

**ATTACHMENT "3"**  
**LEASE AND DEVELOPMENT OF VACANT LAND**  
**PALM BEACH INTERNATIONAL AIRPORT**  
**(RFP #PB 17-5)**

**ENTITLEMENT INFORMATION/PROCESS**  
**(UPDATED 5-3-2017)**

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**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.**

Land Use and Zoning – Palm Beach International Airport (PBIA) is no longer governed as a Development of Regional Impact. There is an approved Airport Master Plan that identifies subsidiary development areas for airport and non-airport related uses. The subsidiary development area known as Parcel F is located west of Military Trail, east of Haverhill Road on the north and south side of Wallis Road. Parcel F-South is located south of Wallis Road.

The Department of Airports is currently in the process of preparing a Plat Waiver application and a Required Improvements Waiver application to create three (3) parcels on the south side of Wallis Road (Specific Purpose Survey - Attachment 2 to this RFP). The parcels are “RFS-1” (18.12 acres), “RFS-2” (1.14 acres) and “RFS-3” (13.19 acres) for a total of 32.46 acres.

The property offered as a part of this RFP is located on the south side of Wallis Road, which totals approximately 19.2461 +/- acres in size (“Property”). The Property is under the jurisdiction of unincorporated Palm Beach County.

**Abandonments and Plat Waiver Update**

A Petition to Abandon road rights-of-way was filed with Palm Beach County Land Development in October 2016. This Petition is tentatively scheduled to be heard by the Board of County Commissioners for approval on June 20, 2017. The roadways to be abandoned include a portion of Wayne Road, a portion of Jules Street, a portion of Bertram Street, all of Lexington Avenue and a 17.5 foot wide alley south of and perpendicular to Bertram Street. The Petition also includes a portion of Cambridge Street located north of Wallis Road. Utility easements are being granted to FPL for existing facilities within Jules Street and on adjacent lots to connect existing service, and a utility easement is being granted to Palm Beach County Water Utilities for existing facilities located within Wayne Street. Road right-of-way for Wallis Road will need to be dedicated. The Plat Waiver application does not include the recently acquired Parcels (W-138) and (W-306). These parcels are not included as they are not currently zoned PO (Public Ownership) as are the other County lots. In the past, the County parcels have been rezoned PO in bulk, however, the process is the same whether it includes bulk or several small isolated parcels.

**Permitted Uses**

The Palm Beach International Airport (PBIA) Airport Master Plan has been adopted into the Palm Beach County Comprehensive Plan. It includes the PBIA, the Property (Parcel F), and several subsidiary development parcels on the north side of Belvedere Road, the west side of Military Trail and south side of Southern Boulevard. PBIA is no longer governed as a Development of Regional Impact (DRI). All (except for recently acquired parcels) of the properties managed by the Department of Airports, including the subsidiary development

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parcels, have a Public Ownership (PO) Zoning designation (Resolution #2009-0891) with a Utilities and Transportation (U/T) Future Land Use designation. Development of these properties 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 “A”). 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.
- 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.1 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:

- Contractors Storage Yard
- Repair and Maintenance
- Recycling Center or Plant
- Manufacturing and Processing
- Vehicle Sales and Rental
- Warehouse/Flex Space
- Wholesaling/Flex Space

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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](mailto:jmacgill@pbcgov.org).

**Development Review Officer (D) Entitlement Process**

The process and time frame to pursue entitlement approvals from the DRO may take two (2) to 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](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.

**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](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). Parcel F, including the Property, has Traffic

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Concurrency approval for 15,000 square feet of pharmacy with drive-thru, 250,000 square feet of office, 374,000 square feet of industrial, 3,000 square feet of drive-in bank and 5,000 square feet of fast-food restaurant as iterated in the February 18, 2009 PBIA Properties Rezoning Traffic Performance Review Analysis approval letter (see Exhibit “B”). Concurrency for alternate uses or intensities can be amended thru the Concurrency Equivalency process at the time of seeking an entitlement approval.

- 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 four (4) to 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.

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](http://www.pbcgov.com/pzb/ePZB/Tech_Manual/EntireTM.PDF)

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- 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 “B”). Parcel F, including the Property, has Traffic Concurrency approval for 15,000 square feet of pharmacy with drive-thru, 250,000 square feet of office, 374,000 square feet of industrial, 3,000 square feet of drive-in bank and 5,000 square feet of fast-food restaurant as iterated in the February 18, 2009 PBIA Properties Rezoning Traffic Performance Review Analysis approval letter. Concurrency for alternate uses or intensities can be amended thru the Concurrency Equivalency process at the time of seeking an entitlement approval.
  
- 5) A Drainage Statement and utility statement addressing the proposed uses and intensity. (A Drainage Statement (see Exhibit “C”) has been prepared for this site that addresses stormwater. A Conceptual South Florida Water Management District Stormwater Management Permit has been issued. With regard to utilities, Palm Beach Water Utilities serves this area and has existing facilities within Parcel F.)
  
- 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.

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

**Airport Zoning Overlay**  
*Updated May 3, 2017*

## 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
<b>Residential Uses</b>					
Caretaker Quarter	S	S	CG or IG		All
<b>Commercial Uses</b>					
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
<b>[Ord. 2006-036] [Ord. 2008-003][Ord. 2010-009] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2017-007]</b>					

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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
<b>Institutional, Public and Civic Uses</b>					
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
<b>Recreation Uses</b>					
Arena or Stadium or Amphitheater	P	A	CG	1	PBIA
Park, Passive	P	P	CG or IL	8	All
<b>Agricultural Uses</b>					
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
<b>Utilities / Excavation Uses / Commercial Communication Towers</b>					
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
<b>Transportation Uses</b>					
Airport	P		PO	1	All
Heliport	P	A	CG or IL	2	All
Transportation Facility	B	B	CG or IG	5	All
<b>[Ord. 2006-036] [Ord. 2008-003] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2013-001] [Ord. 2017-007]</b>					

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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
<b>Temporary Uses</b>					
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
<b>Industrial Uses</b>					
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
<b>[Ord. 2006-036] [Ord. 2010-022] [Ord. 2017-007]</b>					
<b>Notes:</b>					
(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. <b>[Ord. 2017-007]</b>					
<b>Key</b>					
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**

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

**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 "B"  
TO ATTACHMENT "3"**

**Traffic Performance Review Analysis**



**Department of Engineering  
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

Jeff Koons, Chairman

Burt Aaronson, Vice Chairman

Karen T. Marcus

Shelley Vana

District 4

Jess R. Santamaria

Addie L. Greene

**County Administrator**

Robert Weisman



*"An Equal Opportunity  
Affirmative Action Employer"*

February 18, 2009

Ms. Collene Walter  
Kilday & Associates, Inc.  
1551 Forum Place, Suite 100A  
West Palm Beach, FL 33401

**RE: PBIA Properties Rezoning  
Review for Compliance with Traffic Performance Standards**

Dear Ms. Walter:

The Palm Beach County Traffic Division has reviewed the revised traffic analysis for the **PBIA Properties Rezoning** prepared by Pinder Troutman Consulting, Inc. and dated January 26, 2009, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code. The project is summarized as follows:

**Location:** Roughly bounded by Belvedere Road to the north, Australian Avenue to the east, Southern Blvd. to the south and Haverhill Road to the west, as shown on attached master plan

**Existing and/or Approved:**  
Parcel A 8,963,715 annual passenger commercial airport  
410 aircraft gen. aviation, 17,690 sf HT Restaurant  
Parcel B (Golfview) 500,000 sf Industrial, 752,000 sf Warehouse,  
250 room hotel, 2,050,000 sf Office  
Parcel C 231,123 sf Govt. Office  
Parcel F 56 SF units, 6 MF units, 1,224 sf Office,  
2,026 SF Warehouse

**Proposed Uses:**  
Parcel A 12,000,000 annual passenger commercial airport  
137 aircraft gen. aviation  
Parcel B 273 aircraft gen. aviation, 806,000 sf Industrial  
Parcel C 231,123 sf Govt. Office  
Parcel D 80,000 sf Retail, 5,000 sf FF Restaurant  
Parcel E Vacant  
Parcel F 15,000 sf Pharmacy w/ DT, 250,000 sf Office,  
374,000 sf Industrial, 3,000 sf Drive-in Bank,  
5,000 sf FF Restaurant  
Parcel G 130,000 sf Office  
Parcel H 50,000 sf Industrial  
Parcel I 200,000 sf Office, 260 room hotel  
**Net Daily Trips:** 38,447 tpd  
**Net PH Trips:** 2,688 (2,211/477) AM and 3,032 (772/2,260) PM  
**Build-Out:** Not applicable  
**Trip Distribution:** See attached graphics for each parcel



Ms. Collene Walter  
February 18, 2009  
Page 2

Based on our review, the Traffic Division has determined that the analysis as submitted meets the Traffic Performance Standards of Palm Beach County. Note that credits against project traffic were established for the approved/built uses for each of parcels A, C and F pursuant to Article 12.A.3.B of TPS and that credits against project traffic for parcel B (Golfview) were established by the Golfview settlement agreement. The analysis demonstrated compliance with TPS for the PBIA master plan by showing that the net peak hour trips associated with the proposed uses did not create a significant increase on any Link or Major Intersection. There is no build out date associated with this approval because the credits against project traffic upon which this approval is based were not regulated by a build out date and the proposed development program represents an insignificant impact over these vested trips.

However, pursuant to Article 12.A.3.B, "The credit shall be reduced as applicable based on any subsequent reduction of square footage or number of units built pursuant to master plan or site plan amendment..." Therefore, the credit available for future impact analyses is reduced by this approval to the lesser of the vested trips or the proposed trips on a link by link basis as shown on the attached tables. Any modification to the development program on the PBIA properties which creates a significant trip increase on any of these links must demonstrate compliance with TPS for the affected link(s) and intersection(s). Also, any modifications which create a reduction in the overall project impacts will result in a corresponding reduction in credit.

