



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 25-A

PLANNING COMMISSION PUBLIC HEARING, OCTOBER 11, 2024

I. General Data

Project Name: Bioscience Research Protection Overlay (BRPO) Revisions

Element: Future Land Use Element, Intergovernmental Coordination Element & Map Series

Project Manager: Stephanie Gregory, Principal Planner
Jerry Lodge, Senior Planner
Alondra Lopez-Mojica, Paraprofessional

Staff Recommendation: Staff recommends *approval* based on the findings and conclusions presented in this report.

II. Item Summary

Summary: This proposed text amendment will revise the Comprehensive Plan related to the Bioscience Research Protection Overlay (BRPO). Staff is providing the following options for the Board's consideration:

- Delete the Overlay in its entirety which includes deleting an Objective and policies within the Future Land Use Element (FLUE); policies within the Intergovernmental Coordination Element (ICE); and revising the Map LU 3.1, Special Planning Areas of the Map Series to delete the Overlay; **or**
- Delete policies related only to the Bioscience Land Protection Advisory Board (BLPAB) within the FLUE and ICE.

Assessment: On January 23, 2024, following the BLPAB's unanimous vote to sunset, the Board directed staff to terminate the interlocal agreement (ILA) creating the advisory board, which was subsequently finalized in agreement with the municipal parties on June 4, 2024. This proposed amendment will implement the necessary revisions as directed by the BCC by deleting the policies related to the BLPAB (Exhibit 1-A) or the BCC may choose to delete the entire Overlay (Exhibit 1-B) as it is no longer required due to the termination of the ILA.

ULDC Impacts: The proposed amendment may impact the ULDC. If the Overlay is deleted from the Plan, then the Overlay would need to be deleted from the ULDC. If the Overlay is retained, then a preliminary analysis indicates that there are no changes needed to the ULDC.

III. Hearing History

Local Planning Agency:

Board of County Commissioners Transmittal Public Hearing:

State Review Agencies:

Board of County Commissioners Adoption Public Hearing:

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IV. Intent

This proposed text amendment will revise the Comprehensive Plan by deleting policies related to the Bioscience Research Protection Overlay (BRPO). Staff is providing the following options for the Board's consideration:

- Delete the Overlay in its entirety which includes deleting an Objective and policies within the Future Land Use Element (FLUE); policies within the Intergovernmental Coordination Element (ICE); and revising the Map LU 3.1, Special Planning Areas of the Map Series to delete the Overlay; or
- Delete policies related only to the Bioscience Land Protection Advisory Board (BLPAB) within the FLUE and ICE.

The specific revisions in ~~strike-out~~ and underline are provided in Exhibit 1-A and 1-B.

V. Background

In 2006, the Palm Beach County Board of County Commissioners elected to enter into negotiations with The Scripps Research Institute (TSRI) for the relocation of its operations to Palm Beach County. This was an effort to create an economic development cluster to ensure a diversified economy and to provide high-wage employment within County, the Treasure Coast Region and the State. The Board of County Commissioners (BCC) selected the combination of Abacoa in Jupiter and the Briger parcel in Palm Beach Gardens as the alternative site for the Florida home of The Scripps Research Institute (TSRI). In order to qualify as an alternative site, two conditions had to be met: 1) 100 acres with the potential for two million square feet for TSRI and, 2) additional opportunities for land that could accommodate an additional six million square feet of floor area for a bioscience/biotechnology cluster within a five mile radius of Abacoa/Briger.

In order to accommodate the second condition, the County, the Town of Jupiter, the City of Palm Beach Gardens, the Town of Lake Park, the Town of Mangonia Park and the City of Riviera Beach provided an inventory of properties that could be used for bioscience research/biotechnology users within their jurisdictions. The inventory included vacant land without traffic entitlements, vacant land with traffic entitlements, and existing development, which totaled approximately 51.9 million square feet of potential space within a ten mile radius of the future TSRI campus. As part of the alternate site proposal, each of these municipalities and the County agreed to enter into an interlocal agreement to demonstrate their commitment to support the clustering of bioscience research/biotechnology uses.

On March 14, 2006, the Board of County Commissioners (BCC) approved an Interlocal Agreement (R 2006-0512) between the County, the Town of Jupiter, the City of Palm Beach Gardens, Town of Lake Park, Town of Mangonia Park and the City of Riviera Beach. The ILA created the Bioscience Land Protection Advisory Board (BLPAB) and required that each jurisdiction consider establishing a Bioscience Research Protection Overlay into their respective Comprehensive Plan with policies for a super majority vote to protect land within the Overlay.

Subsequently, on November 13, 2006, the BCC adopted text amendments to the Comprehensive Plan to establish the Overlay, which included policies to:

- Encourage bioscience research/technology and supporting uses;
- Prohibit residential and non-related commercial uses within the Overlay;
- Require any proposed Future Land Use Atlas amendment or rezoning application which proposes a use contrary to the purpose of the BRPO to receive a recommendation by the BLPAB prior to action taken by the BCC;
- Require a supermajority vote of five members of the BCC in order to convert any property which permit bioscience research/biotechnology uses to residential or commercial uses which are not clearly accessory or ancillary uses to bioscience research/biotechnology uses; and
- Add the boundaries of the BRPO to Map LU 3.1, Special Planning Areas Map of the Comprehensive Plan Map Series.

On June 7, 2016, the BCC approved the First Amendment to the Interlocal Agreement extending the term of the Bioscience Land Protection Advisory Board by ten years; from March 14, 2016 to March 14, 2026.

