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Project Name: Publix Rebuild at Plantation Promenade

Applicant: Bill Laystrom and John Voigt, Representative/
Plantation Promenade Joint Venture, Owner

Case Number: PP19-0022

Request: Waivers to accompany site plan modification,
elevations, and landscape plan

Location: 10065 Cleary Boulevard

Date: January 28, 2020

WAIVER REQUEST

The applicant is the owner of the Plantation Promenade Shopping Center located at the northwest corner of Cleary Boulevard and Nob Hill Road. The applicant is seeking to demolish the Publix at the northeast corner of the shopping center and completely rebuild it with a new modern facility. The new Publix will be approximately 5,000 sq. ft. larger and would include state-of-the-art loading docks in the rear of the facility.

The applicant has attached a color exhibit depicting the exact location of the waivers requested. There are a total of five (5) waivers and these are all a result of the constraints of a preexisting site. Most of the waivers are involving the landscape plan. It must be emphasized that Publix is not seeking to scrimp on landscaping, but rather to provide as many trees as possible while still allowing for the safe operation of the loading dock

and the flow of delivery vehicles and large trucks through the site. The waiver exhibit is attached hereto as Exhibit "A".

In order to accomplish this, the applicant requests the following waivers:

1. FROM: Section 27-742(e) which requires that two-way access drive aisles have a width of 25'.

TO: Two-way access drive aisles with a width of 24'.

Applicant's Justification: The smaller drive aisles provide the applicant with the ability to provide more greenspace on the project. The applicant believes that this is a commonly granted waiver that will not negatively impact the design of the parking lot and drive aisles. Applicant further believes that staff does not object to this waiver.

NOTE: This waiver is depicted in red on the attached waiver exhibit.

2. FROM: Section 27-689(c) which requires buildings to be set back from all property lines a distance equal to 1½ times the building height.

TO: Reduce the required setback along the north property line from 46.5' to 38', and to reduce the required setback on the east property line from 46.5' to 41'.

Applicant's Justification: The applicant requests this waiver due to the constraints of an already existing site that is only being partially rebuilt to expand the size of the existing Publix, which is being replaced in its entirety. Further, applicant believes that the staff does not object to this waiver request.

NOTE: This waiver is shown in white as 2A and 2B crossing the red area to the north and east of the Publix location.

3. FROM: Section 13-41(a)(b). Pedestrian zones along building facades: Code requires landscape pedestrian zones (LPZ) to extend the full width of each façade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building

and shall relate to the adjacent structure's wall height. (Paved areas in the LPZ may not constitute more than 5' of required LPZ).

TO:

- 15.5' LPZ is required along the northeastern façade to provide 13'.
- 15.5' LPZ is required along the northwestern façade to provide 8'.
- 15.5' LPZ is required along the southeastern façade to provide 10'.
- 15.5' LPZ is required along the southwestern façade to provide 14'.

Applicant's Justification: This waiver with regard to the LPZ on each façade is requested again because of the lack of available space to provide it. This is due to the site being in existence and only a portion of it being reconstructed. It is also restricted by the addition of the loading dock and the truck ramp to the loading dock and to allow for truck circulation around the building. On the east side there are two generators which take up any potential area to add to the LPZ. On the other sides there are also existing parking and pedestrian walkways that do not allow for the full LPZ. Further, it is believed that staff does not object to this waiver request.

NOTE: This waiver is depicted in green on the attached waiver chart in four locations.

4. FROM: Section 13-41(a)(c). Pedestrian zones along building facades: One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).

TO:

- 3 trees are required along the northwest LPZ to provide 0.
- 3 trees are required along the southeastern LPZ to provide 0.
- 10 trees are required along the southwestern LPZ to provide 6.
- 3 trees are required along the northeastern LPZ to provide 1.

Applicant's Justification: The applicant requests this waiver because it is unable to provide all the trees required within the space available due to the existing conditions and the expansion of the Publix site, which further reduces available space. The applicant does not believe there is space to provide any additional trees in the LPZ, but will continue to discuss this matter and work with staff on it.

NOTE: This waiver is depicted in purple in four locations on the attached waiver exhibit.

5. FROM: Sections 27-743(35) and (36), and Section 27-744.

TO: Reduce the required off-street parking from 964 spaces to 930 spaces. As a result, a waiver of 34 parking spaces is requested.

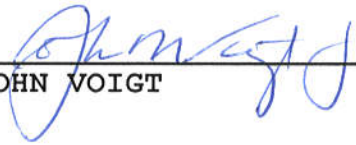
Applicant's Justification: After providing an updated Tenant Table to staff for both the main shopping center and the outparcels, it was determined that the overall site, including the outparcels, is 41 spaces short of the code requirements. The applicant submits that the additional parking spaces are not necessary in that the shopping center and the outparcels have been functioning properly utilizing essentially this same parking for quite some time.

The constraints of the site and the need to provide as much landscaping as possible make it impossible for the applicant to meet the overall code requirements for off-street parking. Since this is an entirely existing site with only the Publix being demolished and rebuilt, the applicant is not in the position to reconfigure the parking other than that which immediately serves the Publix location. Further, the applicant does not own all of the outparcels and has limited control over their use and parking.

It should be noted that four parking spaces in front of Publix were removed for curbside pick-up designation. This is indicative of the trend in shopping centers where there is more delivery and pick up of products without the customer actually parking and occupying a parking

space. The applicant would submit that this also justifies the relatively minor parking waiver.

Respectfully submitted,



JOHN VOIGT