

**ATTACHMENT “3”
LEASE AND DEVELOPMENT OF VACANT LAND
PALM BEACH COUNTY PARK (LANTANA) AIRPORT
(RFP #LN 17-7)**

Entitlement Information/Process

Proposers are advised that the following assumptions are provided for informational purposes only. The County makes no representation regarding this information as to the truth, fact, accuracy or completeness, or sources thereof.

Proposers shall have the duty to verify the accuracy of the information as contained herein.

The property offered as a part of this RFP is located on the east side of South Congress Avenue, south of John F. Kennedy Drive. The parcel totals approximately 19.11 +/- acres (832,415 square feet) in size (the “Property”). The Property is a part of the Palm Beach County Park (“Lantana”) Airport (the “Airport”) (airport identifier “LNA”), and is located at the extreme northwest corner of the Airport. The Airport is owned by Palm Beach County and is operated by the Department of Airports (“DOA”). The Property has no current or proposed access to or from the Airport facilities or the airfield. It is anticipated that any use on the Property would be non-aeronautical in nature. The Property is under the jurisdiction of unincorporated Palm Beach County.

The Property is identified as “Subsidiary Development Area 1” (“SDA 1”) on the Final Site Plan for the Palm Beach County Park (Lantana) Airport (see Exhibit “A” to this Attachment “3”). Two (2) conceptual site plans representative of potential opportunities for development of the Property are identified in Exhibit “B” to this Attachment “3”.

Permitted Uses

The Property is zoned “PO” (Public Ownership) with a future land use designation of “UT” (Utilities and Transportation). Development of this property is governed by the Airport Zoning Overlay (AZO) in the Palm Beach County Unified Land Development Code (ULDC).

The AZO establishes the types of uses allowed within the Airport Master Plan. A copy of ULDC Article 3.B.2 Airport Zoning Overlay, including Table 3.B.2.B - Airport Use Regulations, is attached (see Exhibit “C” to this Attachment “3”). The AZO defines “airport-related” uses as those uses directly related to general Airport operations or maintenance. “Non-airport related” uses are those not related to the operation and maintenance of the Airport.

Table 3.B.2.B- Airport Use Regulations identifies “airport-related” and “non-airport related” uses. The applicable development order approval process, along with the corresponding zoning district and Supplemental Regulations Note, is also indicated on the Table.

- 1) Entitlement Approval Process - Those uses indicated in the Table as a “P” are permitted by right and approved through the Building Permit process. Those uses indicated in the Table as a “D” are permitted subject to obtaining Site Plan Approval from the Palm Beach County Development Review Officer (DRO). Those uses indicated in the Table as an “S” are permitted subject to a Special Permit. Those uses indicated in the Table as an “A” or a “B” are Conditional Uses that are approved via a public notice process either by the Board of County Commissioners or the Zoning Commission.

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- 2) Corresponding Zoning District PDRs – These reference the corresponding zoning district for purposes of determining the applicable Property Development Regulations that apply for lot dimension, density, FAR, building coverage and setbacks.
- 3) Supplemental Regulation Notes – These reference the supplemental use regulations specific to each use that are contained in Article 4.B of the ULDC.

It is likely that the Property will develop with “non-airport related” uses. Most uses classified as “non-airport related” will require review and approval by the Palm Beach County Development Review Officer (DRO), Zoning Commission or Board of County Commissioners through the applicable process indicated in Table 3.B.2.B- Airport Use Regulations. An overview of the entitlement processes is summarized below.

Examples of anticipated non-airport related uses listed in the AZO include:

- Office (medical, dental, professional)
- Hotel
- Contractors Storage Yard
- Repair and Maintenance
- Recycling Center or Plant
- Manufacturing and Processing
- Vehicle Sales and Rental
- Warehouse/Flex Space
- Wholesaling/Flex Space

If determination of a use classification as “airport related” or “non-airport related” is necessary, please contact Jon MacGillis, Palm Beach County Zoning Director at (561) 233-5223 or jmacgill@pbcgov.org.

Development Review Officer (D) Entitlement Process

The process and time frame to pursue entitlement approvals from the DRO is approximately three (3) months and is outlined as follows:

The application is reviewed and the project must receive final technical approval from the Palm Beach County Development Review Officer (DRO). This is a staff level technical review and approval. Following DRO approval, building permit applications may be submitted.

Alternatively, Palm Beach County has implemented a process whereby the final site plan review by the DRO can be done concurrently with the Building Permit Review through a Type II Concurrent Review.

http://www.pbcgov.com/pzb/zoning/newapps/flowcharts/concurrent_final_dro.pdf

A pre-application meeting is strongly encouraged to discuss the request with County staff.

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Entitlement Information/Process

Submission Requirements:

A DRO application requires the following documents:

- 1) A completed General Application and Supplemental Application utilizing the Palm Beach County forms and format.
<http://www.co.palm-beach.fl.us/pzb/Zoning/newapps/masterlist.htm>
- 2) A Final Site Plan reflecting the proposed development program and design and complying with the requirements of the Palm Beach County Technical Manual
http://www.pbcgov.com/pzb/ePZB/Tech_Manual/EntireTM.PDF
- 3) A boundary survey in compliance with State regulations (5J-17 and 472 Florida Administrative Code), dated signed and sealed within one (1) year of the submittal, which includes the following elements:
 - Tied to State Plan coordinates;
 - Reference to and mapping of any encumbrances as identified in a title abstract (such as an owner’s encumbrance report, title commitment, or title search report) dated within one (1) year;
 - The location of all existing buildings; and
 - The location of all existing native trees with a diameter breast height (DBH) of 3 inches or greater and native palms with an overall clear trunk height of 8 feet or greater.
- 4) A Traffic Report addressing the proposed uses and intensity showing compliance with the County Traffic Performance Standards (TPS). The Lantana Airport Final Site Plan, which includes Property (identified as SDA 1), has Traffic Concurrency as detailed in the “Traffic Performance Standards Review – REVISED” letter dated December 14, 2011 (the “Traffic Concurrency Letter”) (see Exhibit “D” to this Attachment “3”). The Property has traffic concurrency for 350,000 square feet of medical office, or the equivalent number of trips. Traffic concurrency for alternate uses or intensities can be amended thru the Concurrency Equivalency process at the time of seeking an entitlement approval. The build out date referenced in condition 1.a. does not apply unless ownership of the property is transferred, which is not anticipated by this RFP.
- 5) A Drainage Statement and utility statement addressing the proposed uses and intensity.
- 6) Architectural elevations and floor plans of the proposed building(s) complying with ULDC Article 5.C.1.

Conditional Use Entitlement Process

The process and time frame to pursue entitlement approvals for a Conditional Use takes approximately six (6) months from the submission of the application to the final Zoning Commission (Conditional Use Class B) or Board of County Commission (Conditional Use Class A) consideration of the request.

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Entitlement Information/Process

A Conditional Use Application is reviewed through a public hearing process. Notifications to surrounding property owners are sent and the application is considered at either one public hearing (Conditional Use Class B) or two public hearings (Conditional Use Class A).

If the Conditional Use is approved, the project must receive final technical approval from the Palm Beach County Development Review Officer (DRO). This is a staff level technical review and approval. The information identified above is updated (if necessary) to address any conditions placed on the Conditional Use approval and submitted for final review. This process takes approximately two (2) additional months to complete. Following DRO approval, building permit applications may be submitted.

