

PUBLIX REMODEL @ PROMENADE SHOPPING CENTER

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA PLANTATION PROMENADE JOINT VENTURE



VICINITY MAP
SCALE: 1" = 200'

NOTES:

- ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).
- THIS PROJECT LIES WITHIN FLOOD ZONE X, BASED ON F.E.M.A. FLOOD MAP, FIRM MAP No. 12011C0345H.

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

ALL OF PARCEL 276, JACARANDA PARCEL 276, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN QUITCLAIM DEED FROM PLANTATION PROMENADE LTD., TO THE CITY OF PLANTATION DATED NOVEMBER 19, 1988, RECORDED DECEMBER 30, 1988 IN OFFICIAL RECORD BOOK 16073, PAGE 879, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 276, THE FOLLOWING TEN (10) COURSES ARE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT 276: (1) THENCE RUN SOUTH 89°55'08" WEST (PLAT BEARING) FOR A DISTANCE OF 812.69 FEET (2) THENCE RUN SOUTH 00°04'54" EAST FOR A DISTANCE OF 10.87 FEET; (3) THENCE RUN NORTH 84°39'17" WEST FOR A DISTANCE OF 188.96 FEET; (4) THENCE RUN SOUTH 89°55'08" WEST FOR A DISTANCE OF 300.00 FEET; (5) THENCE RUN NORTH 45°55'35" WEST FOR A DISTANCE OF 48.76 FEET; (6) THENCE RUN NORTH 01°46'26" WEST FOR A DISTANCE OF 99.91 FEET; (7) THENCE RUN NORTH 05°04'08" EAST FOR A DISTANCE OF 100.72 FEET (8) THENCE RUN NORTH 01°46'26" WEST FOR A DISTANCE OF 314.00 FEET; (9) THENCE RUN SOUTH 88°13'34" WEST FOR A DISTANCE OF 12.00 FEET; (10) THENCE RUN NORTH 01°46'26" WEST FOR A DISTANCE OF 273.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 276; THENCE RUN NORTH 89°55'44" EAST ALONG THE NORTH LINE OF SAID TRACT 276 A DISTANCE OF 1.00 FEET; THENCE, SOUTH 01°46'26" EAST FOR A DISTANCE OF 212.87 FEET; THENCE RUN SOUTH 13°05'02" EAST FOR A DISTANCE OF 81.19 FEET; THENCE RUN SOUTH 01°46'26" EAST FOR A DISTANCE OF 314.16 FEET; THENCE RUN SOUTH 05°04'08" WEST FOR A DISTANCE OF 100.72 FEET; THENCE RUN SOUTH 01°46'26" EAST FOR A DISTANCE OF 98.44 FEET; THENCE RUN SOUTH 45°55'35" EAST FOR A DISTANCE OF 47.95 FEET; THENCE RUN NORTH 89°55'06" EAST FOR A DISTANCE OF 299.62 FEET; THENCE RUN SOUTH 87°57'03" EAST FOR A DISTANCE OF 188.25 FEET; THENCE RUN NORTH 89°55'06" EAST FOR A DISTANCE OF 812.65 FEET TO THE EAST LINE OF SAID TRACT 276; THENCE RUN SOUTH 01°46'26" EAST ALONG SAID EAST LINE 1.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED FROM PLANTATION PROMENADE JOINT VENTURE TO JOSE R. CUERVO DATED DECEMBER 21, 2000, RECORDED DECEMBER 22, 2000 IN OFFICIAL RECORD BOOK 31127, PAGE 1541, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

