

Foundation Planting (FP) Table
Per Table 7.C.3.B. 10' width planting provided along front, sides, and rear facade (excluding bay/garage doors).

Building	Facade	Length	Required	Provided
Building A	East (Rear)	80'	24'	24'
	South (Side)	169.8'	85'	85'
	North (Side)	169.8'	85'	85'
	West (Front)	506'	253'	0*
Building B	East (Front)	506'	253'	253'
	South (Side)	130'	65'	65'
	North (Side)	130'	65'	65'
	West (Rear)	506'	151.8'	0*

*Industrial buildings not visible from ROW or residential zoning district are exempt from foundation planting requirements, per ULDC Art 7.C.3.B.2.a.

Site Data

Application Name:	Bedner Oaks Commerce
Control No.:	2023-072
Application No.:	PDD-2023-972
Last ZC/BCC Approval Date:	R-2024-1038
Overlay:	West Boynton Community Plan
Existing Land Use Designation:	AGR
Proposed Land Use Designation:	CMR
Existing Zoning District:	AGR
Proposed Zoning District:	AGR-MUPD
Property Control Number:	00414601020010000
Existing Uses:	Agriculture
Proposed Uses (as contained in Art. 4):	Warehouse w. Accessory Office
Gross Site Area:	(392,276 SF) 9.0 AC
Traffic Analysis Zone (TAZ):	1743

Building Data

Total Building Square Footage	115,104 SF
Building A- Warehouse (78%)	66,367 SF
Accessory Office (22%)	51,766 SF
Building B- Warehouse (78%)	48,737 SF
Accessory Office (22%)	38,015 SF
Total	10,722 SF
Floor Area Ratio (FAR)	0.29
Building Height	3-Story 35' Max.*
*Additional height allowed by increasing minimum setback (per ULDC Art. 3.D.1.E.2)	

Parking Data

Total Required Parking	146 Spaces
Warehouse (1 Space/ 2,000 SF) [89,781 SF]	45 Spaces
Accessory Office (1 Space/ 250 SF) [25,323 SF]	101 Spaces
Total Parking Provided	149 Spaces*
*All required spaces to be located within 600 LF from building it is intended to serve (per Art. 6.B.2.A.1.a)	
ADA Parking Required	5 Spaces
ADA Parking Proposed	5 Spaces
Loading Spaces Required	4 Spaces
Loading Spaces Proposed	36 Spaces
Bike Racks Required (1 Rack / 200 parking spaces)	1 Rack
Bike Racks Proposed	2 Rack
Water Management Tract (Dry Detention)	(12%) 1.07 AC

Concurrency Reservation

Total Square Footage	115,104 SF
Warehouse	89,781 SF
w. Accessory Office	25,323 SF

*Concurrency is approved for the above uses and the above amount shown on this plan.

Type 1 Waiver Chart

#	ULDC Article	Required	Provided	Waiver	Approval
W1	Art. 6.E.4.A. - Dimensions	2 Standard "B" Loading Spaces for Building B (15' x 55')	18 Loading Spaces for Building B (15' x 40')	Reduction of loading space length by 15'	Pending

Property Development Regulations

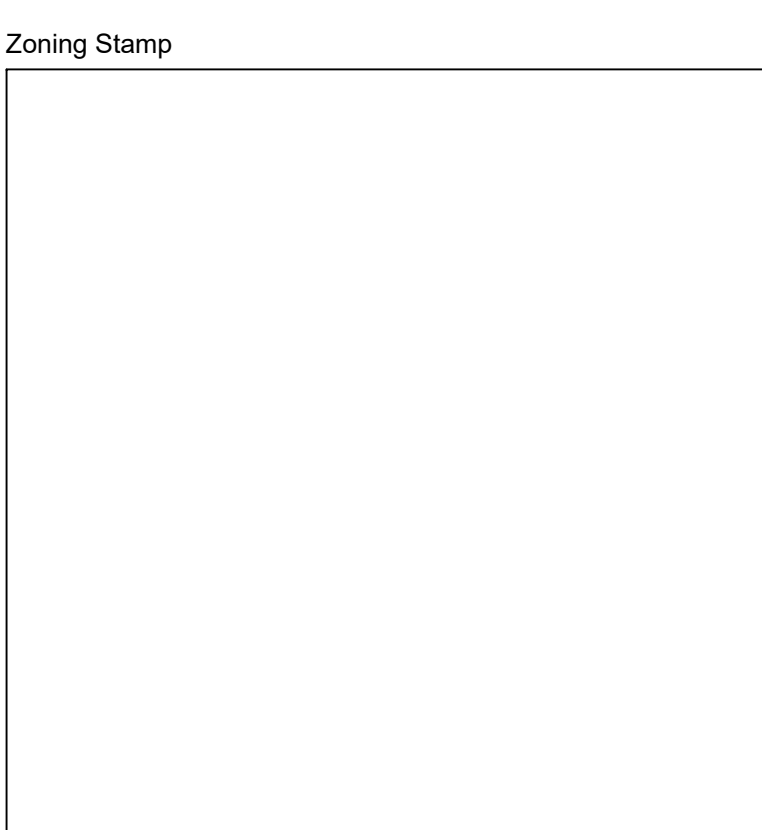
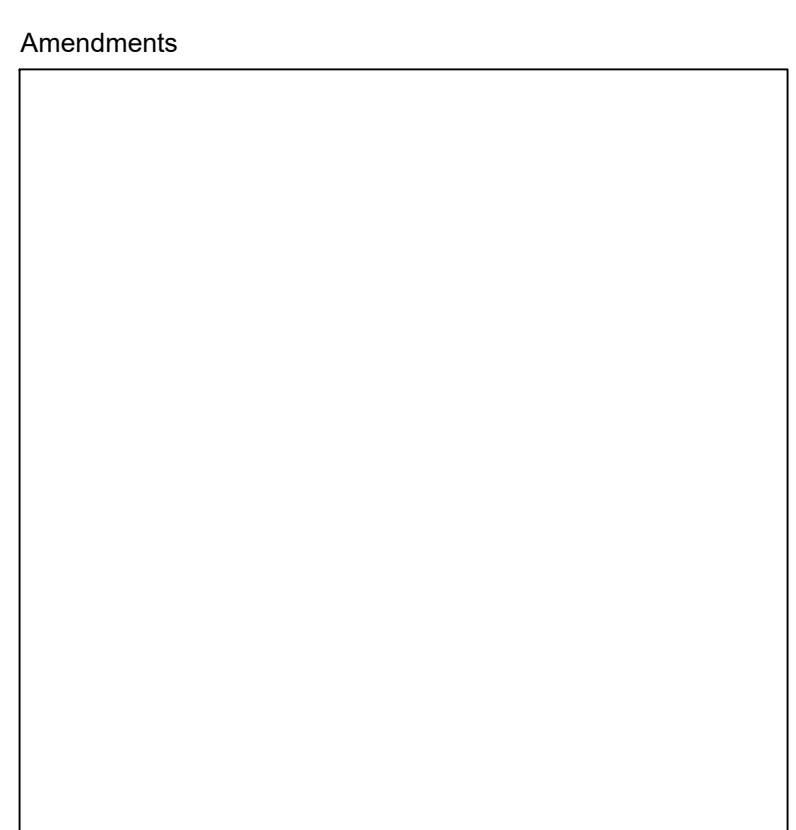
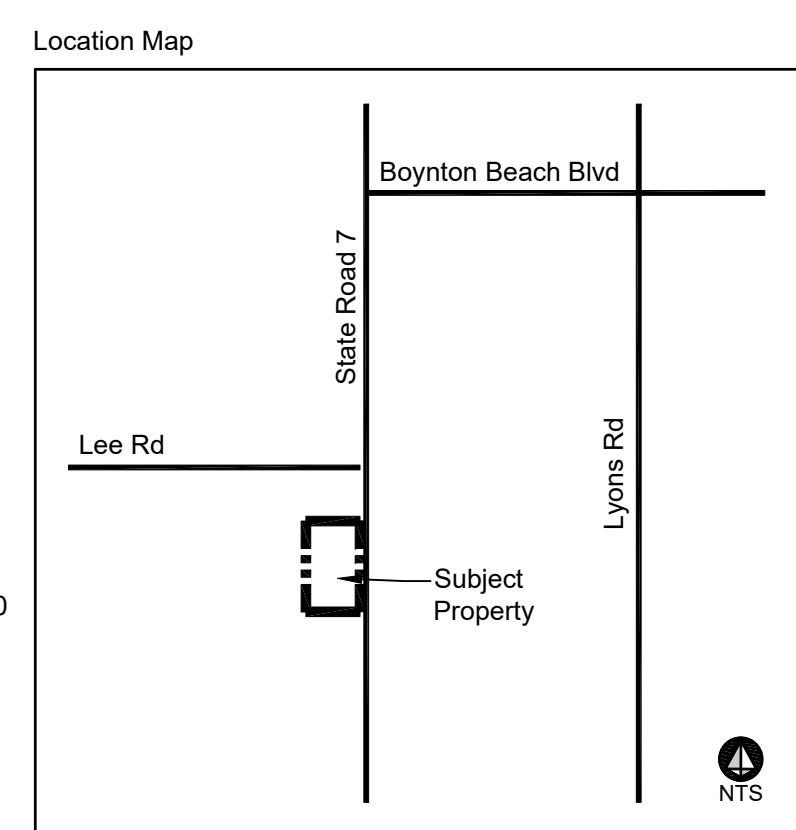
Zoning	MUPD	Minimum Lot Dimensions	Density/ GFA	FAR	Bldg. Cover	Minimum Setbacks					
Size	Width	Frontage	Depth			Front	Side	Street	Rear		
Required	5 AC	300'	300'	300'	N/A	0.35	45%	30'	C-15/R-40'	30'	C-20/R-40'
Proposed	9 AC	744'	745'	525'	115,104 SF	0.29	29%	85'	75'	NA	70'

Non-Residential PDD Chart

Art. 4 Use Classification	Approved Use	Square Footage	Last BCC Approved			Proposed				
			Parking		Art. 4 Use Classification	Proposed Use	Square Footage	Parking		
			Rate	Required				Rate	Required	Proposed
					Industrial	Warehouse	89,781 SF	1 Space/ 2,000 SF	45	45
					Industrial	Accessory Office	25,323 SF	1 Space/ 250 SF	101	104
Total							115,104 SF		146	149

Notes/Key:

- * on plan depicts main pedestrian entry.
- ☒ on plan depicts foundation planting.



Bedner Oaks Commerce
Palm Beach County, Florida

Revisions

Submittal	Date
Submittal	7/19/2023
Resubmittal	8/28/2023
Resubmittal	10/23/2023
Resubmittal	12/27/2023
Resubmittal	01/22/2024
Resubmittal	04/22/2024
Resubmittal	05/28/2024
Resubmittal	06/13/2024
Resubmittal	09/09/2024

Final Site Plan

Scale	As Shown
Drawn By	RT/KB
Checked By	AA/LM
Date	2024-09-09
File	Site-182.02 - Bender Oaks Commerce
Sheet	1 of 1