Submission Requirements:

A Conditional Use application requires the following documents:

- 1) A completed General Application and Conditional Use Application utilizing the Palm Beach County forms and format.
<http://www.co.palm-beach.fl.us/pzb/Zoning/newapps/masterlist.htm>
- 2) A Preliminary Site Plan reflecting the proposed development program and design and complying with the requirements of the Palm Beach County Technical Manual.
http://www.pbcgov.com/pzb/ePZB/Tech_Manual/EntireTM.PDF
- 3) A boundary survey in compliance with State regulations (5J-17 and 472 Florida Administrative Code), dated signed and sealed within one (1) year of the submittal, which includes the following elements:
 - Tied to State Plane coordinates;
 - Reference to and mapping of any encumbrances as identified in a title abstract (such as an owner’s encumbrance report, title commitment, or title search report) dated within one (1) year.
 - The location of all existing buildings; and
 - The location of all existing native trees with a diameter breast height (DBH) of 3 inches or greater and native palms with an overall clear trunk height of 8 feet or greater.
- 4) A Traffic Report addressing the proposed uses and intensity showing compliance with the County Traffic Performance Standards (TPS) (see Exhibit “D”). The Lantana Airport Final Site Plan, which includes Property (identified as SDA 1), has Traffic Concurrency for 350,000 square feet of medical office, as detailed in the Traffic Concurrency Letter (see Exhibit “D”). Concurrency for alternate uses or intensities can be amended thru the Concurrency Equivalency process at the time of seeking an entitlement approval. Concurrency for alternate uses or intensities can be amended thru the Concurrency Equivalency process at the time of seeking an entitlement approval.

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Entitlement Information/Process

- 5) A Drainage Statement and utility statement addressing the proposed uses and intensity. With regard to drainage, the South Florida Water Management Drainage District (SFWMD) serves the entire Airport, including the Property. With regard to utilities, the City of Lake Worth Water Utilities serves the entire Airport, including the Property, and has existing facilities, and has issued a utilities statement (see Exhibit “E” to this Attachment “3”) for this Airport that addresses sewer and water.
- 6) Architectural elevations and floor plans of the proposed building(s) complying with ULDC Article 5.C.1.
- 7) Platting would not be required as the parcels are managed by the DOA. Platting would however, be required if proposed buildings were situated on the parcel line in which case a Lot Combination approval would be necessary.

A portion of the Property supports naturally occurring native vegetation, primarily Slash Pine. Any development proposal affecting this area will be reviewed through the Palm Beach County Department of Environmental Resources Management (ERM). An “Existing Vegetation Exhibit” (see Exhibit “F” to this Attachment “3”) is attached, which illustrates certain areas of exotics and slash pines, as well as wetlands, which are primarily east of the Property. A tree survey and a more detailed vegetative analysis would need to be prepared as part of any development submittal.

**EXHIBIT "A"
TO ATTACHMENT "3"**

**Final Site Plan
Palm Beach County Park (Lantana) Airport**

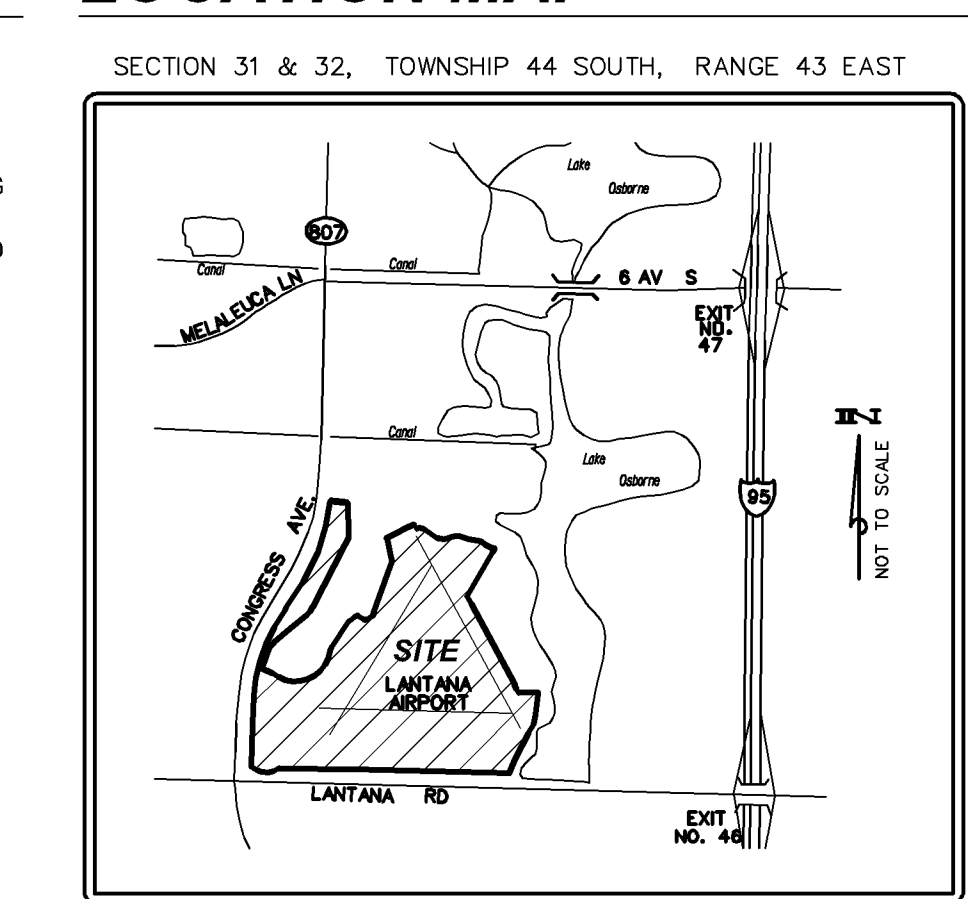
NOTES

- 1) BASE INFORMATION PROVIDED FROM A SURVEY BY PBC ENGINEERING & PUBLIC WORKS ENGINEERING SERVICES DATED 12/18/09 AND AS REVISED 3/10/15.
- 2) SEE SHEET FSP-2 FOR DRO CONDITIONS OF APPROVAL AND TRAFFIC INTENSITY AND TRIP GENERATION CHARTS.
- 3) SEE SHEET FSP-2 FOR BUILDING AND PARKING BREAKDOWN.
- 4) USE APPROVALS MAY BE GRANTED PURSUANT TO THE PROVISIONS OF THE AIRPORT ZONING OVERLAY (AZO) IN PBC ULDC AND PURSUANT TO TABLE 3.B.2.A-1 AIRPORT USE REGULATIONS.
- 5) ALLOCATION OF SF BETWEEN THE SUBSIDIARY DEVELOPMENT PARCELS CAN BE ADJUSTED AT ANY TIME.
- 6) CONCURRENCY FOR THE SDAs IS APPROVED FOR THE INTENSITIES SHOWN IN THE CONCURRENCY CHART. OTHER USES AND INTENSITY MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL OF CONCURRENCY EQUIVALENCY DETERMINATION.
- 7) PURSUANT TO THE PBC COMP PLAN UT LAND USE DESIGNATION, TRANSPORTATION USES INCLUDE STREETS AND OTHER TRANSPORTATION CORRIDORS, EXPRESSWAYS, INTERCHANGES, PUBLIC AND PRIVATE AIRPORTS AND LANDING STRIPS, PORTS, AND RAILROAD FACILITIES, AIRPORTS AND RELATED FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, AIRPORT AND AIRPORT OPERATIONS AND MAINTENANCE FACILITIES, CARGO DISTRIBUTION TERMINALS, CAR RENTAL OPERATIONS, WAREHOUSES, HOTELS, AND OFFICES. PALM BEACH COUNTY (COUNTY) OWNED OR OPERATED AIRPORTS MAY INCLUDE ADDITIONAL ALLOWABLE USES, PROVIDED SUCH USES ARE INCLUDED IN UNIFIED LAND DEVELOPMENT CODE (ULDC) ARTICLE 3, AIRPORT ZONING OVERLAY (AZO) AND ON THE AIRPORT MASTER PLANS.
- 8) ALL HANGAR SPACE SHALL BE CONSIDERED FLEXIBLE. THE NUMBER OF THE DOWNS PER HANGAR WILL NOT BE CONSISTENT AND WILL BE DICTATED BY TENANT REQUIREMENTS.
- 9) BRL = BUILDING RESTRICTION LINE. WITHIN THE LIMITS OF THE BRL, BUILDING HEIGHT CAN NOT EXCEED A MAXIMUM OF 35' BUILDING HEIGHT.
- 10) EASEMENTS TO BE ABANDONED WHERE IN CONFLICT WITH PROPOSED BUILDINGS INDICATED BY THIS SYMBOL. TO BE ABANDONED AT TIME OF CONSTRUCTION FOR EACH BUILDING.