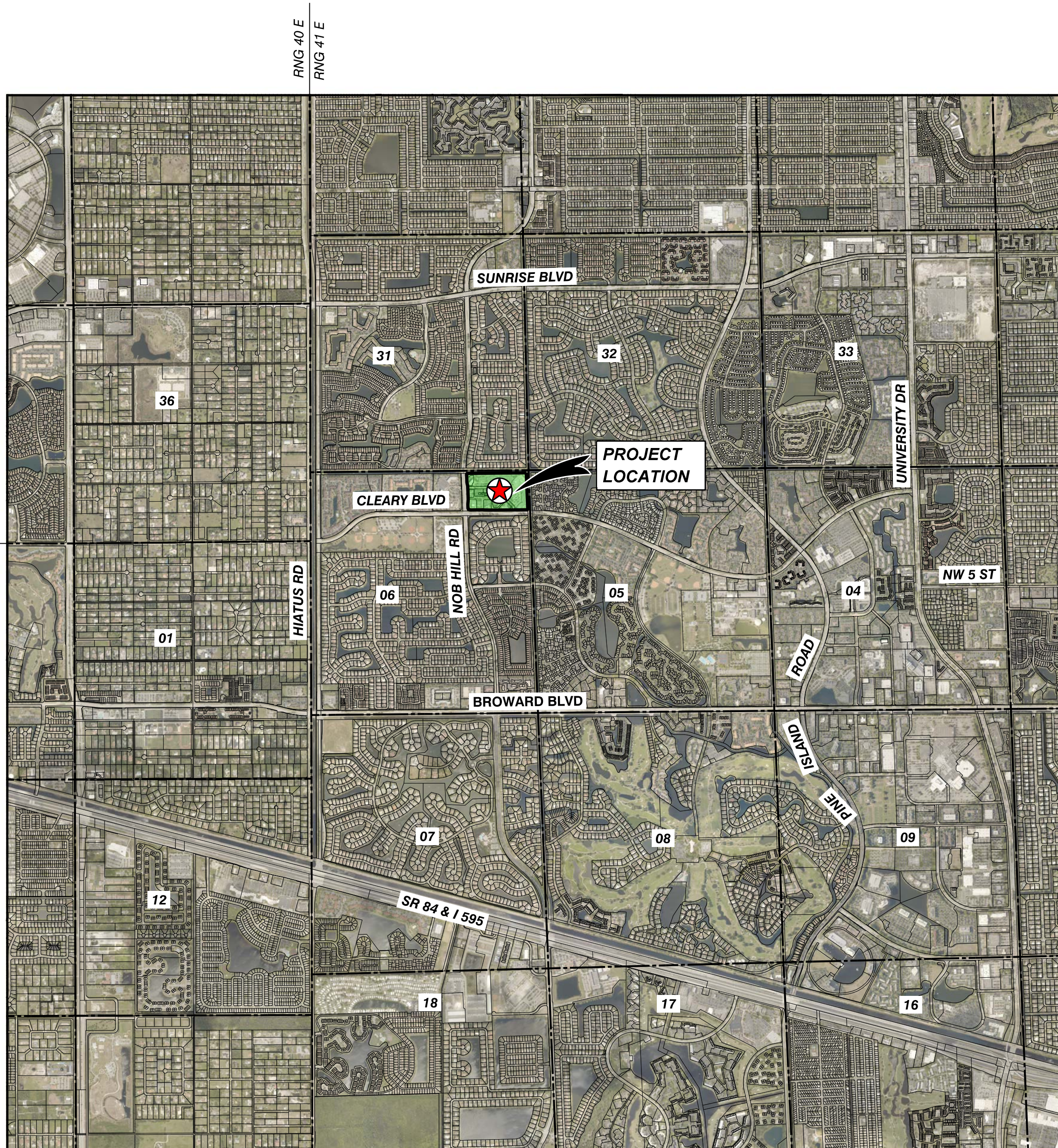
AND LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED FROM PLANTATION PROMENADE JOINT VENTURE TO OPTIMUM BANK.COM RECORDED OCTOBER 8, 2003 IN OFFICIAL RECORD BOOK 36204, PAGE 1830, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN DEED FROM PLANTATION PROMENADE JOINT VENTURE TO CHABAD-LUBAVITCH OF PLANTATION RECORDED JANUARY 8, 2004 IN OFFICIAL RECORD BOOK 36712, PAGE 936, AS AMENDED BY THE AMENDMENT RECORDED JULY 21, 2005 IN OFFICIAL RECORD BOOK 40124, PAGE 282, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN DEED FROM PLANTATION PROMENADE JOINT VENTURE TO PLANTATION RETAIL LLC RECORDED MARCH 19, 2004 IN OFFICIAL RECORD BOOK 37099, PAGE 1384, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN DEED FROM PLANTATION PROMENADE JOINT VENTURE TO PLANTATION OFFICE CENTER LLC RECORDED JUNE 14, 2005 IN OFFICIAL RECORD BOOK 39844, PAGE 1605, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH: A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CONTAINED IN THAT CROSS-PARKING AND EASEMENT AGREEMENT RECORDED DECEMBER 5, 1987 IN OFFICIAL RECORD BOOK 15011, PAGE 441, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP

SECTION 6 TOWNSHIP 50 SOUTH RANGE 41 EAST

SITE PLAN AMMENDMENT

NOTES:

- MAXIMUM BUILDING COVERAGE IS 30%.
- MINIMUM OPEN SPACE REQUIRED IS 20%.
- MAXIMUM FLOOR AREA RATIO (FAR) IS 0.30
- SEE SHEET OSP1 OF 1 FOR FAR RATIOS

