



**Palm Beach County**

**PHASE 2 PRIVATELY INITIATED AMENDMENT (PIA)  
UNIFIED LAND DEVELOPMENT CODE (ULDC)**

**PIA 2017-00314**

**PIPD COMMERCIAL RECREATION FACILITIES  
AKA SURF RANCH FLORIDA**

**Public Informational Meeting**

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**July 17, 2017**

Zoning Division



# General Overview Privately Initiated Amendment (PIA)

### ➤ Phase 1:

- Preliminary evaluation and recommendation by staff.
- Presented to the Land Development Regulation Advisory Board (LDRAB) for discussion and recommendation.
- Decision to initiate Phase 2 confirmed or denied by the Board of County Commissioners.

### ➤ Phase 2:

- If initiated, may require further BCC direction, as follows:
  - ✓ Scheduling (as a stand alone Ordinance, as part of a ULDC Amendment Round, or other timeframe).
  - ✓ Convene an LDRAB Subcommittee.
  - ✓ Other BCC Direction.
- Otherwise, Phase 2 PIA processed similar to other staff initiated amendments.



## **PHASE I - SUMMARY OF REQUEST(S)**

**Request to initiate Phase 2 PIA to the Planned Industrial Park Development (PIPD) district, to allow for Outdoor Recreation uses not originally anticipated for the district.**

- **Staff:** Recommended the BCC initiate the PIA application request, contingent on resolution of issues requiring more in depth analysis and review.
- **LDRAB:** Recommended the BCC initiate a Phase II PIA application by a vote of 12-0.
- **BCC:** Initiated Phase 2 on March 23, 2017



## BACKGROUND AND SUMMARY

### Current ULDC Provisions

- **Art. 3.E.5.A.1, Purpose and Intent [PIPD]\*:**
  - Encourage expansion of PBC's economic base.
  - Predominantly industrial district.
  - Exceptions for support uses intended to provide on-site services to serve PIPD workforce, residents (within the district, where applicable), and clients.
- **Art. 3.E.5.D, PIPD Land Use Mix\***
  - Limits commercial acreage to ensure compliance with Purpose and Intent above.
- **Art. 4, Use Regulations**
  - Allows for Outdoor Recreation use calibrated with limits established under Purpose and Intent above.
- **Research and Technology Overlay (RTO) and Bioscience Protection Overlay (BRPO)\***
  - Establishes additional protections for critical industrial, manufacturing, research and development activities.

\* Note: Some Standards established after initial PIPD approvals.



## BACKGROUND AND SUMMARY:

### ➤ PIPD's in Unincorporated Palm Beach County:

#### Existing PIPDs (three):

- ✓ **Vista Center**
  - 483 Acres
  - Mostly developed with Mix of industrial, residential, recreational (including 183-acre golf course and clubhouse) and approx. 60 acres of commercial uses.
- ✓ **Park of Commerce**
  - 1,323 acres
  - Partially developed with predominantly industrial uses, includes approx. 106 acres of commercial.
- ✓ **Turnpike Crossing East**
  - 66 acres
  - Partially developed with predominantly industrial uses (approved for 1,023,921 sq. ft. of Warehouse and Accessory Office)



## BACKGROUND AND SUMMARY:

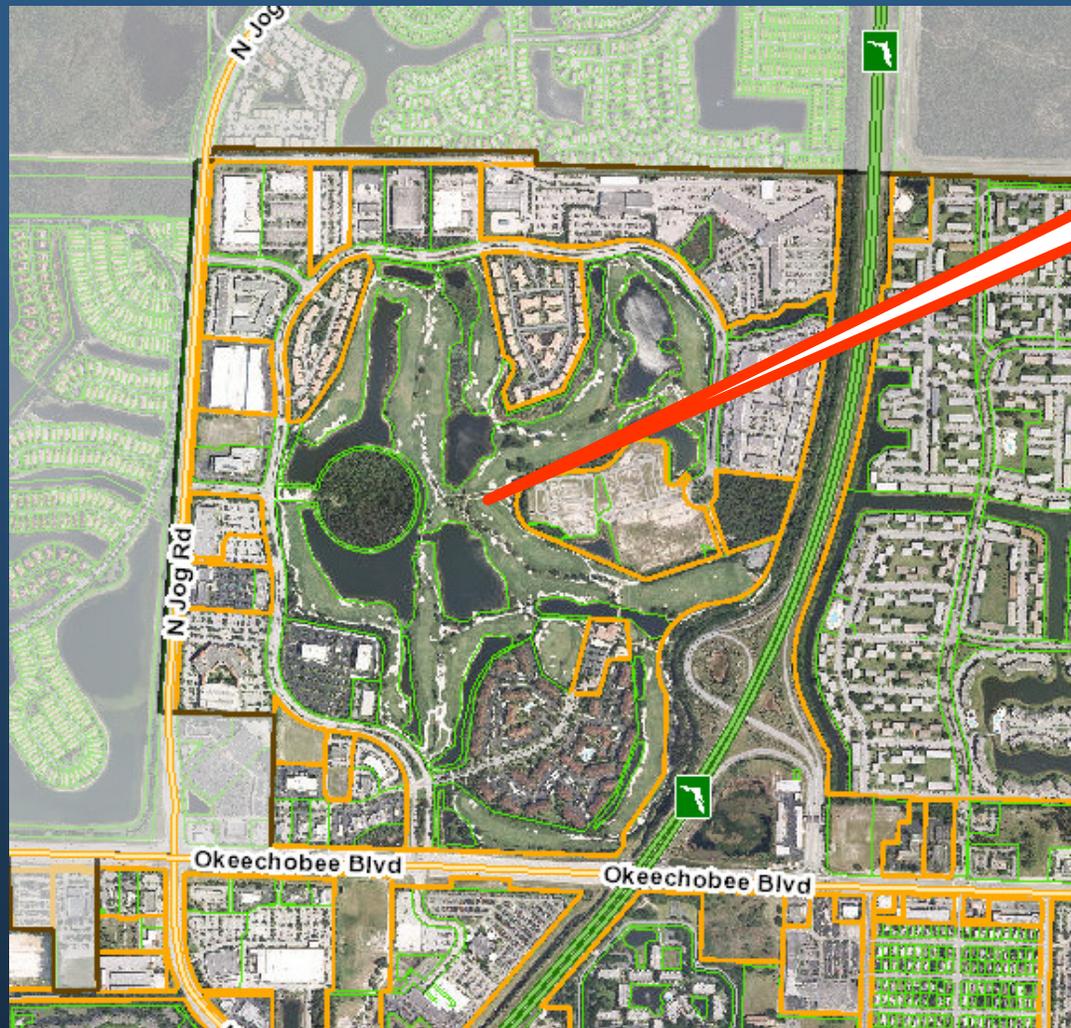
### ➤ PIPD's in Unincorporated Palm Beach County:

#### Likely Future PIPD Site:

- \* **Inland Logistics Center**
  - 849.86 acres
  - Anticipated to be developed as a PIPD primarily comprised of regional serving warehouse and trans-shipment uses.
  
- \* **Non-conforming PIPD**
  - 1979 approval for a 5-acre site.



# BACKGROUND AND SUMMARY: VISTA CENTER PIPD

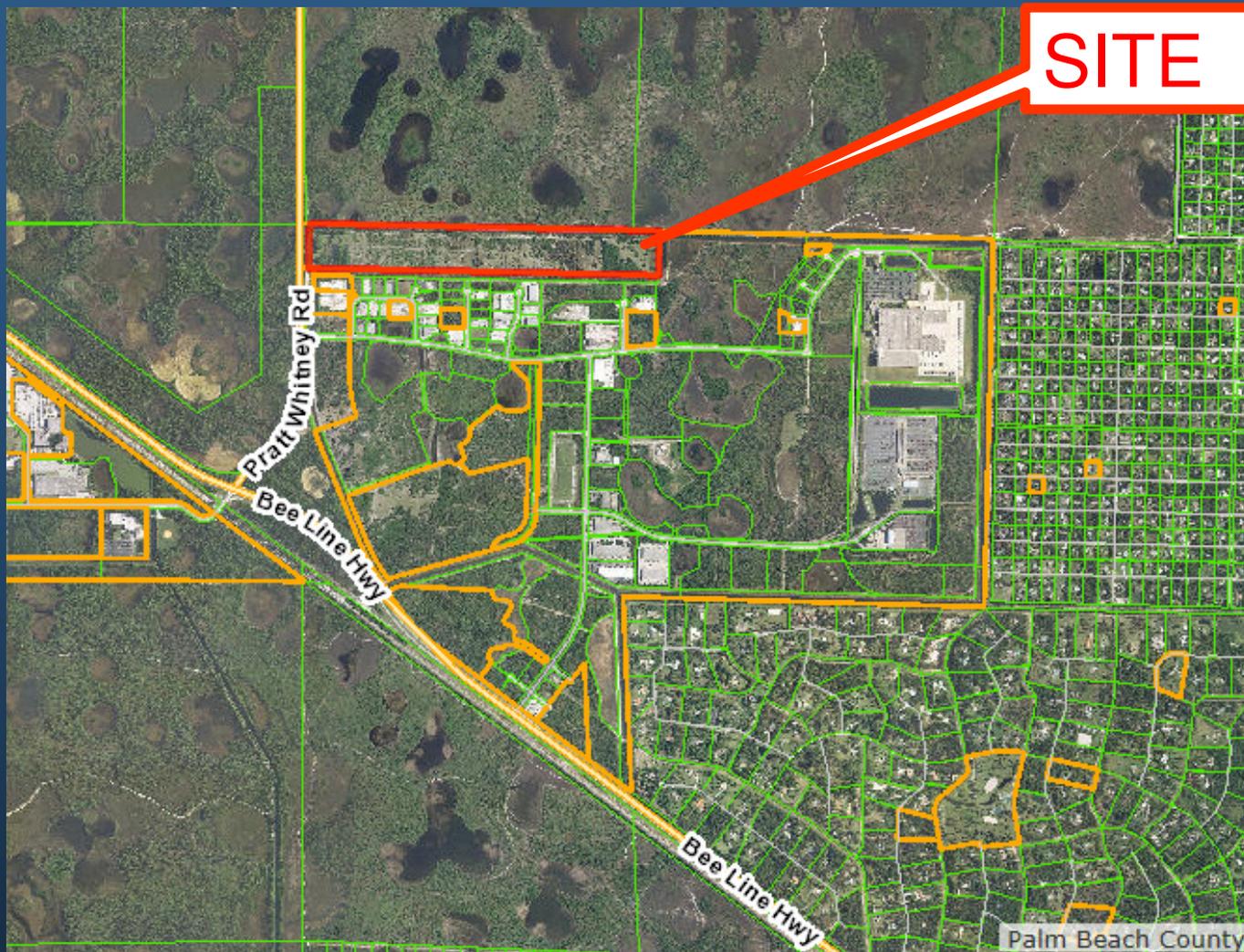


Existing  
Golf Course



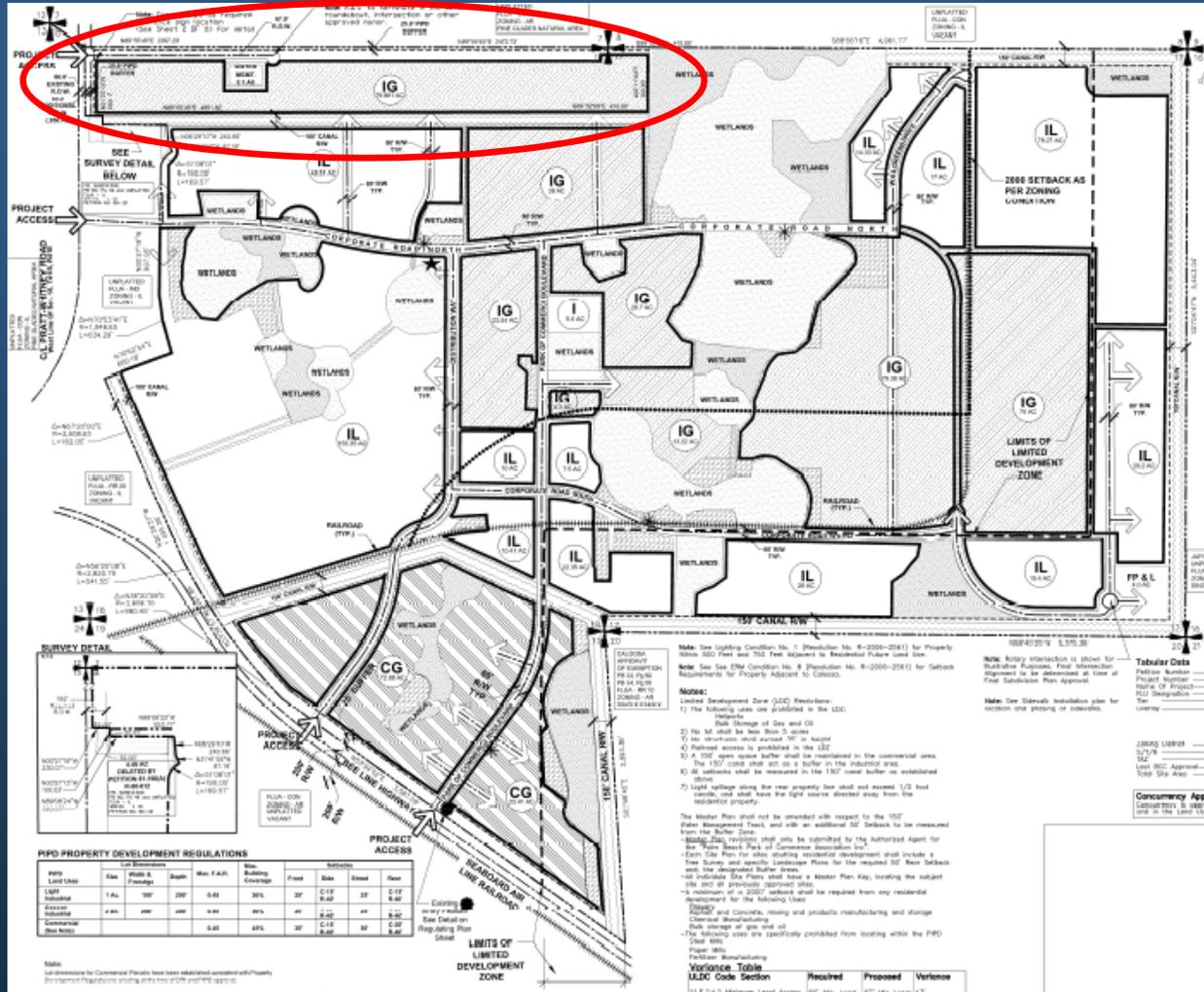


# BACKGROUND AND SUMMARY: PALM BEACH PARK OF COMMERCE





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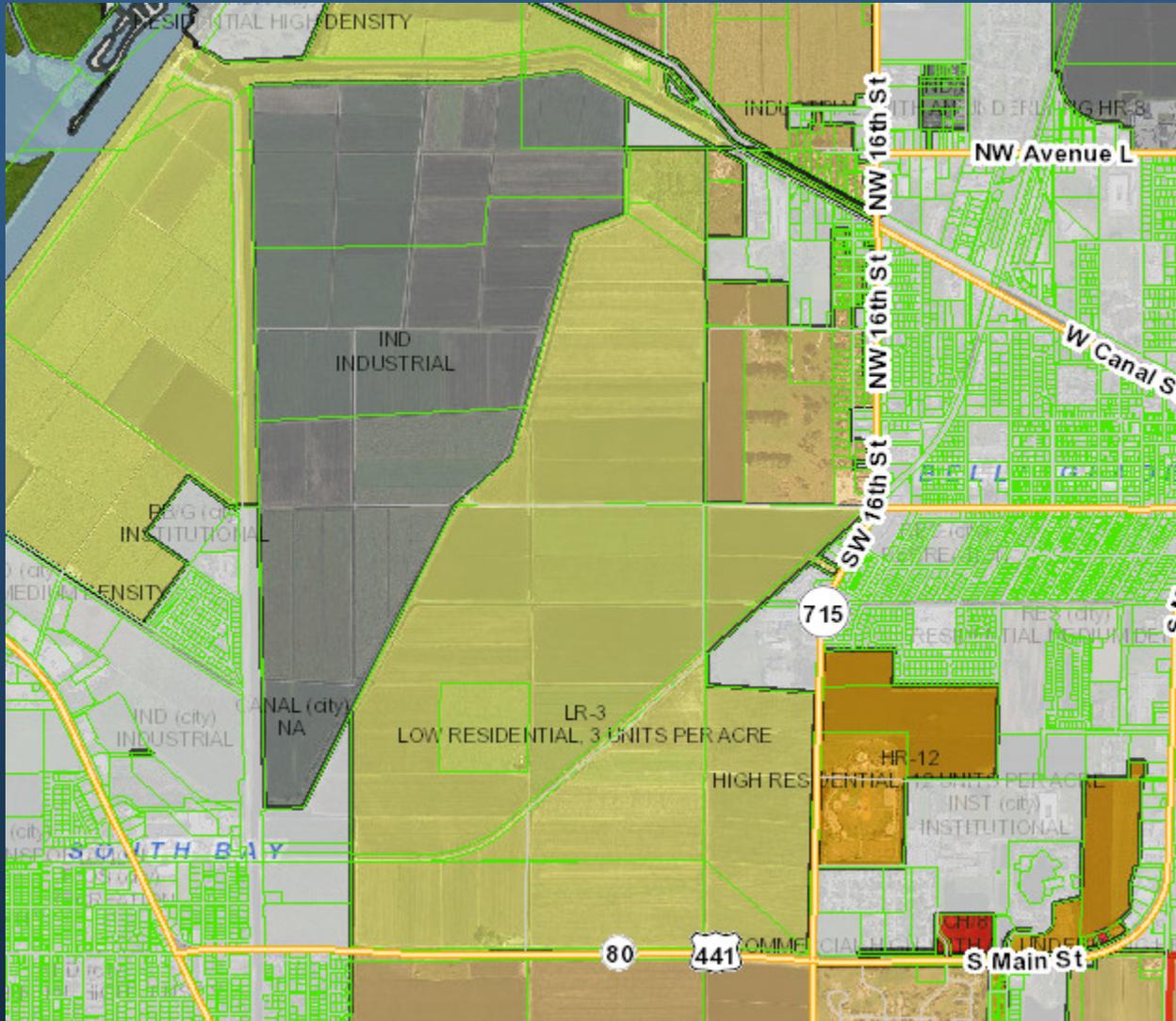
# **BACKGROUND AND SUMMARY: TURNPIKE CROSSING EAST PIPD**





