

**ATTACHMENT “4”
LEASE AND DEVELOPMENT OF VACANT LAND FOR HOTEL/COMMERCIAL USES
(RFP #PB 16-6)**

Entitlement Information/Processes

Proposers are advised that the following summary is 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 I (aka Parcel N11) is 28+ acres in size and located at the southwest corner of Belvedere Road and Australian Avenue. The northern 11+ acres falls under the municipal jurisdiction of the City of West Palm Beach. The southern 9.98+ acres subject to lease falls under the jurisdiction of Palm Beach County.

This summary addresses the southern 9.98+ acres under the jurisdiction of Palm Beach County.

The Palm Beach International Airport (PBIA) Airport Master Plan has been adopted into the Palm Beach County Comprehensive Plan. It includes the main airport property, including the subject parcel, and several subsidiary development parcels on the north side of Belvedere Road, west side of Military Trail and south side of Southern Boulevard. PBIA is no longer governed as a Development of Regional Impact (DRI). All of the Department of Airports-owned properties, including the subsidiary development 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). <http://www.pbcgov.com/pzb/uldc/index.htm>

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 (Exhibit “1”). 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 Commission or the Zoning Commission.

ATTACHMENT “4”
LEASE AND DEVELOPMENT OF VACANT LAND FOR HOTEL/COMMERCIAL USES
(RFP #PB 16-6)

Entitlement Information/Processes

- 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 Note – These reference the supplemental use regulations specific to each use that are contained in ULDC Article 4.B.1 of the ULDC.

It is anticipated that this site will develop as a Hotel with other supporting or accessory uses. Hotels are allowed in the AZO. The Palm Beach County Zoning Director, Jon MacGillis, has determined that a “Hotel with ancillary integrated retail and/or restaurant uses” is classified as “airport related” (Exhibit “2”). Site development and architectural plans for this use will be reviewed in conjunction with submission of the permit applications.

Any uses classified as “non-airport related” will required review and approval by the Palm Beach County Development Review Officer (DRO), Zoning Commission or Board of County Commission through the applicable process indicated in Table 3.B.2.B- Airport Use Regulations. An overview of the entitlement processes are summarized below.

If determination of a use classification 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 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

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

ATTACHMENT “4”
LEASE AND DEVELOPMENT OF VACANT LAND FOR HOTEL/COMMERCIAL USES
(RFP #PB 16-6)

Entitlement Information/Processes

- 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, and including the following elements:
 - Tied to State Plane coordinates
 - Reference to and mapping of any encumbrances as identified in a title abstract (such as an owners encumbrance report, title commitment, or title search report) dated within one (1) year.
 - The location of all existing buildings.
 - 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 PBIA Airport Master Plan, including the subject site, has Traffic Concurrency approval for a 260 room hotel and 200,000 square feet of office as iterated in the February 18, 2009 PBIA Properties Rezoning Traffic Performance Review Analysis approval letter (Exhibit “3”).
- 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>

ATTACHMENT "4"
LEASE AND DEVELOPMENT OF VACANT LAND FOR HOTEL/COMMERCIAL USES
(RFP #PB 16-6)

Entitlement Information/Processes

- 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, and including the following elements:
 - Tied to State Plane coordinates
 - Reference to and mapping of any encumbrances as identified in a title abstract (such as an owners encumbrance report, title commitment, or title search report) dated within one (1) year.
 - The location of all existing buildings.
 - 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 PBIA Airport Master Plan, including the subject site, has Traffic Concurrency approval for a 260 room hotel and 200,000 square feet of office as iterated in the February 18, 2009 PBIA Properties Rezoning Traffic Performance Review Analysis approval letter.
- 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.

**EXHIBIT “1”
to ATTACHMENT “4”**

Airport Zoning Overlay

E. Exemptions/Applicability for Prior Approvals

Any application for a Development Order that requires Public Hearing approval, excluding Status Reports, EAC, Class B Conditional Uses, Type II Variances, and prior Special Exception or Conditional Use for a Planned Unit Development (PUD), are required to rezone. Other prior Special Exceptions for Planned Developments such as PCD, PCND, PGCD, POBP or PID, are encouraged but not required to rezone when submitting an application for amendment to the prior approval. Any application for a Development Order to any of the prior approvals listed herein shall comply with the applicable requirements of the corresponding district, except for any information permitted to be carried forward from a prior approval.

[Ord. 2011-016] [Ord. 2012-003] [Ord. 2013-021]

1. Standard Districts

The following previously established zoning districts shall correspond to the current districts indicated:
[Ord. 2011-016]

- a. The Specialized Agriculture (SA) District shall correspond to the AP District in the Glades Tier, the AGR District in the AGR Tier, and the AR District in the Rural Tier. Property with an SA District located in the Glades Area Protection Overlay (GAPO) shall be exempt from the rezoning requirement. **[Ord. 2011-016] [Ord. 2012-003]**
- b. Rural Services (RSER) District shall correspond to the AR District. **[Ord. 2011-016]**
- c. Residential Transitional Suburban (RTS) District shall correspond to the RT District. **[Ord. 2011-016]**
- d. Residential Transitional Urban (RTU) District shall correspond to the RS District. **[Ord. 2011-016]**
- e. Multifamily Residential High Density (RH) District shall correspond to the RM District. **[Ord. 2011-016]**
- f. Specialized Commercial High (CSH) and Specialized Commercial (CS) District shall correspond to the Commercial High Office District (CHO) District. **[Ord. 2011-016]**

2. Planned Development Districts

The following previous approvals shall correspond to the current districts indicated: **[Ord. 2011-016]**

