

**PALM BEACH COUNTY
SURF RANCH FLORIDA INFORMATIONAL MEETING
MEETING SUMMARY
MAY 9, 2017**

Prepared by Zona Case, Zoning Technician

On Tuesday, May 9, 2017, the Palm Beach County Zoning Division held a meeting at the Vista Center, Room VC-1E-47 Conference Room at 2300 North Jog Road, West Palm Beach, Florida.

1. WELCOME

The meeting commenced at 2:00 p.m. and Zoning Director, Jon MacGillis welcomed everyone. He informed attendees as follows:

- The Privately Initiated Amendment (PIA) for Surf Ranch Florida was presented to the BCC in March. Staff received direction from the Board to meet with interested parties and the applicants. The outcome of the meeting will be presented to the BCC on May 25.
- There are two applications in the system, one for the PIA for the Palm Beach Park of Commerce and the other a Development Order for Conditional Use for the Recreation, Outdoor use.
- Zoning will be listening to concerns to identify what changes to the code will be required by the different departments, and will continue to share the feedback with interested parties present as the process moves on.

2. Introductions:

Mr. MacGillis requested that attendees introduce themselves. Those in attendance were

Representatives of Surf Ranch Florida: Joni Brinkman and Ken Tuma (Urban Design Kilday Studios; Brian Waxman (Representing Surf Ranch Florida)

Interested Parties: Susan Kennedy, Blair Kennedy, Matt Gitkin, Kirsten Atwood, Stephen Gastright, Ed Weinberger, Sandy Fournies, Robert Franzino.

County Staff: Jon MacGillis; William Cross, Ramsay Bulkeley, Bryan Davis, Brad Brown, Robert Krauss, Roger Ramdeen, Lorraine Fuster, Scott Cantor, Kenny Wilson, Quasi Bari.

3. Presentation by Applicant

Mr. MacGillis re-ordered the agenda to allow Item 4, a presentation by Ms. Joni Brinkman, to precede Item 3.

Ms. Brinkman gave an overview of the use and advised that Mr. Brian Waxman would address the operating philosophy of the Kelly Slater Wave Company. Her visual presentation was supported by comments on many features of the project:

- The Park of Commerce is located at Bee Line Road and Seminole Pratt Whitney Road, approximately 1.4 miles from Jupiter Farms. Access is on Seminole Pratt Whitney Road. The parcel in question is 80 acres, located at the north end of the PIPD, with a narrow configuration 660ft x 5,000ft. The zoning is a Planned Industrial Park Development (PIPD) which the owner is not proposing to change as part of the request.
- The proposal is for a world class man-made surfing system in Florida, the first of its kind, and will have a high profile and high visibility world-wide product launch. It is expected to create 322 jobs, attracting approximately 83,000 annual guests, some associated with special events. Annual economic impact will be around \$33 million with substantial capital investment in the County.
- Community interaction and accessibility will be built in with year-round tourism attraction, some during summer when hotel occupancy is low. Athletes worldwide will utilize the world training center; there will be an affordable surf school accessible to the community; a program for underprivileged kids offering free access a couple of times per month; education on water quality and renewable energy, and an annual world surfing competition. Working with Environmental Resources Management, (ERM), the Surf Ranch will provide access to the programs on energy efficiency.
- Associated buildings will use recyclable materials, such as reclaimed wood and the applicants have indicated their desire to use as little asphalt as possible to fit with the natural environment. Natural vegetation will be preserved, subject to code requirements, and more vegetation installed on the north side of property.
- Waste collection and re-use, waste management, a recycle program, 100% solar energy power will be addressed, and parking trees or canopies will be installed in the parking lot.