Due to the reduced demand for bioscience research uses, on January 22, 2024, the Bioscience Land Protection Advisory Board (BLPAB) voted unanimously to sunset. On January 23, 2024, the BCC gave direction to staff to sunset the BLPAB and to terminate the Interlocal Agreement. The five municipal parties subsequently passed resolutions to terminate the agreement and the County followed suit on June 4, 2024. The BLPAB was retroactively terminated on January 22, 2024. Finally, on June 20, 2024 the Board initiated text amendments to the Comprehensive Plan to implement the termination of the ILA.

VI. Data and Analysis

This section provides background information regarding the proposed amendment, and consistency of the proposed changes with the Comprehensive Plan.

A. Bioscience Research Protection Overlay (BRPO) - County

The Bioscience Research Protection Overlay within unincorporated Palm Beach County consist of two general areas and depicted on the subsequent page:

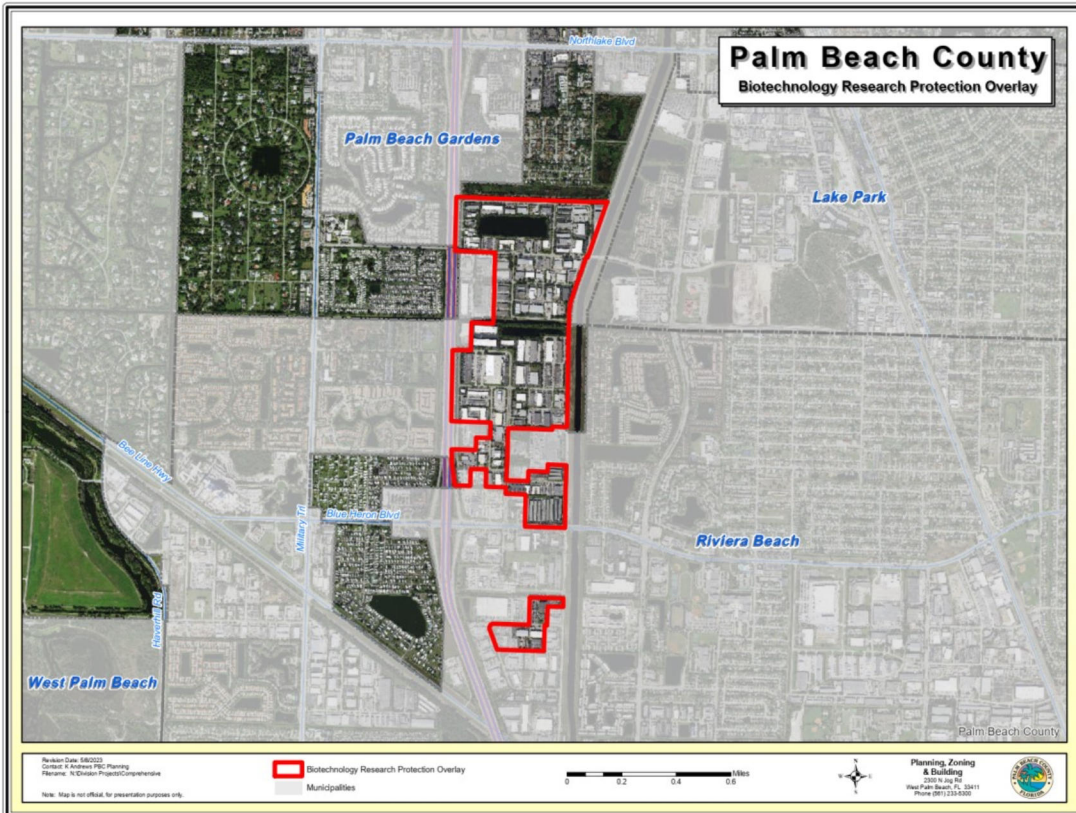
- **Palm Beach Park of Commerce (Map 1).** This area is located two miles south of Indiantown Road and east of the Beeline Highway. This portion of the BRPO is also within the United Technology Corporation Protection Area Overlay (UT).
- **I-95 East Industrial (Map 2).** This area is generally east of I-95 between Northlake Boulevard and just south of Blue Heron Boulevard.

Overall, these areas total 1,382.71 acres where almost all of the parcels (99.7%) have Industrial (IND) future land use designation and a Planned Industrial Park Development (PIPD), Light Industrial (IL) or Multiple Use Planned Development (MUPD) zoning district (see Exhibit 3). Two parcels totaling 2.4 acres have a Commercial Low with underlying Industrial (CL/IND) future land use designation. There are also 7.22 acres of land located within the BRPO that were annexed into the jurisdiction of the City of Riviera after the creation of the Overlay in 2006 and 2014.

Map 1. Palm Beach Park of Commerce



Map 2. 1-95 East Industrial



B. Bioscience Research Protection Overlay (BRPO) - Municipal

All five of the municipal parties of the ILA also added policies to their respective Comprehensive Plans following the agreement. A summary of each is provided below:

- **City of Riviera Beach.** The City has a policy in the FLUE to “increase its efforts to facilitate development of the bio-science industry within the general industrial land use category” and a policy in the ICE for the City’s participation in the BLPAB.
- **Town of Lake Park.** The Town established a BRPO within its FLUE and depicts the Overlay on its Future Land Use Map as the generally located north of Silver Beach Road, east of W Killian Drive, south of commercially designated parcels on Northlake Boulevard and west of Old Dixie Highway. The Town’s ICE also includes intergovernmental coordination policies for the Town’s participation in the BLPAB.
- **Town of Jupiter.** The Town established a BRPO within its FLUE and depicts the Overlay on its FLU map as generally located north of Donald Ross Road and west of Alternate A1A within the Abacoa area. The Town’s ICE also includes policies to coordinate planning efforts consistent with the ILA.
- **Town of Mangonia Park.** The Town established a BRPO within its FLUE and depicts the Overlay on its Official Zoning map as generally located north of 45th Street for the areas not designated with a Residential Zoning District. The Town’s ICE also includes intergovernmental coordination policies for the Town’s participation in the BLPAB.
- **City of Palm Beach Gardens.** The City established a BRPO within its FLUE and depicts the Overlay on its Map A.1 2035 Future Land Use as generally located in several areas south of Donald Ross Road (within Alton), east of Interstate 95, and west of Old Dixie Highway. The City’s ICE also includes intergovernmental coordination policies for the City’s participation in the BLPAB.

