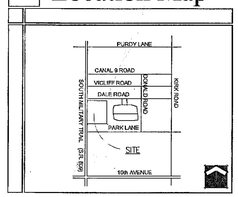
Location Map



Site Data

Control Number	#85-145
Project Number	XXXX-XXX
Application Number	XXXX-XXX
Name of Project	Plantation Plaza 1
Proposed Use	MUPD
Existing Future Land Use Designation	CH/8
Proposed Future Land Use Designation	CH/8
Tier	Urban/Suburban
Existing Zoning District	MUPD (PCD)
Proposed Zoning District	MUPD (PCD)
Section, Township, Range	13/44/42
Property Control Numbers	00-42-44-13-00-00-510-0
Traffic Analysis Zone	300
BCC District	3
Last ZC/BCC	87-1097
Total Site Area	3.08 a.c.
Total Gross Floor Area	32,852 s.f.
Existing Retail 31,897 s.f.	
Proposed Deck 973 s.f.	
Concurrency Approval*	
Commercial 31,897 s.f.	
*Concurrency Is Approve For The Above Uses And Amounts Shown On This Plan.	
Total Floor Area Ratio	.25
Total Building Coverage (Including canopy of 7,415 s.f.)	30%
Impervious Area	88%
Buildings 32,852 s.f.	
Pavement/Walks 85,898 s.f.	
Pervious Area	12%
Open Space 15,415 s.f.	
Building Height	20'
Number of Stories	1
Parking Required	131-197 SPACES
Max. = 1/250 = 131	
Min. = 1/166.66 = 197	
Existing Parking	158 SPACES
Car Parking = 146	
Bike Parking = 12	
Handicap Spaces Required	6
Handicap Spaces Proposed	6
Loading Required (15' x 55' Min.) *	2
Loading Provided	2

Development Regulations

MUPD PROPERTY DEVELOPMENT REQUIREMENTS

	ZONING DISTRICT	MINIMUM LOT DIMENSIONS SIZE	WIDTH	DEPTH	MAX. FAR	MINIMUM PERV. AREA	MAX. BLDG. COVER	MAX. BLDG. HEIGHT	SETBACKS/SEPARATIONS FRONT	SIDE	REAR	REAR
CODE	CH	5.0 AC.	300'	300'	.50	30%	30%	35'	30'	C-15' R-30'	30'	C-20' R-30'
PROP.	CH	3.08 AC.	369'	362'	.25	12%*	30%	20'	50'	26'	25'	31'

*Existing Developement

Development Team

DEVELOPER: PLANTATION PLAZA LLC
407 LINCOLN ROAD SUITE 701
MIAMI BEACH FLORIDA 33139

SURVEYOR: R.B. BRENNAN SURVEYING
13901 U.S. HIGHWAY NO. 1, SUITE 3
JUNO BEACH, FLORIDA 33408
(561) 776-0505

PLANNER: LAND RESEARCH MANAGEMENT
2247 PALM BEACH LAKES BOULEVARD
WEST PALM BEACH, FLORIDA 33409
(561) 686-2481

Notes

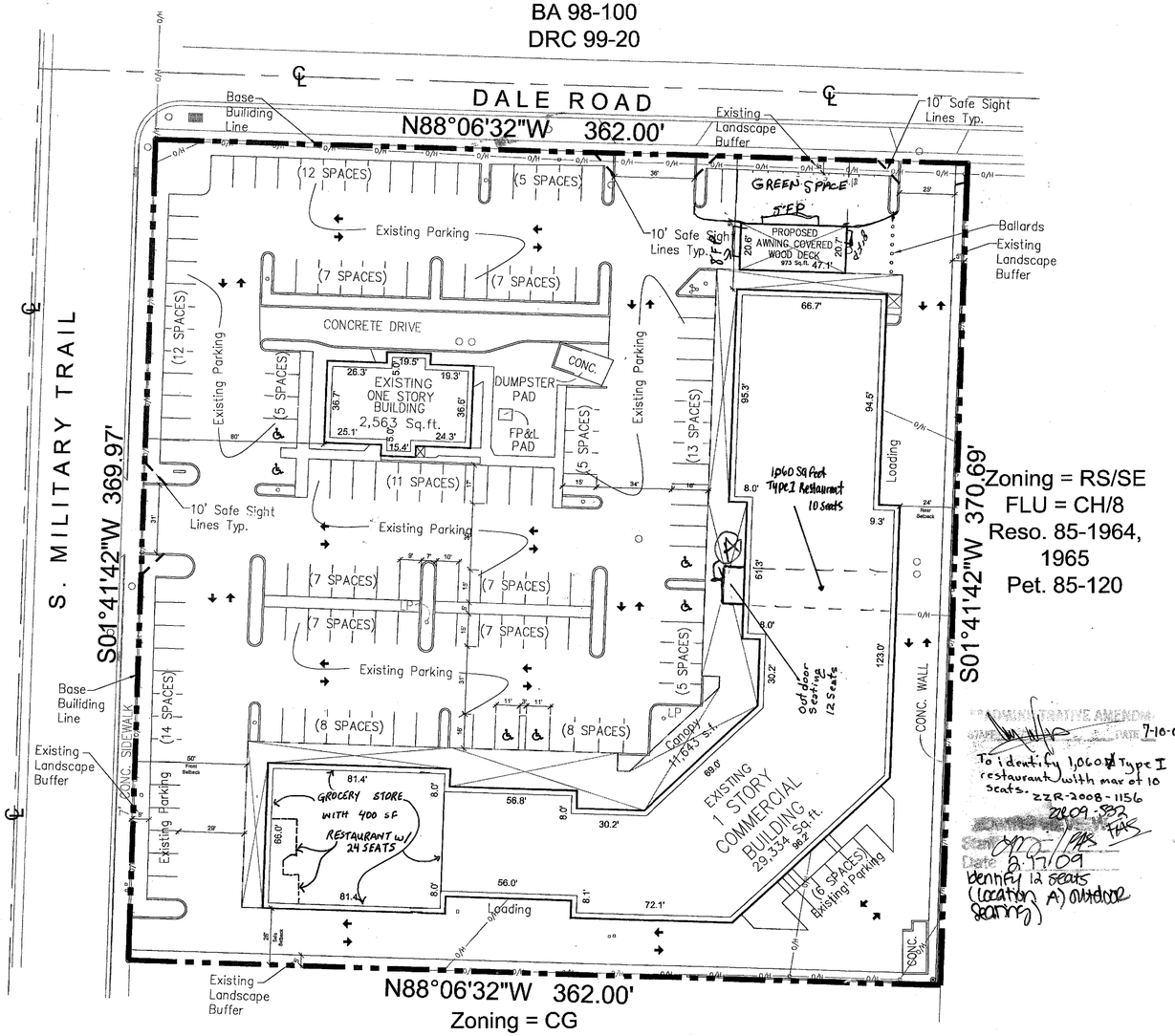
- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY R.B. BRENNAN SURVEYING. DIGITAL DATA PLANTATION PLAZA 1.DWG

0 15' 30' 60' 90'
Scale 1"= 30'-0"

North

Zoning = CG
FLU = CH/8
BA 98-100
DRC 99-20

Zoning = SE
FLU = CH/8
Reso. 85-1433
Pet. 80-41(B)

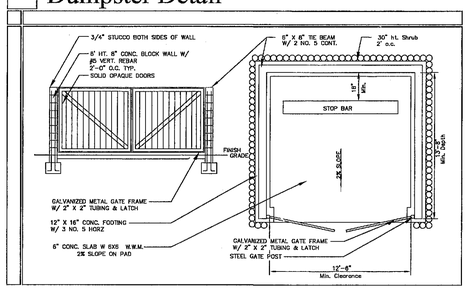


Zoning = RS/SE
FLU = CH/8
Reso. 85-1964, 1965
Pet. 85-120

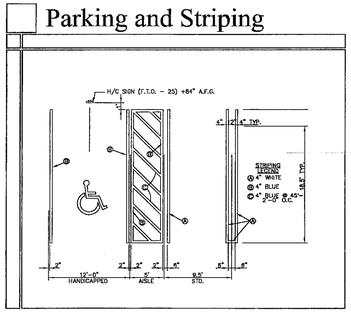
AGENCY REVIEW
Staff
Date 2-23-10
To identify grocery store w/ 400 ☐ Type I restaurant.
ZAR-2010-399

ADMINISTRATIVE AMENDMENT
STAFF DATE 7-10-08
To identify 1,060 ☐ Type I restaurant with max of 10 seats. ZZR-2008-1156
21209-882
Staff
Date 8-17-09
benfat 12 seats (location A) outdoor seating

Dumpster Detail



Parking and Striping



ADMINISTRATIVE AMENDMENT
STAFF DATE 11/09/06
AA-2006-1730
Replace 12 motorcycle parking w/ open space and add Foundation Planting.

05000-135
85-145
10-11-06

FINAL SITE PLAN SUBMITTAL ONLY
APPROVED 10-11-06
Construction of 973 sf deck and redesignate 8 existing parking spaces to 12 MC parking.

Jon E. Schmidt and Associates
Landscape Architecture & Site Planning
2247 Palm Beach Lakes Blvd.- Suite 101
West Palm Beach, Florida 33409
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E-mail: Jschmidt@flite.net
License No.: LC26000232

Plantation Plaza

Palm Beach County, Florida

Date:	9/26/06
Scale:	1" = 30'-0"
Design By:	JES
Drawn By:	JES
Checked By:	Jes
File No.	320.03
Job No.	04-69

REVISIONS / SUBMISSIONS
10/10/06 Ballard Locations

Site Plan

SP-1 of 1