

Property Development Regulations

ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS				FAR	BLDG COV.	SETBACKS/SEPARATION			
	SIZE	WIDTH	DEPTH	FRONTAGE			FRONT	SIDE	STREET	REAR
Required	5 AC	300'	300'	300'	.45	45%	30' *	15' *	30' *	20' *
Provided	46.6 AC	660'	3,092'	300'	.01	1%	176'	56'	NA	100'
Required	2 AC	200'	200'	300'	.85	45%	45' *	20' *	45' *	20' *
Provided	32.31 AC	2,119'	555'	1,960'	.00	0%	NA	NA	NA	NA

* Outdoor Entertainment requires a 50' setback to non-residential uses and streets.
Table 3.E.5.D Provides for the utilization of the MUPD PDR's for CG use zones in the PIPD.

Notes:

1. Base information for this project was obtained from a survey prepared by Schorah & Assoc INC, dated 02/09/2017. IND FLU MUPD PDR's utilized
2. The applicant will utilize the hybrid plat process subsequent to the initial plat, creating the lot, ROW, and water management tract.

Consultant Team

Land Planner and Landscape Architect
Urban Design Kilday Studios
610 Clematis Street
West Palm Beach, FL 33410
561-366-1100

Traffic/Civil Engineer
Kimley-Horn
1615 S. Congress Ave STE 201
Delray Beach, FL 33445
561-330-2345

Architect
Gliden Spina and Assoc.
207 Sixth Street
West Palm Beach, FL 33401
561-684-6844

Developer
AW Asset Management LLC
2801 PGA Blvd. #220
Palm Beach Gardens, FL 33410

Site Data

Control # 81-190
Project # 09999-000
Application # DOA/CA-2017-00572
Tier Urban/Suburban
Overlay Bioscience Research Protection Overlay & United Tech. Corp. Protection Overlay (Pratt-Whitney)
Existing PIPD Use Zone IG
Proposed PIPD Use Zone IG / CG
Project Name Palm Beach Park of Comm./Surf Ranch Florida
Proposed Use Industrial / Entertainment Outdoor
Future Land Use IND
Zoning District PIPD

Section Township Range
18 41 41
Prop Cntrl # 00-41-41-17-00-000-3020

TAZ 209
BCC Appv. Nov 27, 2006
Total Gross Ac. 78.91 Ac.
Total Floor Area 23,500 SF
Clubhouse 5,546 SF
Learning Center / Surf Club 3,413 SF
Board Room 2,122 SF
Training Center 2,059 SF
Water Treatment Bldg. 2,000 SF
Maintenance / Storage Bldg 5,000 SF
Mechanical Rooms 3,360 SF (2 @ 1,680 SF EACH)

FAR 0.00 (IG) / 0.01 (CG)
Building Coverage 0 SF (IG) / 23,500 SF (CG)

Building Height 35' Max

Parking Required
Outdoor Entertainment - 10 sp / Acre (15.1 acres) 151 Sp

Parking Provided
Outdoor Entertainment 160 Sp

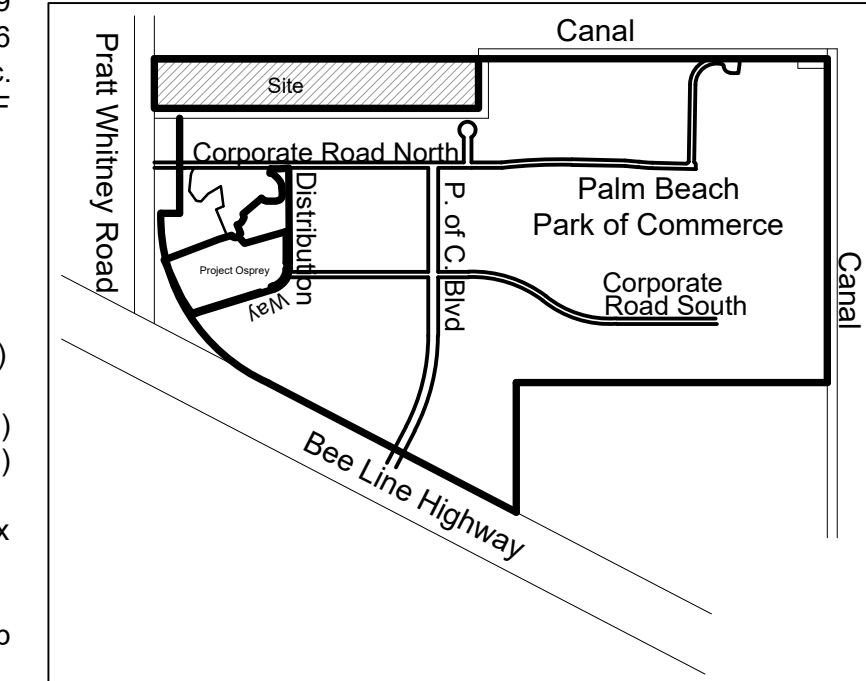
Loading Required
Outdoor Entertainment NA

Loading Provided 0 Sp

Handicapped Sp Required (Based on provided parking) 6 Sp
Handicapped Sp Provided 7 Sp