C. Proposed Text Amendments

This proposed amendment will implement the necessary revisions as directed by the Board by deleting the policies related to the BLPAB (Exhibit 1-A) or the BCC may choose to delete the entire Overlay (Exhibit 1-B).

- **Delete Bioscience Land Protection Advisory Board (Exhibit 1-A).** Deleting only BLPAB related policies would leave the BRPO intact to support and encourage bioscience research and biotechnology uses within the overlay. It would provide policy guidance to the Board should a property seek a change in future land use designation.
- **Delete Bioscience Research Protection Overlay (Exhibit 1-B).** The deletion of the BRPO from the Comprehensive Plan does not change the Industrial future land uses which primarily exist in Overlay. Therefore, the opportunity for the retention or development of new research and development would not be impacted by this amendment. In addition, the northern portion of the BRPO known as Palm Beach Park of Commerce is also located within the United Technology Corporation Protection Area Overlay (UT). The UT Overlay was created to “*protect critical industrial, manufacturing and research and development activities, from encroachment of incompatible uses and activities...*” The UT Overlay is not proposed for deletion. Therefore, additional support for these uses will remain for a portion of the BRPO should the Board choose to delete it.

D. Consistency with the Comprehensive Plan

1. **County Directions - FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

9. Research and Development Communities. *Support the location of regional economic development activities in the County, which promote science and/or technology uses and other significant employment opportunities and educational initiatives resulting in new technologies and manufacturing activities.*

Staff Analysis: This policy requires the County to utilize the County Directions in the introduction of the FLUE to guide decisions on changes to future land use designations. The deletion of either the BLPAB or the BRPO does not change the Industrial future land uses which primarily exist in Overlay. Therefore, the opportunity for the retention or development of new research and development would not be impacted by this amendment. As previously stated, the northern portion of the BRPO known as Palm Beach Park of Commerce is also located within the United Technology Corporation Protection Area Overlay (UT). The UT Overlay, like the BRPO, was created to “*protect critical industrial, manufacturing and research and development activities, from encroachment of incompatible uses and activities...*” The UT Overlay is not proposed for deletion. Therefore, additional support for these uses will remain for a portion of the BRPO should the Board choose to delete it.

2. **Overlays - Policy 2.1-k:** Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.

Staff Analysis: The Board established the BRPO in 2005 to address a specific policy initiative to support bioscience uses due to the effort to The Scripps Research Institute (TSRI) for the relocation of its operations to Palm Beach County. The deletion of the Overlay is not inconsistent with this policy as the Board may determine that there is no longer a need to retain the BRPO policies.

E. ULDC Implications

The BRPO was added to the ULDC by Ordinance 2016-042 with language limited to describing the Overlay boundaries. There are no specific provisions or regulations in the ULDC related to the implementation of the Plan language. If the Overlay is deleted from the Plan, then the Overlay would need to be deleted from the ULDC. If the Overlay is retained, then a preliminary analysis indicates that there are no changes needed to the ULDC. If the Comprehensive Plan amendment is approved for transmittal by the BCC, the ULDC revision would subsequently be presented to the Zoning Commission for review and to the BCC for adoption.

VII. Public and Municipal Review

Intergovernmental Plan Amendment Review Committee (IPARC): Notification was sent to the County’s Intergovernmental Plan Amendment Review Committee (IPARC), a clearing-house for plan amendments on August 23, 2024, September 6, 2024, and September 19, 2024 via email. At the time of the printing of this report, no calls or written requests for information or objections to the amendment had been received.

Municipal and Interested Parties: Staff sent a courtesy postal notice of the proposed text amendment to the Business Development Board of Palm Beach County, The Town of Jupiter, City of Palm Beach Gardens, Town of Lake Park, Town of Mangonia Park and City of Riviera Beach on August 23, 2024 and September 11, 2024. Staff also sent an email on September 11, 2024. To date, no responses have been received. Correspondence received throughout the amendment process are provided in Exhibit 5.

VIII. Staff Assessments and Conclusions

On January 23, 2024, following the BLPAB’s unanimous vote to sunset, the Board directed staff to terminate the interlocal agreement (ILA) creating the advisory board, which was subsequently finalized in agreement with the municipal parties on June 4, 2024. This proposed amendment will implement the necessary revisions as directed by the Board by deleting the policies related to the BLPAB (Exhibit 1-A) or the Board may choose to delete the entire Overlay (Exhibit 1-B) as it is no longer required due to the termination of the ILA.

Staff recommends **approval of either option 1-A or 1-B.**

Attachments

Exhibit 1-A – Proposed BLPAB Deletion changes in strike out and underline format	E-1
Exhibit 1-B – Proposed BRPO Deletion changes in strike out and underline format	E-2
Exhibit 2 – Second Amendment to Interlocal Agreement (R-2024-0629)	E-7
Exhibit 3 – Parcel Data for sites located within the BRPO	E-15
Exhibit 4 – Current ULDC Language	E-20
Exhibit 5 – Correspondence	E-21

Exhibit 1-A

A. Future Land Use Element, Bioscience Land Protection Advisory Board (BLPAB) Deletion

REVISIONS: To delete policies related to the Bioscience Land Protection Advisory Board. The revisions shown with the deleted text ~~struck out~~.