LEGEND

- EXISTING AIRPORT BUILDING
- EXISTING PARK BUILDING
- PROPOSED AIRPORT BUILDING
- EASEMENT TO BE ABANDONED

LOCATION MAP



SITE DATA

PROJECT NAME	PALM BEACH PARK AIRPORT
CONTROL#	98-085
PROJECT#	5000-123
APPLICATION#	DRO- 2015-00760
BCC APPROVAL:	12/27/1957
TIER	UIS
LAND USE:	U/T
ZONING DISTRICT	PO
OVERLAY	AZO
SECTION / TOWNSHIP / RANGE	31 & 32 / 44S / 43E
PCN	00-43-44-29-00-002-0010 00-43-44-31-00-000-5000 00-43-44-32-00-006-0010
USE	AIRPORT, FIRE STATION, OFFICE, MEDICAL OFFICE(SDAs)
GROSS SITE AREA	305.37 AC. (13,301,917 S.F.)
BUILDING HEIGHT	maximum = 40'
BUILDING COVERAGE (845,066 S.F.)	6.4%
FAR	.06
TAZ	367

CONCURRENCY*

MEDICAL OFFICE	400,000 S.F.
PROFESSIONAL OFFICE	12,580 S.F.
FIRE STATION	5,575 S.F.
FIXED BASE AIRCRAFT	555
WASH RACK	2,700 S.F.

NOTE: PURSUANT TO F.S. #163.3180(4)(b), AIRPORT TERMINALS AND CONCOURSES, AIR CARGO FACILITIES AND HANGARS ARE EXEMPT FROM CONCURRENCY.

***CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN.**

REQUIRED PARKING	646 SPACES
TOTAL FIXED BASED AIRCRAFT = 555 @ 1 SP. PER TIE DOWN & PER HANGAR SPACE	= 555 SPACES
OFFICE = 18,234 S.F. @ 1 SP. / 200 S.F. =	= 91 SPACES
PROVIDED PARKING	646 SPACES
AT GRADE PARKING =	= 348 SPACES
IN HANGARS / TIE DOWN =	= 298 SPACES
REQUIRED HANDICAPPED PARKING	14 SPACES
PROVIDED HANDICAPPED PARKING	16 SPACES

DEVELOPMENT TEAM

OWNER/ DEVELOPER:	PBC DEPT OF AIRPORTS c/o PBC PREM 2833 VISTA PKWY. WEST PALM BEACH, FL 33411	PLANNER:	URBAN DESIGN KILDAY STUDIOS 610 CLEMATIS ST., SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100
CIVIL ENGINEER:	CH2MHILL 3001 PGA BOULEVARD, SUITE 300 PALM BEACH GARDENS, FL 33410 (561) 904-7400	TRAFFIC ENGINEER:	PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH FL 33411-6700 (561) 296-9698
SURVEYOR:	PBC ENGINEERING & PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG RD. WEST PALM BEACH, FL 33411 (561) 684-4054		

PBC Amendments:

PBC Zoning Stamp:
PROJECT #: 05000-123
CONTROL #: 1998-00085
APPLICATION#:
DRO-2015-00760
RESOLUTION#: N/A

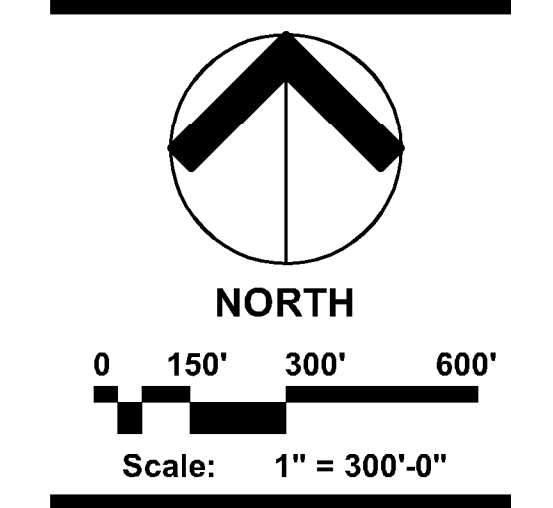
EXHIBIT #: 6 (page 1 of 2)
SUPERCEDES EXH#: 4
DATE APPROVED: July 8, 2015
PROJECT MANAGER:
Donna Adelsperger

urban design kilday STUDIOS

Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
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LANTANA AIRPORT
(a.k.a. Palm Beach County Park Airport)
Palm Beach County, Florida
Final Site Plan

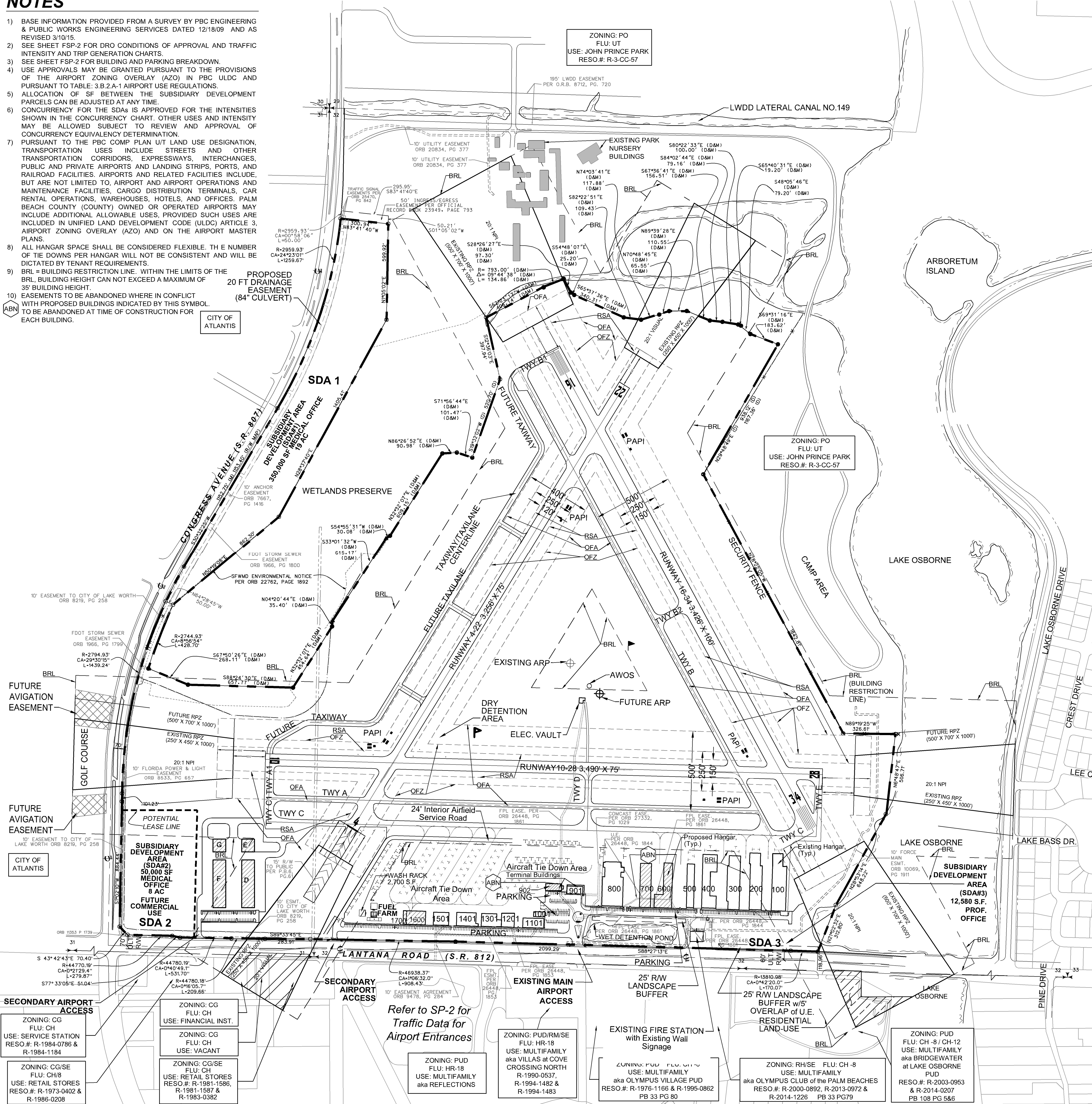


Date: Nov. 18, 2014
Project No.: 09-071.003
Designed By: CH2MHILL
Drawn By: HLC / AC
Checked By: CWW

Revision Dates:

04.15.15	FDRO SUBMITTAL - HLC
05.22.15	FDRO RESUBMITTAL - HLC
06.11.15	FDRO RESUBMITTAL - HLC

FSP-1
of 2



SECONDARY AIRPORT ACCESS

ZONING: CG
FLU: CH
USE: SERVICE STATION
RESO.#: R-1984-0786 & R-1984-1184

ZONING: CG/SE
FLU: CH/8
USE: RETAIL STORES
RESO.#: R-1973-0402 & R-1986-0208

ZONING: CG
FLU: CH
USE: FINANCIAL INST.

ZONING: CG
FLU: CH
USE: VACANT

ZONING: CG/SE
FLU: CH
USE: RETAIL STORES
RESO.#: R-1981-1586, R-1981-1587 & R-1983-0382

Refer to SP-2 for Traffic Data for Airport Entrances

ZONING: PUD
FLU: HR-18
USE: MULTIFAMILY aka REFLECTIONS

ZONING: PUD/RMISE
FLU: HR-18
USE: MULTIFAMILY aka VILLAS at COVE CROSSING NORTH
R-1990-0537, R-1994-1482 & R-1994-1483

EXISTING MAIN AIRPORT ACCESS

ZONING: PUD
FLU: HR-18
USE: MULTIFAMILY aka OLYMPUS VILLAGE PUD
RESO.#: R-1976-1166 & R-1995-0862
PB 33 PG 80

EXISTING FIRE STATION with Existing Wall Signage

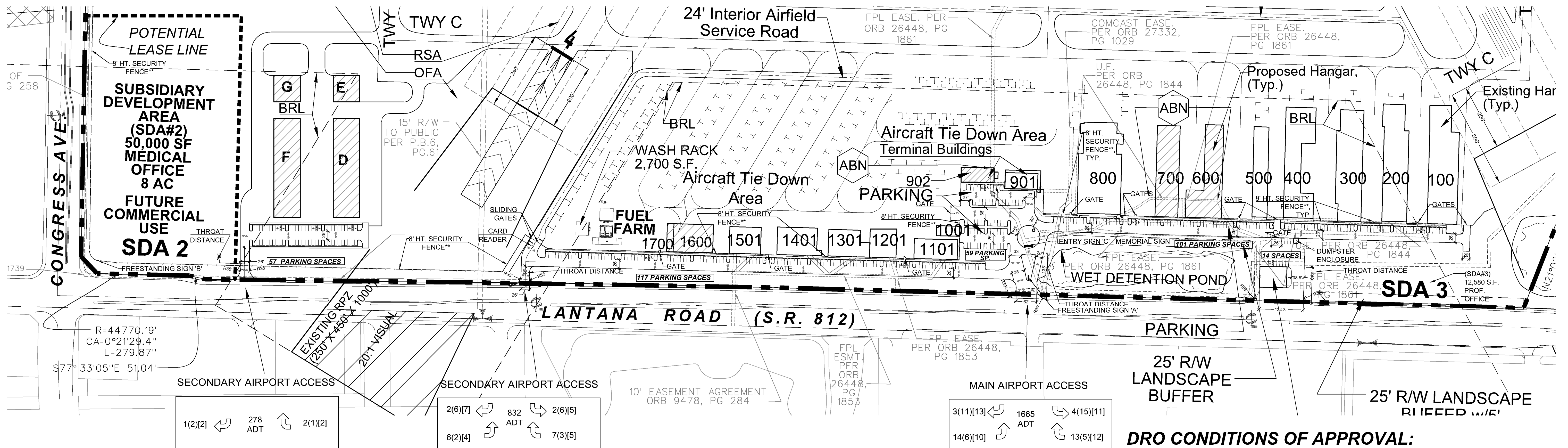
ZONING: RHISE
FLU: CH-8
USE: MULTIFAMILY aka OLYMPUS CLUB of the PALM BEACHES
RESO.#: R-2000-0892, R-2013-0972 & R-2014-1226
PB 33 PG 79

ZONING: PUD
FLU: CH-8 / CH-12
USE: MULTIFAMILY aka BRIDGEWATER at LAKE OSBORNE
PUD
RESO.#: R-2003-0953 & R-2014-0207
PB 108 PG 586

AIRPORT SOUTH TERMINAL AREA IMPROVEMENTS:

SCALE: 1"=150'-0" NORTH

urban design kilday STUDIOS
 Urban Planning & Design
 Landscape Architecture
 Communication Graphics
 610 Clematis Street, Suite C002
 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
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 #LCO00035