Lake Area (15%) 12.0 AC

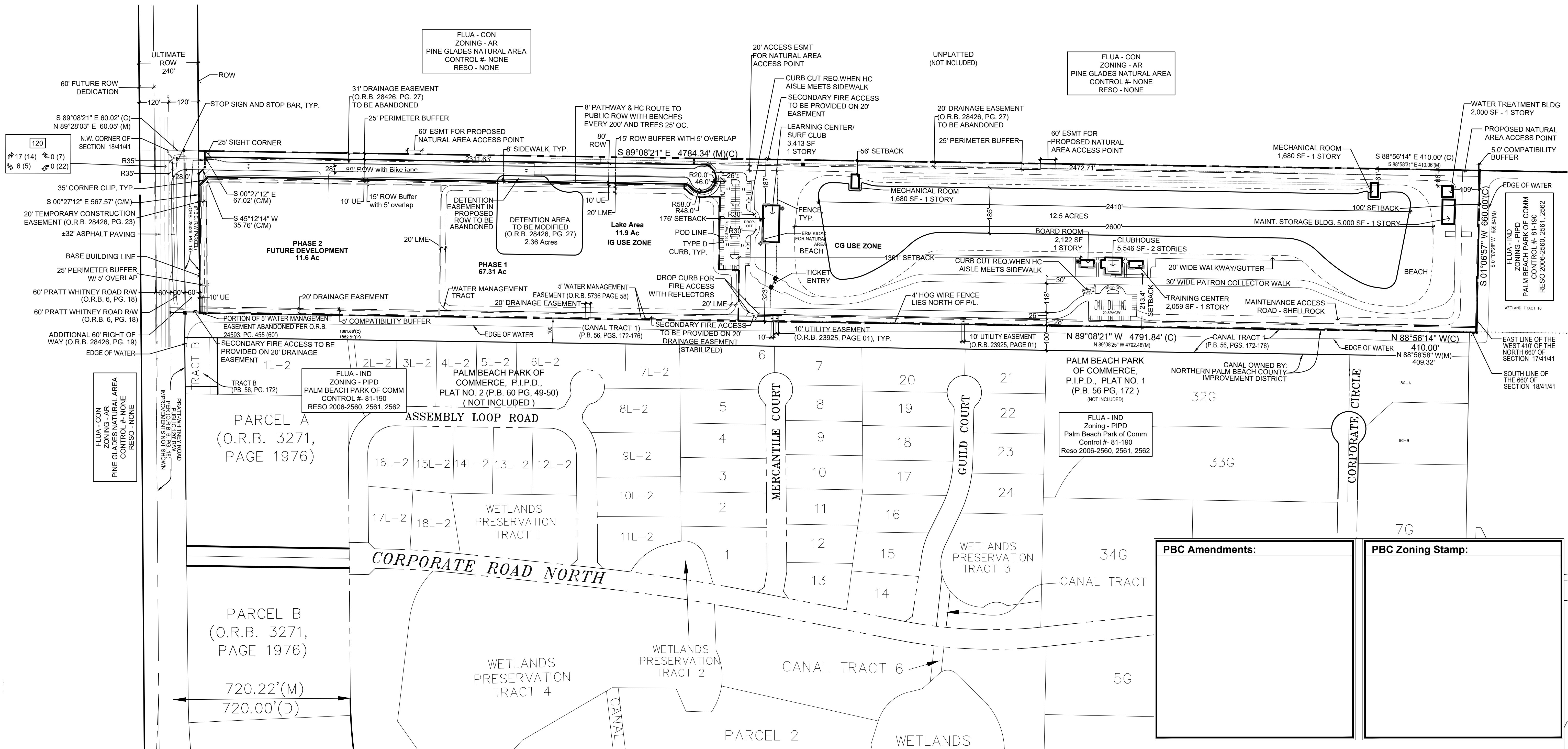
Location Map



Urban Planning & Design
Landscape Architecture
Communication Graphics

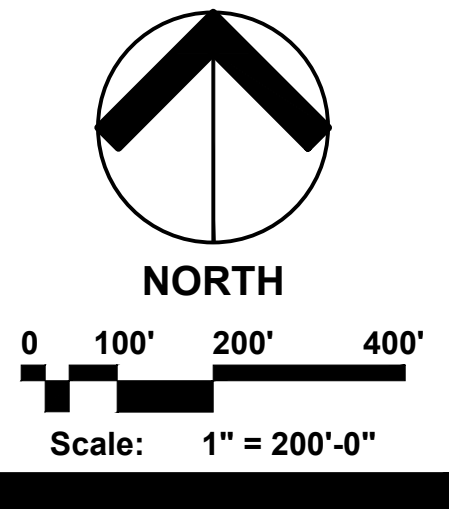
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC000035

Copyright:
All ideas, 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 ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.



Palm Beach Park of Commerce Surf Ranch Florida

Palm Beach County, FL
Preliminary Site Plan



Date: 11-15-16
Project No.: 80-026.149
Designed By: SCM
Drawn By: KWK / SCM
Checked By: KW/JB

Revision Dates:

01-18-17	Submit PAC
04-24-17	Resubmit Site Plan

PSP-1
of 3

PBC Amendments:

PBC Zoning Stamp: