



Palm Beach County Zoning Division
2300 N. Jog Road
West Palm Beach, Florida 33411
Phone: (561) 233-5200
FAX: (561) 233-5165

GENERAL APPLICATION
PUBLIC HEARING AND ADMINISTRATIVE REVIEW

I. REQUEST

CHECK TYPE OF APPLICATION:

PUBLIC HEARING PROCESS:

- To allow an Official Zoning Map Amendment from PIPD Zoning District to PIPD Zoning District
With a Concurrent Land Use Amendment from Land Use to Land Use
To allow a Class A Conditional Use (CA) for a Entertainment, Outdoor use of a Surf Wave Lagoon
To allow a Class B Conditional Use (CB) for a
To allow a Requested Use for a
To allow a Legislative Abandonment of Resolution No: which allowed
To allow a Development Order Amendment to a previously approved.
COZ PDD Class A Class B Requested Use
to modify and/or delete Conditions of Approval to add and/or delete land area
to reconfigure the Master Site Subdivision to add and/or delete units
Landscape Regulating Plans Sign to add, delete, or modify uses
to add and/or delete square footage to add access points
to restart the commencement clock
to redesignate the use designation on approximately the eastern 46.6 acres to CG w/Class A Approval for Entertainment Outdoor(Surf Lake)
To allow a Type II Variance: (Submit Form #43 Variance Supplemental) Concurrent Standalone
To allow a Subdivision Variance :(Submit Form #43 Variance Supplemental) Concurrent Standalone
To allow a PO Deviation (Submit Form #92 PO Deviation) from Article(s)
To allow a Type II Waiver: (Submit Form #19 Waiver Supplemental) Concurrent Standalone
To allow a Unique Structure in the Zoning District
Other

ADMINISTRATIVE REVIEW PROCESS:

- To allow an Expedited Development Review Officer approval (DROE) (within 2 months of BCC/ZC approval)
To allow a Use subject to Development Review Officer approval for a
To allow a Type II Concurrent Review (Zoning and Land Development)
To allow a Type II Concurrent Review (Zoning and Building)
To allow a Type III Concurrent Review (Zoning, Land Development and Building)
Subdivision with Required Improvement Subdivision without Required Improvement
Projects that do not require platting
To allow an Administrative Modification of a Plan approved by the ZC / BCC / DRO for
To allow a Subdivision
To allow a Transfer of Development Rights (Submit Form #16 TDR Supplemental):
To allow a Type I Waiver (Submit Form #19 Waiver Supplemental) from Article for
To allow an Administrative Abandonment of
Other

II. PROPERTY INFORMATION	
<b>A. Property Control Number (PCN):</b> <small>(List additional PCN(s) on separate sheet)</small>	00-41-41-17-00-000-3020
<b>B. Control Number:</b>	1981-190
<b>C. Control Name :</b>	Palm Beach Park of Commerce
<b>D. Application Number:</b>	
<b>E. Application Name:</b>	Palm Beach Park of Commerce Surf Ranch Florida
<b>F. Project Number:</b>	09999-000
<b>G. Gross Acreage:</b>	78.91
<b>H. Gross Acreage of affected area:</b>	78.91
<b>I. Location of subject property:</b> <small>(proximity to closest major intersection/ road)</small>	East side of Pratt Whitney Road, approximately 1,000 feet north of Corporate Road N.
<b>J. Address:</b>	No address assigned.
<b>K. Subdivision Name:</b>	Not platted
<b>L. Plat Name and Number:</b>	Not platted
<b>M. BCC District:</b>	1

**III. APPLICANT INFORMATION**

**Current Property Owner(s) Name:** American Equities Ltd. No. 6  
**Address:** 150 Alhambra Circle #800 **City:** Miami **State:** FL **Zip:** 33134  
**Phone:** Contact Agent **FAX:** \_\_\_\_\_  
**Cell Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Applicant's Name** (if other than property owner(s) ): AW Asset Management LLC  
**Address:** 11780 US Highway One **City:** North Palm Beach **State:** FL **Zip:** 33401  
**Phone:** Contact Agent **FAX:** \_\_\_\_\_  
**Cell Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

Check (✓) here if Applicant is a contract purchaser. Consent is required from the contract purchaser if a contract is pending to purchase the subject property. Home Owners Association (HOA) or Property Owners Association (POA) consent will be required if subject property is under common ownership or request is to modify any aspect of the project which applies to the entire development (i.e. condition of approval, internal roadway, etc.).

