



**Planning, Zoning
& Building Department**

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October 7, 2026

Mr. Joseph Verdone
Carlton Fields, P.A.
525 Okeechobee Blvd, Ste 1200
West Palm Beach, FL 33401-6350

RE: DRO RESULT LETTER - APPROVAL

Dear Mr. Joseph Verdone:

This letter is to inform you that the Development Review Officer (DRO) has approved the application referenced below pursuant to the Unified Land Development Code (ULDC) Article 2, Application Processes and Procedures. The approval granted by the DRO is subject to all applicable Code requirements, including the Zoning District in which the property lies and Article 2.E, Monitoring.

Application:	Central Park Commerce Center, DRO-2026-00966
Control:	Central Park Commerce Center, 2015-00085
Approval Date:	October 7, 2026
Title/Request: a Development Review Officer (DRO) Modification to modify the Subdivision Plan to add land area and modify the internal property lines on 202.67 acres	
Title/Request: a Development Review Officer (DRO) Modification to modify the previously approved MUPD/EDC Master Plan, to remove the parcel boundaries depicted as East Coast Paving, Concrete Batch Plant, and Secondary Containment, update the Site Tabular Data, Property Development Regulations, and Planned Development Charts, to modify the proposed buffer along the east property line, and to add the Concurrency Reservation for the overall 202.67 acres	
Title/Request: a Development Review Officer (DRO) Modification to modify the previously approved Data Information and Processing (Data Center) and Warehouse Site and Regulating Plans with 1,200,000 sq. ft. of Warehouse with accessory office and 206,000 sq. ft. of Data Information and Processing (Data Center) with accessory office on 138.21 acres: to add land area (+64.46 acres), pursuant to Resolutions R-2025-0122 and R-2025-0123, to add square footage to two previously approved Data Information and Processing with accessory office buildings(+406,000 sq. ft.) to add square footage to the overall site plan with two new buildings for a Data Information and Processing with accessory office (+140,000 sq. ft) and a Minor Utility (68,000 sq. ft.), for an overall total of 2,020,000 sq. ft., to modify the site layout, to add parking in accordance with the variance and Art.3, to modify the buffer along the east property line, to designate mechanical equipment area with screening for the battery storage system units, and to update the site data 202.67 acres	

The Development Review Officer has found the above request meets the standards of Art. 2.C.5.B.2 subject to Conditions of Approval as indicated in the attached Development Orders.

If you have any questions and/or require further information, please contact Jerome Ottey, Interim Deputy Zoning Director, at 561-233-5088 or Nancy Frontany Bou, Senior Site Planner I, at (561) 233-5584 or NFrontanyBou@pbc.gov.

Sincerely,

Wendy N. Hernández
Zoning Director

C: Jerome Ottey, Interim Deputy Zoning Director
Nancy Frontany Bou, Senior Site Planner I
Lindsey Libes, Agent



PALM BEACH COUNTY ZONING DIVISION

DEVELOPMENT REVIEW OFFICER (DRO) DEVELOPMENT ORDER (DO)

I. General

Application Name:	Central Park Commerce Center, DRO-2026-00966
Control Name:	Central Park Commerce Center, 2015-00085
Title/Request:	a Development Review Officer (DRO) Modification to modify the Subdivision Plan to add land area and modify the internal property lines on 202.67 acres

II. Findings

This notice serves as the Development Order (DO) for the above requests has been approved by the Development Review Officer (DRO).

Standards. The Development Review Officer has found that the requests meet the standards of Art. 2.C., subject to the Conditions of Approval below.

Notice Date:	October 7, 2026
Project Manager:	Nancy Frontany Bou, Senior Site Planner 1 (561) 233- 5584, NFrontanyBou@pbc.gov.
DRO Approval Date:	February 4, 2022
DRO Effective Date:	February 4, 2022
Commencement of Development Due Date:	February 4, 2026
TE for Commencement of Development	April 2, 2034 (CDTE-2021-91911, CDTE-2022-94443, CDTE-2023-98322, CDTE-2023-98324)
DRO Title:	a Development Review Officer (DRO) Modification
DRO Approval Date:	October 7, 2026
Commencement of Development Due Date:	October 7, 2030

