

PALM BEACH COUNTY

**SUMMARY OF JULY 17, 2017 PUBLIC MEETING
TO DISCUSS ZONING APPLICATIONS RELATED TO SURF RANCH FLORIDA
(Revised 7/21/17 @ 12:30 p.m.)**

Prepared by Zoning Division Staff

On Monday, July 17, 2017, the Palm Beach County Zoning Division held a meeting at the Vista Center, in the Ken Rogers Hearing Room (VC-1E-47) located at 2300 North Jog Road, West Palm Beach, Florida.

WELCOME AND INTRODUCTIONS

The meeting commenced at 3:30 p.m. with Jon MacGillis, Zoning Director, welcoming everyone. He stated that this is the second Interested Parties Public Meeting to discuss the status of the Surf Ranch Zoning applications and provide an opportunity for questions and answers from staff, applicant and interested parties. Everyone agreed that no formal introductions were necessary.

Those in attendance were:

Representatives of Surf Ranch Florida: Ken Tuma (Urban Design Kilday Studios [UDKS]); and, Brian Waxman.

Interested Parties: Susan Kennedy, Matt Gitkin, Kirsten Atwood, Sandy Fournies, and Sheila Calderon.

County Staff: Jon MacGillis; William Cross, Wendy Hernandez, Brad Brown, Robert Krauss, Tia Counts, Roger Ramdeen, Lorraine Fuster, and Kenny Wilson.

See **Attachment A** for Attendees who signed in for the meeting.

Mr. MacGillis advised that staff and the applicant would provide a general overview of Zoning applications for a Privately Initiated Amendment (PIA) to the Unified Land Development Code (ULDC), and a site-specific application requesting a Development Order Amendment and Class A Conditional Use for the proposed Surf Ranch Florida at the Palm Beach Park of Commerce.

Mr. MacGillis turned the meeting over to Mr. Bill Cross, Principal Site Planner, to discuss the proposed Phase 2 Privately Initiated Amendment (PIA 2017-003144) application submitted by the UDKS to amend the Unified Land Development Code (ULDC).

1. Overview of Privately Initiated ULDC Amendments (PIA)

Mr. Cross opened with a PowerPoint Presentation providing a brief overview of the PIA process, the Phase 1 and 2 Surf Ranch Florida PIA applications, and additional background on how the Planned Industrial Park Developments (PIPDs) within Palm Beach County. He stated this PIA amendment, if adopted by the BCC in October 2017, would apply to any PIPD. He then asked if there were any general questions before going over the proposed ULDC amendments in the handout of Exhibit F, Phase 2 Privately Initiated Amendment (PIA) PIPD/Outdoor Entertainment [aka Surf Ranch Florida]" **Attachment B**.

There being no questions on the overview, Mr. Cross explained the six-page amendment document. There were no questions on pages 1 and 2. Ms. Susan Kennedy asked for clarity on the provisions on page 3 under "C-Threshold". She wanted to ensure she understood the maximum and minimum Regional Recreation vs. Neighborhood Recreation. Mr. Cross explained how the chart provisions apply, and why there was no minimum, but a maximum 5% total acreage for the Regional Recreational under which Surf Ranch will be reviewed for compliance. There were no questions on pages 4 and 5.

On page 6, Ms. Kennedy requested further explanation on the separation requirement of 1,000 feet from residential on lines 1 thru 2. Mr. Cross explained the applicant suggested the additional separation. It was agreed by staff that the sentence should be reworded to ensure it was accurately applied to residential FLU designation and "residential" uses. Mr. Cross, Mr. MacGillis and Mr. Lenny Berger, Chief County Attorney agreed the text would be re-worded to ensure there would be no confusion on its applicability and enforcement.

There were also questions from both Mr. Matt Gitkin and Ms. Kennedy regarding Special Events. They wanted clarity on why this provision was listed in this amendment. Mr. Cross explained how the Article 4 Use Matrix works, noting that the new Regional Recreation Pod would not be added since the applicant was only requesting the Outdoor Entertainment use, including Special Events. He noted that the approval processes for these uses would need to be located within the Supplemental Use Standards for Outdoor Entertainment. He emphasized that Special Events are currently allowed in nearly all Pods, and that the amendment carries this forward into the new Regional Recreation Pod. Mr. MacGillis further

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explained that the applicant has been requested to submit a schematic sketch on their Regulating Plan that shows the layout and functioning of the Special Events. That drawing is still pending submittal by the Applicant. Staff also advised the applicant that it is necessary to amend their current Conditional Use A Justification Statement to include a summary of the Special Event, to clarify to staff how the Events will occur and operate on the site. Mr. MacGillis also stated that in all likelihood staff would recommend Conditions of Approval under "Use" for the Special Events.

