

# 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

# 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 204  
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  
11780 US Highway 1 #305  
North Palm Beach, FL 33408

# Site Data

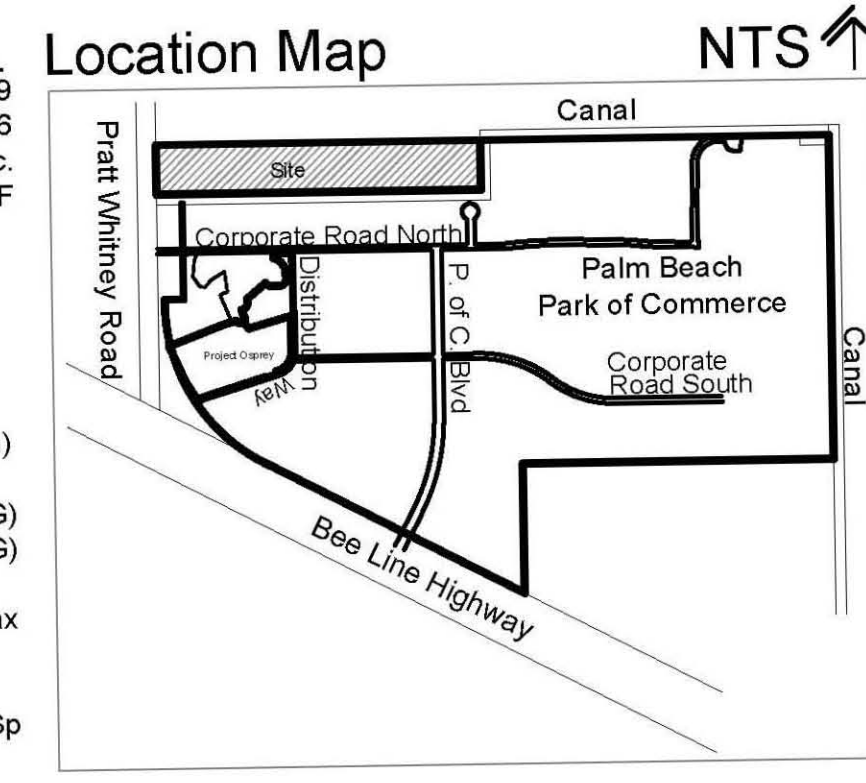
Control #	81-190	TAZ	209
Project #	09999-000	BCC Appv.	Nov 27, 2006
Application #	DOA/CA-2017-00572	Total Gross Ac.	3,437,126.44 SF 78.91 Ac.
Tier	Urban/Suburban	Total Floor Area	23,500 SF
Overlay	Bioscience Research Protection Overlay & United Tech. Corp. Protection Overlay (Pratt-Whitney)	Clubhouse	5,546 SF
Existing PIPD Pod	IG	Learning Center / Surf Club	3,413 SF
Proposed PIPD Pod	IG/CG	Board Room	2,122 SF
Project Name	Palm Beach Park of Comm./Surf Ranch Florida	Training Center	2,059 SF
Proposed Use	Industrial / Entertainment Outdoor	Water Treatment Bldg	5,000 SF
Future Land Use	IND	Maintenance / Storage Bldg	3,360 SF (2 @ 1,680 SF EACH)
Zoning District	PIPD	Mechanical Rooms	
Section	18	FAR	0.00 (IG) / 0.01 (CG)
Township	41	Building Coverage	0 SF (IG) / 23,500 SF (CG)
Range	41	Building Height	35' Max
Prop Cntrl #	00-41-41-17-00-000-3020	Parking Required	Outdoor Entertainment - 10 sp / Acre (15.1 acres) 151 Sp

Outdoor Entertainment	23,500 SF
-----------------------	-----------

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

Total Site Area	79.861 Ac.
ROW Dedication	0.956 Ac.
Net Site Area	78.905 Ac.
Commercial Pod	46.60 Ac.
General Industrial Pod	32.31 Ac.

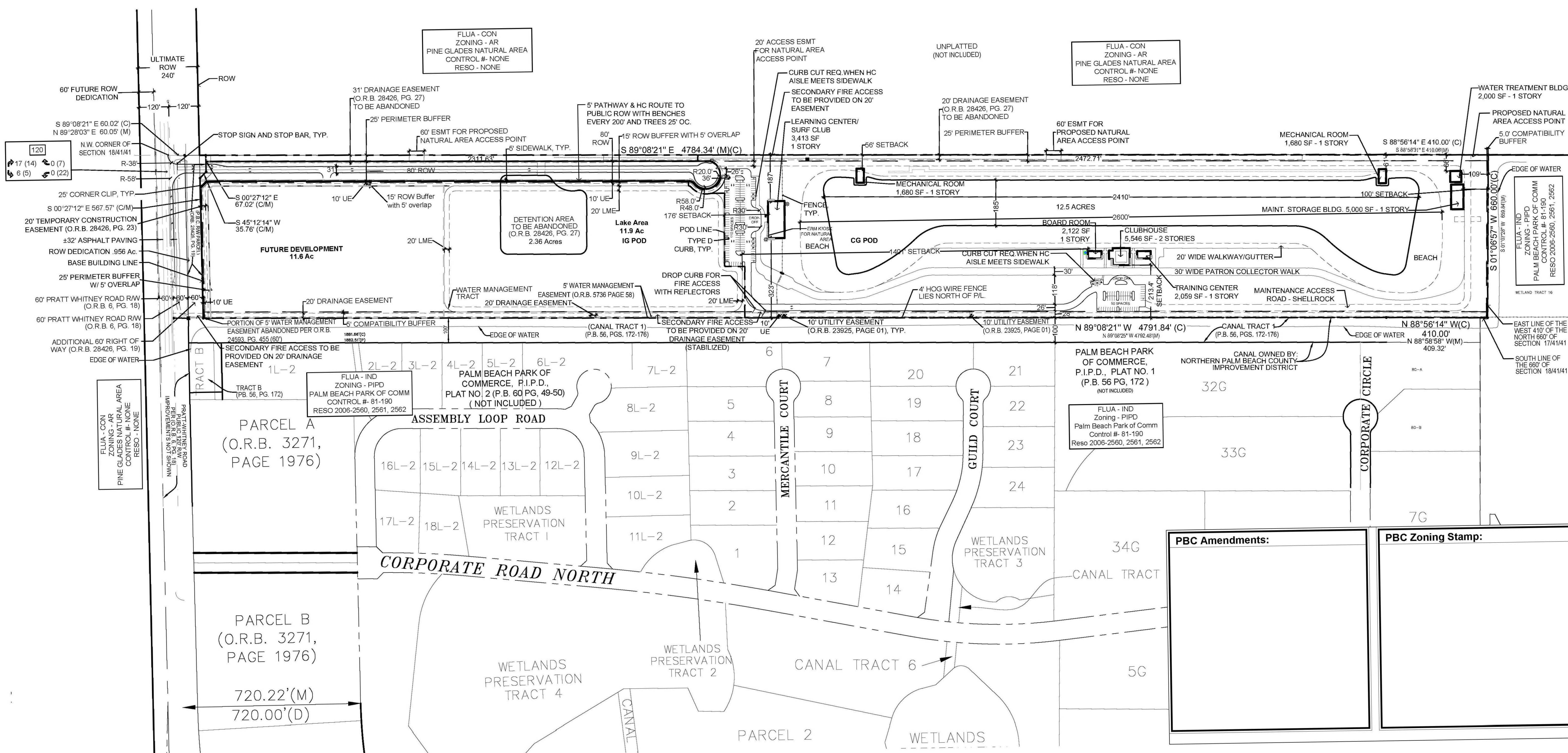
Parking Provided	Outdoor Entertainment 160 Sp
Loading Required	Outdoor Entertainment NA
Loading Provided	0 Sp
Handicapped Sp Required (Based on provided parking)	6 Sp
Handicapped Sp Provided	8 Sp
Lake Area	(15%) 11.9 AC



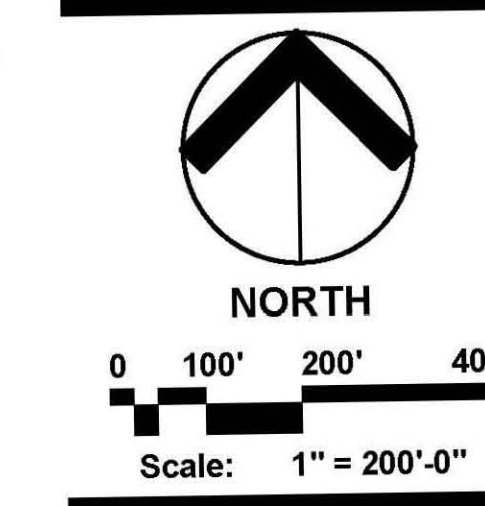
Urban Planning & Design  
Landscape Architecture  
Communication Graphics

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: KWK/JB

Revision Dates:  
01-18-17 Submit PAC  
04-24-17 Resubmit Site Plan  
05-26-17 Resubmit SP