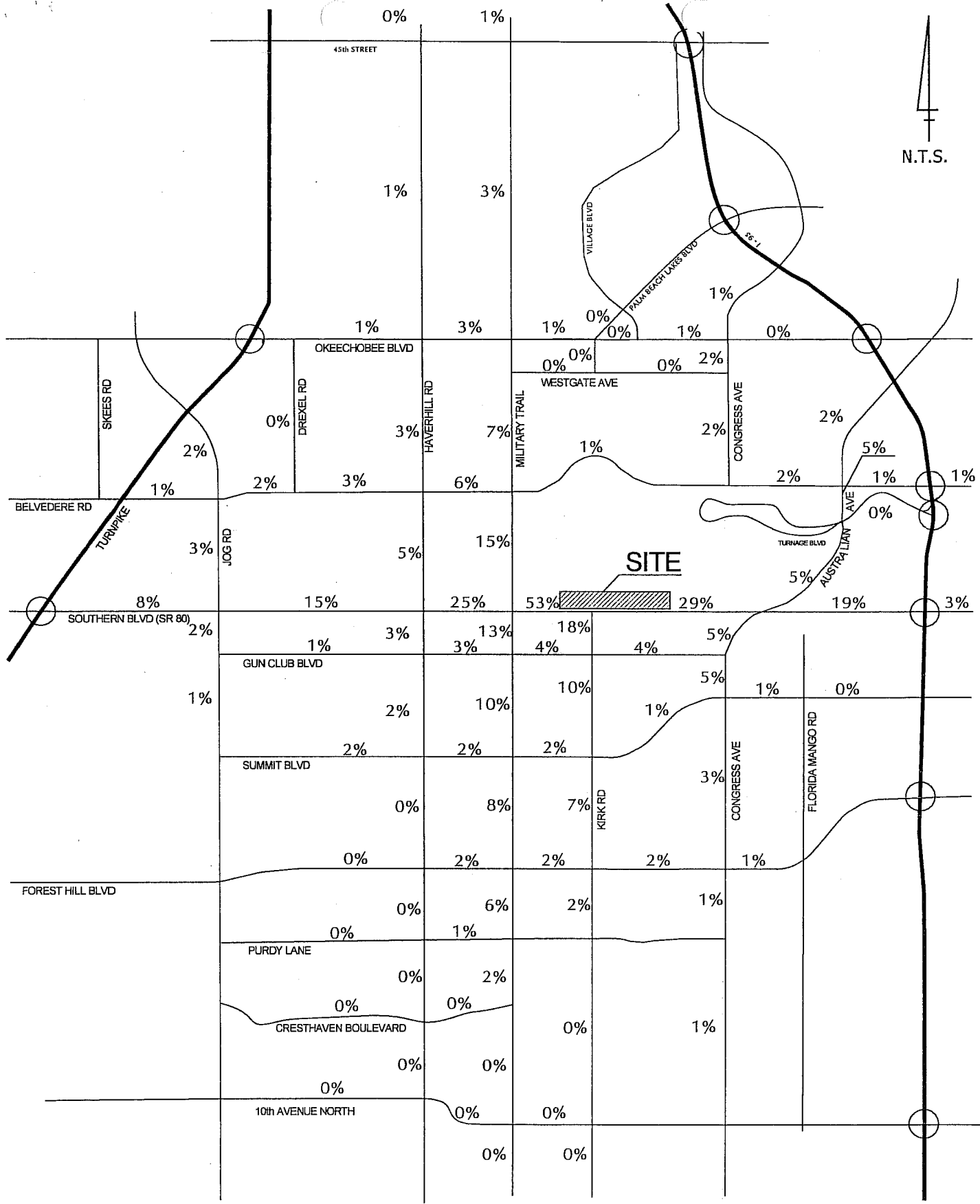
Please contact me at (561) 684-4030 if you have any questions.

Sincerely,

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

NU:sf  
Attachment: PBIA Master Plan – Traffic Analysis Exhibit  
PBIA Parcel Trip Distribution Graphics  
PBIA Credits Against Project Traffic Tables  
cc: Andrea Troutman, P.E. – PTC, Inc. (w/ attachments)

File: General – TPS – Traffic Study Review  
N:\TRAFFIC\Development Review\DR1 Review\PBIA\LTR (Walter) PBIA Approval 2-6-09.doc



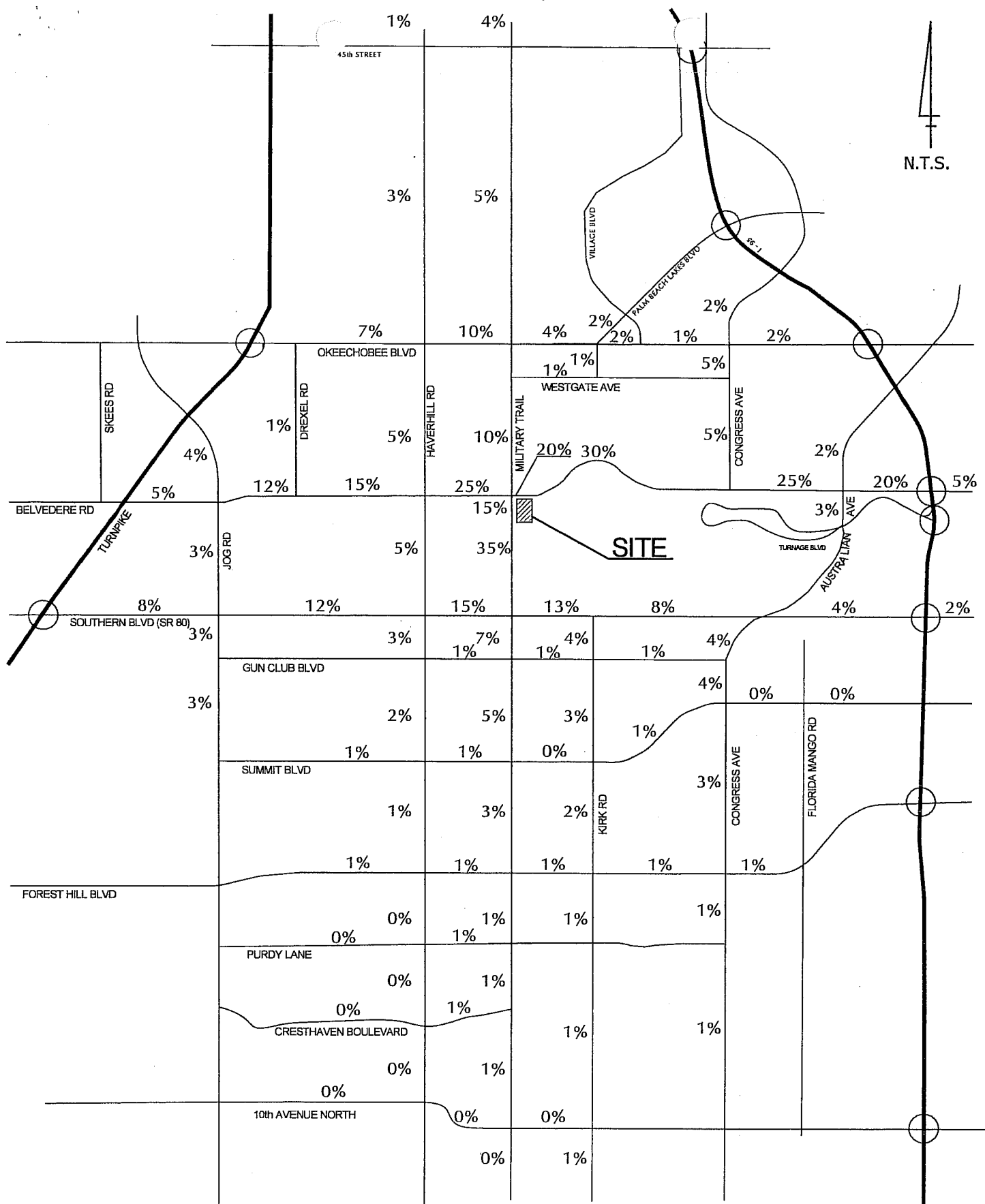
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PBIA  
MASTER PLAN