Upon completion of the overview of the amendment document Mr. Cross explained the timeline for the amendment:

- July 26, 2017: LDRAB/LDRC Meeting, Vista Center 1st Floor Hearing Room
 - * August 24, 2017: BCC Hearing-Permission to Advertise – PBC Gov't Center
 - * September 28, 2017: BCC Hearing-1st Reading – PBC Gov't Center
 - * October 26, 2017: BCC Hearing-Adoption – PBC Gov't Center
- * Editors Note: Dates referenced in staff Power Point were incorrect and have been revised accordingly.

He advised that the Zoning Division webpage for the Surf Ranch Project would be updated to include these dates and that the attachments would typically be added approximately a week prior to each meeting or hearing.

2. Update on Zoning Application Surf Ranch DOA/CA2017-572

Mr. MacGillis requested Mr. Ken Tuma, Agent with Urban Design Kilday Studio; provide a presentation on the status of the application DOA/CA 2016-572 that is for a Development Order Amendment to the Palm Beach Park of Commerce (PBPC) Master Plan and a Requested Conditional Use A for Outdoor Recreation. Mr. Tuma did a PowerPoint presentation where he stated that some of the slides were seen by everyone present at the original Interested Party Meeting in May, so he would focus on updating the critical issues raised in that first meeting. He started his presentation with address the perimeter buffers along the north side of the 80-acre parcel that is to be developed. He showed cross sections of the buffer for the Surf Park, which is a 5-foot compatibility buffer with a vinyl fence. Along the remainder of the 80 parcel, which will remain industrial it will require a 25 foot PIPD buffer. Mr. Tuma explained he has been coordinating with ERM and Zoning to ensure the buffer issue is address on the final plan and in BCC conditions. Mr. Bob Kraus, representing ERM, stated with the burns on the preserve park to the north the vinyl fence is not viable option.

Mr. Kraus then proceeded to explain the chlorine treated water in the "lagoon" and that the water for the lagoon would be coming from the Palm Beach County Seacoast through the PBPC. He further explained the lagoon discharge Class B Permit: In the event of an emergency, the water has to discharge into the proposed onsite retention pond and/or the aquifer. Mr. Tuma also indicated that the applicant would address both lighting and noise issues. He further added that a professional has been hired to prepare the Photometric for the lighting and it will be submitted to staff for review.

There were questions on what level the water control elevation would be established at and Mr. Tuma said he was not clear on that and would have to get back to Ms. Kennedy on this question. Major Stephen Gastright, from the public questioned why the applicant is proposing this use on this parcel of land, which he felt, is incompatible with the park to the north. Ms. Calderon from the Public stated this use is not appropriate at this location and expressed concern about impacts on the natural area to the north. Mr. Tuma stated he is planning to do another community meeting with the Jupiter Farms Residence in the near future to follow-up on any remaining issues/concerns.

Mr. Roger Ramdeen, Senior Site Planner explained the status of County Staff review of the DOA/CA application: It is currently not certified and staff expects the applicant to do a resubmittal in the next week. In addition, Mr. Ramdeen provided a handout of DRAFT BCC conditions (**Attachment C**) which several Agencies have prepared so far. Additional conditions are pending from several agencies. He explained the timeline of critical dates and requested anyone interested in updates on new documents and Hearing dates to go to the Zoning Web Page Press Release. In response to Mr. Gitkin's question staff responded that the last Press Release update was done this week and that every effort is made to load the documents and updates in a timely manner, understanding the public's interest in the latest information.

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3. Key Dates for PIA and DOA/CA

As stated above under number 1, Mr. Cross provided the key dates for the ULDC PIA 2017-00314:

- July 26, 2017: LDRAB/LDRC Meeting, Vista Center 1st Floor Hearing Room
- August 24, 2017: BCC Hearing-Permission to Advertise – PBC Gov't Center
- September 28, 2017: BCC Hearing-1st Reading – PBC Gov't Center
- October 26, 2017: BCC Hearing-Adoption – PBC Gov't Center

Roger Ramdeen explained the key DOA/EAC 2017-572 dates:

- August 9, 2017: Tentative DRO Certification Meeting
- October 5, 2017: Tentative Zoning Commissioner Hearing - Vista Center
- October 26, 2017: Tentative BCC Hearing – PBC Gov't Center

4. Zoning Web Page Press Release

Mr. MacGillis explained that per the May Interested Party Meeting, staff has established the Zoning Web Page under Surf Ranch Press Release. It is presently current with all relevant information. As soon as new documents are submitted and/or prepared by Staff (LDRAB, ZC and BCC Packets) staff will post them to the Web Site.

5. Questions/Answers

Speaker raised questions and received responses under Items 1, 2, 3 and 4 above.

6. Adjourn

The meeting adjourned at 5:00 p.m.