III. DRO Conditions

DRO Modification

ENGINEERING

1. Prior to the recordation of the plat, the water management areas, drainage easements and lake maintenance access easement within PBA Aggregates approval (Control Number 1989-00052) that are part of the secondary drainage system for this development shall be platted. (PLAT: ENGINEERING Engineering) [Completed] (Previous Engineering Condition 1 of DRO-2021-01360)
2. Prior to the recordation of the plat, the PBA Aggregates zoning plan, Control Number 1989-00052, shall be amended to show the public drainage easements and offsite Water Management Tracts. (PLAT: ENGINEERING - Engineering) [Completed] (Previous Engineering Condition 2 of DRO-2021-01360)
3. The project's stormwater management system shall be designed to accept all historical onsite flows. (ONGOING: ENGINEERING - Engineering) (Previous Engineering Condition 3 of DRO-2021-01360)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by the Development Permit.



PALM BEACH COUNTY ZONING DIVISION

DEVELOPMENT REVIEW OFFICER (DRO) DEVELOPMENT ORDER (DO)

I. General

Application Name: Central Park Commerce Center, DRO-2026-00966
Control Name: Central Park Commerce Center, 2015-00085
Title/Request: a Development Review Officer (DRO) Modification to modify the previously approved MUPD/EDC Master Plan, to remove the parcel boundaries depicted as East Coast Paving, Concrete Batch Plant, and Secondary Containment, update the Site Tabular Data, Property Development Regulations, and Planned Development Charts, to modify the proposed buffer along the east property line, and to add the Concurrency Reservation for the overall 202.67 acres

II. Findings

This notice serves as the Development Order (DO) for the above requests has been approved by the Development Review Officer (DRO).

Standards. The Development Review Officer has found that the requests meet the standards of Art. 2.C., subject to the Conditions of Approval below.

Notice Date: October 7, 2026
Project Manager: Nancy Frontany Bou, Senior Site Planner 1
(561) 233- 5584, NFrontanyBou@pbc.gov.

BCC Approval Date: January 30, 2025
BCC Effective Date: March 9, 2025
Commencement of Development Due Date: March 9, 2029

DRO Title: a Development Review Officer (DRO) Modification
DRO Approval Date: October 7, 2026
Commencement of Development Due Date: March 9, 2029

III. DRO Conditions

DRO Modification

ENGINEERING

1. Each secondary system facility for detention or retention of stormwater runoff in an open impoundment shall be placed entirely within a water management tract dedicated or deeded to an acceptable entity responsible for operation and maintenance of the stormwater management system. (ONGOING: MONITORING - Engineering)
2. Prior to the issuance of the first building permit, the Property Owner shall obtain and record proper drainage easements to allow for drainage from the project site to connect to the point of legal positive outfall. (BLDGPM: MONITORING - Engineering)
3. The project's stormwater management system shall be designed to accept all historical onsite flows. (ONGOING: ENGINEERING - Engineering)

LANDSCAPE - PERIMETER-EAST PROPERTY LINE

1. In addition to the requirements of a Type 3 Incompatibility buffer, landscaping along the east property line shall be upgraded to include:
 - a. A minimum width of 30 feet.
 - b. A continuous berm a minimum of five feet in height, graded at a 3:1 slope. The slope and height of the berm shall increase proportionately to connect to the 15-foot-high berm required along the south property line at the southeast corner of the development.
 - c. An opaque barrier that consists of a minimum 8-foot-high wall with a 6-foot hedge.
 - d. The canopy tree requirement shall be a large species and planted at a minimum height of 15 feet.
 - e. One pine tree for every 30 lineal feet and planted at a minimum height of 14 feet.
 - f. One Everglades palm tree for every 20 lineal feet and planted at a minimum height of 14 feet.
 - g. All shrubs shall be 100% native.
 - h. The berm slopes shall be planted with native grass and ground cover. (BLDGPMT: ZONING - Zoning)

LANDSCAPE - PERIMETER-SOUTH PROPERTY LINE

2. In addition to the Code requirements for a right-of-way buffer, landscaping along the south property line shall be upgraded to include:
 - a. A minimum 15-foot-high continuous berm, graded at a 3:1 slope. The slope and height of the berm shall diminish proportionately to connect to the five-foot berm required along the east property line at the southeast corner of the development.
 - b. The plateau of the berm shall include a double row of canopy trees planted fifteen feet on center with 50 percent of the trees planted at a minimum height of 14 feet.
 - c. The berm slopes shall be planted with native grasses and ground cover. (BLDGPMT: ZONING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by the Development Permit.



PALM BEACH COUNTY ZONING DIVISION

DEVELOPMENT REVIEW OFFICER (DRO) DEVELOPMENT ORDER (DO)

I. General

Application Name: Central Park Commerce Center, DRO-2026-00966

Control Name: Central Park Commerce Center, 2015-00085

Title/Request: a Development Review Officer (DRO) Modification to modify the previously approved Data Information and Processing (Data Center) and Warehouse Site and Regulating Plans with 1,200,000 sq. ft. of Warehouse with accessory office and 206,000 sq. ft. of Data Information and Processing (Data Center) with accessory office on 138.21 acres: to add land area (+64.46 acres), pursuant to Resolutions R-2025-0122 and R-2025-0123, to add square footage to two previously approved Data Information and Processing with accessory office buildings(+406,000 sq. ft.) to add square footage to the overall site plan with two new buildings for a Data Information and Processing with accessory office (+140,000 sq. ft) and a Minor Utility (68,000 sq. ft.), for an overall total of 2,020,000 sq. ft., to modify the site layout, to add parking in accordance with the variance and Art.3, to modify the buffer along the east property line, to designate mechanical equipment area with screening for the battery storage system units, and to update the site data 202.67 acres

II. Findings

This notice serves as the Development Order (DO) for the above requests has been approved by the Development Review Officer (DRO).

Standards. The Development Review Officer has found that the requests meet the standards of Art. 2.C., subject to the Conditions of Approval below.

Notice Date: September 30, 2026

Project Manager: Nancy Frontany Bou,
(561) 233- 5584, NFrontanyBou@pbc.gov.

DRO Title: a Development Review Officer (DRO) Modification

DRO Approval Date: October 7, 2026

**Commencement of
Development Due Date:** October 7, 2030

III. DRO Conditions

DRO Modification

ARCHITECTURAL REVIEW

1. At the time of submittal for a Building Permit, the Architectural Elevations shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC). (BLDGPMT/ONGOING: ZONING - Zoning)

2. Prior to submission of a Building Permit for a Data Information and Processing Use (Data Center), the Property Owner shall submit a design analysis report by a licensed architect, in consultation with a member of the NCAC Organization, that demonstrates that all buildings and equipment are designed to operate and comply with Article 5.E.4.B Noise Standards and Noise Conditions as described below,, including the County Maximum Sound Level enumerated in Table 5.E.4.B and the Conditions contained

herein. All Buildings shall be designed to incorporate materials that will assist in dampening the sound generated by the use. (BLDGPMPT: ZONING - Zoning)

BUILDING AND SITE DESIGN

1. All Buildings with a Data Information and Processing use (Data Center) shall have a minimum 850-foot setback from the east property line. (BLDGPMPT/DRO: ZONING - Zoning)

BUILDING

1. Prior to the issuance of a building permit for the Data Information and Processing Use (Data Center), the Construction documents shall include information depicting the location and compliance with the following:

- a. Buffer from Other Buildings. The Battery Energy Storage System (BESS) shall be located at a minimum distance from other buildings of the larger of 45 feet or what is required by all applicable codes.
- b. Buffer Between BESS Storage Units. The minimum spacing between the battery storage units shall be the larger of 10 feet or what is recommended/required by NFPA 855 and any other applicable code.
- c. Battery Chemistry. The BESS shall only use Lithium Iron Phosphate (LFP) chemistry-based systems, or other systems with battery chemistry that has a fire risk equal to or lower than provided by LFP, with temperature monitoring and automated controls designed to prevent battery fires.
- d. Minimum Elevation of BESS Storage Units. The floor elevation of the container shall be at an elevation consistent with applicable code(s) required for a critical facility in effect at the time of building permit submission.
- e. Fire Response Plan. Applicant shall develop a fire response plan in coordination with PBC Fire Rescue, which includes guidance on when and when not to use water. The fire response plan shall include the evaluation of the firefighting substance effective for fighting battery fires (non-crystalline glass granulates), the quantities used, and the application methods. (BLDGPMPT: MONITORING - Fire Rescue)