ATTACHMENT 3A  
PROJECT TRAFFIC DISTRIBUTION  
PARCEL A - GEN. AVIATION/RESTAURANT





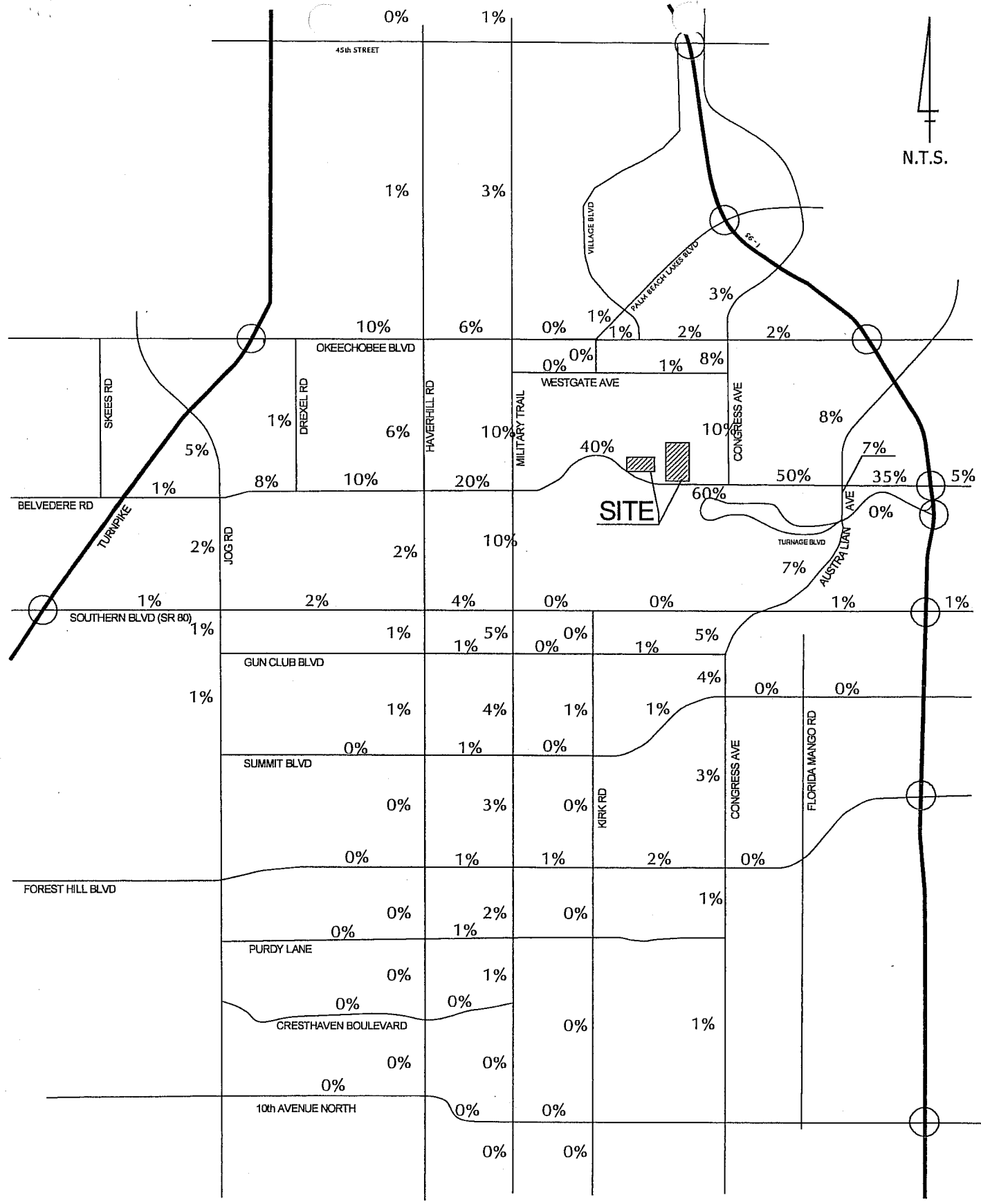


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PBIA  
MASTER PLAN

ATTACHMENT 3B  
PROJECT TRAFFIC DISTRIBUTION  
PARCEL B - GOLFVIEW

**PTC**



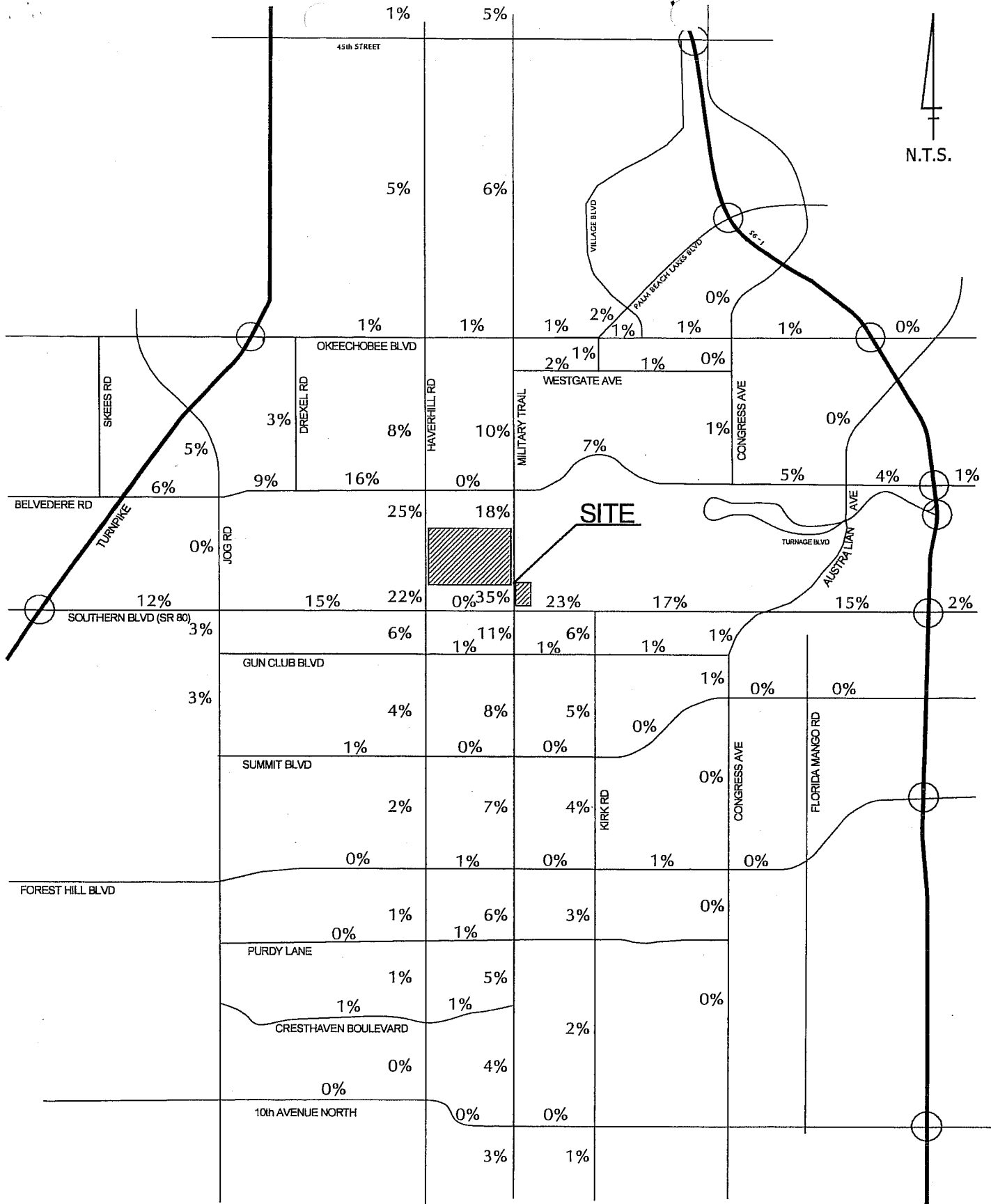
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**PBIA  
MASTER PLAN**

**ATTACHMENT 3C  
PROJECT TRAFFIC DISTRIBUTION  
PARCELS C & D**



N.T.S.



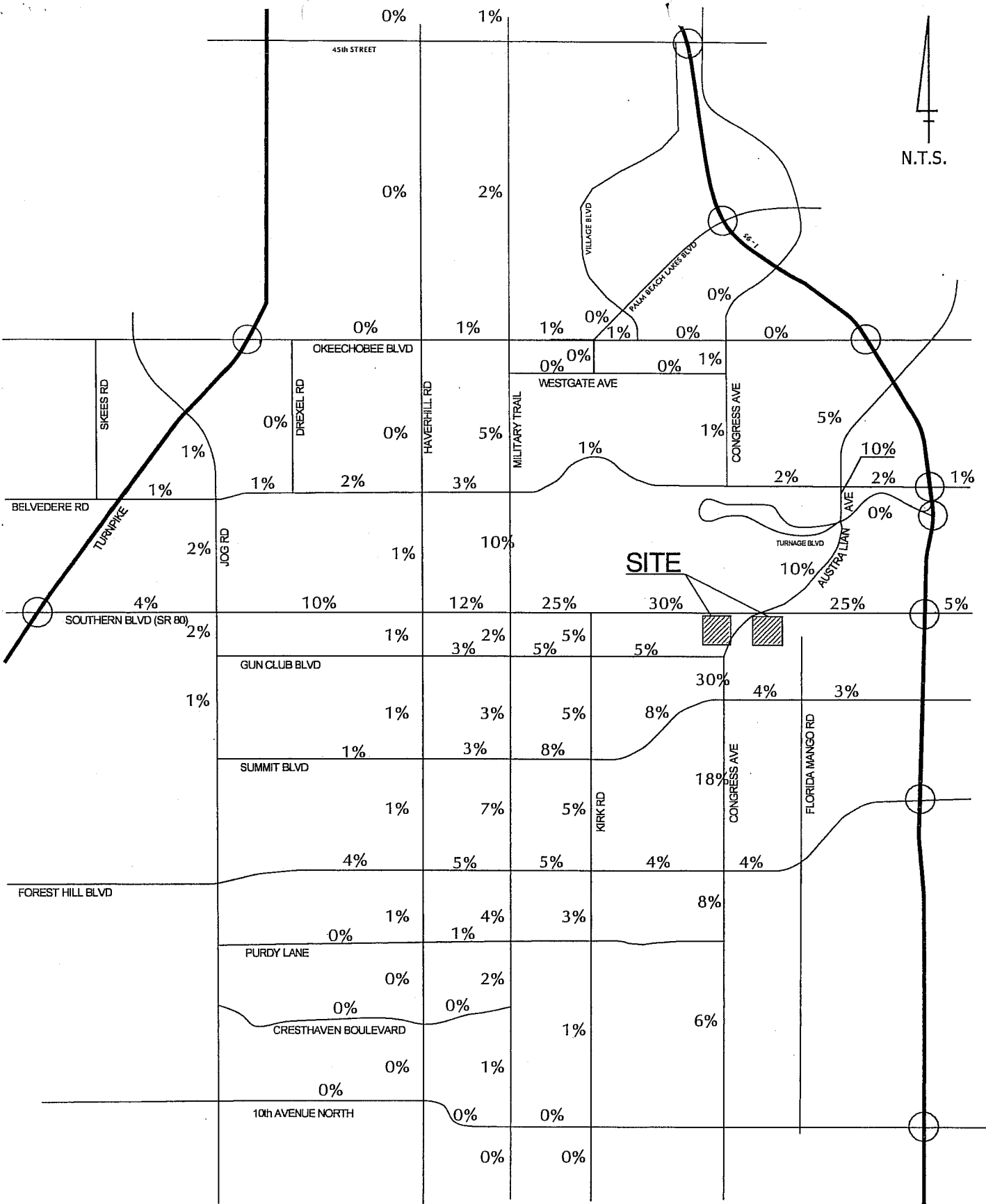
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PBIA  
MASTER PLAN

ATTACHMENT 3D  
PROJECT TRAFFIC DISTRIBUTION  
PARCEL F - RUNWAY 9L

**PTC**

N.T.S.