- a. Special exceptions for PUDs shall correspond to a PUD. **[Ord. 2011-016]**
- b. Special exceptions for large-scale community or regional shopping centers (30,000 square feet or 50,000 square feet of total floor area or more), Planned Commercial Developments (PCDs), Planned Neighborhood Commercial Developments (PNCs), Planned General Commercial Developments (PGCDs), Planned Office Business Parks (POBPs) and Planned Industrial Developments (PIDs) shall correspond to a MUPD. **[Ord. 2011-016]**
- c. Special exceptions for PIPDs shall correspond to a PIPD. **[Ord. 2011-016]**
- d. Special exceptions for MHPDs shall correspond to a MHPD. **[Ord. 2011-016]**
- e. Special exceptions for RVPDs shall correspond to a RVPD. **[Ord. 2011-016]**
- f. Any of the above where approved as a conditional use approval as opposed to a special exception. **[Ord. 2011-016]**

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]

(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
Residential Uses					
Security or Caretaker Quarter	S	S	CG or IG	119	All
Commercial Uses					
Auction, Enclosed		D	CG	16	All
Auction Outdoor		A	CG	16	All
Broadcast Studio		D	CG or IL	21	All
Building Supplies		D	CG or IL	22	All
Car Wash		D	CG or IL	25	All
Catering Service	P	D	CG or IL	26	All
Contractor Storage Yard		D	IG	35	All
Convenience Store		D	CG	36	All
Convenience Store with Gas Sales		A	CG	37	All
Dispatching Office	P	D	CG	42	All
Dog Daycare	P	D	CG	43	All
Financial Institution	P	D	CG	55	All
Gas and Fuel Retail		A	CG	18	All
Hotel, Motel, SRO, Rooming and Boarding	P	D	CG	72	All
Landscape Service		D	CG or IL	77	All
Laundry Service		D	CG or IL	78	All
Lounge, Cocktail	P	A	CG	79	All
Medical or Dental Office	P	D	CG	83	All
Office, Business or Professional	P	D	CG	91	All
Parking Garage, Commercial	P	D	CG or IL	95	All
Parking Lot, Commercial	P	D	CG or IL	96	All
Pawnshop		A	CG	97	All
Personal Services	P	D	CG	98	All
Printing and Copying Service	P	D	CG or IL	100	All
Repair and Maintenance, General	P	A	CG or IG	107	All
Repair Services, Limited	P	D	CG or IG	108	All
Restaurant, Type I	P	A	CG	109	All
Restaurant, Type II	P	D	CG	110	All
Retail Sales, General	P	D	CG	114	All
Retail Sales, Mobile or Temporary		S	CG or IG	115	All
Self-Service Storage		D	CG or IG	120	All
Vehicle Sales and Rental	P	B	CG or IL	135	All
Veterinary Clinic	P	D	CG or IL	136	All
Vocational School	P	D	CG or IG	137	All
[Ord. 2006-036] [Ord. 2008-003][Ord. 2010-009] [Ord. 2010-022] [Ord. 2011-016]					

(This space intentionally left blank)

Table 3.B.2.B - Airport Use Regulations (Continued)

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Public and Civic Uses					
Airport	P		PO	10	All
Assembly, Nonprofit Institutional	D	D	CG	14	All
Assembly, Nonprofit Membership	D	D	CG or IL	15	All
Place of Worship		D	CG	29	All
Government Services	P	P	CG or IL	63	All
Helipad	P	A	CG or IL	10	All
Hospital or Medical Center		A	CG	71	All
Landing Strip	P		CRE or IG	10	All
Entertainment, Indoor	P	D	CG or IL	45	All
Entertainment, Outdoor	P		PO	46	All
Fitness Center	P	D	CG or IL	56	All
Golf Course		D	CG or IL	62	All
Park Public		P	CG or IG	94	All
Park, Neighborhood		P	CG or IG	92	All
Special Event	P	S	CG or IL	124	All
Recreation Uses					
Arena Auditorium or Stadium	P	A	CG	12	PBIA
Park, Passive	P	P	CG or IL	93	All
Agricultural Uses					
Agriculture, Bona Fide		P	IL	3	2
Agriculture, Light Manufacturing		P	IL	4	2
Agriculture, Packing Plant		P	IL	5	2
Agriculture, Research/Development		P	IL	3.1	2
Agriculture, Sales and Service		P	IL	6	2
Agriculture, Storage		P	IL	7	2
Community Vegetable Garden		P	CG or IL	32	2
Kennel, Commercial-Type II	P	D	CG or IG	74-1	All
Kennel, Commercial-Type III	P	D	CG or IG	74-2	All
Nursery, Retail		D	CG	88	All
Shadehouse		P	IL	121	2
Utilities & Excavation					
Air Curtain Incinerator		D	CG or IG	9	All
Chipping and Mulching		D	IG	28	All
Communication Cell Sites on Wheels (COW) Tower, Mobile	P	P	CG or IG	31	All
Communication Panels, or Antennas, Commercial	P	P	CG or IG	31	All
Communication Tower, Commercial	P	D	CG or IG	31	All
Composting Facility		D	IG	33	All
Excavation, Type II	P	P	CG or IG	49	All
Recycling Center	D	D	CG or IG	103	All
Recycling Drop-Off Bin	D	D	CG or IG	104	All
Recycling Plant	P	D	IG	105	All
Utility, Minor	P	D	CG or IG	134	All
[Ord. 2006-036] [Ord. 2008-003] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2013-001]					

(This space intentionally left blank)

Table 3.B.2.B - Airport Use Regulations (Continued)

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Industrial Uses					
Asphalt or Concrete Plant	P	D	IG	13	All
Data Information Processing	P	D	CG or IG	38	All
Film Production Studio		D	CG or IG	54	All
Gas and Fuel, wholesale	P	D	IG	61	All
Laboratory, Industrial Research		D	IG	76	All
Manufacturing and Processing	P	D	IG	81	All
Medical or Dental Laboratory		D	CG or IL	84	All
Transportation Facility	B	B	CG or IG	133	All
Warehouse	P	D	IG	138	All
Wholesaling, General	P	D	IG	140	All
[Ord. 2006-036] [Ord. 2010-022]					
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.B, Supplementary Use Standards for additional requirements.					
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					
All 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]**

