

DRAFT

Conditions of Approval for Application: Palm Beach Park of Commerce Surf Ranch FL. (ZV/DOA/CA-2017-00572)

Environmental Resources Management,
Robert Kraus

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.

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.

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.

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).

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>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 Recreations 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>

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

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.

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.

a. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

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.

a. Permits required for Improvements identified above shall be obtained 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)

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>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>No Response email/ phone.</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>