ENGINEERING

1. Prior to the issuance of the first building permit for development within the additional 64.46 acres, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPMPT: MONITORING- Engineering) (BLDGPMPT: MONITORING - Engineering)

2. The Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the proposed structures. These easements shall be abandoned prior to the issuance of the building permit that would conflict with the encroachments. (BLDGPMPT: MONITORING - Engineering)

FIRE PROTECTION

1. Based on the available hydraulic capacity of the existing PBCWUD infrastructure, a Hydraulic Demand Analysis for fire flows must be submitted to PBCWUD for review. Upon acceptance of the analysis, PBCWUD will limit its fire protection supply to a maximum of 1,000 gallons per minute (GPM). PBCWUD shall not be held liable for any inability to meet fire flow requirements established by applicable codes or regulations. Any fire flow demand exceeding 1,000 GPM must be provided by the owner at their expense, including but not limited to the installation of:

- * Additional storage volume
- * Pumping capacity
- * Backup power systems
- * Any other required infrastructure
- * PBCWUD shall not be held liable for any inability to meet fire flow requirements established by applicable codes or regulations. (ONGOING: PBCWUD – PBCWUD)

LIGHTING

1. The maximum height of Outdoor Lighting shall be 25 feet. (BLDGPMPT: ZONING - Zoning)

2. The maximum Illumination levels shall be:
 - a. Max Illumination 10;
 - b. Minimum Illumination 1.0;
 - c. Maximum to Minimum Ratio 10:1 with the Average Min Ratio 3:1; and
 - d. Maximum foot-candle at the east property line shall be 0.33, and all other property lines 3.0.(BLDGPM/ONGOING: ZONING - Zoning)

NOISE

1. Application Noise Documentation.

The Applicant/Property Owner submitted a Preliminary Sound Impact Assessment, April 2026 dated August 24, 2026, a Preliminary Sound Impact Assessment Addendum dated September 23, 2026, a Compiled Acoustical Submittals, July 2026 dated September 21, 2026, a Supplemental Sound Monitoring June 2026 dated August 24, 2026, and a Public Health and Safety Assessments dated August 24, 2026 and September 24, 2026. These documents establish the noise information, including existing background sound measurements and projected operational sound levels, evaluated as part of this application. Acceptance of the studies as part of the application record does not relieve the Applicant/Property Owner from compliance with these Noise Conditions or applicable ULDC noise standards. (ONGOING-ZONING – Zoning)

2. Pre-Construction Background Sound Study.

Prior to the issuance of the first building permit for a Data Information and Processing use (Data Center), the Applicant/Property Owner shall submit a Pre-Construction Background Sound Study (BSS) establishing existing background sound conditions. Measurements shall address the requirements of Condition 4. The BSS shall document measurements along the east property line of the subject property and the west property line of the Arden Planned Unit Development at representative times throughout a 24-hour period. The BSS shall establish the pre-construction background sound conditions against which subsequent operational monitoring will be compared. (BLDGPM/ONGOING: ZONING - Zoning)

3. Updated Projected Operational Noise Impact Assessment

Prior to issuance of a Building Permit for a Data Information and Processing building, the Applicant/Property Owner shall submit an Updated Projected Operational Noise Impact Assessment (NIA) for review and approval by the Planning and Zoning Divisions. The NIA shall evaluate the building, mechanical equipment, cooling equipment, permanent generators, acoustical enclosures, barriers, Site improvements, and other sound-generating equipment proposed with the Building Permit and shall account for the cumulative sound associated with development on the Site.