3. Exception

In the case when a rezoning is requested or required to maintain consistency with the Comprehensive Plan or any conditions to a site specific Plan amendment initiated by the Planning Division, consent of the property owner(s) or agreement with the COZ shall not be required. **[Ord. 2008-037]**

**EXHIBIT “2”
to ATTACHMENT “4”**

Airport Use Determination Letter



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Shelley Vana, Mayor

Mary Lou Berger, Vice Mayor

Hal R. Valeche

Paulette Burdick

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

TO: Collene Walter, Agent for PBI
Jerry Allen, Deputy Director

FROM: Jon MacGillis, ASLA 
Zoning Director

DATE: September 3, 2015

RE: Airport Use determination for Parcel I PBIA
Hotel, Retail and/or Restaurant Uses

The following uses have been reviewed, and based on the backup material (Attached) and our discussion on September 2, 2015, these uses have been classified as follows:

Use: Hotel with Ancillary Integrated Retail and/or Restaurant uses

ULDC Use: Hotel, Motel, SRO, Rooming and Boarding Restaurant, Type I
Restaurant, Type II
Retail Sales, General

Airport Related / Non-Airport: Airport Related Use

Review Process: Permitted Use
Building Permit Review

Use: Free-standing Retail or Restaurant uses

ULDC Use: Restaurant, Type I
Restaurant, Type II
Retail Sales, General

Airport Related / Non-Airport: Non-Airport Related Use

Review Process: DRO Use - Restaurant, Type II
Retail Sales, General
Class A Use – Restaurant, Type I

If you have any questions, please contact me at 561-233-5223.

Attachments: A. Location Plan

C: William Cross, Principal Site Planner

U:\Zoning\ADMIN\Special Topics\Airport Uses\Parcel I Flight Safety Vocational School\Letter\Uses form document.docx



P.B.I.A. LEASE PARCEL N-11
28.12 ACRES

**Urban
design
k|d|ay
STUDIOS**

Urban Planning & Design
Landscape Architecture
Communication Graphics

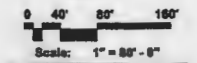
The Office at City Place
477 E. Rosemary Ave., Suite 226
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.urbandesignkday.com
#LCC000033

Copyright:
All plans, designs, arrangements, and plans
represented by this drawing are owned by and
the property of the designer, and were created
for the exclusive use of the specified project.
These plans, designs, arrangements or plans
shall not be used by, or disclosed to any person,
firm, or organization without the written
permission of the designer.

**PBC PBIA Airport
Parcel I SDA**
Location
Plan Type



NORTH



Date: August 10, 2012
Project No.: 08-153.003
Designed By: H.L.C.
Drawn By: H.L.C.
Checked By: CW
Revision Dates:
08.10.12 PBL/ambury/csp

CSP#X

**EXHIBIT “3”
to ATTACHMENT “4”**

PBIA Properties Rezoning 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.

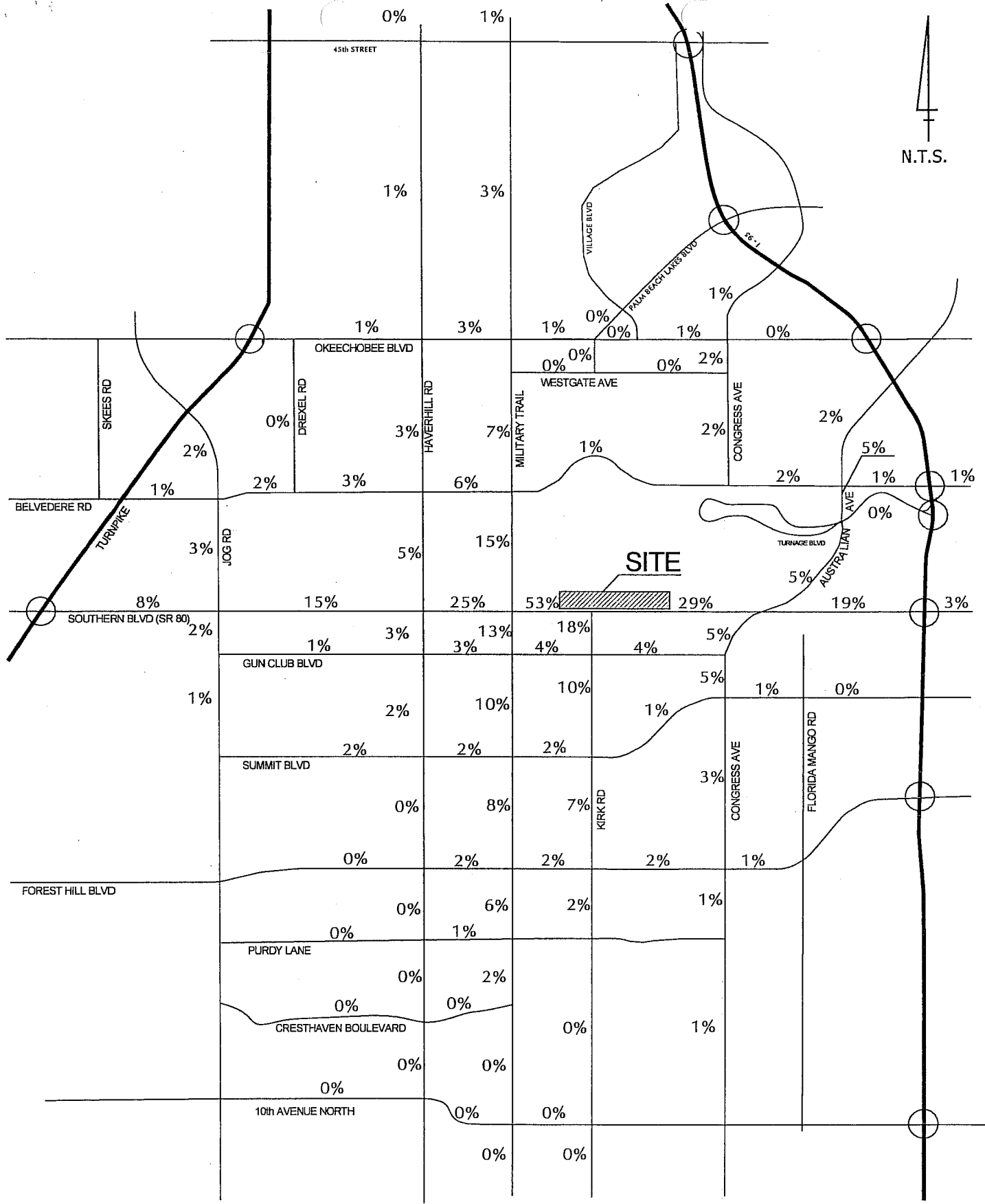
Please contact me at (561) 684-4030 if you have any questions.