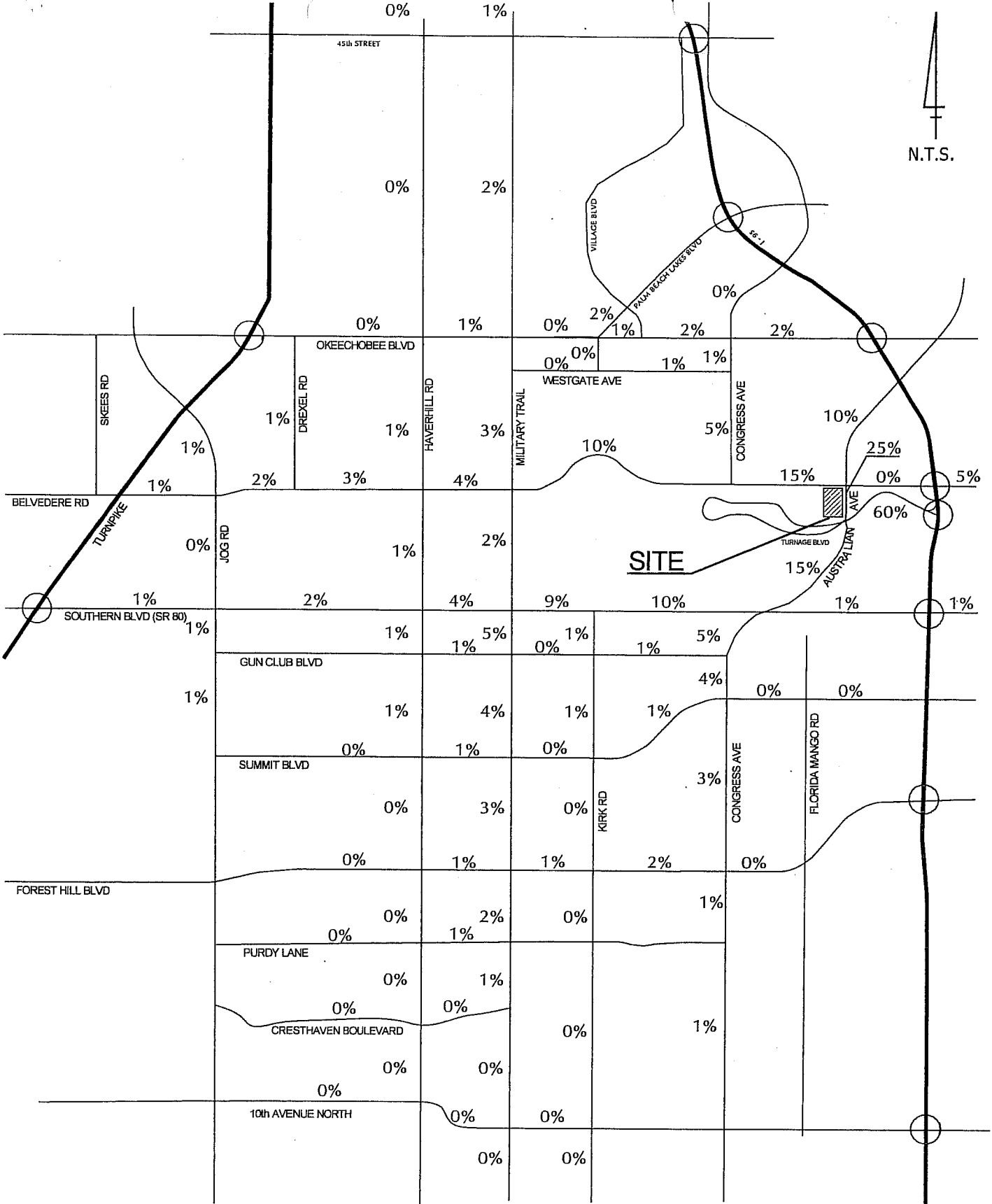
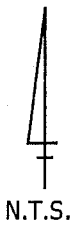


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07-005H

PBIA  
MASTER PLAN

ATTACHMENT 3E  
PROJECT TRAFFIC DISTRIBUTION  
PARCELS G & H

**PTC**



**SITE**

**PBIA  
MASTER PLAN**

**ATTACHMENT 3F  
PROJECT TRAFFIC DISTRIBUTION  
PARCEL I**

6/18/08  
07-005H  
**PTC**

PBIA Resultant Trip Credits for TPS

Roadway	From	To	AM Peak Hour			PM Peak Hour		
			Exist. & App.	Proposed	Final Credit	Exist. & App.	Proposed	Final Credit
Okeechobee Blvd	Florida Turnpike	Haverhill Rd	389	101	101	350	129	129
	Haverhill Rd	Military Tr	536	114	114	484	136	136
	Military Tr	Palm Beach Lakes Blvd	209	39	39	187	44	44
	Palm Beach Lakes Blvd	Congress Ave	111	42	42	101	50	50
	Congress Ave	I-95	108	40	40	98	46	46
Westgate Ave	Military Tr	Congress Ave	55	32	32	51	35	35
	Skees Rd	Jog Rd	266	96	96	241	106	106
	Jog Rd	Drexel Rd	648	205	205	585	236	236
	Drexel Rd	Haverhill Rd	813	301	301	735	341	341
Belvedere Rd	Haverhill Rd	Military Tr	1349	294	294	1215	357	357
	Military Tr	Congress Ave	1702	573	573	1534	728	728
	Congress Ave	Australian Ave	1421	507	507	1282	631	631
	Australian Ave	I-95	1122	330	330	1010	421	421
	I-95	Dixie Hwy	273	91	91	246	106	106
Southern Blvd	Fla Turnpike Entrance	Jog Rd	444	178	178	405	191	191
	Jog Rd	Haverhill Rd	672	256	256	617	279	279
	Haverhill Rd	Military Tr	849	183	183	779	208	208
	Military Tr	Kirk Rd	831	400	400	788	431	431
	Kirk Rd	Congress Ave	503	326	326	475	344	344
Gun Club Rd	Congress Ave	I-95	273	227	227	261	242	242
	I-95	Dixie Hwy	114	53	53	107	58	58
	Haverhill Rd	Military Tr	63	32	32	60	36	36
	Military Tr	Kirk Rd	63	28	28	60	31	31
	Kirk Rd	Congress Ave	66	37	37	63	41	41
Summit Blvd	Jog Rd	Haverhill Rd	58	18	18	54	20	20
	Haverhill Rd	Military Tr	60	24	24	56	27	27
	Military Tr	Kirk Rd	6	21	6	7	21	7
	Kirk Rd	Congress Ave	57	36	36	52	39	39
	Congress Ave	Florida Mango Rd	3	10	3	3	11	3
Forest Hill Blvd	Florida Mango Rd	I-95	0	7	0	0	8	0
	Jog Rd	Sherwood Forest Blvd	51	17	17	46	18	18
	Sherwood Forest Blvd	Haverhill Rd	52	25	25	47	26	26
	Haverhill Rd	Military Tr	60	29	29	56	32	32
	Military Tr	Kirk Rd	60	29	29	56	32	32
Forest Hill Blvd	Kirk Rd	Congress Ave	63	43	43	59	49	49
	Congress Ave	Florida Mango Rd	54	17	17	49	19	19
	Florida Mango Rd							

