

Property Development Regulations

ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS				FAR	BLDG COV.	SETBACKS/SEPARATION			
	SIZE	WIDTH	DEPTH	FRONTAGE			FRONT	SIDE	STREET	REAR
Required	NA	65'	75'	65'	.45	30%	25'	15'	25'	15'
Provided	46.6 AC	660'	3,092'	300'	.01	1%	176'	50'	NA	20'
Required	2 AC	200'	200'	300'	.85	45%	25'	20'	25'	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

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Developer
AW Asset Management LLC
11780 US Highway 1 #305
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Variance Chart

Variance No.	ULDC Code Section	Required	Proposed	Variance
V1	3.E.1.C.1.b	Design Objective: Continuous non-vehicular circulation system in a PDD	Eliminate non-vehicular circulation system between parcel and balance of the PDD	Eliminate non-vehicular circulation system between parcel and balance of the PDD
V2	3.E.1.C.2.h.4.	Cross Access: Cross access required between adjacent internal uses or properties if required by the DRO	Eliminate Cross access to the balance of the PDD	Eliminate Cross access to the balance of the PDD
V3	3.E.5.B.2.a.	Performance Standard: Industrial Pods adjacent to the boundary of a PIPD to provide a 25' Type 3 Incompatibility Buffer	Waive Requirement for six foot (6') wall in the Incompatibility Buffer along the IG Pod	Waive Requirement for six foot (6') wall in the Incompatibility Buffer along the IG Pod
V4	5.B.1.A.2.b.2.	Maximum six-foot (6') height fence in front setback.	Allow eight-foot (8') vinyl coated chain link fence in front setback.	Allow eight-foot (8') vinyl coated chain link fence in front setback.

Site Data

Control #	81-190	TAZ	209
Project #	09999-000	BCC Appv.	Nov 27, 2006
Application #	ZV/DOA/CA-2017-00572	Total Gross Ac.	3,437,126.44 SF
Tier	Urban/Suburban	Total Floor Area	31,915 SF
Overlay	Bioscience Research Protection Overlay & United Tech. Corp. Protection Overlay (Pratt-Whitney)	Clubhouse	3,566 SF
Existing PIPD Pod	IG	Learning Center / Surf Club	10,121 SF
Proposed PIPD Pod	IG/REC	Board Room	2,476 SF
Project Name	Palm Beach Park of Comm/Surf Ranch Florida	Training Center	5,392 SF
Proposed Use	Industrial / Entertainment Outdoor	Water Treatment Bldg	2,000 SF
Future Land Use	IND	Maintenance / Storage Bldg	5,000 SF
Zoning District	PIPD	Mechanical Rooms	3,360 SF (2 @ 1,680 SF EACH)
Section	Township	Range	
17	41	41	
Prop Cntrl #	00-41-41-17-00-000-3020		
Building Coverage	0 SF (IG) / 31,915 SF 1% (REC)	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			8 Sp
Lake Area			(15%) 11.9 AC

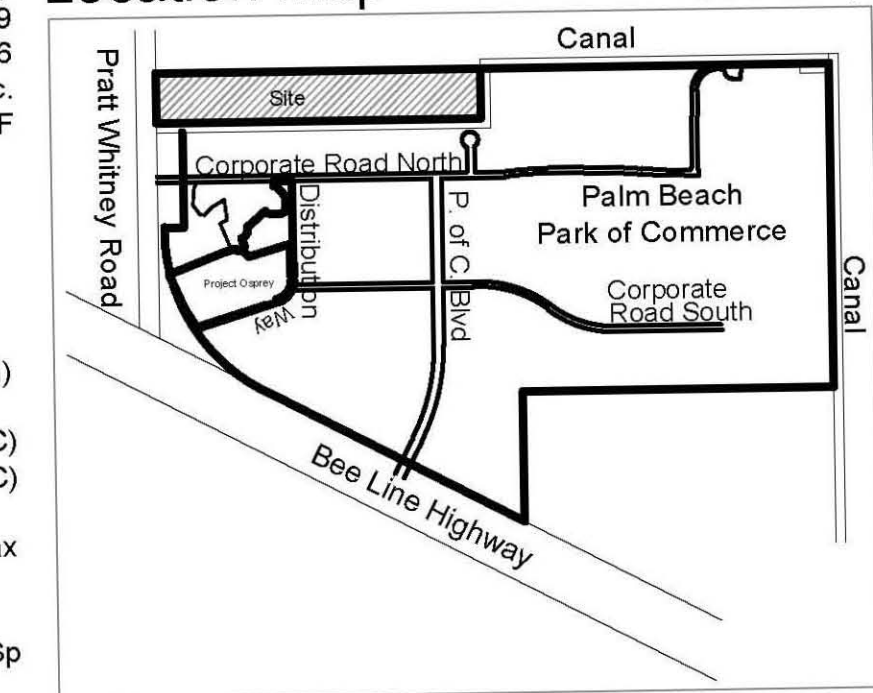
Concurrency Approval*

Outdoor Entertainment	31,915 SF
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*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.
Rec Pod	46.60 Ac.
General Industrial Pod	32.31 Ac.

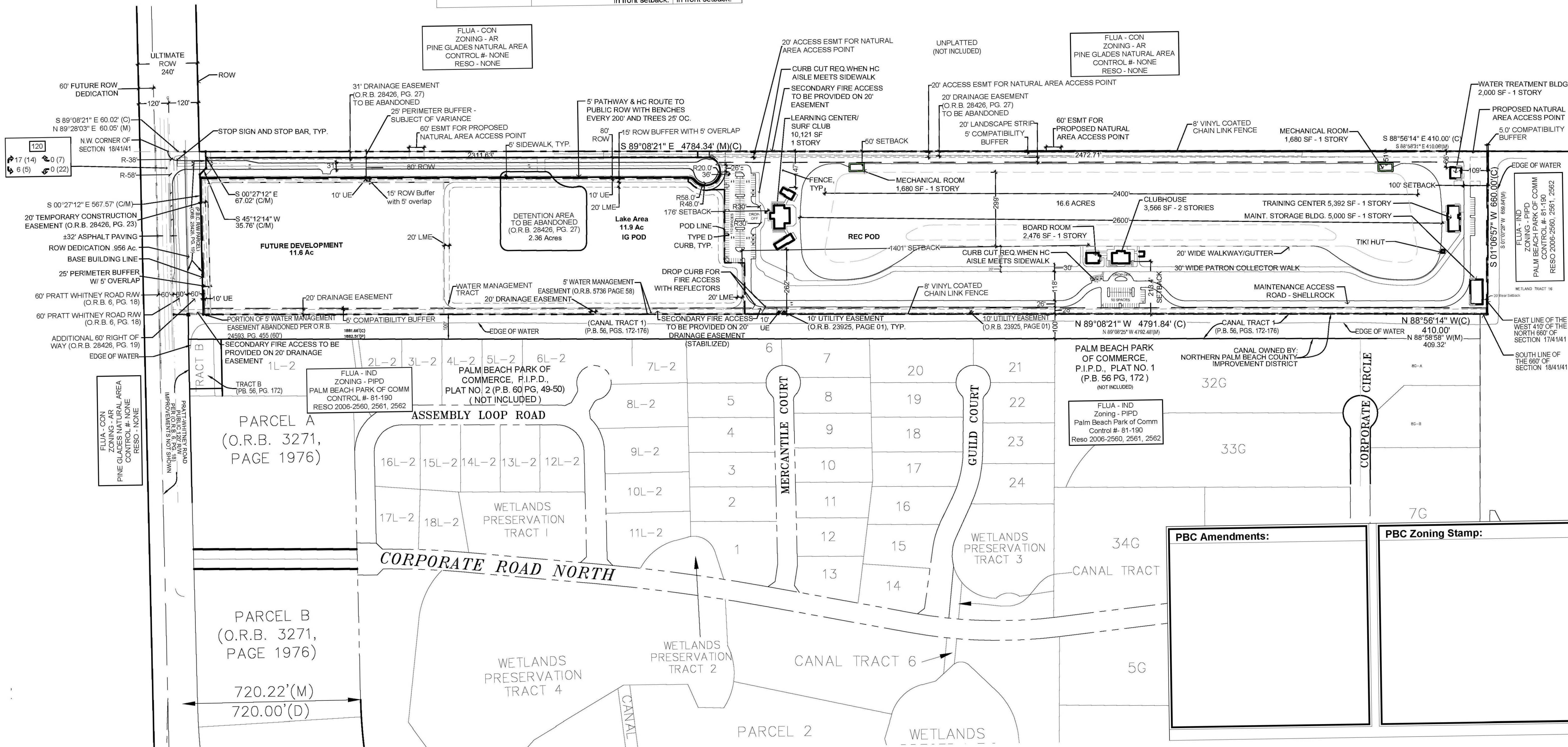
Location Map



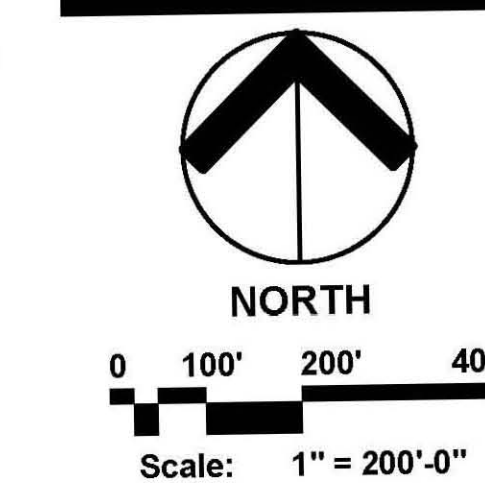
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Palm Beach Park of Commerce Surf Ranch Florida Palm Beach County, FL Preliminary Site Plan



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
05-26-17	Resubmit SP
06-26-17	Resubmit SP