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

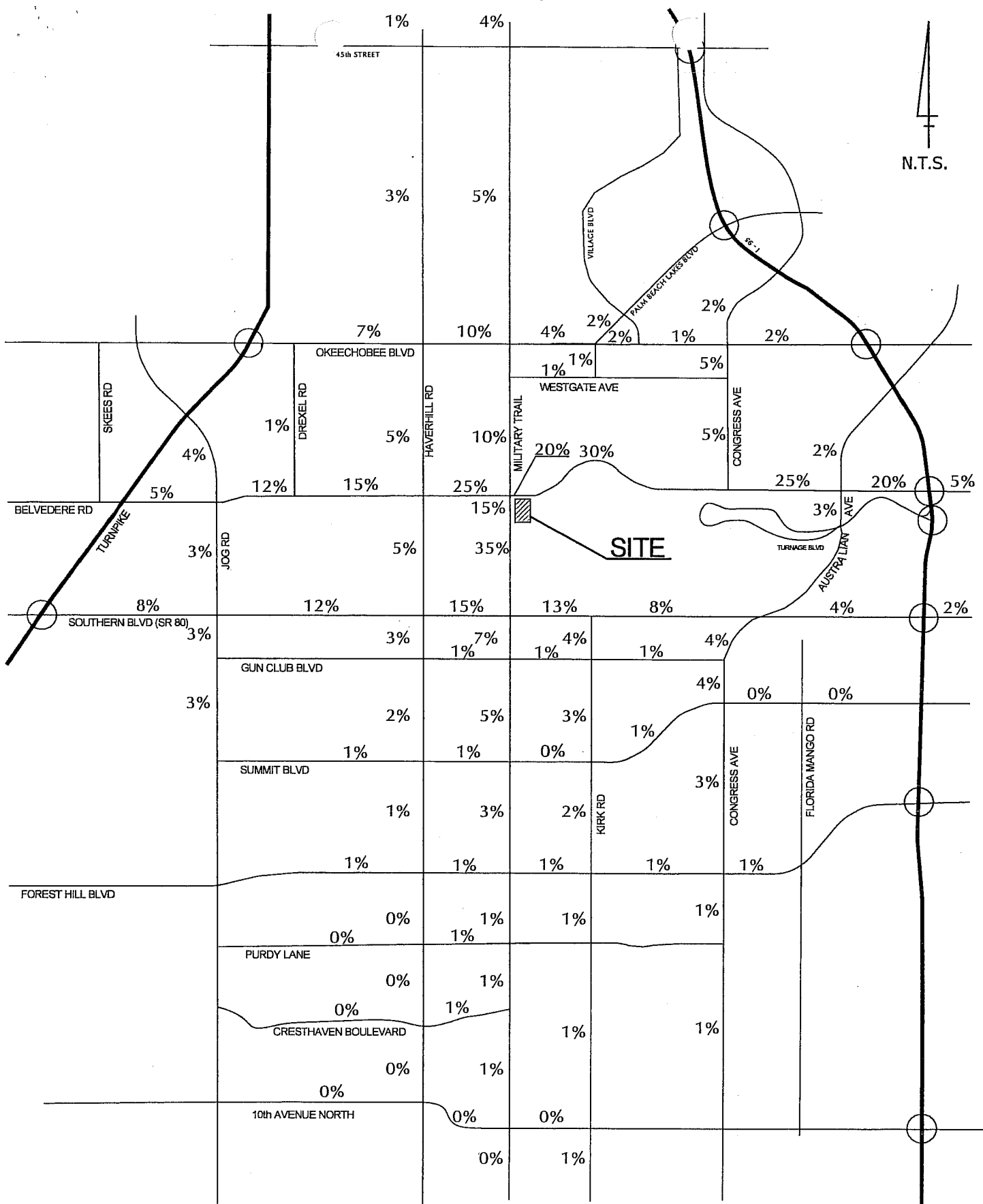


7/8/08
07-005H

**PBIA
MASTER PLAN**

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



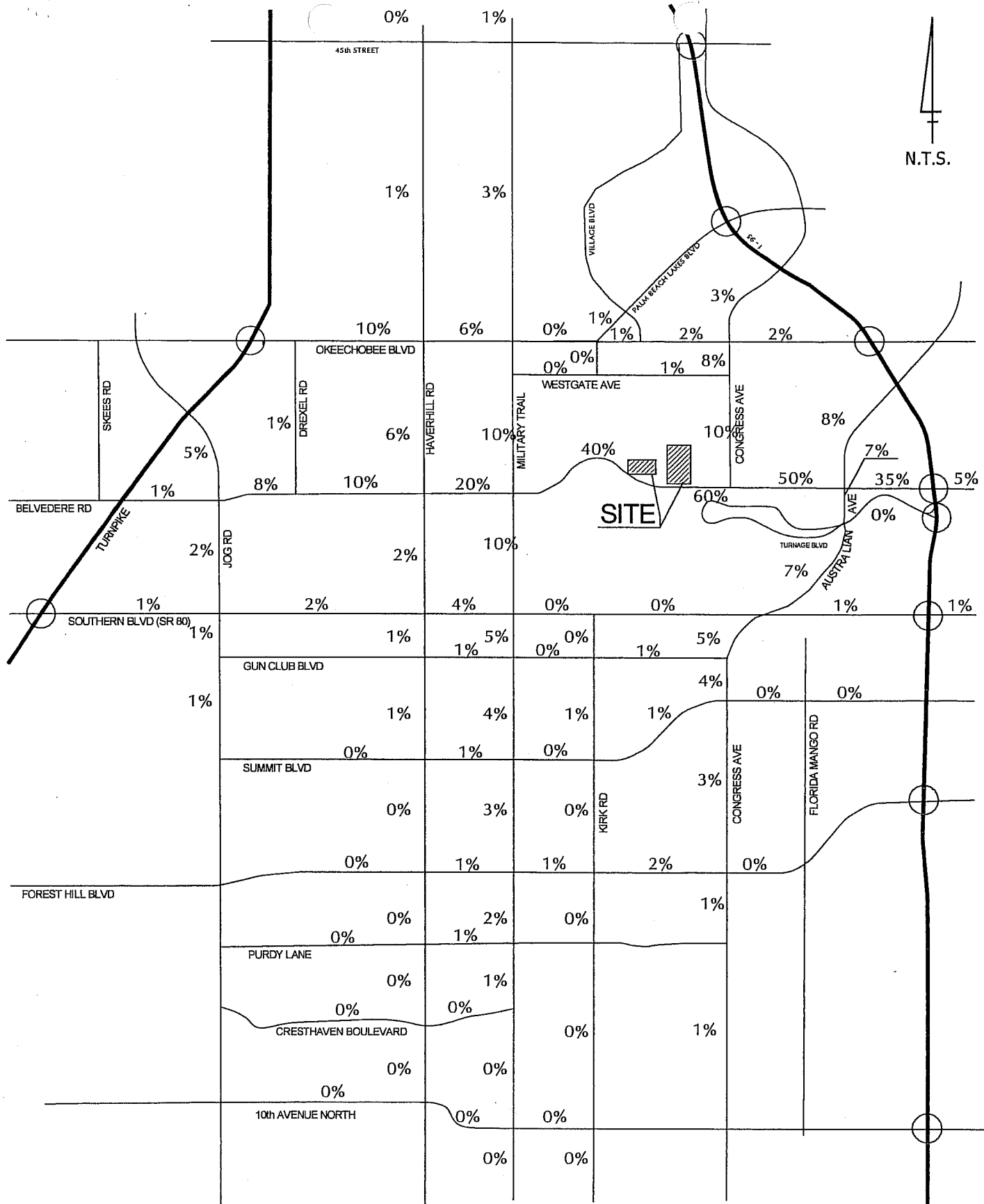


1/26/09
08-003E

PBIA
MASTER PLAN

ATTACHMENT 3B
PROJECT TRAFFIC DISTRIBUTION
PARCEL B - GOLFVIEW

PTC



N.T.S.

SITE

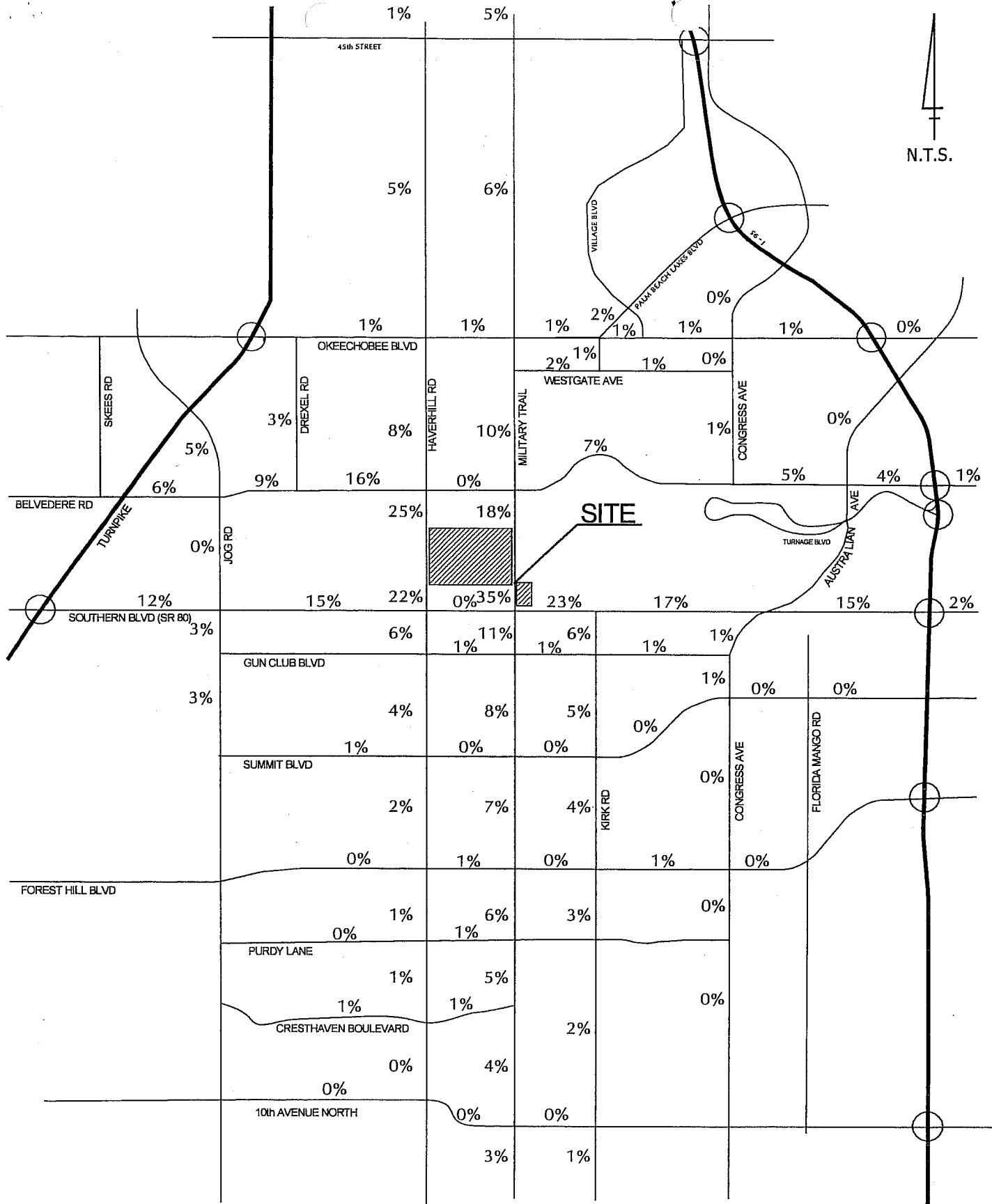
6/18/08
07-005H

**PBIA
MASTER PLAN**

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



N.T.S.



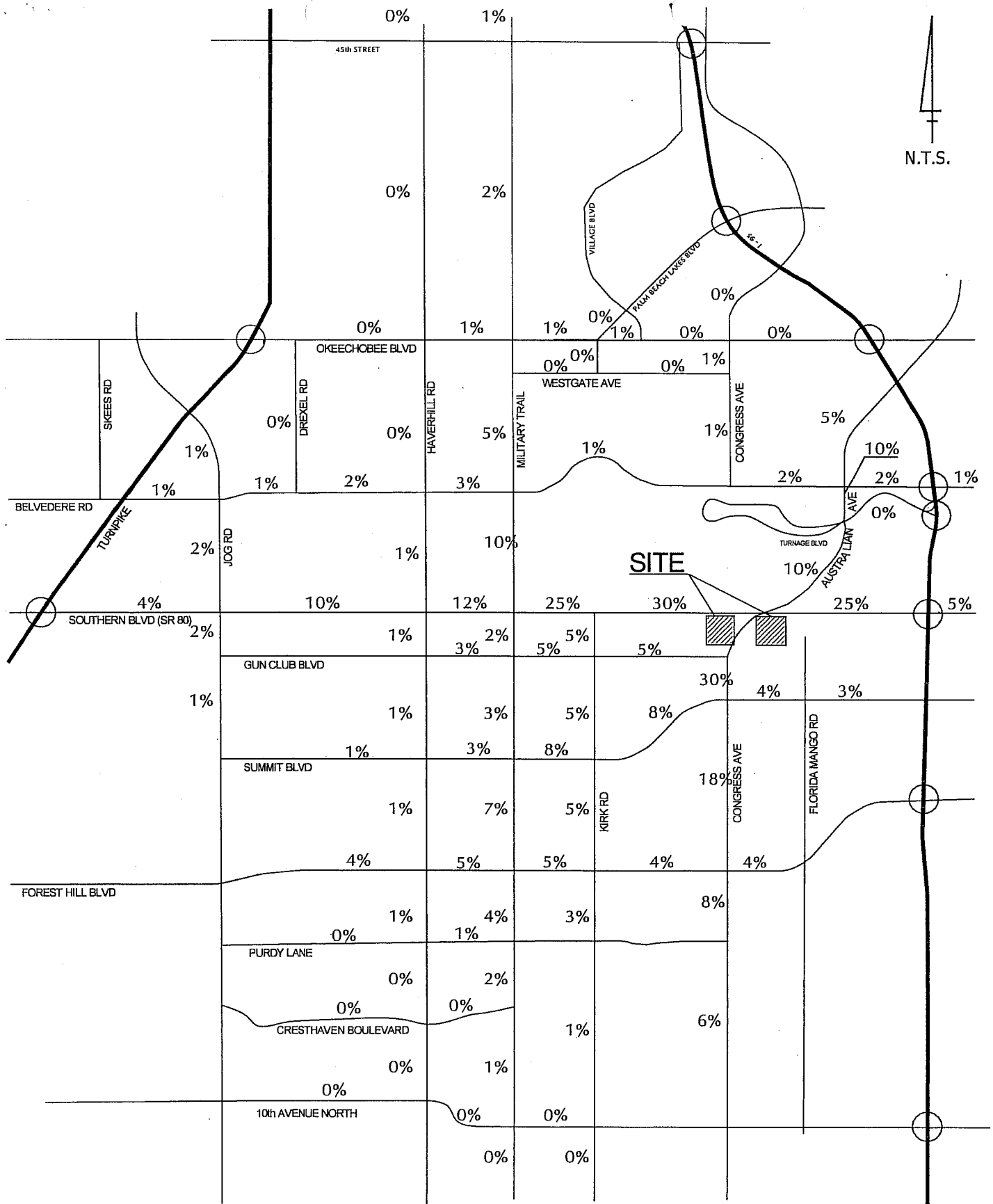
6/18/08
07-005H

PBIA
MASTER PLAN

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

PTC

N.T.S.



