

# Property Development Regulations

ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS				FAR BLDG COV.		SETBACKS/SEPARATION			
	SIZE	WIDTH	DEPTH	FRONTAGE	.45	45%	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'	.09	9%	168'	NA	94'	244'

\* 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**  
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610 Clematis Street  
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561-366-1100

**Traffic/Civil Engineer**  
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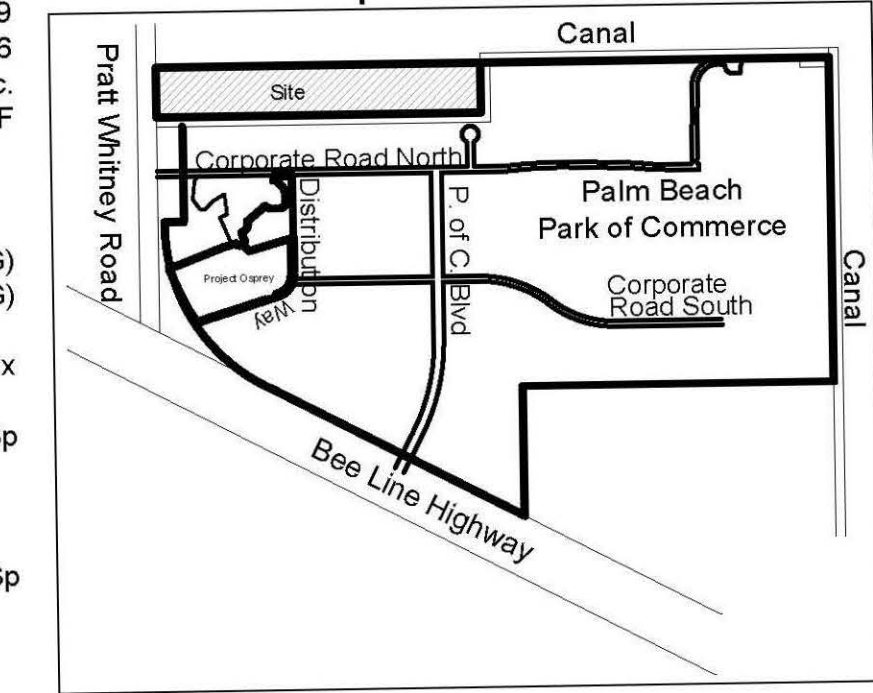
**Architect**  
Gilden Spina and Assoc.  
207 Sixth Street  
West Palm Beach, FL 33401  
561-684-6844

**Developer**  
AW Asset Management LLC  
2801 PGA Blvd. #220  
Palm Beach Gardens, FL 33410

# Site Data

Control #	81-190	TAZ	209
Tier	Urban/Suburban	BCC Appv.	Nov 27, 2006
Overlay	Bioscience Research Protection Overlay & United Tech. Corp. Protection Overlay (Pratt/Whitney)	Total Gross Ac.	3,437,126.44 SF
Existing PIPD Use Zone	IG	Total Floor Area	123,500 SF
Proposed PIPD Use Zone	IG / CG	Clubhouse/Learning Center/Accessory Bldgs.	13,140 SF
Application #	DRO-2017-00191	Maintenance and Storage/Mechanical	10,360 SF
Project Name	Palm Beach Park of Comm./Surf Ranch Florida	Flex Space	100,000 SF
Proposed Use	Industrial / Outdoor Entertainment	FAR	.01 (CG) / .09 (IG)
Future Land Use	IND	Building Coverage	100,000 SF 9% (IG) / 23,500 SF 1% (CG)
Zoning District	PIPD	Building Height	35' Max
Section	Township 18 Range 41	Parking Required	401 Sp
Prop Cntrl #	00-41-41-17-00-000-3020	Outdoor Entertainment - 10 sp / Acre (15.1 acres)	151 Sp
Project #	TBD	Industrial Flex Space - 2.5 sp / 1,000 SF (100,000 SF)	250 Sp
Resolution #	2006-2561	Parking Provided	466 Sp
Concurrence Approval*		Outdoor Entertainment	160 Sp
Outdoor Entertainment	23,500 SF	Industrial Flex Space	306 Sp
Flex Space	100,000 SF	Loading Required	NA
* Concurrence is approved for the above uses and amounts shown on this plan.		Outdoor Entertainment	NA
General Commercial Parcel	46.60 Ac.	Industrial - 1 sp / 5,000 + 1 sp / additional 30,000	4 Sp
General Industrial Parcel	32.31 Ac.	Loading Provided	4 Sp
		Handicapped Sp Required (Based on provided parking)	10 Sp
		Handicapped Sp Provided	15 Sp
		Lake Area	(15%) 12.0 AC

# Location Map

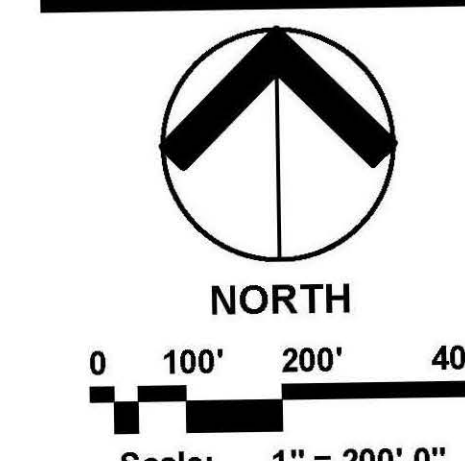
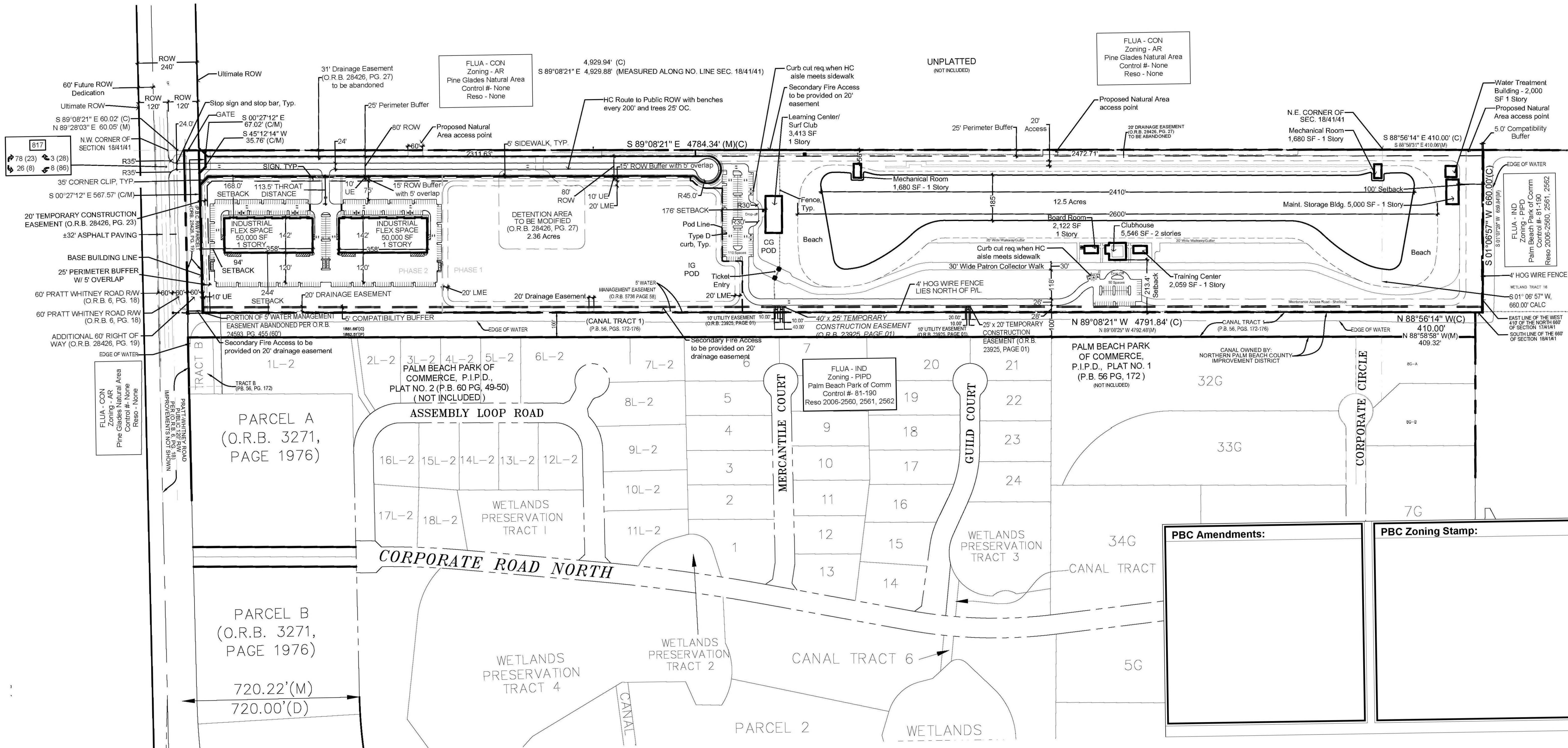


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# Palm Beach Park of Commerce Surf Ranch Florida Palm Beach County, FL Preliminary Site Plan



Date:	11-15-16
Project No.:	80-026-149
Designed By:	SCM
Drawn By:	KWK / SCM
Checked By:	KWJB
Revision Dates:	
01-18-17	Submit PAC
03-15-17	Revise Site Plan