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Atlantic Avenue Publix

Delray Beach, Florida

Waivers Request Illustration

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The following is a descriptive narrative of the waivers requested to accommodate the Publix Super Market design proposed at the SWC of Atlantic Ave and 6th Avenue, in Delray Beach, Florida.

- **4.4.13(C)(3)(a)3 – Width of storefronts not to exceed 75' (Atlantic Ave)**

To accommodate the grocery needs of the surrounding community the Publix Sales Floor is required to be larger than the maximum 75' dimension allowed by the Development Code. With an overall width and length of 129' x 238' (plus appendages), the proposed custom Publix Grocery Store is the smallest store that will accommodate the requirements of this community. To reconcile the difference between what is permissible under the Development Criteria and the size of a Full Service Grocery Store sized to service the needs of the community, and waiver is required.



- **4.4.13(E)(3) – Doors required at 75' intervals (Atlantic Ave and 6th Ave)**

Doors at intervals closer than 75' are provided giving access to the local retail shops located between the Publix store and Atlantic Avenue, meeting the requirements of 4.4.13(E)(3) of the development ordinance. Because the 6th Avenue elevation backs up to Meat / Seafood, Bakery, and Dairy department functions, which require refrigeration and freezer cases along the east wall of the grocery store; there is no opportunity for display windows or additional functional access doors along the 6th Ave exterior façade (see Illustration below). In place of the access doors placed at a 75' intervals, a covered trellised arcade has been added along the length of the east (6th Avenue) side to reduce the scale of the overall elevation, and to provide a covered pedestrian way along 6th Avenue.



- 4.4.13(E)(4)(a) – Storefront door recess up to 10’; the proposed design is greater than 10’.**
 To foster a "pedestrian-friendly entry sequence", along the project's primary frontage along Atlantic Avenue, the Grocery Store is accessed through an open air structure containing an outdoor seating area. It is the design vision that this pedestrian / café seating area serves as the project's front door to the street. The "physical front door" has been placed immediately behind the open air breezeway, providing uninterrupted access along Atlantic to the Grocery Store. The design intent is for the entry sequence to be seamless, however in order to provide adequate area to accommodate a correctly scaled outdoor seating space, the "physical front door" is required to be recessed greater than 10' from the property line, there for a waiver is being requested.



- 4.4.13(F)(5)(a) – 20%-75% of openings on façade (6th Ave)**

As described with the waiver request narrative above for section 4.4.13(E)(3), the 6th Avenue façade backs up to Meat / Seafood, Bakery, and Dairy department functions within the store, requiring refrigeration and freezer cases to be located along the inside face of the east wall. This provides no opportunity for transparent windows along that façade. To address the intent of the development regulations, transparent display windows featuring the retail shops along Atlantic have been extended around the 6th Avenue corner to address the corner of Atlantic and 6th Avenue. In addition a covered trellised arcade, has been added along the length of the east (6th Avenue) side of the building to lessen the perceived scale of the building.



- 4.4.13(F)(4)(e) – Blank walls shall not exceed 50' or 20% of the length of façade (6th Ave)**
 As stated above, to address the intent of the Development Code to reduce the overall scale of the proposed building, we have added transparent display windows where possible, covered walkways at street front shops, and covered trellised arcades to successfully breakup the overall mass of the Grocery Store. (See second illustration on page #1)



- **4.4.13(G) – Civic open space;**

To conceal the parking lot from Atlantic Ave, a Civic Open Space has been established along Atlantic by incorporating screen walls, landscaping, and the open air covered café seating area. Because of the size of a site required to accommodate a full service grocery store, it is calculated that approximately 4,400 square feet of area is required for Civic Open Space meeting the City's Development Regulations. As proposed the development provides 4,170 square feet of Civic Open Space within the first 30' along Atlantic, and an additional 1,092 square feet of open space from the open air café seating area in front door of the full service grocery store. A waiver is being requested to allow the 1,092 square feet of brick paved pedestrian entry spaced to be included within the required Civic Open Space calculation. If granted, the provided amount of Civic Open Space would be 5,262 square feet of space, exceeding the 4,400 square feet of required Civic Open Space as defined within 4.4.13(G) of the Development Regulations.



- **4.4.13(D)(2)(a)6 – Buildings with more than 250 feet of street frontage shall provide a Pedestrian / bike passageway (6th Ave)**

To accommodate the overall full service grocery needs of the community, it is not practical to bisect the building in two, to provide pedestrian access through the center of the building along 6th Ave. To accommodate the needs of pedestrian and bike traffic, a walk / bike path is being added immediately south of the store with a clearly marked path leading to the covered west entry area with bike racks. To reconcile the difference between what is illustrated within the Development Criteria, and the enhanced access proposed, a waiver is required.