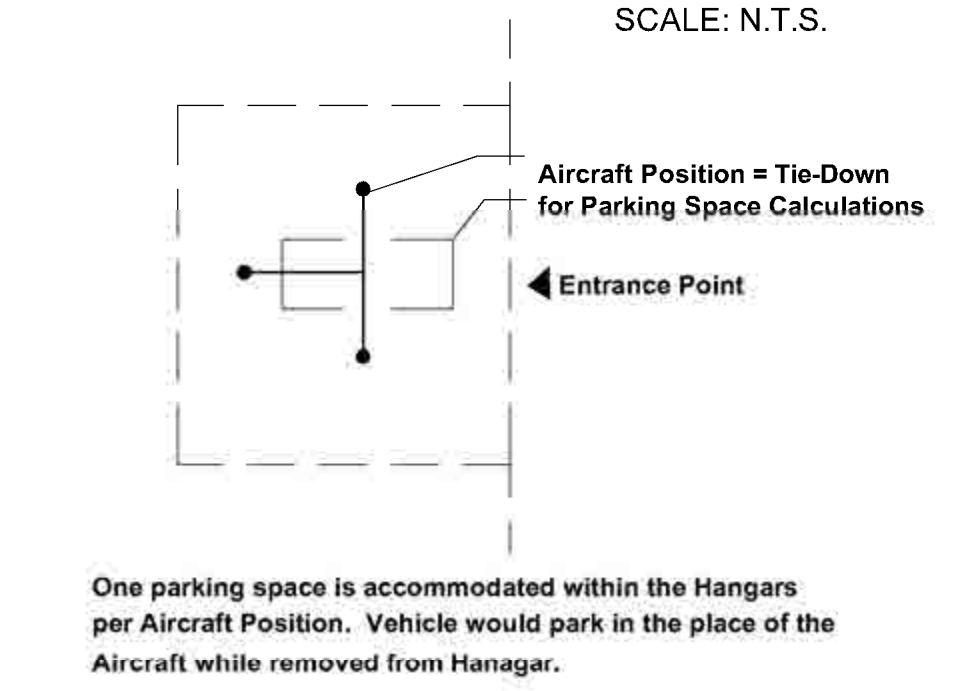


**BUILDING & PARKING BREAKDOWN:
- Airport Uses Only - Excludes SDAs**

Bldg. No.	Use-Existing	Maximum Bldg. Height	Existing SF	Proposed SF	Total Provided SF	Parking Req.†	Total Parking Req'd
100	Conventional Hangars	30'	30,292 SF	9,838 SF	40,130 SF	1/ Tie Down	Provided In Hangar
200	Conventional Hangars	30'	28,625 SF	6,180 SF	34,805 SF	1/ Tie Down	Provided In Hangar
300	Conventional Hangars	30'	35,078 SF	-	35,078 SF	1/ Tie Down	Provided In Hangar
400	Conventional Hangars	30'	36,430 SF	-	36,430 SF	1/ Tie Down	Provided In Hangar
500	Conventional Hangars	30'	30,117 SF	9,779 SF	39,896 SF	1/ Tie Down	Provided In Hangar
600	Proposed Hangars	30'	-	20,400 SF	20,400 SF	1/ Tie Down	Provided In Hangar
700	Proposed Hangars	30'	-	21,335 SF	21,335 SF	1/ Tie Down	Provided In Hangar
800	Storage/Service Hangar	40'	23,700 SF	-	23,700 SF	1/ Tie Down	Provided In Hangar
901	Office (Terminal)	30'	-	4,802 SF	4,802 SF	1/200 sq.ft.	24
902	Office (Terminal)	40'	-	4,715 SF	4,715 SF	1/200 sq.ft.	23
1001	Office (Civil Air Patrol)	30'	4,507 SF	-	4,507 SF	1/200 sq.ft.	23
1101	Storage/Service Hangar	40'	3,678 SF	1,675 SF	5,353 SF	1/ Tie Down	Provided In Hangar
1102	Office (General)	30'	2,510 SF	-	2,510 SF	1/200 sq.ft.	13
1201	Storage/Service Hangar	40'	7,830 SF	-	7,830 SF	1/ Tie Down	Provided In Hangar
1301	Storage/Service Hangar	40'	6,600 SF	-	6,600 SF	1/ Tie Down	Provided In Hangar
1401	Storage/Service Hangar	40'	13,370 SF	-	13,370 SF	1/ Tie Down	Provided In Hangar
1501	Storage/Service Hangar	40'	7,600 SF	-	7,600 SF	1/ Tie Down	Provided In Hangar
1600	Proposed Hangar	40'	-	10,200 SF	10,200 SF	1/ Tie Down	Provided In Hangar
1700	Proposed Office	40'	-	1,700 SF	1,700 SF	1/200 sq.ft.	12
D	Proposed T-Hangar	30'	-	24,000 SF	24,000 SF	1/ Tie Down	Provided In Hangar
E	Proposed T-Hangar	30'	-	6,400 SF	6,400 SF	1/ Tie Down	Provided In Hangar
F	Proposed T-Hangar	30'	-	24,000 SF	24,000 SF	1/ Tie Down	Provided In Hangar
G	Proposed T-Hangar	30'	-	6,400 SF	6,400 SF	1/ Tie Down	Provided In Hangar
Fire Station	Fire Station	-	5,575 SF	-	5,575 SF	1/500 sq.ft.	11
AWR	Aircraft Wash Rack	-	-	2,700 SF	2,700 SF	-	0
TOTAL			235,912 SF	154,124 SF	390,036 SF		106

*NOTE: One Plane Position within Hangar equates to one Tie Down for Parking Calculations.

HANGAR DETAIL:



MASTER SIGN PROGRAM:

Sign 'C' ENTRY SIGN - EXISTING MEMORIAL SIGN
 SIGN 'A' FREESTANDING SIGN - EXISTING
 SIGN 'B' FREESTANDING SIGN - EXISTING SIGN at CORNER of LANTANA ROAD & CONGRESS AVENUE
 SIGN 'D' ON-SITE DIRECTIONAL SIGNS - PROPOSED

**** NOTE:** 8' HT. SECURITY FENCE = 7' HT. CHAIN LINK FENCE with 1' HT. BARBED WIRE (3 STRANDS)

LEGEND
 EXISTING AIRPORT BUILDING
 PROPOSED AIRPORT BUILDING
 EASEMENT TO BE ABANDONED

DRO CONDITIONS OF APPROVAL:

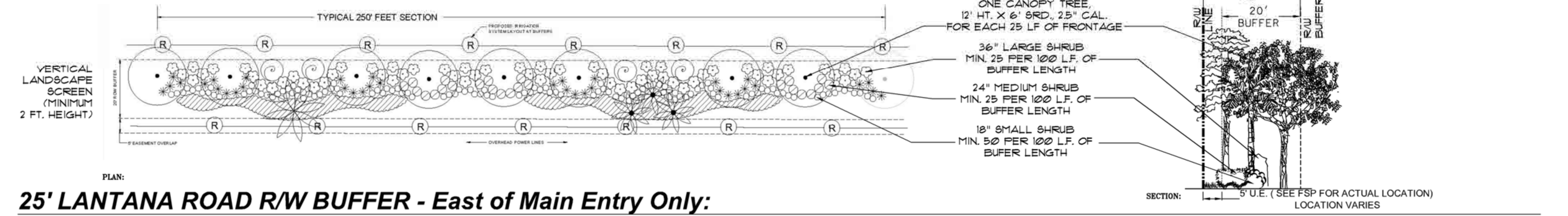
- In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:
 - If any portion of the site is sold and/or transferred to an entity that is not a concurrency provider or provider of customary government services and operations, no Building Permits for that portion of the site may be issued after December 31, 2012. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)
 - Building Permits for more than 120,000 sf of Medical Office (or the equivalent of 249 net new AM peak hour trips) shall not be issued until the contract has been awarded for the construction of a third eastbound lane on Lantana Road from High Ridge Road to southbound I-95 plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)
 - Building Permits for more than 169,000 sf of Medical Office (or the equivalent of 395 net new PM peak hour trips) shall not be issued until the contract has been awarded for the construction of Congress Avenue as a six (6) lane section from Lantana Road to south of Melaleuca Lane plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)
 - Building Permits for more than 169,000 sf of Medical Office (or the equivalent of 395 net new PM peak hour trips) shall not be issued until the contract has been awarded for the construction of Congress Avenue as a six (6) lane section from south of Lantana Road to Lantana Road plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)

SDA APPROVED-TRIP GENERATION COMPARISON

INTENSITY	PEAK HOUR NEW TRIPS	
	AM	PM
400,000 S.F. MEDICAL OFFICE	859	940
12,580 S.F. OFFICE		

APPROVED SITE PLAN

EXHIBIT #	PARCEL	USE	INTENSITY	APPROVED PEAK HOUR NET TRIPS		SUB-TOTAL REMAINING PEAK HOUR NET TRIPS	
				AM	PM	AM	PM
SDA 1							
SDA 2							
SDA 3							



LANTANA AIRPORT (a.k.a. Palm Beach County Park Airport)
 Palm Beach County, Florida
 Final Site Plan

Scale: As Noted
 Date: Nov. 18, 2014
 Project No.: 09-071.003
 Designed By: CH2MHILL
 Drawn By: HLC / AC
 Checked By: CWV
Revision Dates:
 04.15.15 FOR SUBMITTAL -HLC
 05.22.15 FOR RESUBMITTAL -HLC
 06.11.15 FOR RESUBMITTAL -HLC
PBC Amendments:
PBC Zoning Stamp:
 PROJECT #: 05000-123
 CONTROL #: 1998-00085
 APPLICATION#: DRO-2015-00760
 RESOLUTION#: N/A
 EXHIBIT #: 6 (page 2 of 2)
 SUPERCEDES EXH#: 5
 DATE APPROVED: July 8, 2015
 PROJECT MANAGER: Donna Adelsperger
FSP-2 of 2

EXHIBIT "B"
TO ATTACHMENT "3"

Conceptual Site Plans



SITE DATA:

GROSS ACREAGE:		19 AC. (827,640 S.F.)
PARCEL A:	5.0 AC.	
PARCEL B:	5.0 AC.	
PARCEL C:	4.7 AC.	
PARCEL D:	3.6 AC.	
DETENTION:	.7 AC.	

GFA:

		224,200 S.F.
A:	62,000 S.F.	
B:	67,200 S.F.	
C:	67,200 S.F.	
D:	30,000 S.F.	
TOTAL:	226,400 S.F.	

FAR: 27
BUILDING COVERAGE: 14%
 (maximum 25%)

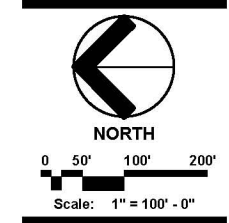
PARKING: required & provided
 Palm Beach County Parking Standard
 @ 1 SP. / 200 S.F.

A:	310 SP.	310 SP.
B:	336 SP.	336 SP.
C:	336 SP.	336 SP.
D:	150 SP.	150 SP.
TOTAL:	1,132 SP.	1,132 SP.

SETBACKS:

FRONT	= 50'
SIDE	= 15'
REAR	= 20'
SIDE STREET	= 20'

PBC Lantana Airport
19 AC. SDA
 Palm Beach County, Florida
Conceptual Site Plan



Date: July 30, 2012
Project No.: 09-071.001
Designed By: HLC
Drawn By: HLC
Checked By: CW

Revision Dates:
 09.28.12 PRELIMINARY CSP

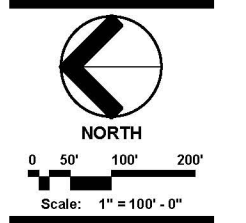


Urban design kil day STUDIOS
 Urban Planning & Design
 Landscape Architecture
 Communication Graphics

The Offices at City Place
 477 S. Rosemary Ave., Suite 225
 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
 www.udkstudios.com
 #CC000035

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**PBC Lantana Airport
 19 AC. SDA
 Palm Beach County, Florida
 Conceptual Site Plan**



Date: July 30, 2012
 Project No.: 09-071.001
 Designed By: HLC
 Drawn By: HLC
 Checked By: CW

Revision Dates:
 05/28/12 PRELIMINARY CSP

CSP#2

SITE DATA:

GROSS ACREAGE:		19 AC. (827,640 S.F.)
PARCEL A:	5.0 AC.	
PARCEL B:	3.5 AC.	
PARCEL C:	3.4 AC.	
PARCEL D:	6.2 AC.	
DETENTION:	.9 AC.	
GFA:		320,000 S.F.
A:	65,000 S.F.	
B:	65,000 S.F.	
C:	95,000 S.F.	
D:	95,000 S.F.	
TOTAL:	320,000 S.F.	
FAR:		.39
BUILDING COVERAGE:		18%
(maximum 25%)		
PARKING: required & provided		
Palm Beach County Standard		
@ 1 SP. / 200 S.F.		
A:	325 SP.	325 SP.
B:	325 SP.	241 SP.
C:	475 SP.	474 SP.
D:	475 SP.	565 SP.
TOTAL:	1,600 SP.	1,605 SP.
SETBACKS:		
FRONT	= 50'	
SIDE	= 15'	
REAR	= 20'	
SIDE STREET	= 20'	

EXHIBIT "C"
TO ATTACHMENT "3"
Airport Zoning Overlay

CHAPTER B OVERLAYS

Section 1 General

A. Boundaries

The boundaries of each overlay shall be depicted on the Official Zoning Map.

B. Applicability

The provisions of each overlay shall apply to all proposed development and expansion of existing uses within the overlay unless otherwise noted below.

C. Relationship to Other Regulations in this Code

The provisions of an overlay are intended to supplement the other regulations in this Code.

D. Conflict with Other Applicable Regulations

If a conflict exists between provisions of an overlay and other Articles in this Code, the provisions of the overlay shall prevail except where superseded by state or federal laws.

Section 2 AZO, Airport Zoning Overlay

A. Purpose and Intent

The purpose and intent of the Airport zoning regulations is to promote the maximum safety of aircraft using publicly-owned airports, the safety of residents and property in areas surrounding the airports, and the full utility of the airports, including non-airport related uses. These regulations apply to properties around publicly owned airports in PBC; and uses located on the Airport Master Plans required by Plan Objective TE 1.7. [Ord. 2006-036]

B. Applicability

1. Off-Airport Uses

For those properties around publicly owned airports, the provisions of the Airport zoning regulations create zones, based on the approach and departure pattern of aircraft, and regulate the height of structures and the use of land within these zones. The Airport zoning regulations for properties around publicly owned airports are contained in Art. 16, Airport Regulations. [Ord. 2006-036]

2. Uses on Airport Properties

The provisions of this Section shall apply to airport-related and non-airport related uses within the boundaries of the Airport Master Plans for those parcels with a U/T Land Use designation and in the PO district for the four County-operated airports identified as follows: PBIA, PBC Glades Airport, PBC Park Airport (aka Lantana Airport), and North Palm Beach County General Aviation Airport. Development of these airports shall be in accordance with the Airport Master Plans as required by Plan Objective TE 1.7, Future Airport Expansion. [Ord. 2006-036]

a. Use Regulations

1) Airport-Related Uses

Airport-related uses are directly related to general airport operations and maintenance including, but not limited to, maintenance facilities, cargo distribution terminals, car rental operations, warehouses, hotels, airport administrative offices, and communication facilities, as well as uses found within the terminals, including, but not limited to, restaurants, general retail sales and personal services. [Ord. 2006-036]

2) Non-Airport Related Uses

Non-airport related uses are not related to the operation and maintenance of the airport, and can coexist in close physical proximity to airports and their related facilities. Non-airport related uses are additional uses that are encouraged by the Federal Aviation Administration (FAA) to generate income to help offset the costs of operating the airport and are compatible with surrounding development. These uses may include, but are not limited to, commercial, public and civic, recreation, agricultural, utilities and excavation, and industrial uses, but more specifically including, but not limited to, professional, business, and medical offices, retail centers, restaurants and hotels. [Ord. 2006-036]

3) Prohibited Uses

Prohibited uses include adult entertainment and billboards. [Ord. 2006-036] [Ord. 2009-040]

4) Specific Use Regulations

The following uses are permitted in the AZO on airport properties: [Ord. 2006-036]