- DELETE ~~Policy 1.9-f:~~** ~~Any proposed Future Land Use Atlas (FLUA) amendment or rezoning on a property within the BRPO that allows uses other than those encouraged by BRPO, specifically disallows uses encouraged by the BRPO or that the Planning Director determines would discourage uses encouraged by the BRPO must be presented to the Bioscience Land Protection Advisory Board prior to action being taken by the Board of County Commissioners (BCC). Further, the Planning Division shall notify the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park and the Town of Mangonia Park of any such proposals prior to any public hearings on any such amendment or rezoning.~~

B. Intergovernmental Coordination Element, Bioscience Land Protection Advisory Board (BLPAB) Deletion

REVISIONS: To delete policies related to the Bioscience Land Protection Advisory Board. The revisions shown with the deleted text ~~struck out~~.

- DELETE ~~Policy 1.1-s:~~** ~~To assure greater cooperation with the participating municipalities, the County shall maintain an interlocal agreement to have representation on the Bioscience Land Protection Advisory Board (BLPAB) to ensure the protection of bioscience uses within the Bioscience Research Protection Overlay (BRPO).~~

Exhibit 1-B

A. Future Land Use Element, Bioscience Research Protection Overlay (BRPO) Deletion

REVISIONS: To delete the Bioscience Research Protection Overlay (BRPO). The revisions shown with the deleted text struck out.

1. ~~DELETE OBJECTIVE 1.9 Bioscience Research Protection Overlay (BRPO)~~

~~The purpose of the Bioscience Research Protection Overlay (BRPO) is to promote the growth and stability of bioscience research/biotechnology uses in proximity to The Scripps Research Institute (TSRI) campus at Abacoa/Briger and deterring the conversion of those uses to commercial or residential uses. This will be accomplished in coordination with the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park and the Town of Mangonia Park, with the objective to provide opportunity for a minimum 8,000,000 square feet of bioscience/biotechnology use cluster in Northern Palm Beach County. The BRPO does not limit the uses currently allowed consistent with the property's existing land use designation and zoning designation including uses allowed pursuant to planned development approvals and development of regional impact approvals.~~

2. ~~DELETE Policy 1.9-a: The Bioscience Research Protection Overlay (BRPO) —generally located and bifurcated North and South of Blue Heron Blvd, West of the C-17 canal and Garden Road and East of I-95; bordered in the North by Consumer Street and in the South by Interstate Park Way; The larger portion of the overlay lying in the area to the North of Blue Heron Blvd, with a smaller portion comprised of 8 parcels to the South, as well as the area included in the Florida Research Park (Palm Beach Park of Commerce) DRI approval — shall be depicted on the Special Planning Areas Map in the Comprehensive Plan Map Series.~~

3. ~~DELETE Policy 1.9-b: The uses allowed and encouraged within the BRPO shall include science/biotechnology research uses and their supporting facilities; laboratories; other industrial uses including manufacturing uses; clinical research hospitals; and commercial retail or office uses that are accessory or ancillary to bioscience research/biotechnology uses provided all permitted, special, requested, DRO and accessory uses allowed in a planned development and/or development of regional impact shall continue.~~

4. ~~DELETE Policy 1.9-c: Within the Overlay, residential uses shall be prohibited, and commercial uses shall be prohibited unless clearly accessory or ancillary to bioscience research/biotechnology uses or as have been or may be approved in connection with a land use mix for a planned development and/or development of regional impact.~~

5. ~~DELETE Policy 1.9-d: The County shall encourage bioscience research/biotechnology uses as permitted uses within the Bioscience Research Protection Overlay (BRPO) so as to achieve, in coordination with adjacent municipalities, a clustering of bioscience research/biotechnology uses and thus to promote intellectual exchange between researchers, scientists, students and others in the bioscience research/biotechnology industry workforce.~~

6. ~~DELETED Policy 1.9-e: The County shall adopt and maintain land development regulations that provide incentives for bioscience development and promote a predominance of bioscience research/biotechnology uses so as to develop a cluster of the industry in proximity to the TSRI campus at Abacoa/Briger.~~
7. ~~DELETED Policy 1.9-f: Any proposed Future Land Use Atlas (FLUA) amendment or rezoning on a property within the BRPO that allows uses other than those encouraged by BRPO, specifically disallows uses encouraged by the BRPO or that the Planning Director determines would discourage uses encouraged by the BRPO must be presented to the Bioscience Land Protection Advisory Board prior to action being taken by the Board of County Commissioners (BCC). Further, the Planning Division shall notify the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park and the Town of Mangonia Park of any such proposals prior to any public hearings on any such amendment or rezoning.~~
8. ~~DELETED Policy 1.9-g: Those parcels of land within the Overlay whose future land use and zoning designations permit bioscience research/biotechnology uses may not be converted to residential uses, or to commercial uses which are not clearly accessory or ancillary uses to bioscience research/biotechnology uses without a supermajority vote consisting of five members of the BCC. However, the limitation on conversion of uses does not apply to permitted, special, requested, DRO and accessory uses allowed in a planned development and/or development of regional impact.~~