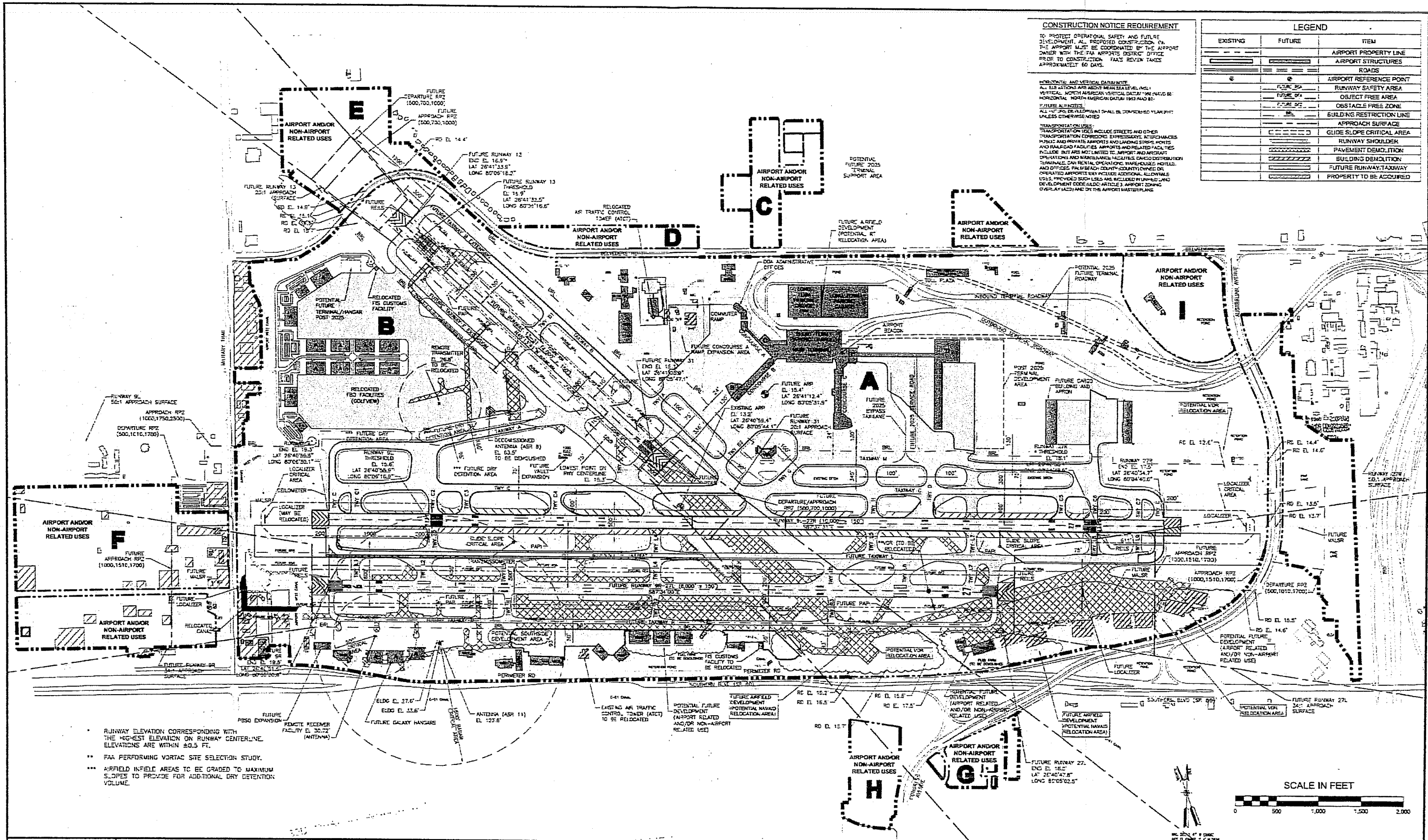
PBIA Resultant Trip Credits for TPS

Roadway	From	To	AM Peak Hour		PM Peak Hour	
			Exist. & App.	Proposed	Final Credit	Exist. & App.
Purdy Ln	Shenwood Forest Blvd	Haverhill Rd	0	0	0	0
	Haverhill Rd	Military Tr	58	26	53	30
Cresthaven Blvd	Shenwood Forest Blvd	Haverhill Rd	1	8	1	8
	Haverhill Rd	Military Tr	52	15	47	16
10th Ave N	Jog Rd	Haverhill Rd	0	0	0	0
	Haverhill Rd	Military Tr	0	0	0	0
	Military Tr	Kirk Rd	0	0	0	0
Jog Rd	Summit Blvd	Gun Club Rd	161	57	145	63
	Gun Club Rd	Southern Blvd	164	61	149	65
	Southern Blvd	Belvedere Rd	166	36	152	44
	Belvedere Rd	Okeechobee Blvd	227	98	207	113
Drexel Rd	Okeechobee Bl	Belvedere Rd	56	40	51	43
	Cresthaven Blvd	Purdy Ln	0	0	0	0
Sherwood Forest Blvd	Purdy Ln	Forest Hill Blvd	0	0	0	0
	Lake Worth Rd	10th Ave N	0	0	0	0
Haverhill Rd	10th Ave N	Cresthaven Blvd	0	0	0	0
	Cresthaven Blvd	Purdy Ln	1	8	1	8
	Purdy Ln	Forest Hill Blvd	1	10	1	11
	Forest Hill Blvd	Summit Blvd	52	25	48	28
	Summit Blvd	Gun Club Rd	114	59	105	64
	Gun Club Rd	Southern Blvd	168	82	156	90
	Southern Blvd	Belvedere Rd	293	255	271	276
	Belvedere Rd	Okeechobee Blvd	286	132	261	153
	Okeechobee Blvd	Community Dr	162	66	147	73
	Community Dr	Roebuck Rd	55	15	50	17
Military Trail	Lake Worth Rd	10th Ave N	2	24	2	25
	10th Ave N	Cresthaven Blvd	54	41	49	45
	Cresthaven Blvd	Purdy Ln	63	62	60	66
	Purdy Ln	Forest Hill Blvd	179	99	168	110
	Forest Hill Blvd	Summit Blvd	190	125	177	137
	Summit Blvd	Gun Club Rd	301	146	279	165
	Gun Club Rd	Southern Blvd	416	193	385	215
	Southern Blvd	SITE	1884	620	1707	685
	SITE	Belvedere Rd	849	336	776	379
	Belvedere Rd	Okeechobee Bl	566	224	515	259
Community Dr	Okeechobee Bl	Community Dr	276	113	253	127
	Community Dr	Roebuck Rd	222	93	202	103

PBIA Resultant Trip Credits for TPS

Roadway	From	To	AM Peak Hour			PM Peak Hour		
			Exist. & App.	Proposed	Final Credit	Exist. & App.	Proposed	Final Credit
Kirk Rd	10th Ave N	Cresthaven Blvd	52	15	15	47	16	16
	Cresthaven Blvd	Purdy Ln	52	25	25	48	28	28
	Purdy Ln	Forest Hill Blvd	59	39	39	55	42	42
	Forest Hill Blvd	Summit Blvd	125	61	61	118	67	67
	Summit Blvd	Gun Club Rd	184	82	82	174	88	88
	Gun Club Rd	Southern Blvd	260	100	100	248	109	109
PB Lakes Blvd	Westgate Ave	Okeechobee Blvd	52	15	15	47	16	16
	Okeechobee Blvd	Village Blvd	106	44	44	97	48	48
	Southern Blvd	PBIA (Turnage Blvd)	186	146	146	171	163	163
Australian Ave	PBIA (Turnage Blvd)	Belvedere Rd	186	191	186	171	208	171
	Belvedere Rd	Okeechobee Bl	129	106	106	119	125	119
	10th Ave N	Purdy Ln	57	31	31	52	34	34
Congress Ave	Purdy Ln	Forest Hill Blvd	57	36	36	52	39	39
	Forest Hill Blvd	Summit Blvd	169	95	95	155	103	103
	Summit Blvd	Gun Club Rd	231	149	149	210	161	161
	Gun Club Rd	Southern Blvd	233	245	233	213	259	213
	Belvedere Rd	Westgate Ave	290	113	113	262	138	138
	Westgate Ave	Okeechobee Blvd	284	86	86	257	107	107
	Okeechobee Blvd	Palm Beach Lakes Blvd	114	36	36	104	44	44

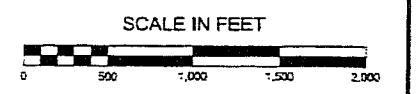




**CONSTRUCTION NOTICE REQUIREMENT**  
 TO PROTECT OPERATIONAL SAFETY AND FUTURE DEVELOPMENT, ALL PROPOSED CONSTRUCTION ON THE AIRPORT MUST BE COORDINATED BY THE AIRPORT OWNER WITH THE FAA AIRPORTS DISTRICT OFFICE PRIOR TO CONSTRUCTION. FAA'S REVIEW TAKES APPROXIMATELY 60 DAYS.

LEGEND		
EXISTING	FUTURE	ITEM
[Symbol]	[Symbol]	AIRPORT PROPERTY LINE
[Symbol]	[Symbol]	AIRPORT STRUCTURES
[Symbol]	[Symbol]	ROADS
[Symbol]	[Symbol]	AIRPORT REFERENCE POINT
[Symbol]	[Symbol]	RUNWAY SAFETY AREA
[Symbol]	[Symbol]	OBJECT FREE AREA
[Symbol]	[Symbol]	OBSTACLE FREE ZONE
[Symbol]	[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	[Symbol]	APPROACH SURFACE
[Symbol]	[Symbol]	GLIDE SLOPE CRITICAL AREA
[Symbol]	[Symbol]	RUNWAY SHOULDER
[Symbol]	[Symbol]	PAVEMENT DEMOLITION
[Symbol]	[Symbol]	BUILDING DEMOLITION
[Symbol]	[Symbol]	FUTURE RUNWAY/TAXIWAY
[Symbol]	[Symbol]	PROPERTY TO BE ACQUIRED

\* RUNWAY ELEVATION CORRESPONDING WITH THE HIGHEST ELEVATION ON RUNWAY CENTERLINE. ELEVATIONS ARE WITHIN ±0.5 FT.  
 \*\* FAA PERFORMING VORTAC SITE SELECTION STUDY.  
 \*\*\* AIRFIELD INFIELD AREAS TO BE GRADED TO MAXIMUM SLOPES TO PROVIDE FOR ADDITIONAL DRY DETENTION VOLUME.



REVISIONS		
NO.	DATE	BY
1	1/14/08	DCT

APPROVALS			
Federal Aviation Administration		Palm Beach County Department of Airports	
By: _____	Date: _____	By: _____	Date: _____
By: _____	Date: _____	By: _____	Date: _____

THIS DOCUMENT IS PART OF THE PALM BEACH INTERNATIONAL AIRPORT MASTER PLAN DATED OCTOBER 2006 AND SHALL BE USED IN CONJUNCTION WITH THE MASTER PLAN.