Table 3.B.2.B - Airport Use Regulations

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Residential Uses					
Caretaker Quarter	S	S	CG or IG		All
Commercial Uses					
Auction, Indoor		D	CG	2	All
Auction, Outdoor		A	CG	2	All
Car Wash		D	CG or IL	4	All
Catering Service	P	D	CG or IL	5	All
Cocktail Lounge	P	A	CG	6	All
Convenience Store		D	CG	7	All
Dispatching Service	P	D	CG	8	All
Dog Daycare	P	D	CG	9	All
Financial Institution	P	P	CG	10	All
Financial Institution with Drive Thru Facilities	P	D	CG	11	All
Financial Institution Freestanding ATM	P	D	CG	12	All
Gas and Fuel Sales, Retail		A	CG	15	All
Hotel or Motel,	P	D	CG	17	All
Kennel, Type 2 (Commercial)	P	D	CG or IG	18	All
Kennel, Type 3 (Commercial Enclosed)	P	D	CG or IG	19	All
Landscape Service		D	CG or IL	20	All
Laundry Service		D	CG or IL	21	All
Medical or Dental Office	P	D	CG	23	All
Office, Business or Professional	P	D	CG	25	All
Parking, Commercial	P	D	CG or IL	26	All
Pawnshop		A	CG	27	All
Personal Services	P	D	CG	28	All
Repair and Maintenance, Heavy	P	A	CG or IG	29	All
Repair and Maintenance, Light	P	D	CG or IG	30	All
Repair Services, Limited	P	D	CG or IG	31	All
Restaurant, Type 1	P	A	CG	32	All
Restaurant, Type 2	P	D	CG	33	All
Retail Sales	P	D	CG	34	All
Retail Sales, Mobile or Temporary		S	CG or IG	3	All
Self-Service Storage, Limited Access		D	CG or IG	36	All
Self-Service Storage, Multi Access		D	CG or IG	36	All
Single Room Occupancy (SRO)	P	A	CG	37	All
Vehicle Equipment Sales and Rental, Heavy		A	CG or IL	39	All
Vehicle Sales and Rental, Light	P	B	CG or IL	40	All
Veterinary Clinic	P	D	CG or IL	41	All
Vocational	P	D	CG or IG	42	All
[Ord. 2006-036] [Ord. 2008-003][Ord. 2010-009] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2017-007]					

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Table 3.B.2.B - Airport Use Regulations

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Institutional, Public and Civic Uses					
Nonprofit Assembly Institutional	D	D	CG	10	All
Nonprofit Assembly Membership	D	D	CG or IL	11	All
Place of Worship		D	CG	13	All
Government Services	P	P	CG or IL	7	All
Hospital		A	CG	9	All
Entertainment, Indoor	P	D	CG or IL	3	All
Entertainment, Outdoor	P		PO	4	All
Fitness Center	P	D	CG or IL	5	All
Golf Course		D	CG or IL	6	All
Park Public		P	CG or IG	9	All
Park, Neighborhood		P	CG or IG	7	All
Prison, Jail or Correctional Facilities	P	A	CG or IL	14	All
Recreation Uses					
Arena or Stadium or Amphitheater	P	A	CG	1	PBIA
Park, Passive	P	P	CG or IL	8	All
Agricultural Uses					
Agriculture, Bona Fide		P	IL	1	2
Agriculture, Light Manufacturing		P	IL	2	2
Agriculture, Packing Plant		P	IL	3	2
Agriculture, Research/Development		P	IL	4	2
Agriculture, Sales and Service		P	IL	6	2
Agriculture, Storage		P	IL	7	2
Community Vegetable Garden		P	CG or IL	10	2
Nursery, Retail		D	CG	13	All
Shadehouse		P	IL	17	2
Utilities / Excavation Uses / Commercial Communication Towers					
Air Curtain Incinerator		D	CG or IG		All
Chipping and Mulching		D	IG	1	All
Commercial Communication Towers,	P	D	CG or IG		All
Composting Facility		D	IG	2	All
Excavation, Type 2	P	P	CG or IG	4	All
Recycling Center	D	D	CG or IG	11	All
Minor Utility	P	D	CG or IG	7	All
Transportation Uses					
Airport	P		PO	1	All
Heliport	P	A	CG or IL	2	All
Transportation Facility	B	B	CG or IG	5	All
[Ord. 2006-036] [Ord. 2008-003] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2013-001] [Ord. 2017-007]					

(This space intentionally left blank)

Table 3.B.2.B - Airport Use Regulations

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Temporary Uses					
Communication Cell Sites on Wheels (COW) Tower, Mobile	P	P	CG or IG	31 7 1	All
Recycling Drop-Off Bin	D	D	CG or IG	104 5	All
Special Event	P	S	CG or IL	124 6	All
Industrial Uses					
Asphalt or Concrete Plant	P	D	IG		All
Contractor Storage Yard		D	IG	1	All
Data and Information Processing	P	D	CG or IG	2	All
Distribution Facility	B	B	CG or IG	3	All
Multi-Media Production		D	CG or IG	10	All
Gas and Fuel, wholesale	P	D	IG	5	All
Research and Development		D	IG	13	All
Manufacturing and Processing	P	D	IG	8	All
Medical or Dental Laboratory		D	CG or IL	9	All
Recycling Plant	P	D	IG	12	All
Warehouse	P	D	IG	17	All
Wholesaling, General	P	D	IG	18	All
[Ord. 2006-036] [Ord. 2010-022] [Ord. 2017-007]					
Notes:					
(1) For purposes of determining the applicable property development regulations for non-airport related uses, the Corresponding Zoning District's property development regulations identified in Table 3.D.1.A-5, Property Development Regulations shall apply for lot dimension, density, FAR, building coverage and setbacks.					
(2) Reference Art.4, Use Regulations for additional Supplementary Use Standards. [Ord. 2017-007]					
Key					
P Permitted by right					
D Permitted subject to approval by the DRO					
S Permitted only if approved by special permit					
B Permitted only if approved by the Zoning Commission (ZC)					
A Permitted only if approved by the Board of County Commission (BCC)					
1 Palm Beach International Airport (PBIA)					
2 PBC Glades Airport					
3 PBC Park Airport (aka Lantana Airport)					
4 North PBC General Aviation Airport					
PBIA, PBC Glades Airport, PBC Park Airport (aka Lantana Airport), North PBC General Aviation Airport					

5) Development Review Procedures

The approval process for airport and non-airport related uses shall be in accordance with the above Table 3.B.2.B, Airport Use Regulations and Art. 2, Development Review Process. It is not necessary for the parcels to be rezoned. **[Ord. 2006-036]**

a) Development Requirements

Only airport-related uses owned, operated or directly regulated by the DOA or other governmental entity shall be eligible for PO district exemptions. Examples of these uses include tenants leasing space in airport terminal or other related service facilities. Leased land areas used for non-airport related development, including vehicle rental, restaurants, hotels and other non-airport related uses, shall be subject to applicable ULDC requirements. **[Ord. 2006-036]**

b) Development Exceeding PDD or TDD Design Thresholds

Any such development that meets or exceeds the maximum square footage thresholds of Table 3.B.2.B, PDD or TDD Design Thresholds, shall be subject to either the property development regulations of a PDD or TDD. The DOA shall be responsible for determining which specific PDD or TDD shall apply. It is not necessary for the parcels to be rezoned. **[Ord. 2006-036]**

Table 3.B.2.B - PDD or TDD Design Thresholds

Use	Maximum Square Footage (sf)
Commercial	50,000
Public and Civic	50,000
Recreation	50,000
Utilities	50,000
Industrial	100,000
[Ord. 2006-036]	

c) Other Development

All other development shall be in accordance with the property development regulations for the corresponding Zoning districts indicated in Table 3.B.2.B, Airport Use Regulations. **[Ord. 2006-036]**

d) Other Requirements

All proposed Airport-Related and Non-Airport Related Uses must be developed in accordance with all applicable Federal and State guidelines, regulations and requirements, as amended, including but not limited to all Federal Aviation Regulations (F.A.R.), FAA Advisory Circulars, and all FAA Orders, as well as all applicable Florida Statutes and Florida Department of Transportation guidelines. **[Ord. 2006-036]**

e) Conflict with Other Applicable Regulations

Where the provisions of this Section are in conflict with other regulations applicable to this district, the provisions of this Section shall prevail. Where provisions of the AZO district are not in conflict with other applicable regulations, the most restrictive regulations shall prevail. **[Ord. 2006-036]**

Section 3 COZ, Conditional Overlay Zone

A. Purpose and Intent

A COZ district is to modify or restrict the use and site development regulations authorized in the underlying standard zoning district to prevent, minimize or mitigate adverse impacts upon the surrounding land uses. Conditions shall be included if the applicable regulations are inadequate to protect the surrounding land uses. Requirements of the COZ district are in addition to and supplement other applicable requirements of this Code. **[Ord. 2008-037]**

B. Boundaries

The boundary of the COZ is applied to the property considered for rezoning. **[Ord. 2008-037]**

C. Applicability

The provisions of the COZ shall apply to lands in unincorporated PBC pursuant to BCC approval. In application of the COZ, the BCC shall find that the proposed rezoning is appropriate only if the applicable regulations are modified. The BCC shall find one or more of the following reasons for the COZ district: **[Ord. 2008-037]**

1. potential impact to surrounding land uses requires mitigation;
2. compatibility will be furthered between the requested zoning district and adjacent zones if uses and property development regulations (PDRs) are modified; and/or
3. intensity limits reflect available capacity of public facilities.