**Agent\*:** Ken Tuma/Joni Brinkman **Name of Firm:** Urban Design Kilday Studios  
**Address:** 610 Clematis Street **City:** West Palm Beach **State:** FL **Zip:** 33401  
**Phone:** 561-366-1100 **FAX:** 561-366-1111  
**Cell Phone:** \_\_\_\_\_ **Email:** ktuma@udkstudios.com/jbrinkman@udkstudios.com

**Agent\*:** \_\_\_\_\_ **Name of Firm:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_ **FAX:** \_\_\_\_\_  
**Cell Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

\* All correspondence will be sent to the Agent(s) unless otherwise specified.

**IV. ARCHITECTURAL REVIEW**

**This application is subject to the requirements of Article 5.C-Design Standards and request review of the proposed elevations concurrent with:**

- Type I Projects Requiring BCC Approval
- Type II Projects Requiring ZC Approval
- Type III Projects Requiring DRO or Site Plan Approval
- Type IV Projects Requiring Building Permit Approval
- The application to revise previously approved elevations
- The structures are non-conforming to Article 5.C. Percentage of renovations has been submitted for review
- The application seeks approval for a Green Architecture

**Note:** All application documents shall be consistent with the current Technical Manual, refer to the Zoning Web Page.

V. ZONING AND FUTURE LAND USE			
Current Zoning District:	PIPD	Proposed Zoning District:	PIPD
Current Future Land Use:	IND	Proposed Future Land Use:	IND
Tier:	<input checked="" type="checkbox"/> U/S <input type="checkbox"/> R/EX <input type="checkbox"/> AGR <input type="checkbox"/> GLADES	Overlay (Special Study Area):	BRPO/UT

VI. USE / DENSITY / INTENSITY			
Existing Use:	Vacant	Proposed Use:	Entertainment Outdoor/Industrial
Existing Square Footage:	Vacant	Proposed Square Footage:	23,500
Existing Number of Units:	0	Proposed Number of Units:	0

VII. ADJACENT PROPERTIES						
Identify surrounding Future Land Use and Zoning District. Include existing/approved square footage or number of dwelling units, type of units and density.						
Adjacent Property	FLU Designation	Zoning District	Existing Use	Approved Use	Control No.	Resolution No
NORTH	CON	AR	Pine Glades Natural Area	Pine Glades Natural Area	NA	NA
SOUTH	IND	PIPD	Industrial/Vacant	Industrial	1981-190	2006-2560/2561/2562
EAST	IND	PIPD	Vacant	Wetlands	1981-190	2006-2560/2561/2562
WEST	CON	AR	Pine Glades Natural Area	Pine Glades Natural Area	NA	NA

VIII. ENVIRONMENTAL ANALYSIS	
<b>General Vegetation Statement:</b>	The site was previously used for agricultural purposes and the majority of the native material consists of pines along the north property line and cabbage palms.
<b>Current Grade/Elevation:</b>	Varies-Median Grades 18.5 to 20.5' NAVD
<b>Proposed Grade/Elevations:</b>	Parking lots/roadways 22 to 23'; FFE 23'; Lake Bank 19-22.5'
<b>Is removal of vegetation required?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes; submit <b>Approval to Protect Native Vegetation Application</b> to ERM. Application available from the ERM Permit Center-PZB
<b>Is site in a Wellfield protection zone?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes; submit <b>Wellfield Protection Affidavit</b> available from PZB-ERM.
<b>Is removal or relocation of trees required?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes; submit a <b>Tree Survey, Analysis and Justification</b> , also submit a <b>Site Plan</b> with the Tree Survey overlaid for approval by PZB - ERM
<b>Health Department:</b> In Justification Statement, under heading "Hazardous Material", address type and amount of 1) all industrial, manufacturing, special or hazardous waste that may be generated; 2) airborne pollutants that may be generated (i.e. dust or other unconfined particulates such as NOx, SOx, CO, VOC's, heavy metals, etc.); and, 3) any special handling of solid waste that may be required.	