PROJECT MGR.	SCALE
CRJ	AS SHOWN
PLANNER:	DATE:
CRJ	FEBRUARY 2008
DRAWN BY:	CHECKED BY:
WPS	PT



**PALM BEACH INTERNATIONAL AIRPORT**  
**FUTURE AIRPORT DEVELOPMENT PLAN**

REVISION DATE
FEBRUARY 2008
PROJECT DATE
FEBRUARY 2008
DEPT. OF AIRPORTS NO.
I-06-DOA-C-004
SHEET NO.
1 of 1

**EXHIBIT "C"  
TO ATTACHMENT "3"**

**Drainage Statement**



CH2M HILL  
3001 PGA Boulevard, Suite 300  
Palm Beach Gardens, FL 33410  
Tel 561-904-7400  
Fax 561-904-7401

November 10, 2008 (Revised December 23, 2008)



**DRAINAGE STATEMENT**  
Stormwater Management Master Plan at  
Palm Beach International Airport  
Palm Beach County, Florida

The drainage statement submitted herewith addresses the overall Airport Master Plan, which includes additional properties not subject to the rezoning request. Please be aware that the rezoning request is for a 'straight' rezoning and no site plans and/or development plans are required to be submitted with the application. As such, drainage for the ultimate developments on the individual parcels or the assemblage of parcels into consolidated development(s) will be revisited at the time of either site plan review or building permit, whichever is applicable. Prior to final site plan approval or issuance of building permit(s), whichever is applicable, the project areas contained therein will meet the C-51 Basin requirements.

**SITE DATA**

**Out Parcel #1**

**Property Control Number (P.C.N.):** 00-43-43-30-00-000-7000

**Owner:** Palm Beach County Department of Airports

**Location:** Along north and south sides of Belvedere Road to the west of Clubhouse Road.

**Size of Parcel:** 24.94 acres (1,086,386 sq. ft.). North side of Belvedere Road parcel is a slightly irregular rectangular parcel containing approximately 13.16 acres (573,250 sq. ft.) with approximately 2,100-foot frontage along the north side of Belvedere Road. The south side of Belvedere Road parcel (Airport Operations Area) is triangular in shape containing 11.78 acres (513,136 sq. ft.) with approximately 2,000-foot frontage along the south side of Belvedere Road.

**Zoning:** PO-Public Ownership

**Description of existing parcel conditions:** North side of Belvedere Road parcel is flat and partially improved with a radio antenna and some asphalt paving with approximately 2,800 foot frontage along Belvedere Road. The south side of Belvedere Road parcel is flat and partially improved with asphalt roadways with approximately 2,000-foot frontage along Belvedere Road.

**Out Parcel #2**

**Property Control Number (P.C.N.):** 00-43-43-30-00-000-7010

**Owner:** Palm Beach County Department of Airports

**Location:** Northwest corner of Belvedere Road and Clubhouse Road

**Size of Parcel:** 2.39 acres (104,108 sq ft.)

**Zoning:** IL-Industrial Light

**Description of existing parcel conditions:** Flat rectangular land with some asphalt paving, approximately 432 feet frontage along north side of Belvedere Road and approximately 241 foot frontage along west side of Clubhouse Drive.

### Out Parcel #3

**Property Control Number (P.C.N.):** 00-43-43-30-00-000-5160

**Owner:** Palm Beach County Department of Airports

**Location:** Northeast corner of 5<sup>th</sup> Street and Carmichael Road (west of the Kennel Club)

**Size of Parcel:** 4.41 acres (192,100 sq. ft.)

**Zoning:** IL-Industrial Light

**Description of existing parcel conditions:** Flat "L" shaped parcel with some asphalt paving and warehouse improvements, approximately 155 foot frontage along 5<sup>th</sup> Street and approximately 451 foot frontage along Carmichael Road (a.k.a. Snelgrove Way). The parcel is divided into two rectangular lots – the southwest parcel contains approximately 35,821 SF and the northeast parcel contains approximately 156,279 SF. Both lots are surrounded by a 6-foot tall, 11 gauge chain link fence. The 156,279 SF parcel is improved with four old, 1-story warehouse type structures containing a total of 28,099 SF and the balance of this lot is paved. The 35,821 SF parcel has some asphalt paving, some crushed shell materials and grass.

### Out Parcel #4

**Property Control Number (P.C.N.):** 00-43-43-30-00-000-5140

**Owner:** Palm Beach County Department of Airports

**Location:** East side of 5<sup>th</sup> Street north of Carmichael Road (west of the Kennel Club)

**Size of Parcel:** .93 acres (40,511 sq. ft.)

**Zoning:** IL-Industrial Light

**Description of existing parcel conditions:** Flat rectangular shaped parcel with approximately 47% covered with asphalt paving, approximately 175 foot frontage along 5<sup>th</sup> Street and approximately 231 feet deep. The parcel is combined for lease purposes with a 33,145 SF parcel (see Data Sheet # 3) to the south and both parcels are fenced.

### Out Parcel #5

**Property Control Number (P.C.N.):** 00-43-43-30-00-000-5300

**Owner:** Palm Beach County Department of Airports

**Location:** West side of 6<sup>th</sup> Street north of Belvedere Road

**Size of Parcel:** 3.33 acres (145,055 sq. ft.)

**Zoning:** CG-Commercial General

**Description of existing parcel conditions:** Flat rectangular land with some asphalt paving, approximately 405 foot frontage along west side of Sixth Street and approximately 340 foot frontage along east side of Marine Drive. Parcel is divided in to 2 lots with a small lot



containing 11,200 SF leased to the Palm Beach County Community Services and the balance of the parcel containing approximately 133,855 SF. The 11,200 foot parcel is improved with paving, a mobile office trailer and fencing. The 133,855 SF parcel is improved with paving and is fenced and has been used in the past as over flow parking for Hertz.

**Out Parcel #7**

**Property Control Number (P.C.N.):** 00-42-43-25-00-000-5320

**Owner:** Palm Beach County Department of Airports

**Location:** Southeast corner of Cherry Road and Country Club Road just north of Belvedere Road and the Wal-Mart Store.

**Size of Parcel:** 7.06 acres (307,534 sq. ft.)

**Zoning:** IL-Industrial Light

**Description of existing parcel conditions:** Flat rectangular land with some asphalt paving, approximately 475 foot frontage along the south side of Cherry Road and approximately 647 foot frontage along east side of Country Club Road. The site is fenced.

**Out Parcel #9**

**Property Control Number (P.C.N.):** 00-42-43-25-00-000-5310

**Owner:** Palm Beach County Department of Airports

**Location:** North of Belvedere Road with frontage along the east and west sides of Country Club Road.

**Size of Parcel:** 18.31 acres (797,584 sq. ft.) There are two parcels on either side of Country Club Road, the parcel at the intersection of Cherry Road and Country Club Road contains 7.92 acres and the parcel at the intersection of Belvedere Road and Country Club Road contains 10.39 acres. AFCO has estimated the allocation of the land areas of these parcels. We recommend that these parcels be surveyed.

**Zoning:** RM-Residential Multifamily

**Description of existing parcel conditions:** The 7.92 acre parcel is flat, un-improved and rectangular in shape with approximately 600 foot frontage along the south side of Cherry Road and approximately 575 foot frontage along the west side of Country Club Road. The 10.39 acre parcel is flat, un-improved and irregular in shape with approximately 2,000 foot frontage along the north side of Belvedere Road and approximately 650 foot frontage along the east side of Country Club Road. A drainage canal cuts through the center of the 10.39 acre parcel and these parcels are fenced.

**Out Parcel #10**

**Property Control Number (P.C.N.):** 00-42-43-25-00-000-5090

**Owner:** Palm Beach County Department of Airports

**Location:** North of Belvedere Road with frontage along the west side of Country Club Road.

**Size of Parcel:** 6.07 acres (264,409 sq. ft.)

**Zoning:** IL-Industrial Light

**Description of existing parcel conditions:** Flat rectangular un-improved land with approximately 440 foot frontage along west side of Country Club Road and approximately 600 feet deep. This parcel is fenced.

**Out Parcel #38 a.k.a. #8a (5th Street Parcels A, B, and C)**

**Property Control Number (P.C.N.):**

**Owner:** Palm Beach County Department of Airports

**Location:** North of Belvedere Road with frontage along the west and east side of 5<sup>th</sup> Street adjacent to Out Parcels 3, 4, and 5.

**Size of Parcel:** 14.97 acres (652,093 sq. ft.)

**Zoning:** IL-Industrial Light

**Description of existing parcel conditions:** Flat rectangular shaped parcel with approximately 78% covered with asphalt paving and buildings, approximately 1500 foot frontage along the west side of 5<sup>th</sup> Street, approximately 500 foot frontage along the east side of 5<sup>th</sup> Street, and approximately 400 feet and 230 feet deep west and east of 5<sup>th</sup> Street respectively.

**Former Town of Golfview**

**Property Control Number (P.C.N.):** Multiple Parcel Numbers (See attached)

**Owner:** Palm Beach County Department of Airports

**Location:** East of North Military Trail and south of Belvedere Road (site of former Town of Golfview)

**Size of Parcel:** 66.41 acres (2,892,831 sq. ft.). AFCO recommends that this parcel be surveyed.

**Zoning:** RM-Residential Multifamily

**Description of existing parcel conditions:** Flat with some asphalt paving with a portion of a canal runs close to its western border and makes some of its northern border along with Belvedere Road. The canal also cuts through the parcel. PBIA makes its eastern border and some of its southern border.

**Description of proposed improvements:** This unleased vacant parcel is within the western Airport Operations Area (AOA) of PBIA. The Department of Airports (DOA) purchased this land from the Town of Golfview for anticipated airport expansion. The future use of this property is proposed for Fixed Base Operations (FBOs) and will include apron, taxiways, hangars, and terminal buildings relocated from the Southside of the airport necessary to accommodate the future Runway 9R/27L extension that is proposed by the DOA.

**Runway 9L West**

**Property Control Number (P.C.N.):** Multiple Parcel Numbers (See attached)

**Owner:** Palm Beach County Department of Airports

**Location:** Runway 9L-W Buyout Area

**Size of Parcel:** 72.3 acres (3,149,401 sq. ft.). AFCO recommends that this parcel be surveyed.

**Zoning:** RM- Residential Multifamily and CG-Commercial General

**Description of existing parcel conditions:** Flat somewhat rectangular land with some residential occupants remaining. The parcel's eastern border is Military Trail north of Tulane Drive and the drainage canal that borders the western edge of PBIA. The land on the eastern border is zoned as general commercial which remaining businesses are auto sales and/or auto repair. The southern boundary is Southern Boulevard while Haverhill Road makes the western boundary. Approximately 23 acres of Runway 9L-W is not owned by Palm Beach County.