Mr. Brian Waxman indicated that he had a productive meeting the previous night with Jupiter farm residents. Some concerns were discussed, macro details of the site were provided and he expressed the desire to continue the discussion. Mr. Waxman pointed out the following areas on a map of the area: location of the site; the detention area to be used for storm water management and discharge of the surfing lake; the entry way; parking; the learning center intended for the community which will host the educational and training aspect of the facility. The surfing lake will be 2000 ft long x 160 ft wide, and he explained the operation of different types of waves which will be powered by motors housed in two buildings, and a drainage canal for discharge. He also explained the features of the learning center where kids can learn to surf

4. Overview of Zoning applications

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Mr. Bob Krauss of ERM indicated that he met with the applicants and was not as concerned about outflow, as he was about noise and light and their effect on birds. Although the equipment will be enclosed, people can be noisy and he was of the opinion that there was a need to buffer the natural area to reduce the impact on wild life.

Mr. Roger Ramdeen, Project Manager, gave an overview of the Development Order Amendment, applying for a Conditional Use to amend for Recreation Outdoor Use. He continued that the application was received on March 15, comments have been made and the project is currently under review by Zoning's Community Development section. Possible dates for BCC presentation in August, 2017 have been identified.

5. Questions/Responses

The following questions were raised by attendees interested parties and responses from county staff, the applicant and agents:

Ms. Susan Kennedy, on behalf of Jupiter residents, expressed concern about overflow, discharge, what the limit will be on water capacity, to prevent flooding. She considered the project a great niche market, but voiced concern that the amendment to the code is for the area being proposed for development, and wondered what type of development will take place in the future.

Mr. MacGillis proposed that comments gathered from the meeting be entered in a chart to determine whether they should be addressed by Development Order Amendment (DOA), or by code amendments, noting that some of the code amendments will be general and not specific to this project.

Mr. Robert Frangino, representing the Everglades Conversation Committee, expressed similar concerns as Mr. Krauss did, especially related to international migration bird day. He added that artificial lights take the highest toll on birds, as it is possible for the light to mis-direct them, adding that noise pollution might also affect them as they rely on singing to attract other birds. He questioned if the code takes into account that lights shining on the water at night is reflective.

Mr. Cross indicated that calibrated lighting requirements and standards related to decibel levels are addressed in the code. He further said that there are reflective capacities from many different sources which can only be mitigated to a certain extent. He suggested that the language in the code be reviewed to see the minimum standards and what can be focused on for improvements to lighting and decibel levels. Mr. MacGillis suggested that the issue could be addressed by Conditions of approval.

Mr. Matthew Gitkin thanked the applicant for meeting with interested parties and expressed the main concern of Jupiter residents as being water, as 8,000 gallons per day seems to be a huge draw. He expressed the following: curiosity about the number of jobs that the project will create, May to August seems to be insufficient time to address so many issues, requested as little asphalt as possible, and inquired about plans for Phase 2 of the project.

Major Stephen Gastright opined that the Surf Ranch is a great project but not suited to that location. He had questions on the source of the water in terms of constant replacement, the traffic that will be generated and also the resulting traffic sounds that would affect residents in adjacent areas. He mentioned hearing of a plan for an amphitheater in a second phase of the project which also would generate high volume of sounds.

Mr. Ken Tuma responded to the comments made by Mr. Gitkin and Major Gastright, as follows:

- Approximately 322 jobs would be created directly and indirectly, as some will be full time and some part time. He offered to share the study.
- There are no plans for an amphitheater and no intent to change the code for that purpose.
- All water issues are being studied.
- The owner/s mission is to eliminate as much asphalt as possible to make the surface sound less intense.

Mr. Cross added that there are different technologies with regard to road surfacing which will have to be looked at in detail

Mr. Quasi Bari responded to the concerns about traffic and indicated that on a day to day basis parking would be O.K. but special events raise some concerns. Mr. MacGillis clarified that Zoning determines the parking spaces required and special events would be subject to a special permit,

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which can be effective for 14 days. He further added that Zoning will be addressing Special Events during the review.

Mr. Cross advised that he would be providing a report to the BCC on May 25th to update members on the results of the meeting.

Mr. Tuma said that he had listened carefully to the concerns and would keep attendees informed.

Mr. MacGillis indicated that all relative documents will be posted on line and updated every week.

6. Adjourn

The meeting adjourned at 3:50 p.m.