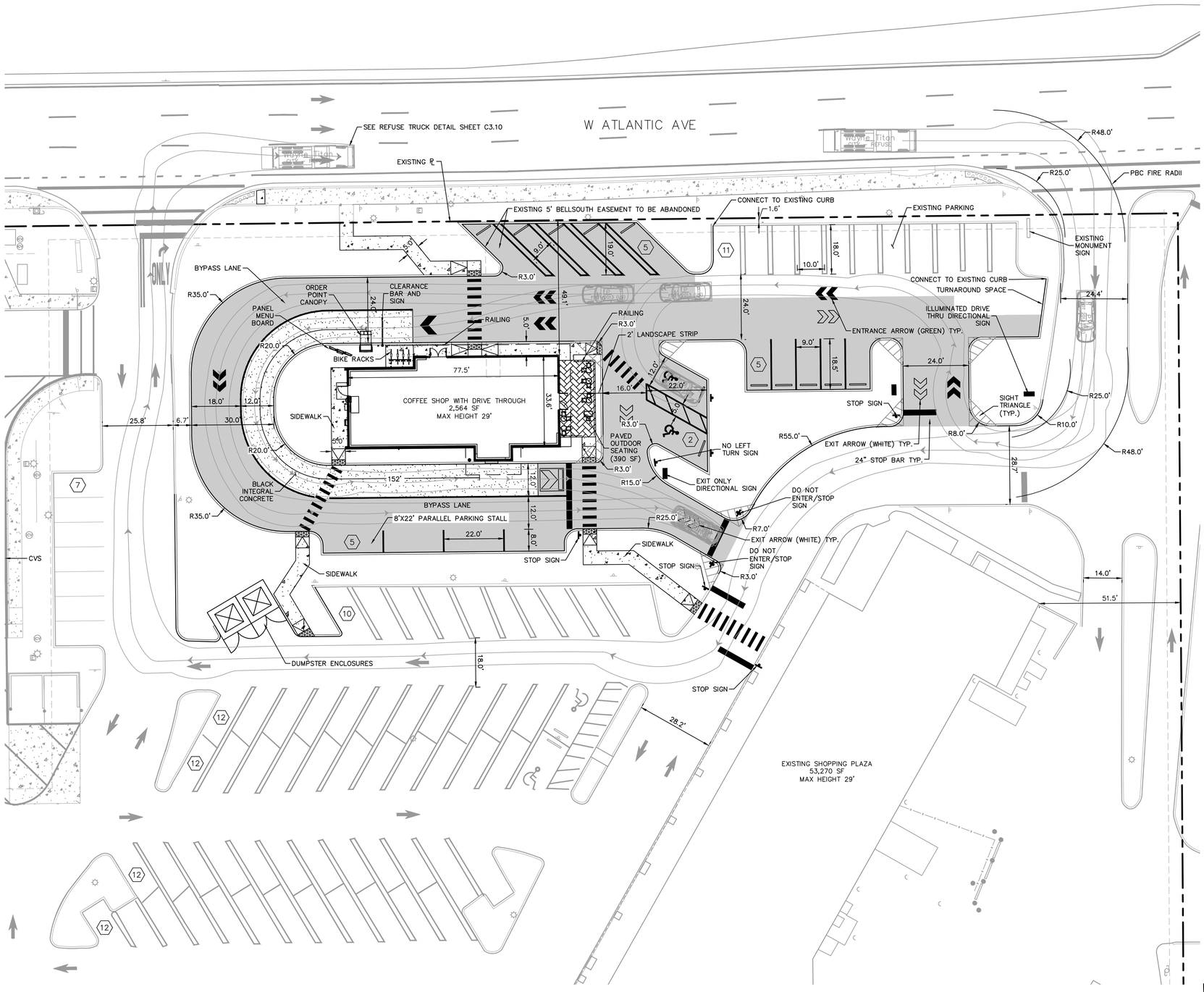


SITE DATA

PROJECT INFORMATION			
PROJECT NAME	BED BATH AND BEYOND PLAZA		
PBC PCN #	12-4246-13-00-000-7070 [1] 12-42-46-13-30-001-0000 [1]		
ZONING DESIGNATION	PC AND GC (FOUR CORNERS OVERLAY) [1]		
FUTURE LAND USE	COMMERCIAL		
LAND AREA	404,301 SF / 9.2815 AC		
	CODE PROVISION	EXISTING	PROPOSED
GROSS BUILDING AREA (SF)	N/A	89,373	86,477
AUTO RENTAL FACILITY	MAX 5%	1,983 (2.3%)	1,983 (2.3%)
LOT COVERAGE	75% MAXIMUM	87.93%	86.92%
OPEN SPACE	25 MINIMUM	48,801 (12%) [2]	54,759 (14%) [2]

[2]EXISTING NONCONFORMITY REDUCED, AFFECTED AREA IS IN EXCESS OF 25%

PC ZONING DISTRICT CRITERIA		
PC	REQUIRED	PROPOSED
MINIMUM LOT SIZE (SF)	10,000	404,301
MINIMUM LOT WIDTH (FT)	50	567
MINIMUM LOT DEPTH (FT)	100	657
MINIMUM LOT FRONTAGE (FT)	50	1,245

SETBACKS (FT)			
	REQUIRED	EXISTING	PROVIDED
ATLANTIC AVE	BETWEEN 30-42'	49.1'	49.1'
MILITARY TRAIL	10	38.2	38.2
SIDE INTERIOR	10	50.2'	50.2'
REAR	10	35'	35'
*PER SECTION 4.4.9(G)(3)E USE FOUR CORNERS OVERLAY PROVISION WHERE IN CONFLICT			
MAXIMUM BUILDING HEIGHT	±29' MAX (MEASURED FROM CROWN OF	±29'	±29'

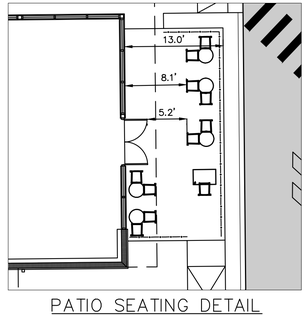
PARKING		
	PARKING RATIO	REQUIRED PARKING
OVERALL SHOPPING CENTER (70,308 SF)	4/1000	281
CVS (13,215 SF)	4/1000	53
STARBUCKS (2,564 SF)	4/1000	10
STARBUCKS OUTDOOR SEATING (390)	4/1000	2