#### PROPOSED DRAINAGE

The sites are located within the boundaries of the South Florida Water Management District C-51 Drainage Basin. For development purposes, it is assumed that 80% of the out parcel area will be impervious (buildings, parking areas and roads) and 20% pervious (green, landscape, and stormwater management areas). Based on the locations of the 11 out parcels to be developed, the relative location to each other and proximity to adjacent receiving water bodies, it was concluded that it would be more cost effective to have common stormwater management systems for groups of out parcels. Therefore, the out parcels were grouped as depicted on **Figure 1**.





**Figure 1: Proposed DOA Out Parcel Groups**

**Out Parcel #1 (Group 3)**

Group 3 consists of a portion of Out Parcel 1. The proposed stormwater management system of Group 3 includes a 0.74-acre dry detention pond on Out Parcel 1. This dry detention system is controlled by an 8-foot weir with a crest elevation set at elevation 11.0 ft-NGVD (9.48 ft-NAVD). Weir overflows will be conveyed to the east-west canal located immediately north of Belvedere Road, which eventually discharges to the E-3 1/2 Canal, via a 36-inch diameter outfall. The required dry detention water quality volume is 1.03 ac-ft, and the proposed stormwater management system will provide 1.05 ac-ft of dry detention water quality storage.

**Out Parcel #2 (Group 4)**

Group 4 consist of a portion of Out Parcel 1 and Out Parcel 2. The proposed stormwater management system of Group 4 includes a 0.46-acre dry detention pond on Out Parcel 2. This dry detention system is controlled by an 8-foot weir with a crest elevation set at elevation 12.0 ft-



NGVD (10.48 ft-NAVD). Weir overflows will be conveyed to the east-west canal located immediately north of Belvedere Road, which eventually discharges to the E-3 ½ Canal, via a 36-inch diameter outfall. The required dry detention water quality volume is 0.59 ac-ft, and the proposed stormwater management system will provide 1.13 ac-ft of dry detention water quality storage.

#### **Out Parcel 3, 4, 5, and 38 (Group 5)**

The proposed stormwater management system of Group 5 includes a 1.35-acre dry detention pond on Out Parcel 5. Group 5 (Out Parcels 3, 4, 5, and 38) lies within the Basin B03 of the Mock Roos Stub Canal Watershed existing conditions model. Although the existing infrastructure for Basin B03 consists of an internal canal that discharges to the LWDD L-2 Canal immediately west of Congress Avenue, the proposed improvements include re-directing the discharges from Basin B03 to the west into the Belvedere Ditch. This will prevent discharges from Out Parcel Group 5 from impacting the Westgate neighborhood and Pine Lake. The required dry detention water quality volume is 3.40 ac-ft, and the proposed stormwater management system will provide 3.50 ac-ft of dry detention water quality storage. This dry detention system is controlled by an 8-foot weir with a crest elevation set at 12.0 ft-NGVD (10.48 ft-NAVD). Weir overflows will be conveyed by a 48-inch pipe to the Belvedere Ditch which runs west parallel to Belvedere Rd to the E-3 ½ Canal. It is assumed that the existing surface water management system for the remainder of Basin B03 will be unchanged with the exception of the discharge location. In order to accommodate the re-direction of runoff, the conveyance of Belvedere Ditch will be improved with widening where possible and concrete lining where the easement is not available.

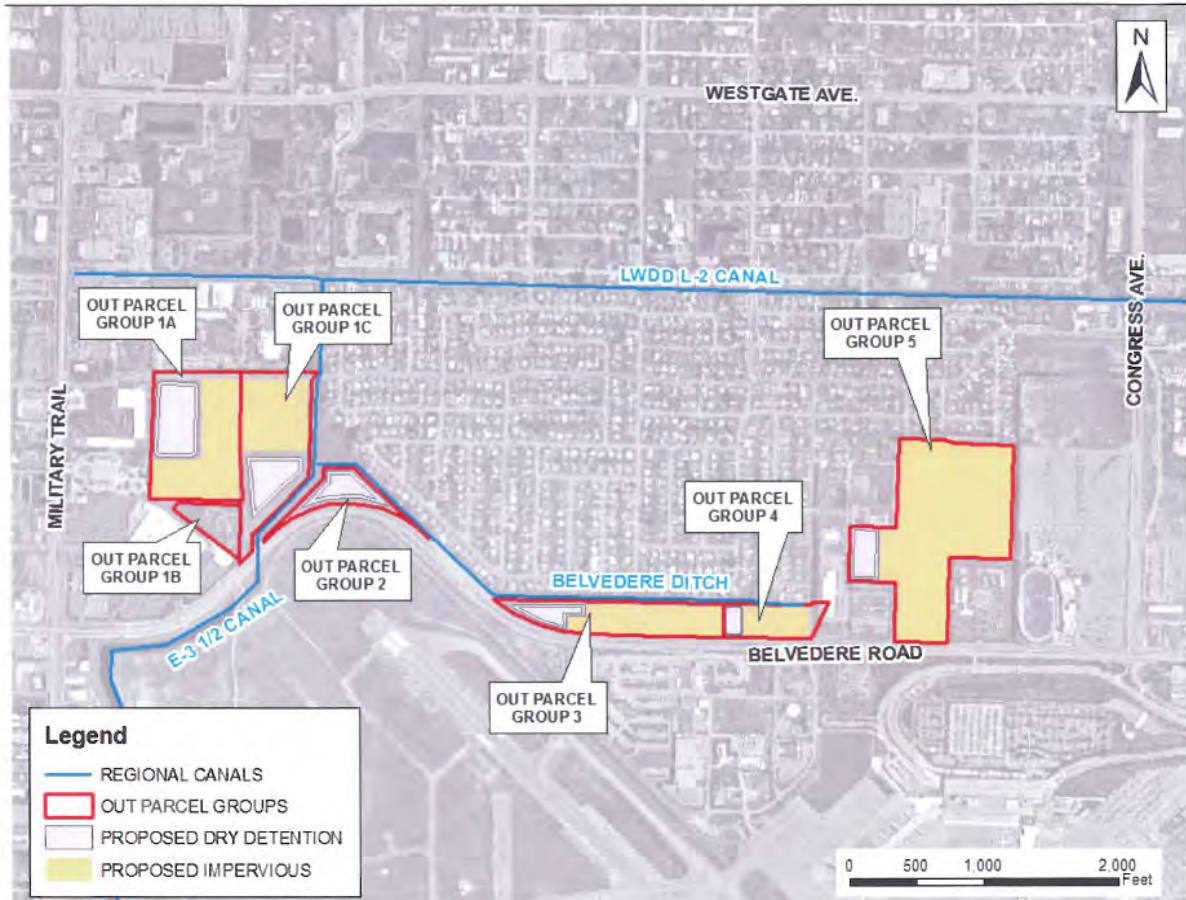
#### **Out Parcel #7, 9, 10 and 11 (Group 1)**

Group 1 consists of Out Parcels 7, 9A, 9B, 10, and 11. The proposed stormwater management system of Group 1 includes two dry detention ponds: a 0.94-acre pond on Out Parcel 11 and 1.55-acre pond on Out Parcel 9B, respectively. The two dry detention ponds are interconnected by two 48-inch diameter culverts. This dry detention system is controlled by a 5-foot weir with a crest elevation set at elevation 13.0 ft-NGVD (11.48 ft-NAVD). Weir overflows will be conveyed to the E-3 ½ Canal via a 36-inch diameter outfall. The required dry detention water quality volume is 2.92 ac-ft, and the proposed stormwater management system will provide 4.63 ac-ft of dry detention water quality storage.

#### **Out Parcel #9 (Group 2)**

Group 2 consists of Out Parcel 9C. The proposed stormwater management system of Group 2 includes a 0.51-acre dry detention pond on Out Parcel 9C. This dry detention system is controlled by a 5-foot weir with a crest elevation set at elevation 10.6 ft-NGVD (9.08 ft-NAVD). Weir overflows will be conveyed to the E-3 ½ Canal via an 18-inch diameter outfall. The

required dry detention water quality volume is 0.43 ac-ft, and the proposed stormwater management system will provide 0.43 ac-ft of dry detention water quality storage. The location and configuration of the conceptual Stormwater Management systems for Out Parcel Groups 1-5 are depicted in the Figure 2 below.



**Figure 1: Proposed DOA Out Parcel Group Stormwater Management Systems**

Tables 1, 2 and 3 below illustrate the proposed hydrologic characteristics and the outfall geometry.



**Table 1: Hydrologic Characteristics of the Surface Water Management System**

Out Parcel Group	Total Area (AC)	Area Impervious (AC)	Area Pervious (AC)	% Pervious	<sup>1</sup> Avg Elev (FT-NGVD)	GW Elev (FT-NGVD)	Depth to GW (FT)	Water Storage (IN)	<sup>2</sup> Soil Storage (IN)	<sup>3</sup> CN	TOC (MIN)
1A	14.9	9.3	5.6	38%	17.2	8.5	8.7	8.2	3.1	76	60
1B	2.7	0.4	2.3	85%	18.0	9.5	8.5	8.2	7.0	59	88
1C	13.1	7.3	5.8	44%	14.8	8.5	6.3	8.2	3.6	73	73
2	3.5	0.0	3.5	100%	12.5	8.5	4.0	8.2	8.2	55	48
3	8.3	6.6	1.7	20%	13.5	8.5	5.0	8.2	1.6	86	49
4	4.7	3.8	0.9	20%	13.5	8.5	5.0	8.2	1.6	86	50
5	24.5	19.6	4.9	20%	13.5	8.5	5.0	8.2	1.6	86	25

NOTES

- 1 Average Elevation was derived using the DTM provided by CH2M Hill and ArcGIS ANALYST tools
- 2 Soil Storage values based on water storage and depth to groundwater, using the SFWMD Permit Volume 4
- 3 Curve Number (CN) =  $1000 / (S + 10)$

**Table 2: Summary of On-Site Stormwater Facilities for the Out Parcel Groups**

Out Parcel Group	Out Parcel Group Area [ac]	Required Wet Detention Volume		Required Dry Detention Volume [ac-ft]	Dry Detention Volume Provided [ac-ft]
		1" of Area [ac-ft]	2.5" x Impervious Area [ac-ft]		
1A	14.9	1.24	1.94	1.45	14.8
1B	13.1	1.09	1.52	1.14	8.4
3	8.27	0.69	1.38	1.03	3.9
4	4.69	0.39	0.78	0.59	2.2
5	24.47	2.04	4.08	3.06	6.9

**Table 3: Outfall Geometry of the Surface Water Management System**

Out Parcel Group	Basin Node	Outfall Link	Dry Detention Facility Bottom Area [AC]	Weir Crest Elevation [FT-NGVD]	Weir Length [FT]	Outfall Pipe	DS Invert [FT-NGVD]	Pipe Length [FT]
1A	N90A	LL02d	3.2	13.8	6	2 x 24" RCP	10.8	800
1C	N46	EL02	1.8	13.6	5	1 x 36" RCP	6.52	125
2*	N38A	BL07	1.0	-	-	-	-	-
3	N39A	OW39-A	1.0	12.0	10	1 x 36" RCP	6.52	70
4	N39B	OW39-B	0.5	12.3	10	1 x 36" RCP	6.52	75
5	N03-B	LL14-B	1.6	12.4	10	1 x 48" RCP	6.52	800

NOTES

- \* The proposed dry detention facility within Out Parcel Group 2 is for floodplain storage purposes only. Therefore, there is no proposed discharge structure

### **Former Town of Golfview**

Basin 1 was subdivided into 5 sub-basins (B1A, B1B, B1C, B1D, and B1E) and 15 catchments based on the existing and proposed improvements and associated grading. To efficiently utilize the dry detention areas proposed in B1C and B1D, the runoff from Basin 1 will be handled by two separate water management systems. The Golfview area is part of sub-basins B1A, B1B, and B1C. The pond in Basin B1C will be part of a combined stormwater management system including catchments in sub-basins B1A, B1B and B1C. The outfall from the B1C-1 dry detention facility is proposed to be a pair of 10-ft by 12-ft catch basins set with a grate elevation of 15.6 ft-NGVD (14.08 ft-NAVD). Each catch basin is proposed to have a 10-ft rectangular weir with the crest set at the required water quality treatment elevation of 14.1 ft-NGVD (12.58 ft-NAVD). The proposed infrastructure for B1C and B1D is similarly arranged. The outfall structure for the proposed dry detention facility in B1D-1 is a single 5-ft by 5-ft catch basin with the grate elevation set at 13.8 ft-NGVD (12.28 ft-NAVD), a 10-ft rectangular weir with a crest of 12.3 ft-NGVD (10.78 ft-NAVD). The outfall structures will have a bleeder orifice at elevation 8.5 ft-NGVD (6.98 ft-NAVD) to drawdown the detention ponds after each storm event. The bleeders are sized at 7.75 inches for B1C to not bleed down more than ½ inch of runoff within 24 hours.

For Basin 1 the two surface water management systems utilize dry detention for water quality treatment. The required volume for the surface water management system served by B1C is 17.7 acre-feet which based on the stage-storage relationship of contributing basins can be met at a control elevation of 14.1 ft-NGVD (12.58 ft-NAVD) by providing 18.3 acre-feet of storage.

### **Runway 9L West - Out Parcel 34 (Group 9)**

The proposed stormwater management system of Group 9 includes several dry detention ponds on the Out Parcel 34 cluster totaling to approximately 27 acres. The water quality and water quantity calculations for Group 9 (Out Parcel 34) were performed by Michael B. Schorah using Cascade 2001 v. 1.0 and are attached. Michael B. Schorah performed two scenarios for the calculations for Group 9: a wet detention and a dry detention system. The proposed scenario for this SMMP is the dry detention stormwater management system. The runoff volume from the 10-year, 72-hour storm simulation is approximately 59 ac-ft during dry detention, which is above the 58.5 ac-ft total required C-51 compensating storage. A 24-foot wide weir with a crest elevation at 18.0 ft-NGVD (16.48 ft-NAVD) is proposed and input into the Cascade model to obtain a peak discharge. The 10-year, 72-hour peak flow out of Group 9 to the LWDD L-4 Canal is 4.12 cfs, which is below the 5.45 cfs allowable (35 CSM for 99.61 acres). The required dry detention water quality volume is 7.63 ac-ft, and the proposed stormwater management system will provide 37.02 ac-ft of dry detention water quality storage.

There are several regulatory agencies that have jurisdiction over the stormwater management systems within and stormwater discharges from PBIA: SFWMD, Florida Department of Environmental Protection (DEP), US Environmental Protection Agency (USEAP) and Federal

Aviation Administration (FAA). Approvals and permits will be required from these agencies in order to implement the proposed Future ALP and DOA out parcel improvements.

The SFWMD is the primary permitting agency for the stormwater management systems within PBIA and define the required stormwater quality and quantity requirements that the primary stormwater management systems must accommodate. The key SFWMD stormwater quality and quantity criteria applicable to the PBIA are summarized in **Table 1.1**.

**Table 1.1: SFWMD Stormwater Quantity and Quality Criteria Applicable to PBIA**

	Stormwater Regulation	Design Storm or Retention/Detention Method	Design Criteria
1	Off site discharge rate	10-years, 3-days	1. Historic discharge rates 2. Rates determined in SFWMD previous permit actions (See Table 1.2) 3. C-51 Basin allowable discharge of 35 cubic feet per second per square mile (CSM)
2	Flood Protection - water elevation	5-year, 1-day 10-year, 1-day 100-years, 3-days	Minimum parking lot elevation Minimum crown or road elevation Minimum finished floor elevation
3	Flood Plain Storage	100-year	No net loss in storage below the C-51 Basin 100-year flood stage.
4	Water quality – Retention/detention	Wet detention	The larger volume of 1 <sup>st</sup> inch of runoff or 2.5 times the site's percent impervious
		Dry detention	75% of Wet detention requirement
		Dry retention	50% of Wet detention requirement
		Commercial or industrial development	½ inch of dry retention pre-treatment is required prior to discharging to the PBIA stormwater management system.

Required permits/approvals shall include the following:

1. South Florida Water Management District (SFWMD) Conceptual Environmental Resource Permit (ERP)
2. South Florida Water Management District (SFWMD) Construction Environmental Resource Permit (ERP)

The SFWMD Conceptual ERP Application No. 080417-15 was submitted to the district on April 17, 2008 and is anticipated to be approved by later December 2008 or early January 2009.

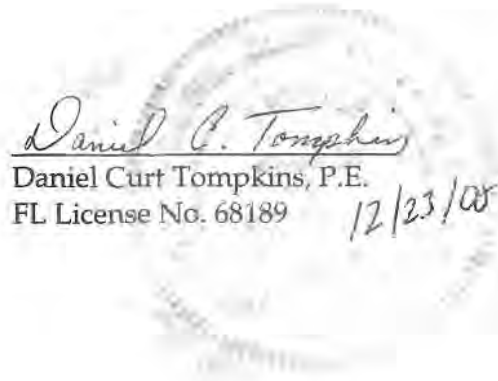


Individual Construction ERP Applications will be submitted to the district as development plans are further along.

The USEPA has jurisdiction over stormwater discharges associated with construction and industrial activities, as regulated by the National Pollutant Discharge Elimination System (NPDES) permit program. DEP assumed responsibility from USEPA for all NPDES permits for stormwater discharges associated with construction and industrial activities within the State of Florida. Currently, construction activities that disturb one (1) acre or more will require a General Construction NPDES Permit from DEP. Procedures for complying with the General Construction NPDES include submitting a Notice of Intent (NOI), developing and implementing a Stormwater Pollution Prevention Plan (SWPPP), and submitting a Notice of Termination (NOT). The NOI must be submitted to DEP at least two (2) days in advance of the start of construction. Permit coverage will be effective 48 hours after the post-marked date of the complete NOI submittal.

The SWPPP for construction activities must specify the mechanisms for managing stormwater, including control of soil erosion and sediment control, and inspection and maintaining the effectiveness of the specified controls. The SWPPP must also include proposed erosion and sediment control Best Management Practices (BMPs) and must be kept at the construction site at all times. After the SWPPP is executed and the project is stabilized, a NOT must be submitted to DEP within 14 days after final stabilization is completed. All project records should be retained for a minimum of three (3) years. The permit is applicable for five (5) years, and if construction activities are not completed within five (5) years, a new application is required.

The DOA was assigned Permit #FLR05B933 from DEP for the operation of PBIA, in accordance Multi-Sector Generic Permit for Stormwater Discharges Associated with Industrial Activities (MSGP) under Rule 62-621.300(5), Florida Administrative Code (FAC). As part of this permit, the DOA developed a SWPPP for industrial activities that defines the stormwater management system layout, tenant site activities, description of past and present potential sources of pollution in the stormwater, identification and elimination of non-stormwater discharges and implementation of stormwater management controls. The original plan was developed in December 1995 and has since been revised a total of six times, with the latest revision completed in December 2006. Implementation of this SMMP and proposed ALP improvements will require revision to the current SWPPP for PBIA.

  
*Daniel C. Tompkins*  
Daniel Curt Tompkins, P.E.  
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