Publix



INDEX TO SHEETS

DESCRIPTION	SHEET NUMBER
COVER SHEET	COVER
SURVEY - NOTES	1 OF 3
SURVEY - PLAN	2 OF 3
TREE SURVEY - PLAN	3 OF 3
PLAT	
OVERALL SITE - PLAN	OSP1 OF 1
SITE - PLAN	SP1 OF 3
SITE PLAN - SECTIONS & DETAILS	SP2 OF 3
SITE PLAN - DETAILS	SP3 OF 3
CONCEPTUAL GRADING & DRAINAGE SYSTEM - PLAN	CGD1 OF 1
CONCEPTUAL PAVEMENT MARKINGS & SIGNAGE - PLAN & DETAILS	CPM1 OF 1
CONCEPTUAL WATER & SEWER SYSTEM - PLAN	CWS1 OF 2
CONSTRUCTION FIRE ACCESS - PLAN	CFA1 OF 1
WB-67 VEHICULAR MOVEMENT - EXHIBIT	VM1 OF 3
FIRE TRUCK VEHICULAR MOVEMENT - EXHIBIT	VM2 OF 3
GARBAGE TRUCK VEHICULAR MOVEMENT - EXHIBIT	VM3 OF 3
AERIAL OVERLAY - EXHIBIT	A1 OF 1
SITE PLAN OVERLAY - EXHIBIT	OE1 OF 1
COLOR SITE PLAN - EXHIBIT	SPEXH1 OF 1
EASEMENT VACATION & DEDICATION - EXHIBIT	EVEX1 OF 1
SITE LIGHTING PHOTOMETRIC - PLAN	A1.02
SITE LIGHTING TABLES	A1.03
FLOOR - PLAN	A2.01
BUILDING ELEVATIONS	A3.01
COLOR ELEVATIONS	ACS.01
PROPOSED LANDSCAPE - PLAN	L-1 OF 1
EXISTING SITE TREE LOCATIONS AND IDENTIFICATION	T-1 OF 2
TREE DISPOSITION - PLAN	T-2 OF 2