B. Intergovernmental Coordination Element, Bioscience Research Protection Overlay (BRPO) Deletion

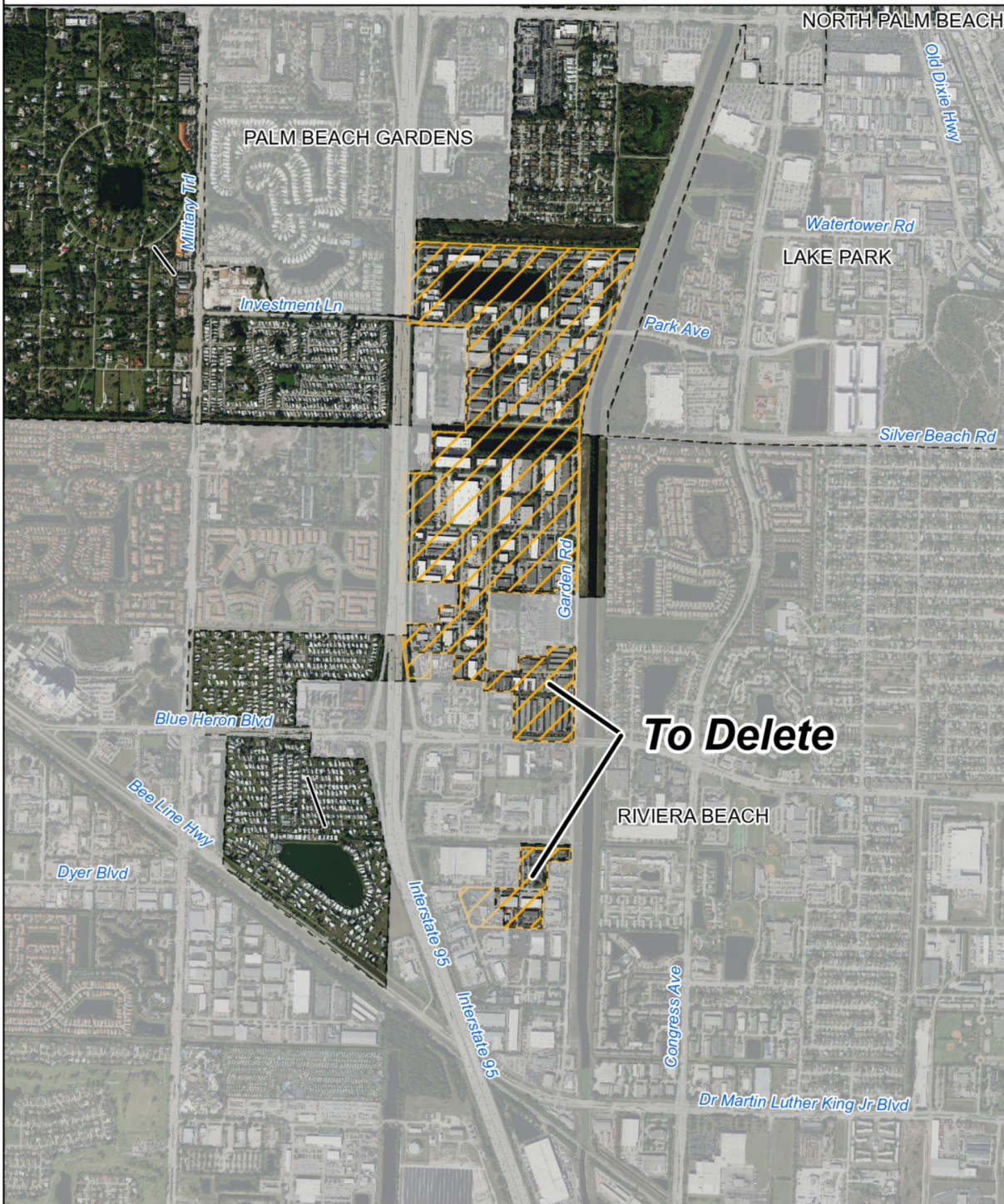
REVISIONS: To delete policies related to the Bioscience Research Protection Overlay (BRPO). The revisions shown with the deleted text ~~struck out~~.

1. ~~DELETED Policy 1.1-q: Palm Beach County shall coordinate planning efforts with the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park and the Town of Mangonia Park in order to jointly identify land parcels in northern Palm Beach County which will provide opportunities for the development of bioscience research/biotechnology uses and will help discourage conversions of those parcels to residential uses or to commercial uses not clearly accessory or ancillary to bioscience/biotechnology uses. This shall be accomplished by developing a unified vision with those municipalities and assigning a Bioscience Research Protection Overlay (BRPO).~~
2. ~~DELETED Policy 1.1-r: The County shall provide the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park and the Town of Mangonia Park with all reports, data and analyses utilized in assigning the Bioscience Research Protection Overlay (BRPO) to a particular site or upon which the County has relied in defining the area of the BRPO.~~
3. ~~DELETED Policy 1.1-s: To assure greater cooperation with the participating municipalities, the County shall maintain an interlocal agreement to have representation on the Bioscience Land Protection Advisory Board (BLPAB) to ensure the protection of bioscience uses within the Bioscience Research Protection Overlay (BRPO).~~

REVISIONS: To revise the Special Planning Areas Map LU 3.1 by deleting the Bioscience Research Protection Overlay (BRPO). Map to **be replaced** with the removal of areas shown.



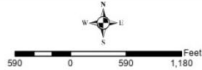
Bioscience Research Protection Overlay (BRPO)



To Delete

Date: 7/15/2024
Contact: PBC Planning
Filename: AMEND/25-A/TextCounty
Note: Map is not official, for presentation purposes only.

 BRPO



Planning, Zoning & Building
2300 N. Jog Rd
West Palm Beach, FL 33411
Phone (561) 233-5300



Exhibit 2

Second Amendment to Interlocal Agreement (R-2024-0629)

R2024 0629 JUN 04 2024

SECOND AMENDMENT TO INTERLOCAL AGREEMENT R-2006-0512
BETWEEN PALM BEACH COUNTY AND THE CITY OF PALM
BEACH GARDENS, THE TOWN OF JUPITER, THE TOWN OF
MANGONIA PARK, THE TOWN OF LAKE PARK, AND THE CITY OF
RIVIERA BEACH CREATING THE BIOSCIENCE LAND PROTECTION
ADVISORY BOARD, TERMINATING SAID AGREEMENT
RETROACTIVE TO JANUARY 22, 2024.

