

# 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:

- 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
- 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

PHASING TABLE		
NUMBER OF PHASES	2	
TIMELINE FOR EACH USE	TBD	TBD
USES ASSOCIATED WITH EACH PHASE	PHASE 1 OUTDOOR ENTERTAINMENT	PHASE 2 TBD
BUILDING SF WITH EACH PHASE	PHASE 1 23,500 SF	PHASE 2 TBD
MINIMUM PERCENT OF LAND AREA FOR EACH PHASE OF DEVELOPMENT	PHASE 1 85%	PHASE 2 100%

## Site Data

Control # 81-190  
Tier Urban/Suburban  
Overlay Bioscience Research Protection Overlay & United Tech. Corp. Protection Overlay (Pratt-Whitney)  
Existing PIPD Use Zone IG / CG  
Proposed PIPD Use Zone IG / CG  
Application # DRO-2017-00191  
Project Name Palm Beach Park of Comm./Surf Ranch Florida  
Proposed Use Industrial / Outdoor Entertainment  
Future Land Use IND  
Zoning District PIPD  
Section 18  
Township 41  
Range 41  
Prop Contrl # 00-41-41-17-00-000-3020  
Project # TBD  
Application # DOA/CA-2017-00572  
Resolution # 2006-2561

TAZ 209  
BCC Appv. Nov 27, 2006  
Total Gross Ac. 3,437,126.44 SF 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 0% (IG) / 23,500 SF 1% (CG)  
Building Height 35' Max  
Parking Required 151 Sp  
Outdoor Entertainment - 10 sp / Acre (15.1 acres)

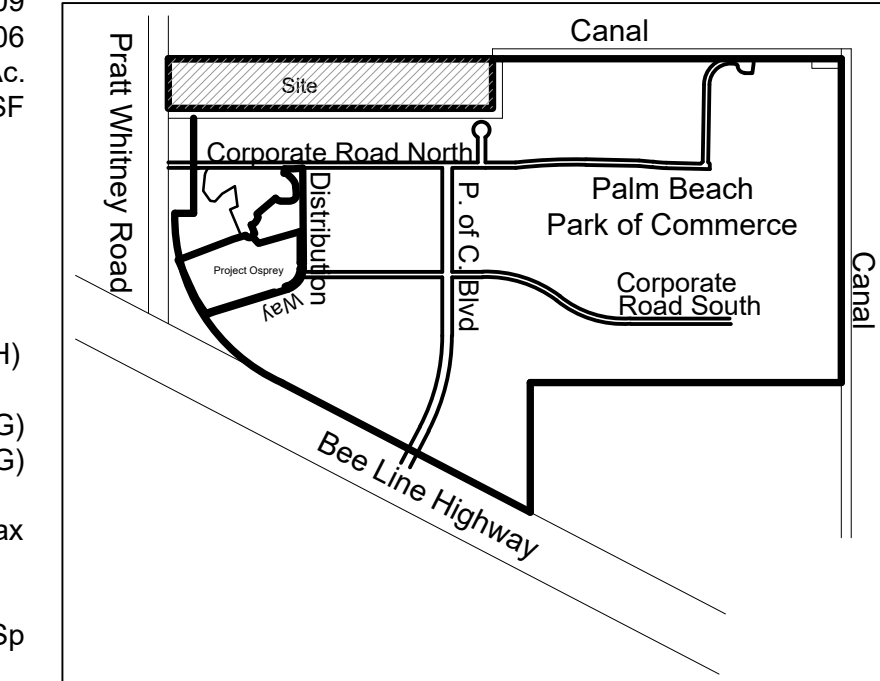
Concurrency Approval*	
Outdoor Entertainment	23,500 SF

\*Concurrency is approved for the above uses and amounts shown on this plan.

General Commercial Parcel 46.60 Ac.  
General Industrial Parcel 32.31 Ac.

Parking Provided 160 Sp  
Outdoor Entertainment  
Loading Required 0 Sp  
Outdoor Entertainment  
Loading Provided 0 Sp  
Handicapped Sp Required (Based on provided parking) 6 Sp  
Handicapped Sp Provided 7 Sp  
Lake Area (15%) 12.0 AC

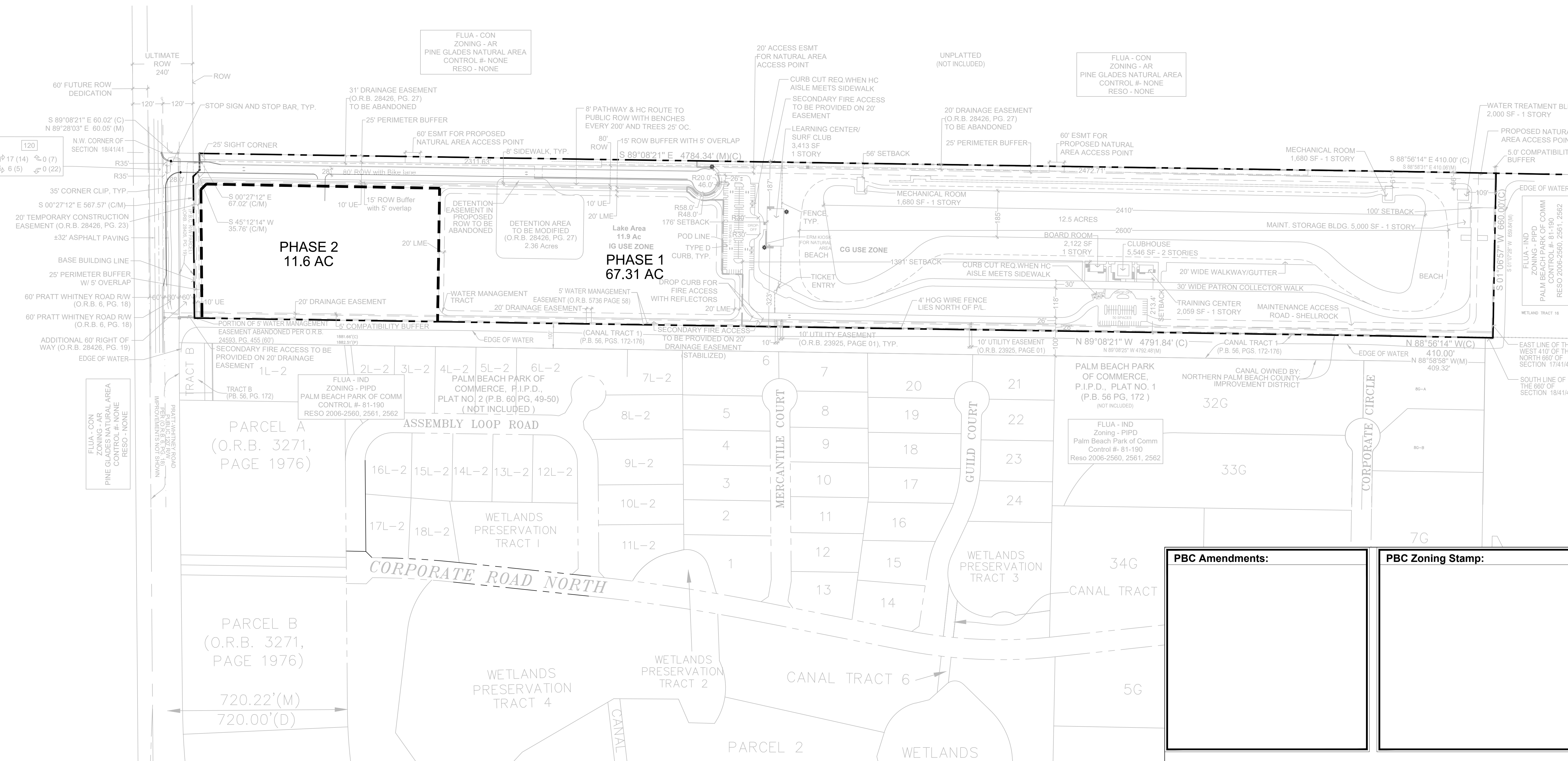
## Location Map



Urban Planning & Design  
Landscape Architecture  
Communication Graphics

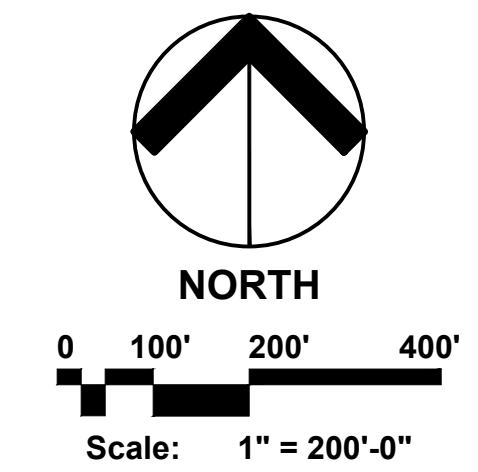
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# Palm Beach Park of Commerce Surf Ranch Florida

Palm Beach County, FL  
Preliminary Phasing 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

**PBC Amendments:**

**PBC Zoning Stamp:**

**PPP-1**  
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