- Attachments:** A - Attendance Sign in Sheets
B - Exhibit F – DRAFT Phase 2 Privately Initiated Amendment (PIA)
PIPD/Outdoor Entertainment [aka Surf Ranch Florida]
C - DRAFT BCC Conditions for the DOA/CA application

EXHIBIT F

PHASE 2 PRIVATELY INITIATED AMENDMENT (PIA) PIPD/OUTDOOR ENTERTAINMENT [AKA SURF RANCH FLORIDA] SUMMARY OF AMENDMENTS

(Updated 7/17/17)

1
2 **Application No.** PIA 2017-00314
3 **Title:** Phase 2 Privately Initiated Amendment (PIA)
4 **Request:** To amend the ULDC to establish regulations for a new Regional Recreation Pod
5 within the Planned Industrial Park Development (PIPD) district; and, to allow
6 Outdoor Entertainment as a Class A Conditional Use (aka Surf Ranch Florida)
7 **Applicant:** Urban Design Kilday Studios
8 **Project Manager:** William Cross, AICP, Principal Site Planner
9

APPLICATION SUMMARY:

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11
12 On March 23, 2017, the Board of County Commissioners (BCC) approved the Phase 1 PIA application
13 request of Urban Design Kilday Studios (UDKS), to initiate amendments to the ULDC to allow for Outdoor
14 Entertainment uses within a Planned Industrial Park Development (PIPD).

15
16 The PIA application is being processed with a concurrent Development Order Amendment and Class A
17 Conditional Use (DOA/CA 2017-00572) application for the Palm Beach Park of Commerce, to allow for the
18 development of an Outdoor Entertainment venue known as Surf Ranch Florida. However, the proposed
19 ULDC amendments would apply to any PIPD within unincorporated Palm Beach County.

20
21 The proposed Surf Ranch would be comprised of a man made surfing lake and support facilities intended
22 for “public recreational and competition purposes”, which may include larger events requiring separate
23 County approvals for Special Events. Details can be found in the applicants attachments, or in online
24 videos and promotional materials, such as: <http://www.kswaveco.com/>. Additional information pertaining
25 to the site specific Park of Commerce DOA/CA, including application backup, scheduled administrative
26 meetings, as well as tentative Public Hearing dates, can be found online at the following Zoning Division
27 webpage: <http://discover.pbcgov.org/pzb/NewsReleases/Surf-Ranch.aspx>.

28
29 Pursuant to initiation by the BCC, the Applicant and Staff coordinated to address issues initially identified
30 by staff, resulting in the current request discussed herein.
31
32

BACKGROUND AND SUMMARY:

33
34
35 The PIPD is intended to encourage the expansion of PBC’s economic base through new industrial
36 investment, and is a predominantly industrial development district, with exceptions for support uses
37 intended to provide essential onsite services to serve the PIPD workforce, residents (where applicable) and
38 clients. Preserving industrial lands has repeatedly been cited as crucial to ensuring that PBC can compete
39 to attract or retain industries seeking to relocate or expand.
40

41 While there are a number of industrial areas within the County, there are only three existing PIPDs:

- 42
43 1. the 1, 323-acre Park of Commerce located in Northwestern PBC at the intersection of the Beeline
44 Highway (SR 710) and Pratt Whitney Road (SR 711), which is partially developed and
45 predominantly industrial.
- 46 2. the 483-acre Vista Center PIPD, which is mostly developed with a mix of industrial, residential,
47 recreational (including a 183-acre golf course and clubhouse) and other commercial uses.
- 48 3. the 66-acre Turnpike Crossing East Industrial Property PIPD, a partially developed industrial project
49 approved for 1,023,921 square feet of Warehouse and accessory office uses.

- 50
51 * A fourth PIPD is anticipated at the future Inland Logistics Center to be located in the Glades, to be
52 primarily comprised of regional serving warehouse and transshipment uses.
53

54 The Park of Commerce is also located within the Research and Technology Overlay (RTO), and the
55 Bioscience Research Protection Overlay (BRPO), both of which also establish protections for critical
56 industrial, manufacturing, research and development activities from encroachment of incompatible land
57 uses and activities, which is further clarified below under Comprehensive Plan Consistency Determination.
58 The future Inland Logistics Center is located in the Glades Area Overlay (GAO), which is intended to allow
59 for expedited approval and/or additional flexibility in uses permitted, among other provisions to encourage
60 development in the western Glades Tier. The proposed PIA is not inconsistent with the RTO, BRPO or
61 GAO.
62

63 See also “Reasons for Amendments” for additional background information on the proposed amendments.

Notes:

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PLANNING DIVISION COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment “would fall under a larger umbrella of uses that are generally cited as “recreation” uses in the County’s Comprehensive Plan. Per the Comprehensive Plan, the Industrial (IND) Future Land Use designation is expected to have uses other than those that are exclusively industrial uses. Similarly, the Plan indicates that the Planned Industrial Park Development (PIPD) zoning district consists of economic activity centers which include other value-added activities, but do not have to be exclusively industrial uses. Recreational uses fit within these allowances, and do not necessitate a location within a commercial pod. Allowing the use in IND/PIPD would be consistent with and/or further multiple County Directions in the Future Land Use Element. In addition, neither the United Technologies Corporation (Pratt Whitney) Protection Area Overlay (UTCPAO) nor the Bioscience Research Protection Overlay (BRPO) expressly forbids recreation uses within their respective overlays. Therefore, providing the Outdoor Entertainment as recreational use in a PIPD, within a pod that is intended to serve larger, value-added, regional recreation purposes, does not conflict with either the UTCPAO or the BRPO Objective and Policies, and is generally consistent with the IND FLU and PIPD zoning.”

RECOMMENDATION(S) AND CONSISTENCY DETERMINATION

Staff Recommendation: Staff recommends approval of the request.

LDRAB/LDRC: Land Development Regulation Advisory Board (LDRAB) recommendation and Land Development Regulation Commission (LDRC) Determination - PENDING - Scheduled for July 26, 2017.

PROPOSED AMENDMENTS

Part 1. ULDC Art. 3.E.5, Planned Industrial Park Development (pages 166 and 168 of 218, is hereby amended as follows:

Reason for Amendment:

1. Update provisions under Purpose and Intent and Objectives and Standards, to recognize that the Outdoor Entertainment use proposed for the new PIPD Regional Recreation Pod will not be subject to limitations on support uses, in accordance with Comprehensive Plan provisions that recognize that a PIPD may include uses “...intended to serve larger, value-added, regional recreation purposes.”

ARTICLE 3 OVERLAYS & ZONING DISTRICTS

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 5 Planned Industrial Park Development (PIPD)

A. General

1. Purpose and Intent

The purpose of the PIPD district is to create an industrial development alternative, which provides employment opportunities for industries, manufacturing, research and development and encourages internal trip capture by offering support uses. The intent of a PIPD is to promote creative design approaches to community planning and site design for planned industrial developments. Support uses, such as hotels, offices, commercial, institutional, ~~and~~ residential and recreation, are intended to serve the PIPD workforce and residential populations, with exception to regional serving recreation uses permitted within the Regional Recreation Pod. [Ord. 2004-040] [Ord. 2014-025]

....

B. Objectives and Standards

1. Design Objectives

A PIPD shall comply with the following objectives: [Ord. 2014-025]

- a. Provide a balanced mix of land uses to provide for the needs of the residential population (if proposed) and the projected work force;
- b. Be designed as a predominantly industrial development, with exception to the EDC FLU designation, which shall be primarily utilized by office and research parks, but may also

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- 1 include manufacturing and processing, research and development, wholesale distribution
2 and storage of products. [Ord 2014-025] [Ord. 2016-042]
3 c. Preserve natural features, scenic areas and native vegetation to the extent possible;
4 d. Encourage the co-location of industrial processes, products, and services;
5 e. Provide for support uses intended to serve the PIPD workforce and residential populations,
6 or on-site essential services for industries, employees, and clients;
7 f. Protect nearby existing and future non-industrial land uses and activities;
8 g. Arrange buildings and land use intensities to minimize and mitigate negative impacts;
9 h. Be located near convenient access to transportation facilities such as interstate highways,
10 major trucking routes, shipping and/or railroad lines; and
11 i. Encourage the expansion to PBC's economic base through new industrial investment, or
12 regional serving recreation uses.
13

Reason for Amendment:

2. Establish new Regional Recreation Pod intended to accommodate other recreational value-added activities consistent with the economic activity center intent of the PIPD. The table further clarifies that the Regional Recreation Pod not required, but optional, by establishing that there is no "minimum" requirement, while limiting overall size to a "maximum" of five percent of the overall PIPD, thus ensuring that the PIPD remains a "predominantly industrial development." This is further emphasized through existing Land Use Mix provisions requiring a minimum of 60% of the overall PIPD be industrial.

C. Thresholds

1. General

A PIPD shall comply with [Table 3.A.3.C, FLU Designation and Corresponding Planned Development District](#), and with the following thresholds: [Ord. 2006-004]

....

b. Land Use Mix

Land uses shall be grouped into Pods which limit and define the types of uses within a specific area of a PIPD. Table 3.E.5.D, PIPD Land Use Mix, indicates the range of each pod within a PIPD. [Ord. 2014-025]

Table 3.E.5.C - PIPD Land Use Mix

Pods	Minimum	Maximum
Industrial	60%	100%
Light <u>Industrial</u>	20%	100%
General <u>Industrial</u> (1)	-	50%
Commercial	-	20% (max. 15 ac) (2)
Residential	-	20%
<u>Recreation</u>	-	<u>20%</u>
<u>Neighborhood Recreation</u>	.006 acre (3)	20%
<u>Regional Recreation</u>	-	<u>5%</u>
[Ord. 2014-025]		
Notes:		
1. A General Industrial Pod shall only be permitted with an IND FLU designation. General Industrial Pods shall be prohibited with an EDC FLU designation. [Ord. 2014-025]		
2. The maximum commercial acreage shall not apply to an Economic Development Center (EDC).		
3. Minimum Recreation Pod requirement only applies to Residential Pods. Other residential uses such as Live/Work located in other than a Residential Pod shall still comply with Art. 5.D, Parks and Recreation – Rules and Recreational Standards. [Ord. 2014-025]		

Reason for Amendment:

3. Clarify provision intended to encourage reasonably compact and contiguous design of individual pods and method used to calculate minimum of maximum land use mix.

c. Land Use Calculation

The calculation for the mix of land uses shall be based on the gross acreage of the PIPD. Neighborhood parks, water management tracts and local roads which are internal to a ~~residential~~ pod rather than a separate pod or tract shall be credited toward the maximum ~~residential~~ land area requirement in Table 3.E.5.D, PIPD Land Use Mix.

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PHASE 2 PRIVATELY INITIATED AMENDMENT (PIA) PIPD/OUTDOOR ENTERTAINMENT [AKA SURF RANCH FLORIDA] SUMMARY OF AMENDMENTS (Updated 7/17/17)

Reason for amendments:	
4.	Establish Property Development Regulations (PDRs) for proposed Regional Recreation Pod. PDRs are required for all Pods within a Planned Development District.
5.	Relocate language allowing for exception from minimum setbacks in industrial pods to improve ease of use. Provisions allowing for exceptions from tabular data have been found to be easier to understand when established as a note within the applicable table.

D. Property Development Regulations

The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.5.D, PIPD Property Development Regulations: **[Ord. 2004-040]**

Table 3.E.5.D - PIPD Property Development Regulations

Pods	Lot Dimensions			Max. FAR (1)	Maximum Building Coverage	Setbacks			
	Size	Width and Frontage	Depth			Front	Side (2)	Street	Rear (2)
Light Industrial	1 ac	100	200	(1)	45%	25	C – 15 R – 40	25	C – 15 R – 40
General Industrial	2 ac	200	200	(1)	45%	25	C – 20 R – 40	25	C – 20 R – 40
Commercial	Apply MUPD, MXPD or TMD regulations								
Residential	Apply PUD regulations								
Neighborhood Recreation	Apply PUD Recreation Pod and Neighborhood Park regulations								
Regional Recreation	1 ac	100	200	(1)	30%	25	C – 20 R – 40	25	C – 20 R – 40
Civic	Apply PUD Civic regulations								
[Ord. 2004-040] [Ord. 2014-001]									
Notes:									
C	Indicates the required building setback for land uses abutting a non-residential zoning district, a civic, mixed-use commercial, or industrial pod, or a recreation area.								
R	Indicates the required building setback for land uses abutting a residential zoning district or a residential pod.								
1.	The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted. [Ord. 2007-001]								
2.	<i>Land uses, which abut open space 40 feet in width or greater, may substitute a 20-foot side or rear setback if a 40-foot setback is required. [Ord. 2004-040]</i>								

1. Setbacks

~~Land uses, which abut open space 40 feet in width or greater, may substitute a 20-foot side or rear setback if a 40-foot setback is required. [Ord. 2004-040]~~ **[Relocated above into Table 3.D.5.D, PIPD Property Development Regulations]**

Reason for amendments:	
6.	Differentiate between existing neighborhood serving Recreation Pod provisions and the new Regional Recreation Pod, retaining reference to "Neighborhood" recreation uses permitted in accordance with the provisions for a PUD Recreation Pod, which by default applies to the PUD "REC" Pod column of the Art. 4 Use Matrices.
7.	Establish new Regional Recreation Pod, and clarify that the uses permitted are limited to the Outdoor Entertainment use requested by the PIA application. Subsequently, a separate Regional "REC" column will not be added to the Art. 4 Use Matrices at this time. While additional uses may be added at a later date, the current limitation is in accordance with the scope of the PIA submitted by the applicant.

E. Pods

4. Recreation Pods

a. Neighborhood Recreation Pod

A PIPD with a residential pod shall provide recreation uses based on the number of units provided. Site improvements shall be provided in accordance with **Article 5.D, PARKS & RECREATION** Rules and Recreation Standards.

1)a-Use Regulations

Uses shall be permitted in accordance with the provisions for a PUD Recreation Pod. **[Ord. 2004-040] [Ord. 2008-003] [Ord. 2017-007]**

2)b-Location

A recreation pod shall not have vehicular access from an arterial or collector that is not part of the interior circulation system of the PIPD. No recreation facility shall maintain direct physical access to any arterial or collector bordering or traversing the PIPD.

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~~3)e.~~ Recreation Area

In residential pods, recreation areas shall be provided in accordance with [Art. 5.D, Parks & Recreation - Rules and Regulations Standards](#), for use by the residents of the pod and their guests. [Ord. 2017-007]

~~4)d.~~ Neighborhood Park

Neighborhood parks shall be provided in residential pods developed in accordance with Table 3.E.2.D, PUD Property Development Regulations.

b. Regional Recreation Pod

A Regional Recreation Pod is intended to accommodate regional serving recreation uses that further the intended economic activity center and value added activities envisioned for and allowed within a PIPD.

1) Use Regulations

Uses shall be limited to Outdoor Entertainment in accordance with the Supplementary Standards of Art. 4.B.3.C.4, Outdoor Recreation.

2) Location

A Regional Recreation Pod shall have frontage on an Arterial or Collector.

Part 2. ULDC Art. 4.B.3.C.4, Outdoor Entertainment (page 67 of 204), is hereby amended as follows:

Reason for amendments:
1. As noted in Part 1 above, the PIA application only proposes allowing for one principal use in the Regional Recreation Pod at this time, along with provisions to allow for a collocated Special Event. Hence, a Regional "REC" column will "not" be added to the Use Matrix, and the Supplementary Standards below will serve to establish that the Outdoor Entertainment use will be permitted subject to Class A Conditional Use approval.
2. Establish requirement that the applicant notify the Palm Beach County Business Development Board (BDB), to ensure that the BDB is aware of any proposal that might reduce, however minimally, available industrial lands.
3. Retain additional setbacks proposed by applicant, which are further detailed in the applicant's justification as follows " <i>...to provide for substantial buffering of the impacts to residential uses. Smaller uses deemed to still provide support services to residents and workforce would not be impacted by these code revisions.</i> "

ARTICLE 4 USE REGULATIONS

CHAPTER B USE CLASSIFICATION

Section 3 Recreation Uses

C. Definitions and Supplementary Use Standards for Specific Uses

4. Entertainment, Outdoor

a. Definition

An establishment offering recreational opportunities or games of skill to the general public where any portion of the activity takes place in the open for a fee, excluding golf courses and public parks.

b. Typical Uses

Typical uses include athletic fields, batting cages, golf driving ranges, water skiing facilities, tennis courts, go-cart tracks, miniature golf courses, paintball fields, jet skiing, and wind surfing.

c. Approval Process – PIPD Regional Recreation Pod Exception

An Outdoor Entertainment use that serves to promote economic benefits, such as enhanced tourism, job creation, and an amenity for business recruitment, and which provides for national recognition as a unique recreational facility, may be allowed within the Regional Recreation Pod of a PIPD subject to Class A Conditional Use approval, and the following:

1) Notification to Business Development Board

The applicant shall include documentation confirming that the Business Development Board (BDB) has been notified of the application for Class A Conditional Use approval, including tentative BCC Public Hearing dates, prior to certification for Public Hearing.

2) Additional Residential Separation

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EXHIBIT F

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PIPD/OUTDOOR ENTERTAINMENT [AKA SURF RANCH FLORIDA]
SUMMARY OF AMENDMENTS
(Updated 7/17/17)

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Shall be located a minimum of 1,000 feet from a vacant parcel with a residential FLU designation or use.

3) Collocated Special Event

A Special Event may be collocated with an Outdoor Entertainment use subject to DRO approval, in accordance with the provisions of Art. 4.B.11.C.6, Special Event.

de. Location

Access to an Outdoor Entertainment use shall be from a Collector or Arterial Street.

