

Property Development Regulations

ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS				FAR	BLDG COV.	SETBACKS/SEPARATION			
	SIZE	WIDTH	DEPTH	FRONTAGE			FRONT	SIDE	STREET	REAR
Required	1.0 Ac.	100'	200'	100'	.45	30%	25'	15'	25'	20'
Provided	46.66 Ac.	660'	3,092'	300'	.01	1%	176'	50'	NA	20'
Required	2 Ac.	200'	200'	300'	.85	45%	25'	20'	25'	20'
Provided	32.25 Ac.	2,119'	555'	1,960'	.00	0%	NA	NA	NA	NA

* Outdoor Entertainment in a Regional Rec pod of a PIPD requires a 100' Setback to residential uses and land with a residential FLU designation.
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
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561-366-1100

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

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

Developer
AW Asset Management LLC
11780 US Highway 1 #305
North Palm Beach, FL 33408

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') chain link fence in front setback.	Allow eight-foot (8') chain link fence in front setback.

Site Data

Control # 81-190
Project # 09999-000
Application # ZV/DOA/CA-2017-00572
Tier Urban/Suburban
Overlay Bioscience Research Protection Overlay & United Tech. Corp. Protection Overlay (Pratt-Whitney)
Existing PIPD Pod IG
Proposed PIPD Pod IG/Regional Rec
Project Name Palm Beach Park of Comm./Surf Ranch Florida
Proposed Use Industrial / Entertainment Outdoor
Future Land Use Industrial / Entertainment Outdoor
Zoning District PIPD
Section Township Range 17 41
Prop Cntrl # 00-41-41-17-00-000-3020

TAZ 209
BCC Appv. Nov 27, 2006
Total Gross Ac. 3,437,126.44 SF 78.91 Ac.
Total Floor Area 31,915 SF
Clubhouse 3,566 SF
Learning Center / Surf Club 10,121 SF
Board Room 2,476 SF
Training Center 5,392 SF
Water Treatment Bldg 2,000 SF
Maintenance / Storage Bldg 5,000 SF
Mechanical Rooms 3,360 SF (2 @ 1,680 SF EACH)

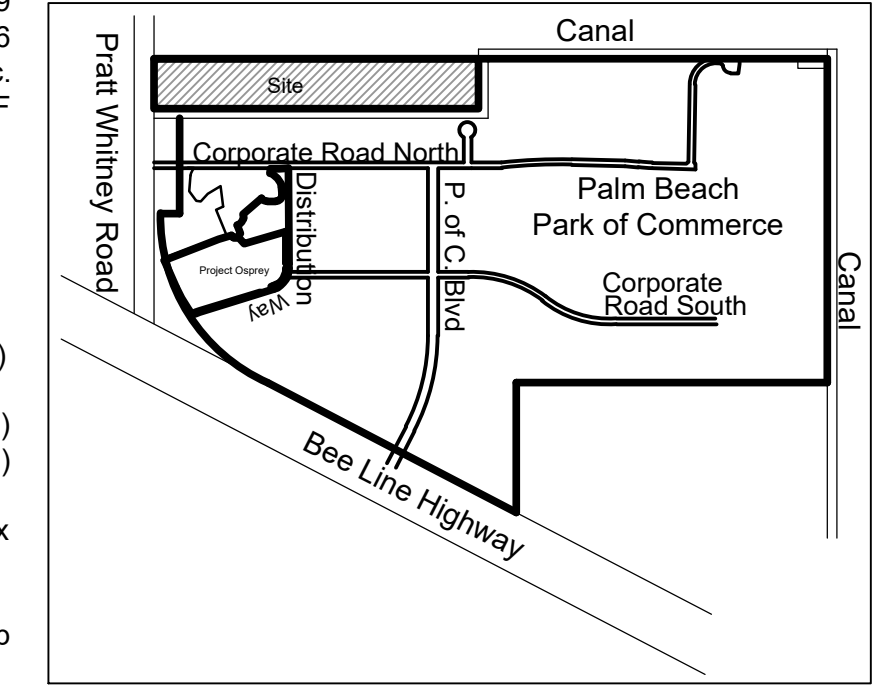
FAR 0.00 (IG) / 0.01 (REC)
Building Coverage 0 SF 0% (IG) / 31,915 SF 1% (REC)
Building Height 35' Max
Parking Required Outdoor Entertainment - 10 sp / Acre (17.1 acres) 171 Sp
Parking Provided Outdoor Entertainment 171 Sp
Loading Required Outdoor Entertainment NA
Loading Provided 0 Sp
Handicapped Sp Required (Based on provided parking) 6 Sp
Handicapped Sp Provided 9 Sp
Lake Area (15%) 11.9 AC

Concurrence Approval*
Outdoor Entertainment 31,915 SF

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

Total Site Area 79,861 Ac.
ROW Dedication 0.955 Ac.
Net Site Area 78,906 Ac.
Regional Rec Pod 46,657 Ac.
General Industrial Pod 32,249 Ac.

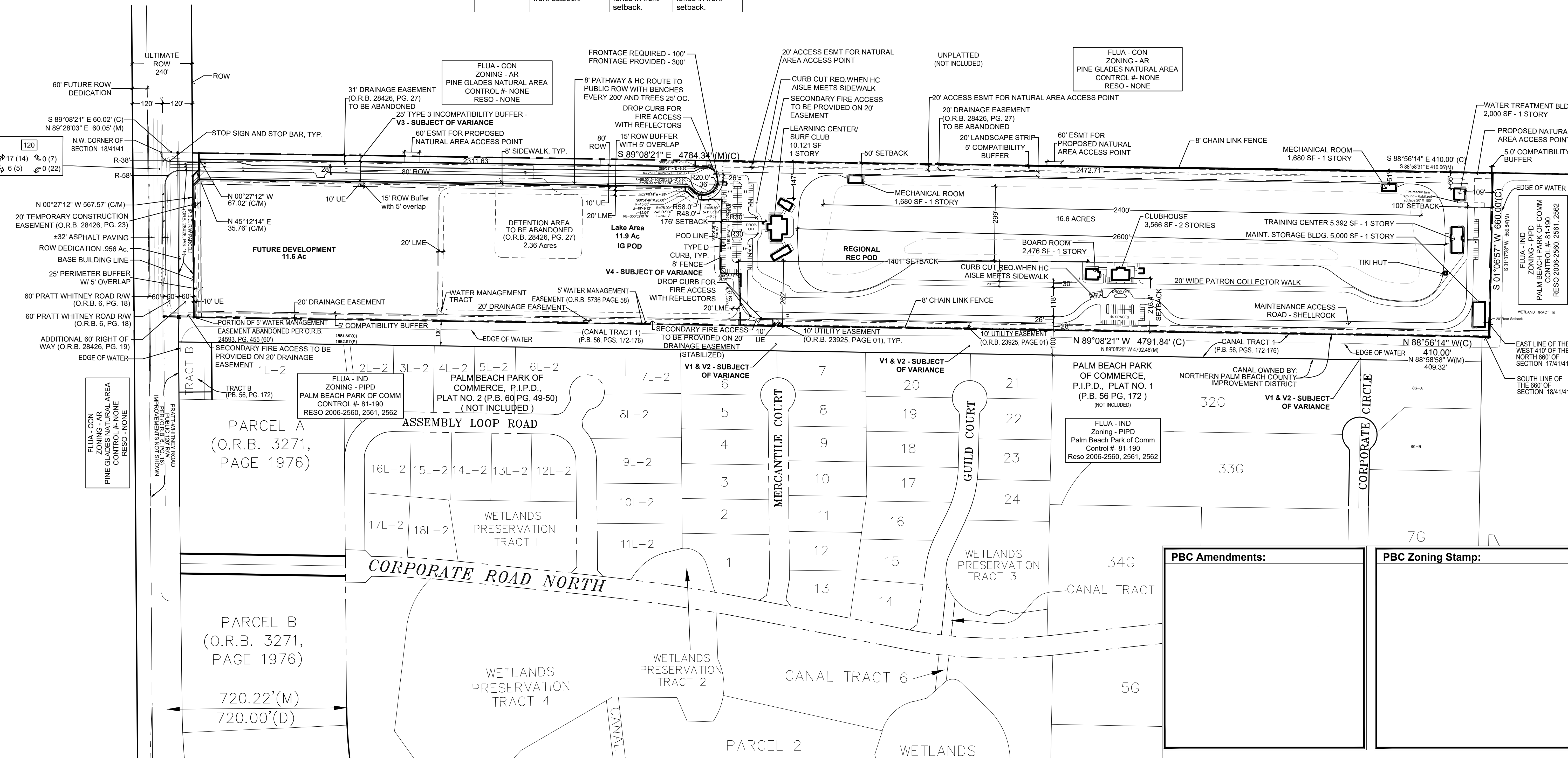
Location Map



Urban Planning & Design
Landscape Architecture
Communication Graphics

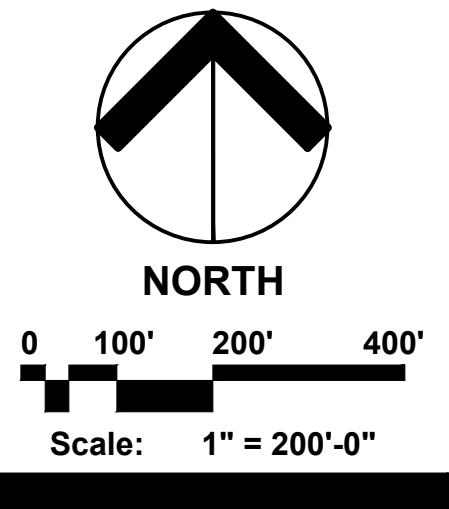
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Palm Beach Park of Commerce Surf Ranch Florida

Palm Beach County, FL
Preliminary Site Plan



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

Revision Dates:

01-18-17	Submit PAC
04-24-17	Resubmit Site Plan
05-26-17	Resubmit SP
06-26-17	Resubmit SP
07-24-17	Resubmit Site Plan
08-10-17	Resubmit Site Plan

PSP-1

of 3

PBC Amendments:

PBC Zoning Stamp: