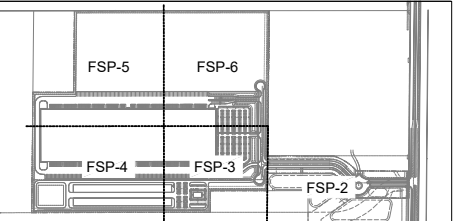
MUPD	DRO SUBMITTAL	SETBACKS						
NET ACRES	WIDTH	DEPTH	FAR	MAX BLD COVER	FRONT	SIDE	REAR	
REQUIRED	5.0	30'	300'	85	45%	37'	15'	37'
PROPOSED	138.32	308.36'	1,720'	34	34%	2,197'	76'	N/A

PLANNED DEVELOPMENT CHART

MUPD	DRO SUBMITTAL	BCC APPROVAL	% CHANGE
NET ACRES	MAX BLD COVER	FAR	MAX BLD COVER
REQUIRED	45%	85	45%
PROPOSED	45%	34	45%

Per Land Use Amendment LGA 2018-012, Development of the site under the Economic Development Center Future land use designation is limited to a maximum of 491,134 square feet of light industrial uses and 2,786,577 square feet of warehouse uses, or other uses which do not exceed the equivalent traffic generating trips.

MATCHLINE KEY



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 888-999-2220 www.wgl.com
Contract 6099 - LA No. 1058

Urban Planning & Design
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Environmental Engineering
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Historic Preservation
Infrastructure Planning
Public Works Planning
Regional Planning
Transportation Planning
Water Resources Planning

NO.	DATE	DESCRIPTION	REVISIONS
1	2/18/24	2024 FINAL SUBMITTAL	BC
2	2/18/24	2024 FINAL SUBMITTAL	BC
3	2/21/24	2024 FINAL SUBMITTAL	BC
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CENTRAL PARK COMMERCE CENTER
MUPD
FINAL SITE PLAN

SHEET: FSP-1
1 OF 6