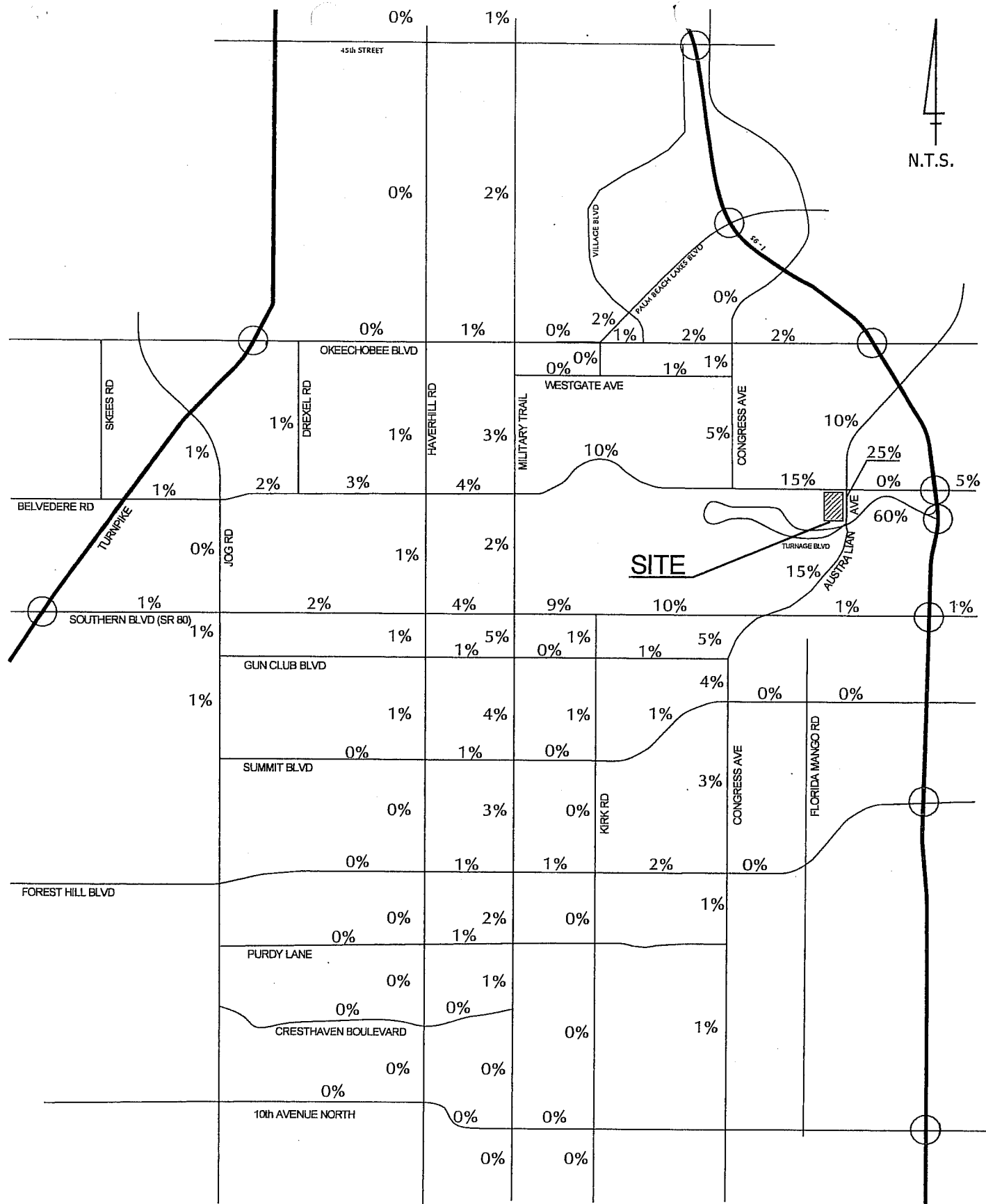
6/18/08
07-005H

**PBIA
MASTER PLAN**

**ATTACHMENT 3E
PROJECT TRAFFIC DISTRIBUTION
PARCELS G & H**

PTC

N.T.S.



SITE

6/18/08
07-005H

PBIA
MASTER PLAN

ATTACHMENT 3F
PROJECT TRAFFIC DISTRIBUTION
PARCEL I

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
	Fla Turnpike Entrance	Jog Rd	444	178	178	405	191	191
Southern Blvd	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
	Congress Ave	I-95	273	227	227	261	242	242
	I-95	Dixie Hwy	114	53	53	107	58	58
Gun Club Rd	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
	Jog Rd	Haverhill Rd	58	18	18	54	20	20
	Haverhill Rd	Military Tr	60	24	24	56	27	27
Summit Blvd	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
	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
Forest Hill Blvd	Haverhill Rd	Military Tr	60	29	29	56	32	32
	Military Tr	Kirk Rd	60	29	29	56	32	32
	Kirk Rd	Congress Ave	63	43	43	59	49	49
	Congress Ave	Florida Mango Rd	54	17	17	49	19	19
	Congress Ave	Florida Mango Rd	54	17	17	49	19	19

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
Australian Ave	Southern Blvd	PBIA (Turnage Blvd)	186	146	146	171	163	163
	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