IX. COMPLIANCE	
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Is property in compliance with all previous conditions of approval and applicable Code Requirements? If no, please explain in the Justification Statement
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Is the property currently the subject of Code Enforcement action? If yes, provide Code Enforcement Case Number:
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Will the request require modification to a recorded plat or plat with Technical Compliance? If yes, explain in the Justification Statement
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Is the subject property an existing legal lot of record? If no, submit Legal Lot Review application to the Zoning Division
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Do proposed improvements exceed 35% of the improved value of existing structure? If yes, comply with Article 1.F - Nonconformities

X. CONCURRENT APPLICATION SUBMITTAL INFORMATION	
<b>LD Drainage Review # :</b> _____	<b>Plat Name / No :</b> _____
<b>RW Construction #:</b> _____	<b>BUILDING Permit #:</b> _____

XI. PROPOSED USE DETAILS					
Building Name	Use	Square Footage	Number of Units	Phase Name	Outparcel
Learning Center	Recreation	3,413	NA	Phase 1	NA
Board Room	Recreation	2,122	NA	Phase 1	NA
Clubhouse	Recreation	5,546	NA	Phase 1	NA
Training Center	Recreation	2,059	NA	Phase 1	NA
Mechanical Buildings(2) Water Treatment & Maintenance	Mechanical/Maintenance	10,360	4 bldgs.	Phase 1	NA
TBD	Industrial Permitted Uses			Phase 2	NA

XII. CONCURRENCY			
Concurrency Reservation <input type="checkbox"/>		Concurrency Equivalency <input checked="" type="checkbox"/>	
		Concurrency Exemption <input type="checkbox"/>	
<b>A. Concurrency Case Number:</b>			
<b>B. Water Provider:</b>		Seacoast	
<b>C. Waste Water Provider:</b>		Seacoast	
<b>D. Drainage District:</b>		NPBCID	
<b>E. Traffic:</b>		PBC	Traffic Trips Existing: TBD
<b>F. Mass Transit:</b>		PalmTran	Traffic Trips Proposed: TBD
<b>G. Traffic Capacity:</b>		Number of Gross Peak Hour Trips: TBD (If greater than 30; a traffic study will be required)	
<b>H. Public School:</b>		School District of PBC	
<b>I. Land Development:</b>		PBC	
<b>J. Public Health Provider:</b>		PBC	Well /Septic tank : No
<b>K. Parks</b>		PBC	
<b>L. Fire Rescue</b>		PBC	
<b>M. Solid Waste:</b>		Solid Waste Authority	
<b>N. Check the proposed means of achieving access from the development site to a point of legal positive outfall for storm water discharged from the site:</b>			
<input checked="" type="checkbox"/> Property is contiguous to a natural waterway, or a canal owned and operated by a water control district.			
<input type="checkbox"/> Property owner has legally established drainage rights to convey storm water through all intervening properties between the development site and natural waterway or water control district canal.			
<input type="checkbox"/> Property abuts a road with a functioning drainage system, and property owner has obtained written confirmation from the entity responsible for maintaining the road that the proposed development is eligible to utilize the road drainage system, subject to meeting all permit requirements for drainage connection.			
<input type="checkbox"/> Other (specify): _____			

**This application is not complete without the following documents attached:**

1. **Justification Statement:** To address the purpose, project history, intent and design of the objectives of this request.
2. **Response to the Standards:** Attach a written response to each standard as per ULDC Development Review Process, Article 2.B.1.B; 2.B.2.B; 2.B.2.C; 2.B.2.G.3; 2.B.3.E; 2.D.1.E; and 2.D.6.C as amended, based upon the application request(s).
3. **Conditions of Approval (COA):**
  - a. Include the status of all previous Conditions of Approval.
  - b. Include the exact language of any modification(s) to any condition(s).
  - c. If the application request requires an extension of the time for commencement of development or recording a plat then provide further explanation. (The explanation may be added to the Justification Statement.)

**Note:** Please refer to PZB Zoning Website ( <http://www.pbcgov.com/pzb/zoning/index.htm> ) for all ULDC articles referenced in this document and for helpful information in the Technical Manual.