UNPLATTED

OWNER:
PALM BEACH COUNTY 3633 VISTA PARKWAY DR. WEST PALM BEACH, FL 33411 (O.R.B. 11025, PG. 869)

FLUA - CON
ZONING - AR
PINE GLADES NATURAL AREA
CONTROL #- NONE
RESO - NONE

Matchline

5' FRONT (60 SF) AND 8' SIDE FOUNDATION(173 SF) PLANTING AT 40% MIN.

5' FRONT (114 SF) AND 8' SIDE FOUNDATION(96 SF) PLANTING AT 40% MIN.

20.0' ACCESS ESMT FOR NATURAL AREA ACCESS POINT

20' DRAINAGE EASEMENT (O.R.B. 28426, PG. 27) TO BE ABANDONED

5.0' COMPATIBILITY BUFFER

20.0' LANDSCAPE STRIP

20.0' ACCESS ESMT FOR NATURAL AREA ACCESS POINT

60.0' ESMT FOR PROPOSED NATURAL AREA ACCESS POINT

8' chain link fence

20.0' ACCESS ESMT FOR NATURAL AREA ACCESS POINT

5' FRONT (114 SF) AND 8' SIDE FOUNDATION(96 SF) PLANTING AT 40% MIN.

5' FRONT (90 SF) AND 8' SIDE FOUNDATION(144 SF) PLANTING AT 40% MIN.

Water Treatment Building - 2,000 SF 1 Story

60.0' ESMT FOR PROPOSED NATURAL AREA ACCESS POINT

Proposed Natural Area access point

East terminus of 20' access easement

2472.71'

S 88°56'14" E 410.00' (C)
S 88°58'31" E 410.06' (M)

50' SETBACK

50'

57'

Mechanical Room - 1,680 SF 1 Story

TREES TO BE PRESERVED, TYP.

Wave Track - 10' high

405' SETBACK

65' SETBACK

108' SETBACK

45'

8' chain link fence

EDGE OF WATER

LEARNING CENTER/ SURF CLUB 10,121 SF 1 STORY

299'

16.6 Acres

411' SETBACK

2600'

5' FRONT (142 SF) AND 8' SIDE FOUNDATION(135 SF) PLANTING AT 40% MIN.

CLUBHOUSE 3,566 SF 2 STORIES

PORCH

BOARD ROOM 2,476 SF 1 STORY

PORCH

CONTROL TOWER

Reflectors

Fire rescue turn around - stabilized surface 20' X 100'

Terminus of 20' access easement

18.5'

9'

47'

104'

5' FRONT (208 SF) AND 8' SIDE FOUNDATION(150 SF) PLANTING AT 40% MIN.

PORCH

TRAINING CENTER 5,392 SF 1 STORY

137'

Tiki Hut 12' X 12'

S 01°05'57" W 660.00'(C)
S 01°07'28" W 659.84'(M)

120.0'

83'

20'

5' FRONT (100 SF) AND 8' SIDE FOUNDATION(135 SF) PLANTING AT 40% MIN.

42'

50'

20'

42'

71'

20' WIDE PATRON COLLECTOR WALK

196' SETBACK

CURB CUT REQ. WHEN HC AISLE MEETS SIDEWALK

DROP OFF

18.5'

9.0'

45 SPACES

118'

212' SETBACK

37'

9'

26'

Maint. Storage Bldg 5,000 SF 1 Story

50'

100'

5' FRONT (200 SF) AND 8' SIDE FOUNDATION(160 SF) PLANTING AT 40% MIN.

20' Rear Setback

5' Compatibility Buffer

40' SETBACK

26'

28'

5.0' Compatibility Buffer

Access Road

10.0' UTILITY EASEMENT (O.R.B. 23925, PAGE 01)

8' Vinyl coated chain link fence

100'

N 89°08'21" W 4791.84' (C)
N 89°08'25" W 4792.48'(M)

20.0' Drainage Easement

CANAL TRACT 1 (P.B. 56, PGS. 172-176)

N 88°56'14" W 410.00' (C)
N 88°58'58" W 409.32' (M)

EAST LINE OF THE WEST 410' OF THE NORTH 660' OF SECTION 17/41/41

SOUTH LINE OF THE 660' OF SECTION 18/41/41

EDGE OF WATER

V1 & V2 - SUBJECT OF VARIANCE

PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1 (P.B. 56 PG, 172)

CANAL OWNED BY: NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

V1 & V2 - SUBJECT OF VARIANCE

FLUA - IND
Zoning - PIPD
Palm Beach Park of Comm
Control #- 81-190
Reso 2006-2560, 2561, 2562

FLUA - IND
ZONING - PIPD
PALM BEACH PARK OF COMM
CONTROL #- 81-190
RESO 2006-2560, 2561, 2562

WETLAND TRACT 16

GUILD COURT

CORPORATE CIRCLE

7 8 9 10 20 19 18 17 21 22 23 24 32G 33G 8G–A 8G–B

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Urban Planning & Design
Landscape Architecture
Communication Graphics

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

Drawing name: H:\JOBS\Palm Beach Park of Commerce_80-026\WW Asset Mgmt_DOA_1st\Drawings\Site Plan\2017-08-17-SP.dwg

NORTH

0 50' 100' 200'

Scale: 1" = 100'-0"

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

Revision Dates:

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

PBC Amendments:

PBC Zoning Stamp:

PSP-3
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