The NIA shall demonstrate that cumulative sound associated with development on the Site will comply with the applicable ULDC noise standards and these Conditions of Approval and will not cause adverse noise impacts on adjacent properties, including impacts associated with tonal, narrow-band, and low-frequency sound. The NIA shall identify all mitigation measures necessary to support that demonstration. The NIA shall address the criteria and standards described in Condition 4, Sound Standards. The proposed Building Permit and Site development documents shall incorporate all mitigation measures relied upon by the NIA to demonstrate compliance with the Sound Standards. (BLDGPM/ONGOING: ZONING - Zoning)

4. Sound Standards

The BSS and Independent Post-Occupancy Sound Monitoring Verifications shall include A-weighted (dBA) and C-weighted (dBC) measurements and evaluation of tonal, narrow-band, and low-frequency sound characteristics. The NIA shall evaluate the corresponding predicted operational sound characteristics. Measurements shall document the noise on the subject property and include measurements along the east property line of the subject property and the west property line of the Arden Planned Unit Development.

- a. The applicable maximum A-weighted sound levels at the receiving residential development to the east are:
 - i. fixed mechanical equipment, 60 dBA at any time;
 - ii. permanent generators, 75 dBA during applicable testing and power outages, with routine testing between 10:00 a.m. and 2:00 p.m.; and
 - iii. all sources: 60 dBA from 7:00 a.m. to 8:00 p.m., 55 dBA from 8:00 p.m. to 10:00 p.m., and 50 dBA from 10:00 p.m. to 7:00 a.m.
- b. dBC measurements shall be used for monitoring, diagnostic evaluation, source characterization, and assessment of low-frequency sound and shall not independently establish a numerical dBC violation.
- c. Sound attributable to uses on the Site shall contain no prominent tonal sound. The presence of prominent discrete tones shall be evaluated in accordance with ISO 1996-2, Annex K, or a successor or equivalent generally accepted acoustical standard approved by the Zoning Division based upon the written recommendation of a qualified acoustical consultant.

The combined sound attributable to all uses, buildings, equipment and other sound-generating elements within the Site, shall comply with the numerical noise limits described in the Noise Impact Assessment and established in ULDC Article 5.E.4.B, Supplement 32, for the Urban Service Area, and these Conditions of Approval. (ONGOING: ZONING - Zoning)

5. Continuous Sound Monitoring System.

Prior to issuance of the first Certificate of Occupancy for a Data Information and Processing building, the Applicant/Property Owner shall install and thereafter operate and maintain a continuous sound monitoring system for as long as any Data Information and Processing use subject to these Conditions operates within the Site. The number (minimum 3), type, and final locations of monitoring stations shall be approved by the Zoning Division based upon the written recommendation of the County's acoustical consultant and the final approved development layout. Monitoring locations shall include the eastern perimeter of the Site adjacent to the receiving residential development and other locations determined necessary to evaluate compliance and assist in source attribution.

The monitoring system shall use Type 1 sound level meters. The system shall continuously collect time-correlated data sufficient to evaluate dBA, dBC, tonal, narrow-band, and low-frequency sound and compliance with Condition 4.

Prior to the first Certificate of Occupancy, the Applicant/Property Owner shall submit a monitoring protocol addressing equipment, locations, measurement/data-storage intervals, calibration and maintenance, alert thresholds, event recording, data retention, County access, and source-attribution procedures. The protocol shall implement, and shall not modify, the standards established in Condition 4. An automated alert alone shall not establish a violation. Palm Beach County shall be given access to the meters and data. (CO/ONGOING: MONITORING – Zoning)

6. Independent Post-Occupancy Sound Monitoring and Verification.

Beginning with issuance of the first Certificate of Occupancy for a Data Information and Processing building, the Applicant/Property Owner shall retain an independent qualified acoustical consultant to conduct and document operational sound monitoring. A report is required quarterly for three years.

Following completion of the quarterly monitoring period, operational sound monitoring reports shall be provided annually through the fifth anniversary of the issuance of the last Certificate of Occupancy for a Data Information and Processing building on the Site.

Each monitoring report shall use measurement locations consistent with the approved BSS and NIA and included the measurements and evaluations described in the approved reports and Conditions 4. Monitoring shall evaluate compliance with the applicable ULDC standards and these Conditions of Approval and shall compare measured operational sound conditions with the Pre-Construction BSS, the Updated Projected Operational NIA, and relevant continuous-monitoring data. Each report shall be submitted ten working days following the quarterly or annual deadline date of the issuance of the CO. (CO/ONGOING: MONITORING - Zoning)

7. County Verification, Complaints, Enforcement, and Corrective Action.

The continuous sound monitoring system and independent acoustical consultant reports supplement and do not replace the County's authority to independently investigate complaints, conduct sound measurements using County equipment or a County-retained consultant, inspect required monitoring equipment and records, and enforce these Conditions of Approval and applicable ULDC requirements.

For the purposes of enforcement, an exceedance of an applicable numerical dBA limit established in Condition 4, or a determination of prohibited tonal sound using the objective methodology required by Condition 4, constitutes noncompliance with these Conditions of Approval. Where a complaint or monitoring event indicates potential noncompliance, the County may review continuous-monitoring data for the relevant period and may conduct independent field measurements or require additional acoustical evaluation. Continuous-monitoring data may be used to identify the time, duration, characteristics, and source of a sound event and to distinguish sound attributable to a use from unrelated environmental or transient sources.

If required monitoring, independent testing, or County verification demonstrates noncompliance attributable to a use, the Applicant/Property Owner shall implement necessary corrective or mitigation measures immediately and conduct follow-up testing by an independent qualified acoustical consultant to demonstrate compliance. Where there are multiple separately owned parcels with development within the Site, cumulative sound attributable to those uses at the receiving property shall be evaluated for compliance; enforcement against an individual Property Owner shall be based upon sound attributable to that owner's operation and the applicable Development Order conditions. (ONGOING: CODE COMPLIANCE – Zoning)

UTILITIES

1. Requirement to Prevent Impacts to PBC WUD WWTP. To ensure that Palm Beach County Water Utility Department (PBC WUD) Wastewater Sewer System (WWSS) does not receive releases from the cooling system and to minimize the risk of substantive releases to the stormwater system, the project will meet the following requirements.

The floor drains for the interior of buildings with CLCS will be completely separate from PBC WUD WWSS and shall have appropriately sized containment tanks. The tanks shall be sized to hold a volume that is at least 1.25 times the largest section of the cooling system partially or completely within the interior building that can be isolated.

For cooling system components located outside the building, on roofs, in utility building and in utility sections of the building with open roofs, these areas will not be drained to PBC WUD WWSS but may be drained to the site surface water drainage system. The design shall provide a description of the equipment and telemetry that shall monitor for leaks and the staffing and notification system that will ensure timely response. The description shall include the pressure or wet well stage monitoring and the corresponding precision in volume loss measurement. The operation plan shall include a monthly or more frequent walkdown inspection of the cooling systems piping. (BLDGPMT:BUILDING DIVISION/PBCWUD – PBCWUD)

2. Limitation of Water Availability. Based on the current infrastructure PBC WUD can only commit to providing a maximum of 100,000 gallons per day (gpm), with an instantaneous rate limited to 100 gpm, and the firefighting flow is limited to 1,000 gpm. Increased flow rate would require additional conveyance capacity and increase daily capacity could require water treatment plant improvements/expansions. These limits apply to the entire Site. The applicant shall provide a list of the required water volumes to fill the cooling water systems and the number of fills required during construction (e.g. flushing) and start up. This limit applies collectively to all lots associated with the MUPD. (ONGOING:PBCWUD – PBCWUD)

3. Chemical Used In Cooling Water System. Prior to the issuance of a Building Permit, the Applicant shall provide a list of chemicals that will or could be used in the cooling water system. (BLDGPMT: MONITORING – PBCWUD)

4. Documentation of Disposal Site for Cooling Water. Prior to the issuance of a Building Permit, the Applicant shall identify at least one Industrial Wastewater Treatment Plant (IWWTP) capable of handling the chemical that will or could be used in the cooling water system. Applicant shall attest that all cooling water including the water used for construction treatment and flush and operation shall be treated by a PBC WUD approved IWTP. (BLDGPM: MONITORING – PBCWUD)

5. Prior to the issuance of a building permit for any Data and Information Processing building, the Applicant shall include applicable documentation that the Water and Wastewater Service Conditions are included and depicted in the construction documents. (BLDGPM: BUILDING DIVISION - PBC Water Utilities)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by the Development Permit.