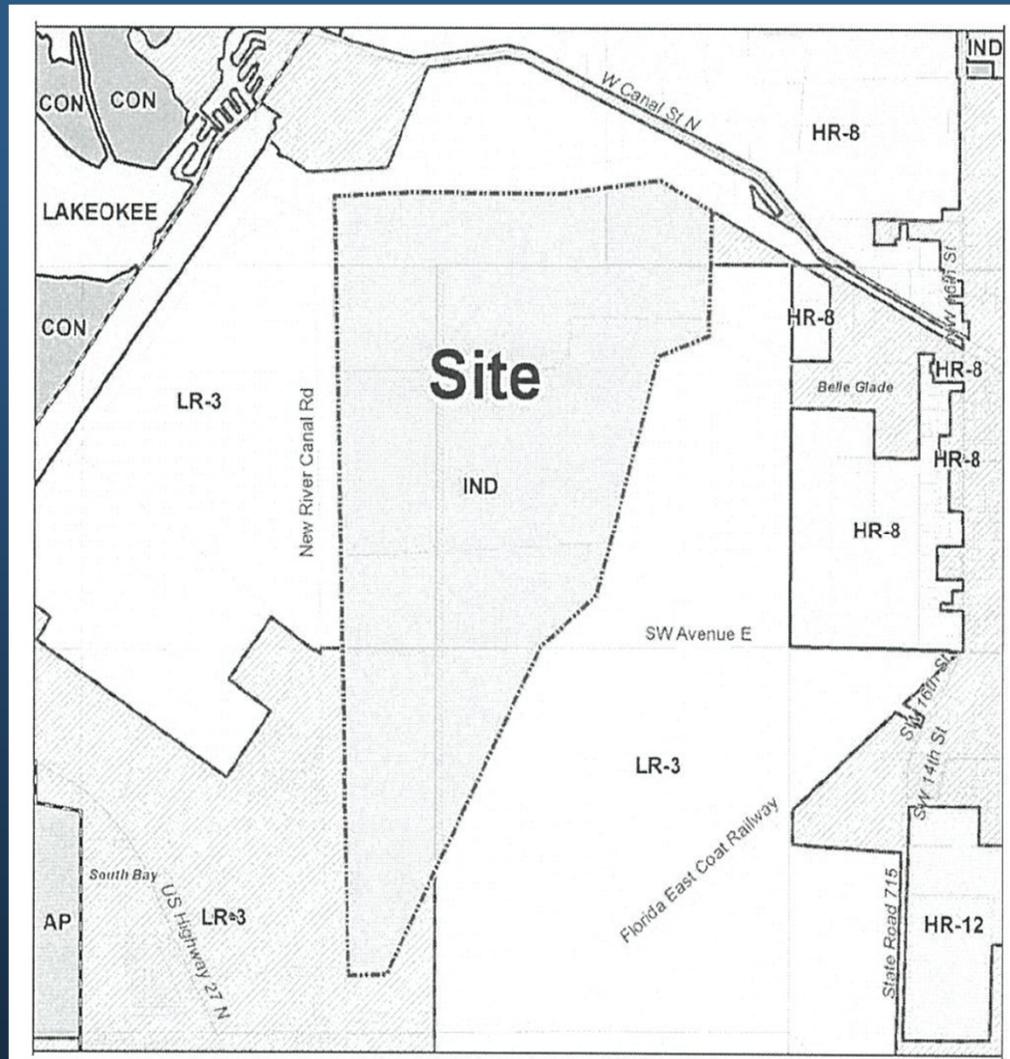


# BACKGROUND AND SUMMARY: INLAND LOGISTICS CENTER





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## KEY FINDINGS

- Existing PIPDs established prior to current 15-acre limitation.
- Existing Vista Center golf course has not adversely impacted industrial uses or development.
- Preliminary evaluation by Planning staff indicates that the proposed amendment would not be inconsistent with the Plan.
- Park of Commerce remotely located, potentially limiting industrial development.



## KEY FINDINGS

- **80-acre parcel located at NW corner of PIPD with frontage to Pratt Whitney Road (only portion of site being considered).**
- **Proposed use may yield job creation or other benefits that merit reduction in developable industrial lands.**
- **Potential for collocation of research or manufacturing industries associated with the surf industry, Oceanography, or other similar.**



## ADDITIONAL CONSIDERATIONS

- **Require input from Business Development Board and/or Other Similar entities.**
- **Evaluation of options ongoing to ensure minimum reduction in industrial lands necessary to accommodate proposed use.**
  - Require Class A Conditional Use Approval.
  - Limit Regional Recreation designation to affected area, potentially tied to specific use.
- **Additional environmental, health, drainage, parking, site function or similar to be evaluated on a case by case basis.**



## **PHASE 2 PIA-2017-00314 NEXT STEPS – TENTATIVE DATES\***

- **LDRAB\*\*:** Wednesday, July 26, 2017 (Vista Center)
  
- **BCC (301 North Olive Avenue, 6<sup>th</sup> Floor) \*\*\***
  - Thursday, August 24, 2017 – Request for Permission to Advertise
  - Thursday, September 28, 2017 – 1<sup>st</sup> Reading
  - Thursday, October 26, 2017 – Adoption Hearing

\* Dates may be subject to change.

\*\* Also sits as the Land Development Regulation Commission (LDRC)

\*\*\* NOTE: Dates revised on 7/21/17.



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**QUESTIONS?**

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