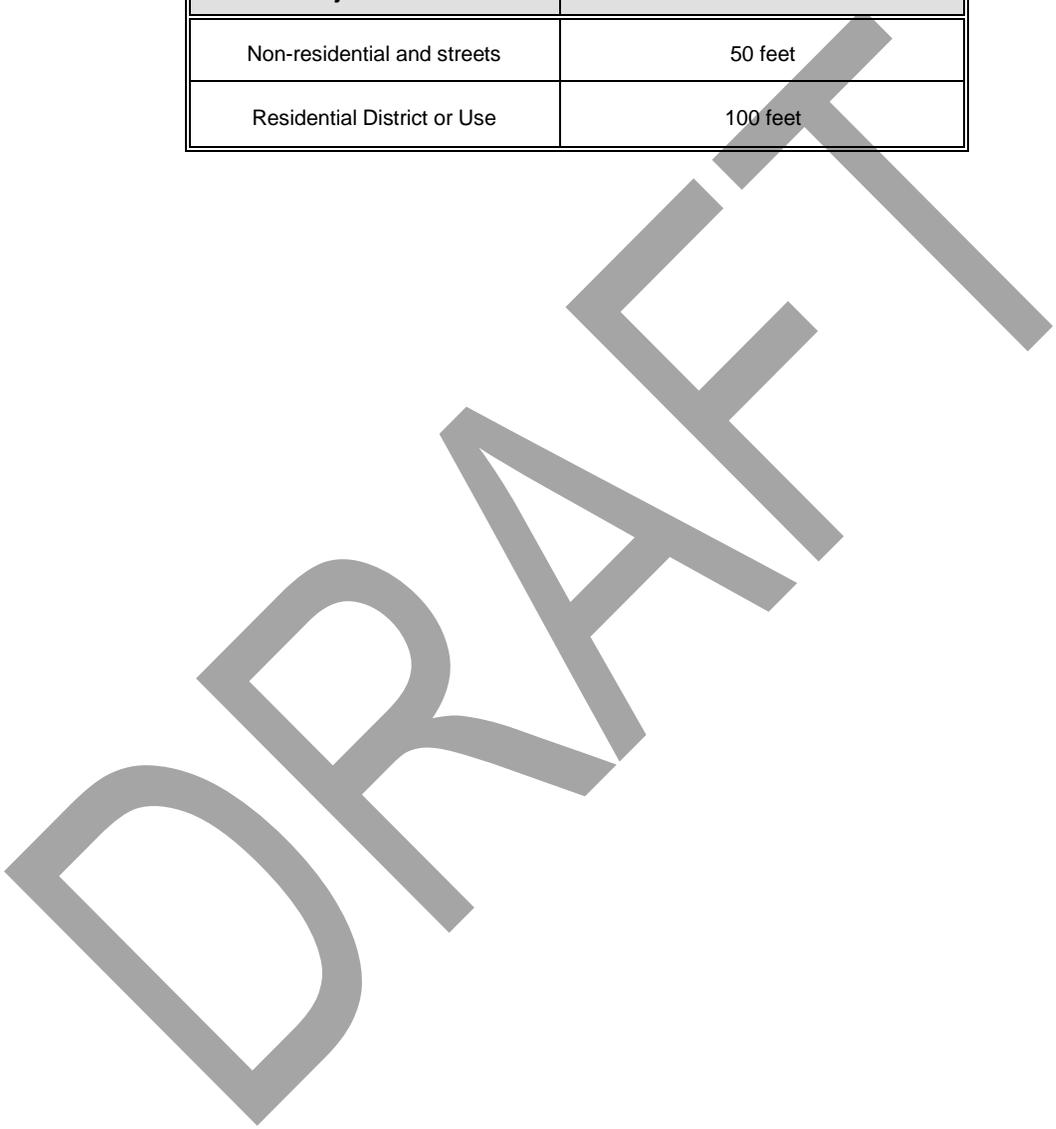
ed. Setbacks

No building, structure, trailer, vehicle, mechanical device, or outdoor area shall be located closer to the property line than as follows:

Table 4.B.3.C – Outdoor Entertainment Setbacks

Adjacent Use	Minimum Setback
Non-residential and streets	50 feet
Residential District or Use	100 feet

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Notes:

- Underlined indicates **new** text.
- ~~Stricken~~ indicates text to be **deleted**. If being relocated, or partially relocated, destination is noted in bolded brackets [**Relocated to:**] or [**Partially relocated to:**].
- *Italicized* indicates relocated text. Source is noted in bolded brackets [**Relocated from:**].
- A series of four bolded ellipses indicates language omitted to save space.

DRAFT Conditions of Approval for Application: Palm Beach Park of Commerce Surf Ranch FL. (ZV/DOA/CA-2017-00572)	
Environmental Resources Management, <i>Robert Kraus</i>	<p>1. Onsite lighting shall be designed and shielded so that light shall be contained on the property and that direct or indirect light shall be shielded from the natural area. The Lighting Plan shall be approved by The Department of Environmental Resources Management (ERM) prior to DRO Site Plan approval.</p> <p>2. Sound generated on the property shall not exceed 60dB at the property line. Should the Department of Environmental Resources (ERM) determined that sound generated from the site is impacting the Natural Area, the Surf Ranch shall coordinate with ERM to mitigate those impacts. A Sound Management Plan with details including the number and location of onsite speakers shall be approved by The Department of Environmental Resources Management prior to DRO Site Plan approval.</p> <p>3. Three access points with hydrants shall be provided to County Staff for access into the adjacent natural area and shall be installed prior to the issuance of the certificate of Occupancy (CO) for the first building. The specific locations of these three access points shall be approved by The Department of Environmental Resources Management (ERM) prior to DRO Site Plan Approval.</p> <p>4. Prior to Final Plan approval by the Development Review Officer, the Property Owner shall submit an application for the Preservation of Native Vegetation to the Department of Environmental Resources Management (ERM).</p> <p>5. Prior to Final Plan Approval by the Development Review Officer (DRO), the Property Owner shall submit (select one or more: Site Plan, Subdivision Plan, Landscape Plan or Alternate Landscape Plan) with a Tree Disposition Chart for review and approval. All vegetation that is subject to be preserved, relocated, replaced or mitigated shall be clearly identified on the Plan(s) and the Tree Disposition Chart, per Technical Manual, Title 4. The Plan(s) shall show: a) the temporary location for the relocated vegetation and identify what type of tree barricades will be utilized; b) the location of all preserved vegetation and identify what type of the permanent tree barricades/ protection devices will be utilized; c) a Justification Statement describing the maintenance of the relocated vegetation prior to the installation of the vegetation to a new location, and the length of time associated with the temporary storage of the relocated vegetation; and d) the above requirements (a thru c) shall be updated in the Tree Disposition Chart.</p>

	<p>6. No vegetation shall be removed or relocated and no Preservation of Native Vegetation permit; pursuant to ULDC Article 14.C, shall be issued until ERM conditions 4 and 5 are satisfied. (ONGOING: ERM-ERM)</p>
<p>Water Utilities, <i>Jackie Michels</i></p>	<p>PBCWUD has no Conditions of Approval for Surf Ranch Florida</p>
<p>Traffic, <i>Quazi Bari</i></p>	<p>1.The Property Owner shall fund the construction plans and the construction to lengthen the existing left turn lane north approach on Pratt Whitney Rd at Beeline Hwy. This turn lane shall be lengthened to a minimum 570 feet in length plus 50 foot paved taper. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.</p> <ul style="list-style-type: none"> a. Permits required for improvements identified above shall be obtained from Palm Beach County prior to the issuance of the first Building Permit. (BLDG PERMIT: Monitoring-Eng) b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng) <p>2.The Property Owner shall construct:</p> <ul style="list-style-type: none"> i. right turn lane south approach on Pratt Whitney Rd at Project entrance. ii. Left turn lane north approach on Pratt Whitney Rd at Project entrance. iii. Separate left and right turn lanes on Project entrance at Pratt Whitney Rd. <p>The lengths of these turn lanes will be as approved by the County Engineer. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.</p> <ul style="list-style-type: none"> a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)

	<p>b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)</p> <p>3.The Property Owner will be required to use appropriate number of police detail at strategic points to direct traffic to/from the site during the special events, that are limited to a maximum of 3 times per year, as per ULDC Article 4. (ONGOING:ENGINEERING-Eng)</p> <p>(ROW dedications for Pratt Whitney Rd and the above turn lanes will be imposed by the Land Development Division, along with additional conditions they deem appropriate).</p>
<p>Parks and Recreations, <i>Jean Mathew</i></p>	<p>Parks and Receptions has no Conditions of Approval for Surf Ranch Florida</p>
<p>Health, <i>Kenny Wilson</i></p>	<p>Health, has no Conditions of Approval for Surf Ranch Florida</p>
<p>Building, <i>Brett Carlton</i></p>	<p>Building, has no Conditions of Approval for Surf Ranch Florida</p>
<p>Land Development, <i>Scott Cantor</i></p>	<p>1.Prior to the issuance of the first building permit, the Property Owner shall configure the property into legal lots of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDG PERMIT: MONITORING-Eng)</p> <p>2. Prior to the issuance of the first building permit, the Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the existing or proposed structures. (BLDG PERMIT: MONITORING-Eng)</p> <p>3.The Property Owner shall construct a right turn lane south approach on approach at the project entry road. This turn lane shall be constructed to a minimum 390 feet in length plus a 70 foot paved taper.</p> <p>This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.</p> <p>a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)</p>

	<p>b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)</p> <p>4.The Property Owner shall construct; a right turn lane east approach on the project entrance road at Pratt Whitney Road, a left turn lane east approach on the project entrance road at Pratt Whitney Road.</p> <p>This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.</p> <p>a. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)</p> <p>5.The Property Owner shall fund the construction plans and construction of the project road from Pratt Whitney Road to the east terminus to be consistent with Palm Beach County standards for an 80 right of way non-plan collector street. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.</p> <p>a. Permits required for Improvements identified above shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: Monitoring-Eng)</p> <p>b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)</p> <p>6.Prior to issuance of the first building permit, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Pratt Whitney Road along the property frontage; and a maximum of an additional 800 feet of these adjacent roadway(s), with an assumed impervious area of 95-percent, unless otherwise approved by the County Engineer. The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20-foot drainage easement from the</p>
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	<p>point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one through lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDG PERMIT: MONITORING-Eng)</p>
<p>Fire Rescue, <i>Pedro Segovia</i></p>	<p>FireRescue has no Conditions of Approval for Surf Ranch Florida</p>
<p>Zoning, <i>Roger Ramdeen</i> <i>Lorraine Fuster</i></p>	<p>1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for all the buildings shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC). Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements.</p>