This Second Amendment to Interlocal Agreement is made this 4th day of June, 2024, between Palm Beach County, a political subdivision of the State of Florida ("County"), and the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Mangonia Park, the Town of Lake Park, and the Town of Jupiter, Florida municipal corporations ("Cities"), collectively referred to as "the Parties", each one constituting a public agency as defined in Part I of Chapter 163, Florida Statutes.

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, Part I of Chapter 163, Florida Statutes, permits public agencies, as defined therein, to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, the Cities and County entered into Interlocal Agreement R-2006-0512 establishing the Bioscience Land Protection Advisory Board; and

WHEREAS, on January 22, 2024, the Bioscience Land Protection Advisory Board ("BLPAB") held a meeting and voted unanimously to sunset said board and terminate said Interlocal Agreement; and

WHEREAS, Cities and the County have determined it is in their interest to ratify the action of the BLPAB and terminate said board and Interlocal Agreement retroactive to January 22, 2024.

NOW THEREFORE, in consideration of the mutual representations, terms, and covenants hereinafter set forth, the parties hereby agree as follows:

PART 1. The foregoing recitals are true and correct and are hereby incorporated herein by reference.

PART 2. SECTION 5 of INTERLOCAL AGREEMENT R-2006-0512 is amended as follows:

SECTION 5. General Terms and Conditions

A. This Agreement shall ~~terminate on January 22, 2024~~ continue through March 14, 2026, but may be extended by written agreement of the parties.

PART 3.

A. A copy of this Amendment to Interlocal Agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County pursuant to Section 163.01(11), Florida Statutes.

B. This document can be signed in counterparts.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the day and year first above written.

R2024 0629

JUN 04 2024

ATTEST:

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo, Clerk & Comptroller

By: 
Deputy Clerk

By: 
Maria Sachs, Mayor

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

By: 
County Attorney

By: _____
Assistant County Administrator

ATTEST:

CITY OF PALM BEACH GARDENS, FLORIDA

By: _____
City Clerk

By: _____
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
City Attorney

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the day and year first above written.

ATTEST:

Joseph Abruzzo, Clerk & Comptroller

By: _____
Deputy Clerk

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
County Attorney

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Mayor

APPROVED AS TO TERMS AND CONDITIONS

By: _____
Assistant County Administrator

ATTEST:

By:  _____
City Clerk

CITY OF PALM BEACH GARDENS, FLORIDA

By:  _____
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:  _____
City Attorney

ATTEST:

TOWN OF JUPITER, FLORIDA

By: Laura Cahill
Town Clerk

By: Jim Kuretski
Jim Kuretski Mayor

Laura Cahill
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY



By: Thomas J. Baird
Town Attorney
Thomas J. Baird

ATTEST:

TOWN OF LAKE PARK, FLORIDA

By: _____
Town Clerk

By: _____
Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
Town Attorney

ATTEST:

TOWN OF MANGONIA PARK, FLORIDA

By: _____
Town Clerk

By: _____
Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
Town Attorney

ATTEST:

TOWN OF JUPITER, FLORIDA

By: _____
Town Clerk

By: _____
Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
Town Attorney

ATTEST:

TOWN OF LAKE PARK, FLORIDA

By: _____
Town Clerk

By: _____
Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
Town Attorney

ATTEST:

TOWN OF MANGONIA PARK, FLORIDA

By: Sherry Allen
Town Clerk

By: [Signature]
Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: [Signature]
Town Attorney

ATTEST:

TOWN OF JUPITER, FLORIDA

By: _____
Town Clerk

By: _____
Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
Town Attorney
Thomas J. Baird

ATTEST:

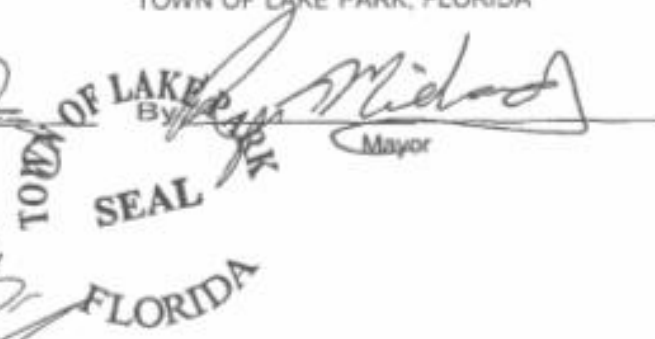
TOWN OF LAKE PARK, FLORIDA

By: 
Town Clerk

By: 
Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
Town Attorney
Thomas J. Baird



ATTEST:

TOWN OF MANGONIA PARK, FLORIDA

By: _____
Town Clerk

By: _____
Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Town Attorney

ATTEST:

CITY OF RIVIERA BEACH, FLORIDA

By: 
City Clerk

By: 
Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
City Attorney

Exhibit 3
Parcel Data for sites located within the BRPO

Unincorporated PBC			
PCN	ACRES	FLU	ZONING
00414117000001020	25.68	IND	PIPD
00414117000001030	17.51	IND	PIPD
00414117000001040	4.63	IND	PIPD
00414117000001070	99.87	IND	PIPD
00414117000003010	1.00	IND	PIPD
00414117000003020	78.91	IND	PIPD
00414117000003030	63.41	IND	PIPD
00414117000003040	29.82	IND	PIPD
00414117000003050	2.54	IND	PIPD
00414117000003060	11.27	IND	PIPD
00414117000003070	5.00	IND	PIPD
00414117000003090	1.16	IND	PIPD
00414117000005000	1.71	IND	PIPD
00414117000007010	1.82	IND	PIPD
00414117010010030	17.25	IND	PIPD
00414117010010040	8.09	IND	PIPD
00414117020000000	19.07	IND	PIPD
00414117020000071	0.17	IND	PIPD
00414117020000072	1.60	IND	PIPD
00414117020010020	0.92	IND	PIPD
00414117020030000	40.99	IND	PIPD
00414117020050000	5.00	IND	PIPD
00414117020060000	17.36	IND	PIPD
00414117020070010	4.29	IND	PIPD
00414117020070040	5.35	IND	PIPD
00414117020070050	5.00	IND	PIPD
00414117020070060	4.86	IND	PIPD
00414117020070070	5.14	IND	PIPD
00414117020070081	2.34	IND	PIPD
00414117020070082	2.33	IND	PIPD
00414117020070320	9.63	IND	PIPD
00414117020070330	7.06	IND	PIPD
00414117020070340	6.86	IND	PIPD
00414117020070350	5.62	IND	PIPD
00414117020120042	3.94	IND	PIPD
00414117020120532	0.46	IND	PIPD
00414117020230000	111.55	IND	PIPD
00414117030000010	4.97	IND	PIPD
00414117030010000	53.72	IND	PIPD
00414117030020000	12.61	IND	PIPD
00414117040010010	6.58	IND	PIPD
00414117040010020	1.04	IND	PIPD
00414117040010030	1.07	IND	PIPD

PCN	ACRES	FLU	ZONING
00414117050010000	79.57	IND	PIPD
00414117050120000	2.91	IND	PIPD
00414117050230000	15.24	IND	PIPD
0041411706	5.28	IND	PIPD
00414117070000020	6.18	IND	PIPD
00414117070000030	3.59	IND	PIPD
00414117080160000	8.96	IND	PIPD
00414117080170000	8.15	IND	PIPD
00414117080180000	8.95	IND	PIPD
0041411709	8.57	IND	PIPD
00414117100000010	1.01	IND	PIPD
00414117100000020	1.01	IND	PIPD
00414117100000030	1.02	IND	PIPD
00414117100000040	1.01	IND	PIPD
00414117100000050	1.00	IND	PIPD
00414117100000060	2.03	IND	PIPD
00414117100000070	1.02	IND	PIPD
00414117100000080	1.02	IND	PIPD
00414117100000100	1.01	IND	PIPD
00414117100000110	1.10	IND	PIPD
00414117100000120	1.03	IND	PIPD
00414117100000130	1.00	IND	PIPD
00414117100000140	1.01	IND	PIPD
00414117100010000	1.58	IND	PIPD
00414117100040000	0.12	IND	PIPD
00414117110010000	23.08	IND	PIPD
00414117120010000	55.07	IND	PIPD
00414118010000020	1.00	IND	PIPD
00414118010000030	1.00	IND	PIPD
00414118010000040	1.00	IND	PIPD
00414118010000050	1.00	IND	PIPD
00414118010000060	1.50	IND	PIPD
00414118010000070	1.50	IND	PIPD
00414118010000080	1.48	IND	PIPD
00414118010000090	1.44	IND	PIPD
00414118010000100	1.25	IND	PIPD
00414118010000110	1.34	IND	PIPD
00414118010000140	1.00	IND	PIPD
00414118010000150	1.00	IND	PIPD
00414118010000160	1.02	IND	PIPD
00414118010000170	1.00	IND	PIPD
00414118010000180	1.00	IND	PIPD
00414118010010000	4.06	IND	PIPD
00414118020010000	2.06	IND	PIPD
00414118030000010	1.55	IND	PIPD
00414118030000040	1.13	IND	PIPD
00414118030000050	1.10	IND	PIPD
00414118030000090	1.00	IND	PIPD
00414118030000100	1.00	IND	PIPD

PCN	ACRES	FLU	ZONING
00414118030000110	1.00	IND	PIPD
00414118030000120	1.00	IND	PIPD
00414118030000130	1.01	IND	PIPD
00414118030000140	1.08	IND	PIPD
00414118030000150	1.08	IND	PIPD
00414118030000200	1.62	IND	PIPD
00414118030000230	1.09	IND	PIPD
00414118030000240	1.16	IND	PIPD
00414118030010000	3.91	IND	PIPD
00414118040010000	3.59	IND	PIPD
00414118050000180	2.37	IND	PIPD
00414118060000000	2.28	IND	PIPD
00414118070000020	2.25	IND	PIPD
00414118080000210	2.32	IND	PIPD
00414118090000060	1.41	IND	PIPD
00414118090030000	0.21	IND	PIPD
00414118110000070	5.87	IND	PIPD
00414118110000080	4.62	IND	PIPD
00414118110010000	0.52	IND	PIPD
00414118120010000	72.00	IND	PIPD
00414118120020000	18.06	IND	PIPD
00414118120120010	4.57	IND	PIPD
00414118120120030	0.88	IND	PIPD
00414118120180000	5.74	IND	PIPD
00414118130000070	2.11	IND	PIPD
00414118140010000	17.98	IND	PIPD
00414118140020000	5.99	IND	PIPD
00414118150010000	20.31	IND	PIPD
00434219050000010	14.22	IND	IL
00434219050020010	2.08	IND	IL
00434219050020030	1.01	IND	IL
00434219050020040	2.01	IND	IL
00434219050020060	1.01	IND	IL
00434219050020070	1.00	IND	IL
00434219050020080	2.02	IND	IL
00434219050020100	1.02	IND	IL
00434219050020110	1.02	IND	IL
00434219050020120	1.02	IND	IL
00434219050020130	1.02	IND	IL
00434219050020140	1.48	IND	IL
00434219050030010	1.20	IND	IL
00434219050030020	1.11	IND	IL
00434219050030030	1.11	IND	IL
00434219050030040	1.11	IND	IL
00434219050030050	1.11	IND	IL
00434219050030060	1.08	IND	IL
00434219050030070	2.02	IND	IL
00434219050030110	1.03	IND	IL
00434219050030120	1.03	IND	IL

PCN	ACRES	FLU	ZONING
00434219050040010	1.33	IND	IL
00434219050040020	1.05	IND	IL
00434219050040030	1.05	IND	IL
00434219050040040	1.04	IND	IL
00434219050040050	2.01	IND	IL
00434219050040110	1.00	IND	IL
00434219050040120	1.00	IND	IL
00434219050040130	1.07	IND	IL
00434219050040140	1.13	IND	IL
00434219050040150	2.39	IND	IL
00434219050040170	1.13	IND	IL
00434219050040180	1.13	IND	IL
00434219050040190	1.13	IND	IL
00434219050040200	1.50	IND	IL
00434219050050010	2.22	IND	IL
00434219050050030	2.27	IND	IL
00434219050050050	1.12	IND	IL
00434219050050060	1.13	IND	IL
00434219050050090	1.10	IND	IL
00434219050050100	1.10	IND	IL
00434219050050110	1.10	IND	IL
00434219050050120	1.11	IND	IL
00434219050060000	2.78	IND	IL
0043421906	1.10	IND	IL
0043421907	1.12	IND	IL
0043421908	2.07	IND	IL
0043421909	1.86	IND	IL
00434219100000010	2.11	IND	IL
00434219100000040	4.67	IND	IL
0043421911	1.99	IND	IL
0043421913	1.01	IND	IL
00434230000003014	1.52	IND	IL
00434230000003016	0.61	IND	IL
00434230000003017	0.66	IND	IL
00434230000003018	0.66	IND	IL
00434230000003019	0.48	IND	IL
00434230000003040	1.57	IND	IL
00434230000003050	2.87	IND	IL
00434230000003080	5.72	IND	IL
00434230000007090	1.26	CL/IND	IL
00434230000007100	0.64	IND	IL
00434230000007110	0.64	IND	IL
00434230000007120	1.40	IND	IL
00434230000007130	2.29	IND	IL
00434230000007160	1.07	IND	IL
00434230010010010	9.58	IND	IL
00434230010020000	1.03	IND	IL
00434230010030000	1.06	IND	IL
00434230010050000	1.03	IND	IL

PCN	ACRES	FLU	ZONING
00434230010050030	1.76	IND	IL
00434230010050040	1.57	IND	IL
00434230010050050	1.32	IND	IL
00434230010050060	1.56	IND	IL
00434230010050070	1.04	IND	IL
00434230010060000	1.00	IND	IL
00434230010060010	1.73	IND	IL
00434230010070000	1.39	IND	IL
00434230010080020	1.14	CL/IND	IL
00434230010090010	4.03	IND	IL
00434230010090040	4.39	IND	IL
00434230060010000	2.19	IND	IL
00434230070000010	1.96	IND	IL
00434230080000010	5.55	IND	IL
00434230080000030	1.27	IND	IL
00434230080000051	2.36	IND	IL
00434230140010000	10.82	IND	IL
00434230140020010	1.55	IND	MUPD
00434230140020020	3.09	IND	MUPD
00434230140020030	3.23	IND	MUPD
00434230140040000	12.95	IND	IL
00434230140050000	7.26	IND	IL
00434230240000020	6.18	IND	IL
00434231000003033	1.00	IND	IL
00434231000003035	1.57	IND	IL
00434231000003036	1.00	IND	IL
00434231000003037	1.56	IND	IL
00434231000003060	4.05	IND	IL
00434231000003120	1.44	IND	IL
00414117020230010	4.93	IND	PIPD
Total Acres	1382.71		

City of Riviera Beach			
PCN	ACRES	FLU	ZONING
56434219100000022	1.41	IND (city)	IL (city)
56434230000007140	1.59	COM (city)	CG (city)
56434231000003110	2.19	IND (city)	IL (city)
56434231030000010	2.03	IND (city)	IL (city)
Total Acres	7.22		

Exhibit 4
Current ULDC Language

Article 3, Section 18 Bioscience Research Protection Overlay (BRPO)

A. Purpose and Intent

To promote the growth and stability of bioscience research/biotechnology uses in proximity to the Scripps Research Institute (TSRI) campus at Abacoa/Briger, and deterring the conversion of those uses to commercial or residential uses. This will be accomplished in coordination with the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park, and the Town of Mangonia Park, with the objective to provide opportunity for a minimum 8,000,000 square feet of bioscience/biotechnology use cluster in Northern Palm Beach County. The BRPO does not limit the uses currently allowed consistent with the property's existing land use designation and zoning designation including uses allowed pursuant to Planned Development approvals and Development of Regional Impact approvals. [Ord. 2016-042]

B. Boundaries

Generally located and bifurcated north and south of Blue Heron Boulevard, west of the C-17 Canal and Garden Road, and east of I-95; bordered in the north by Consumer Street and in the south by Interstate Park Way; the larger portion of the overlay lying in the area to the north of Blue Heron Boulevard, with a smaller portion comprised of eight parcels to the south, as well as the area included in the Florida Research Park (Palm Beach Park of Commerce) DRI approval—shall be depicted on the Special Planning Areas Map in the Comprehensive Plan Map Series. [Ord. 2016-042]

C. Applicability

See Art. 4.B.5.C.13, Research and Development, and FLUE Objective 1.9, Bioscience Research Protection Overlay (BRPO). [Ord. 2016-042]

Exhibit 5
Correspondence