	TOTAL REQUIRED PARKING	346
	TOTAL PROVIDED PARKING	352

STARBUCKS BICYCLE PARKING	
REQUIRED BICYCLE PARKING (2,954 SF) (2/1000)	6
PROVIDED BICYCLE PARKING	6

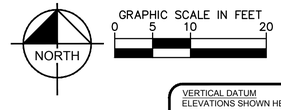
[1]Unity of title recorded and on file

[2]Waiver previously granted for existing condition

WAIVER REQUEST		
LAND DEVELOPMENT CODE SECTION	REQUIREMENT	PROVIDED
4.4.9(G)(3)(e)(2)	4,000 SQUARE FEET MINIMUM FOR A FREESTANDING BUILDING	2,954 (INCLUDES 390 SF OUTDOOR DINING)



PATIO SEATING DETAIL



VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. NAVD '88 ELEV + 1.506' = NGVD '29 ELEVATION

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSHUA D. HORNING, P.E., ON 3/22/21 USING A SHA-1 AUTHENTICATION CODE.

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IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: 03/16/21

KHA PROJECT 140549000
DATE FEB 2021
SCALE AS SHOWN
DESIGNED BY MTR
DRAWN BY JJC
CHECKED BY JDH

CLASS IV SITE PLAN

BED BATH & BEYOND PLAZA
PREPARED FOR
BBB PLAZA ASSOCIATES LTD.
DELRAY BEACH FL

SHEET NUMBER
C2.00

Plotted By:Cavallaro, Juliana Sheet Set:BED BATH & BEYOND PLAZA Layout:C2.00 CLASS IV SITE PLAN March 22, 2021 02:50:56pm K:\BCD_Civil\140549000 - BBB Plazas\CADD\PlanSheets\C2.00 CLASS IV SITE PLAN.dwg
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