EXISTING CONDITION GENERAL SITE DATA				PROPOSED CONDITION GENERAL SITE DATA				CHANGE IN GENERAL SITE DATA			
AREA	SQ. FT.	ACRES	%	SQ. FT.	ACRES	%	SQ. FT.	ACRES	%		
BUILDING FOOTPRINT (SEE NOTE 1)	181,543	4.168	16.54%	183,623	4.215	16.73%	2,080	0.048	0.19%		
PAVEMENT	540,185	12.401	49.23%	537,087	12.329	48.84%	-3,118	-0.072	-0.28%		
GREENLANDSCAPE (SEE NOTE 2)	259,398	5.955	23.64%	267,472	6.140	24.38%	8,074	0.185	0.74%		
WALKS/MISC. IMPERVIOUS	116,186	2.667	10.59%	109,150	2.506	9.95%	-7,036	-0.162	-0.64%		
PERVIOUS	259,398	5.955	23.64%	267,472	6.140	24.38%	8,074	0.185	0.74%		
IMPERVIOUS	837,914	19.236	76.36%	829,840	19.051	75.62%	-8,074	-0.185	-0.74%		
TOTAL	1,097,312	25.191	100.00%	1,097,312	25.191	100.00%	0	0.000	0.00%		
EXISTING BUILDING DATA				PROPOSED BUILDING DATA				CHANGE IN BUILDING DATA			
BUILDING TYPE	SQ. FT.	ACRES	%	SQ. FT.	ACRES	%	SQ. FT.	ACRES	%		
PLANNED SHOPPING CENTER											
GROCERY	49,789	1.14	4.54%	55,617	1.28	5.07%	5,828	0.13	0.53%		
TENANT OCCUPANCY											
RETAIL	37,227	0.85	3.39%	37,227	0.85	3.39%	N/A				
GYM	9,964	0.23	0.91%	9,964	0.23	0.91%	N/A				
MEDICAL OFFICE & OFFICE (10% OF P.S.C.)	11,716	0.27	1.07%	11,716	0.27	1.07%	N/A				
OFFICE	0	0.00	0.00%	0	0.00	0.00%	N/A				
RESTAURANT	16,040	0.37	1.46%	16,040	0.37	1.46%	N/A				
DAY CARE	10,090	0.23	0.95%	10,090	0.23	0.95%	N/A				
METER ROOMS	742	0.02	0.07%	742	0.02	0.07%	N/A				
TOTAL	87,935	2.02	8.01%	85,779	1.72	6.83%	-2,156	-0.05	-0.20%		
OUTPARCELS				OUTPARCELS				OUTPARCELS			
MEDICAL OFFICE (10187)	4,050	0.09	0.37%	4,050	0.09	0.37%					
RETAIL	1,736	0.04	0.16%	1,736	0.04	0.16%					
GENERAL OFFICE (10189) (2 STORY)	6,900	0.16	0.63%	6,900	0.16	0.63%					
MEDICAL OFFICE	6,900	0.16	0.63%	6,900	0.16	0.63%					
RETAIL	2,300	0.05	0.21%	2,300	0.05	0.21%					
BANK - TROP. FIN. (850)	2,935	0.07	0.27%	2,935	0.07	0.27%					
BANK - WELLS FARGO (10191)	2,999	0.07	0.27%	2,999	0.07	0.27%					
BANK - OPTIMUM (10191)	3,069	0.07	0.28%	3,069	0.07	0.28%					
BANK - CHASE (10195)	4,036	0.09	0.37%	4,036	0.09	0.37%					
GAS STATION (10193)	1,653	0.04	0.15%	1,653	0.04	0.15%					
SYNAGOGUE (10195)	8,438	0.19	0.77%	8,438	0.19	0.77%					
RETAIL / MEDICAL OFFICE (10199)	2,270	0.05	0.21%	2,270	0.05	0.21%					
RETAIL	3,898	0.09	0.36%	3,898	0.09	0.36%					
TOTAL	178,840	4.04	16.93%	178,812	3.87	16.36%	-3,028	-0.08	-0.33%		
EXISTING BUILDING PARKING DATA REQUIREMENTS				BUILDING PARKING DATA REQUIREMENTS				CHANGE IN PARKING DATA REQUIREMENTS			
BUILDING TYPE	SQ. FT.	RATIO	REQUIRED	SQ. FT.	RATIO	REQUIRED	SQ. FT.	RATIO	REQUIRED		
PLANNED SHOPPING CENTER PER SEC 27.143(36)											
GROCERY	49,789	150	324	55,617	150	371	7,062	150	47		
TENANT OCCUPANCY											
RETAIL	37,227	250	149	37,227	250	149	N/A				
GYM	9,964	120	83	9,964	120	83	N/A				
MEDICAL OFFICE (10% OF P.S.C.)	11,716	250	47	11,716	250	47	N/A				
MEDICAL OFFICE (OVER 10%)	0	200	0	0	200	0	N/A				
RESTAURANT	16,040	250	44	16,040	250	44	N/A				
DAY CARE	10,090	250	40	10,090	250	40	N/A				
SUB TOTAL (TENANT OCCUPANCY)	87,935	379	85,037	85,037	383	-2,898					
LESS EXTERIOR WALLS	1,831	250	-7	1,831	250	-8	-1				
SHOPPING CENTER SUB TOTAL	134,655		686	138,751		745	4,096		50		
OUTPARCELS				OUTPARCELS				OUTPARCELS			
MEDICAL OFFICE (10187)	4,050	150	27	4,050	150	27	0		0		
RETAIL	1,736	300	6	1,736	300	6	0		0		
GENERAL OFFICE (10189) (2 STORY)	6,900	150	46	6,900	150	46	0		0		
MEDICAL OFFICE	6,900	150	46	6,900	150	46	0		0		
RETAIL	2,300	200	12	2,300	200	12	0		0		
BANK - TROPICAL FINANCIAL (850)	2,935	200	15	2,935	200	15	0		0		
BANK - WELLS FARGO (10191)	2,999	200	15	2,999	200	15	0		0		
BANK - OPTIMUM (10191)	3,069	200	15	3,069	200	15	0		0		
BANK - CHASE (10195)	4,036	200	20	4,036	200	20	0		0		
GAS STATION (10193)	1,653	300	6	1,653	300	6	0		0		
SYNAGOGUE (10195)	8,438	150	19	8,438	150	19	0		0		
RETAIL / MEDICAL OFFICE (10199)	2,270	200	11	2,270	200	11	0		0		
RETAIL	3,898	150	26	3,898	150	26	0		0		
TOTAL	178,812		913	183,035		984	4,096		50		
SITE PARKING DATA				SITE PARKING DATA				SITE PARKING DATA			
TOTAL STANDARD SPACES REQUIRED			893				944				50
TOTAL STANDARD SPACES PROVIDED			930				897				-33
TOTAL HANDICAP SPACES REQUIRED			20				20				0
TOTAL HANDICAP SPACES PROVIDED			32				32				12
TOTAL SITE PARKING PROVIDED			962				930**				-32
TOTAL SITE SURPLUS PARKING			49				-34				-83
FUTURE LAND USE											
CURRENT ZONING	COMMERCIAL B-2P (CENTRAL BUSINESS)			COMMERCIAL B-2P (CENTRAL BUSINESS)							
AREA OF USE, LESS EXTERIOR WALL											
** 4 PARKING SPACES REMOVED FOR CURB SIDE PICK UP DESIGNATION											

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-3298 www.winfrad.com

APPROVED: _____
PUBLISHED: 1/28/2020, 4:02:29 PM
PROJECT NUMBER: 18034 DATE: JULY 2019

Grant S. Besing FL, P.E. 40046
01/28/2020