D. District Regulations

Restrictions which may be imposed in the COZ district include: limitations on uses, size, height, bulk, mass, scale and location of improvements, standards for landscaping, buffering, lighting, adequate ingress and egress, on-site or off-site improvements; hours of operation; and any other specific site development regulations required or authorized by this Code.

E. COZ

1. Process

During the Zoning review process, the property owner shall either: **[Ord. 2008-037]**

- a. apply for a COZ overlay; or **[Ord. 2008-037]**
- b. voluntarily agree to a COZ overlay recommended by staff for the property being considered for rezoning. **[Ord. 2008-037]**

2. Authority

The COZ authorizes specific development restrictions, including but not limited to, traffic performance standards; use limitations, etc. to proactively address potential incompatibilities with the adjacent properties. The BCC may impose conditions of approval to address these restrictions. **[Ord. 2008-037]**

EXHIBIT "D"
TO ATTACHMENT "3"

Traffic Concurrency Letter
Traffic Performance Standards Review - REVISED
Dated December 14, 2011



**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Karen T. Marcus, Chair

Shelley Vana, Vice Chair

Paulette Burdick

Steven L. Abrams

Burt Aaronson

Jess R. Santamaria

Priscilla A. Taylor

County Administrator

Robert Weisman

December 14, 2011

Ms. Collene Walter
Urban Design Kilday Studios
477 S. Rosemary Avenue, Suite 225
West Palm Beach, FL 33401

**RE: Control No. 1998-085 Lantana Airport
App. No. ZAR-2009-04664
Traffic Performance Standards Review – REVISED**

Dear Ms. Walter:

The Palm Beach County Traffic Division has reviewed the traffic study for the project entitled Lantana Airport and dated September 8, 2010. The study was prepared by Pinder Troutman Consulting, Inc. pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code to establish concurrency for the subsidiary development areas on the Lantana Airport master plan via zoning application ZAR-2009-04664. The project is summarized as follows:

<u>PCNs</u>	00-43-44-29-00-002-0010	00-43-44-31-00-000-5000
	00-43-44-32-07-000-0010	
<u>Location</u>		
SDA 1	E side of Congress Avenue N of Lantana Road	
SDA 2	NEC of Lantana Road and Congress Avenue	
SDA 3	N side of Lantana Road E of Congress Avenue	
<u>Proposed Access</u>		
SDA 1	Two full and one (1) right-in/right-out to Congress Ave	
SDA 2	One right-in/right-out to both Lantana Rd and Congress Ave	
SDA 3	One right-in/right-out to Lantana Rd	
<u>Existing Uses</u>		
Airport	5,575 sf Fire Station, 366 fixed-base aircraft	
<u>Approved Uses</u>		
Airport	5,575 sf Fire Station, 2,700 sf Aircraft Wash Rack, 555 fixed-base aircraft	
SDA3	12,580 sf Office	
<u>Proposed Uses</u>		
Airport	5,575 sf Fire Station, 2,700 sf Aircraft Wash Rack, 555 fixed-base aircraft	
SDA 1	350,000 sf Medical Office	
SDA 2	50,000 sf Medical Office	
SDA 3	12,580 sf Office	
<u>New Daily Trips</u>	11,381 (SDA1) and 1,869 (SDA2 and SDA3)	
<u>New PH Trips</u>		
SDA 1	724 AM (572/152) and 765 PM (207/558)	
SDA 2 / SDA 3	135 AM (110/25) and 175 PM (43/132)	
<u>Buildout Date</u>	December 31, 2012	

Based on our review, the Traffic Division has determined that the proposed project meets the Traffic Performance Standards of Palm Beach County subject to the following conditions of approval. Please note that the Congress Ave. CRALLS (Policy 1.2-f.38 of the Transportation Element) was deleted from the comprehensive plan on October 11, 2011 so previous condition #2 has been

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removed from this approval letter. Note that these conditions must be shown on the Final DRO site plan or the concurrency approval will be invalidated.

1. In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:
 - a. If any portion of the site is sold and/or transferred to an entity that is not a concurrency provider or provider of customary government services and operations, no Building Permits for that portion of the site may be issued after December 31, 2012. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)
 - b. Building Permits for more than 120,000 sf of Medical Office (or the equivalent of 249 net new AM peak hour trips) shall not be issued until the contract has been awarded for the construction of a third eastbound lane on Lantana Road from High Ridge Road to southbound I-95 plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)
 - c. Building Permits for more than 169,000 sf of Medical Office (or the equivalent of 395 net new PM peak hour trips) shall not be issued until the contract has been awarded for the construction of Congress Avenue as a six (6) lane section from Lantana Road to south of Melaleuca Lane plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)
 - d. Building Permits for more than 169,000 sf of Medical Office (or the equivalent of 395 net new PM peak hour trips) shall not be issued until the contract has been awarded for the construction of Congress Avenue as a six (6) lane section from south of Lantana Road to Lantana Road plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)

Please contact the Traffic Division at (561) 684-4030 with any questions.

Sincerely,

Nick Uhren, P.E.
Sr. Professional Engineer, Traffic Division

NU:sf

ec: Jerry Allen – PBC Dept. of Airports (jallen@pbia.org)
Andrea Troutman, P.E. – Pinder Troutman Consulting, Inc. (atroutman@pindertroutman.com)

File: Dev – Lantana Airport

**EXHIBIT "E"
TO ATTACHMENT "3"**

City of Lake Worth Utilities Letter



Water Utilities Administration

301 College Street · Lake Worth, Florida 33460 · Phone: 561-586-1710

May 20, 2015

Mr. Jorge I. Valle, P.E.

Subj: Lantana Airport Improvements

Dear Mr. Valle,

We are familiar with the properties located north of Lantana Road, between Congress Avenue and Lake Osborne Drive in the Lantana Airport.

The City of Lake Worth currently provides potable water service to this site. There is a 12 inch main that runs along the south side of Lantana Road that currently serves this site. The proposed improvements will increase demand by 31 Equivalent Residential Units. Presently, the City of Lake Worth does have the reserved capacity, and the distribution infrastructure to serve this increased demand. Please note that fire flow demand calculations, referencing a recent hydrant test, must be provided with the proposed onsite water main design for the proposed improvements.

As for sanitary sewer facilities, presently, the City of Lake Worth's sewer collection system does service this property. An onsite lift station discharges into an existing 6 inch forcemain which connects to the 12 inch forcemain located on the south side of Lantana Road. These facilities are sufficient to transmit the increased ERU's for the subject property, and the Lake Worth Utility Department has sufficient reserved capacity to serve the proposed improvements.

Should you have any questions, please call me at (561) 586-1798.

Sincerely,

A handwritten signature in blue ink that reads "Monica Shaner".

Monica Shaner, P.E.,
Utilities Engineer
City of Lake Worth Water Utilities

**EXHIBIT "F"
TO ATTACHMENT "3"**

Existing Vegetation



Scattered Slash Pine
with native
understory

Wetland
Boundary

Australian Pine

Dense Slash Pine
with native
understory

Exotics

Australian Pine

Exotics

Scattered Slash Pine
with native
understory

Exotics

Congress Ave.

