



LAND USE

- COMMERCIAL**
106.29 AC (8.04%)
- COMMERCIAL NODES**
.40 AC (0.03%)
- GENERAL INDUSTRIAL**
287.90 AC (21.76%)
- LIGHT INDUSTRIAL**
437.51 AC (33.07%)
- REGIONAL REC POD**
46.60 AC (3.52%)
- INSTITUTIONAL**
5.0 AC (0.38%)
- ROAD R.O.W**
73.34 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 20.8 ACRES OF WETLAND AREAS WITHIN THE CANAL TYPICAL SECTIONS

- NOTES:**
- XX** Acreages 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.

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	1,323.17 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.

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.

- Notes:**
- Limited Development Zone (LDZ) Restrictions:
- The following uses are prohibited in the LDZ:
Heliports
Bulk Storage of Gas and Oil
 - No lot shall be less than 5 acres
 - No structures shall exceed 35' in height
 - Railroad access is prohibited in the LDZ
 - A 150' open space buffer shall be maintained in the commercial area. The 150' canal shall act as a buffer in the industrial area.
 - All setbacks shall be measured in the 150' canal buffer as established above
 - 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 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

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'	0.45	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 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.