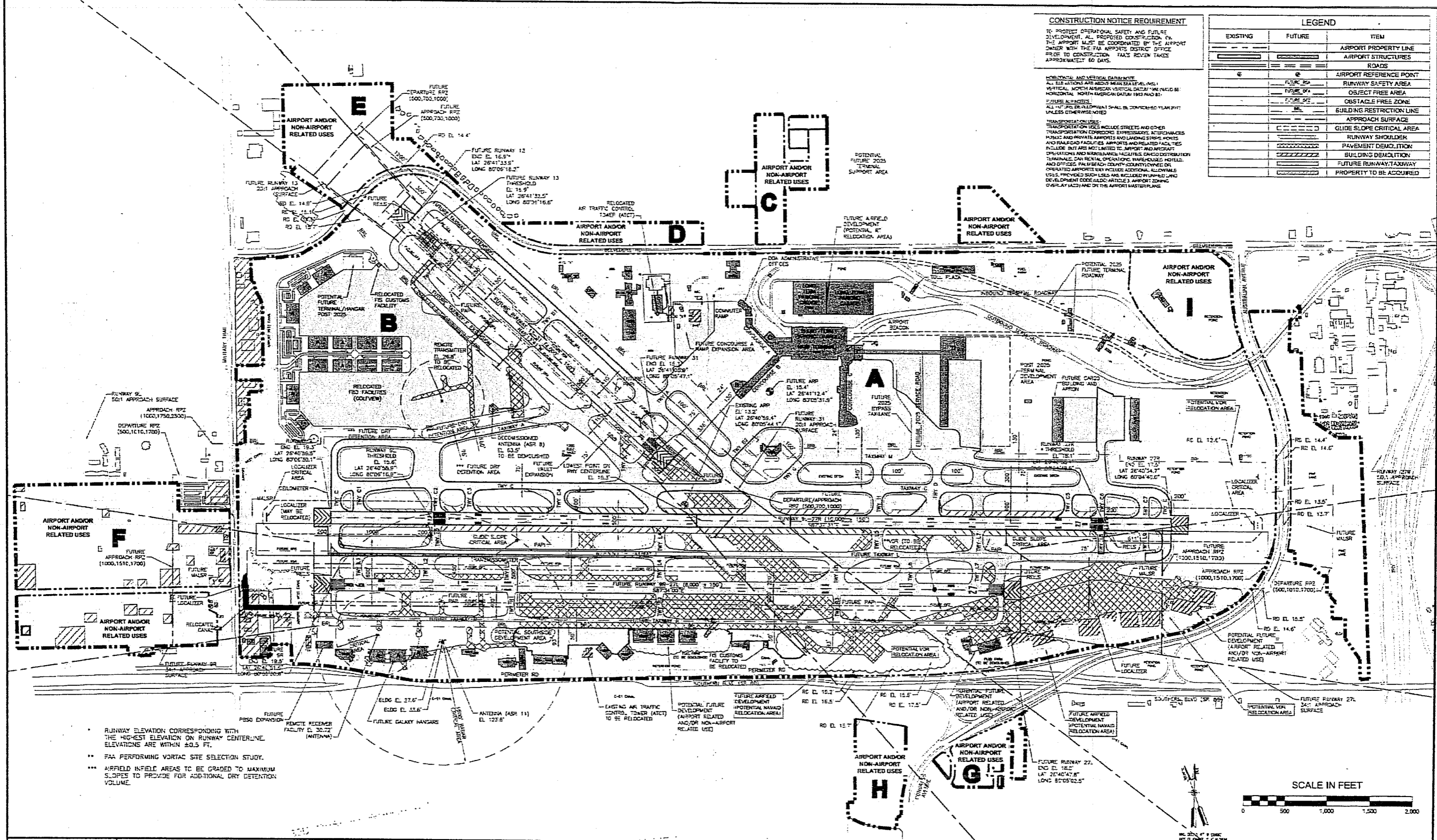
TO PROTECT OPERATIONAL SAFETY AND FUTURE DEVELOPMENT, ALL PROPOSED CONSTRUCTION ON THE AIRPORT MUST BE COORDINATED BY THE AIRPORT OWNER WITH THE FAA AIRPORTS DISTRICT OFFICE PRIOR TO CONSTRUCTION. FAA'S REVIEW TAKES APPROXIMATELY 60 DAYS.

LEGEND

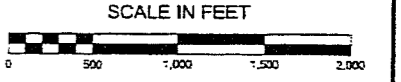
EXISTING	FUTURE	ITEM
- - - - -	- - - - -	AIRPORT PROPERTY LINE
- - - - -	- - - - -	AIRPORT STRUCTURES
- - - - -	- - - - -	ROADS
- - - - -	- - - - -	AIRPORT REFERENCE POINT
- - - - -	- - - - -	RUNWAY SAFETY AREA
- - - - -	- - - - -	OBJECT FREE AREA
- - - - -	- - - - -	OBSTACLE FREE ZONE
- - - - -	- -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

HORIZONTAL AND VERTICAL DATUMS
A. ELEVATIONS ARE ABOVE MEAN SEA LEVEL (MSL)
B. HORIZONTAL COORDINATES ARE IN UTM ZONE 18N
VERTICAL: NORTH AMERICAN VERTICAL DATUM (NAVD 83) MAY BE USED
HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD 83)
FUTURE ALIQUOTS
ALL FUTURE DEVELOPMENT SHALL BE COMPLETED YEAR BY YEAR UNLESS OTHERWISE NOTED

TRANSPORTATION USES
TRANSPORTATION USES INCLUDE STREETS AND OTHER TRANSPORTATION CORRIDORS, EXPRESSWAYS, INTERCHANGES, PARKS AND PRIVATE AIRPORTS AND RELATED FACILITIES AND RAILROAD FACILITIES, AIRPORTS AND RELATED FACILITIES, INCLUDING BUT NOT LIMITED TO, AIRPORTS AND AIRCRAFT OPERATIONAL AND MARKETING FACILITIES, PASSENGER 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 UNPAID LAND DEVELOPMENT CODE (UDC) ARTICLES AIRPORT ZONING OVERLAY (AZO) AND ON THE AIRPORT MASTER PLAN.



* 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	DESCRIPTION	APP'D. NO.
1	1/14/07	DCI	ORL - P30 COMMENTS	

APPROVALS			
Federal Aviation Administration		Palm Beach County Department of Airports	
By: _____	For: _____	By: _____	For: _____
Title: _____	Date: _____	Title: _____	Date: _____
Case No: _____			

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
CR	AS SHOWN
PLANNER	DATE
CR	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

PBIA MASTER PLAN - TRAFFIC ANALYSIS EXHIBIT