Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name:	**Atlantic Crossing**
Project Location:	**Between Veterans Park and NE 6th Avenue**
Request:	**Approval of a Class I Site Plan Modification**
Board:	**Site Plan Review and Appearance Board**
Meeting Date:	**August 22, 2018**

Board Action:
Approved 6-0 (Roger Cope absent).

Project Description:
The project is located between Veterans Park and NE 6th Avenue, and between East Atlantic Avenue and NE 1st Street. The property site measures 9.22 acres and is zoned Central Business District (CBD) and Community Facilities (CF). The site plan for Atlantic Crossing was approved on January 21, 2014. The site plan consists of a mixed use project that contains 37,642 square feet of retail floor area, 39,434 square feet of restaurant floor area (include 1,443 square feet of outdoor dining area), 83,462 square feet of office floor area, and 343 dwelling units.

At its meeting of March 1, 2017, the City Commission approved four waivers for the subject property. At its meeting of April 12, 2017, the City Commission approved a settlement agreement with the applicant of the project.

This project is a Class I Site Plan Modification associated with Architectural Elevation Changes on buildings III and VI.

Board Comments:
Board comments supportive of the request.

Public Comments:
None

Associated Actions:
N/A

Next Action:
The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: August 22, 2018

ITEM: **Atlantic Crossing (2018-168):** Architectural Elevations Changes associated with revision of building massing and detailing for approved Architectural Elevations for buildings III and VI at the Atlantic Crossing.

RECOMMENDATION: Approval of the Architectural Elevations and Color Changes

GENERAL DATA:

Owner.....	Edwards Intracoastal, LLC & Edwards Atlantic Avenue, LLC
Applicant……	Paul Campbell
Location.....	Between Veterans Park and NE 6th Avenue, and between East Atlantic Avenue and NE 1st Street.
Property Size.....	9.22 acres
Future Land Use Map....	Commercial Core (CC) and Medium Density (MD)
Current Zoning…….	Central Business District (CBD) and Community Facilities (CF)
Adjacent Zoning. North:	CBD and Multifamily Residential (RM)
East:	RM and Open Space Recreation (OSR)
South:	CBD
West:	RM and CBD
Existing Land Use….....	Office, Retail, Restaurant, and Vacant
Water Service……..	Existing on site
Sewer Service……..	Existing on site

ITEM BEFORE THE BOARD

The item before the Board is a Class I Architectural Elevation Changes on buildings III and VI of the Atlantic Crossing**,** pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located between Veterans Park and NE 6th Avenue, and between East Atlantic Avenue and NE 1st Street.

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject site measures 9.22 acres (401,623 sq. ft.) and is zoned Central Business District (CBD) and Community Facilities (CF). The site plan for Atlantic Crossing was approved on January 21, 2014. The site plan consists of a mixed use project that contains 37,642 square feet of retail floor area, 39,434 square feet of restaurant floor area (include 1,443 square feet of outdoor dining area), 83,462 square feet of office floor area, and 343 dwelling units.

At its meeting of March 1, 2017, the City Commission approved four waivers for the subject property. At its meeting of April 12, 2017, the City Commission approved a settlement agreement with the applicant of the project.

Now before the Board is a Class I Architectural Elevation Changes on buildings III and VI.

PROPOSED ARCHITECTURAL CHANGES

Buildings III and VI:

- Building massing is changed from having multiple narrow columns into having fewer solid and wider columns. Building has six narrow columns and now three wider columns are proposed.
- Roofing details are introduced. Previously approved roof was flat roof with parapet.
- Different and more versatile styles of windows are introduced with this proposal.
- More balconies are proposed. Balcony design has also changed.
- Arcade style has changed.
- Additional trellis details.

Additional changes just on building VI:

- Proposed changes for the leasing office on the North and West Elevation of the building are: two-story windows, bigger entrance doors, and painted composite Bermuda shutters above the entrance doors.
- West Elevation of the building has a newly proposed Accent tile wall.

ARCHITECTURAL ELEVATIONS ANALYSIS

LDR Section 4.6.18(E) – Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevation changes are in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty.

No changes in the approved site plan, numbers of units, building height or color changes are proposed with this request.

The proposed architectural elevation changes will not adversely affect the surrounding area, will not materially depreciate the neighboring areas, and the proposed changes are consistent with the selected architectural style. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

A. Continue with direction.

B. Move approval of the request for a Class I Architectural Elevation Changes for **The Atlantic Crossing (2018-168)** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

C. Move denial of the request for a Class I Architectural Elevation Changes for **The Atlantic Crossing (2018-168)** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

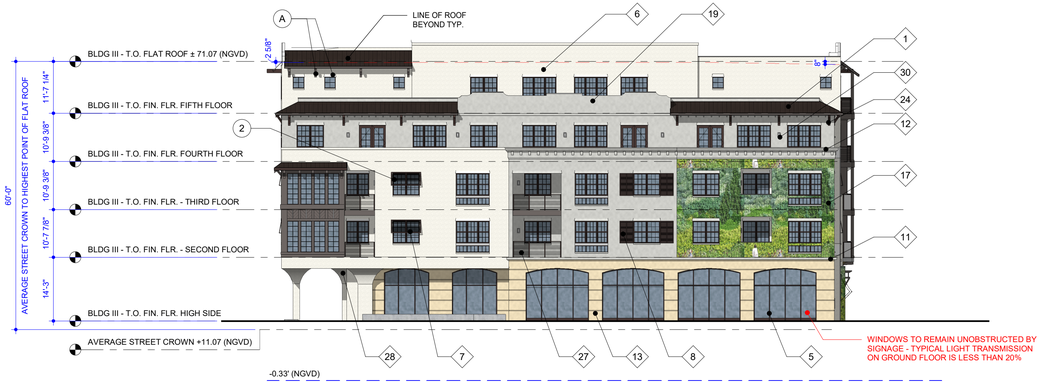
STAFF RECOMMENDATION

Move approval of the Class I Architectural Elevation Changes for **The Atlantic Crossing (2018-168)** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Staff Report Prepared by: Scott Pape, Principal Planner
Attachments: Site Plan and Building Elevations

BLDG III - NORTH ELEVATION

BLDG III - SOUTH ELEVATION



BLDG III - WEST ELEVATION

BLDG III - EAST ELEVATION

BUILDING III MATERIAL LEGEND

	STUCCO - CLOUD WHITE	BM-967
	STUCCO - PHILADELPHIA CREAM	BM-HC-30
	STUCCO - STONINGTON GRAY	BM-HC-170
	STUCCO - SAYBROOK SAGE	BM-HC-114
	WOOD - KENDALL CHARCOAL	BM-HC-166
	LIVING WALL	
A	STUCCO TRIMS - VARIES COLORS TO MATCH ADJACENT FIELD	
B	SHUTTERS - KENDALL CHARCOAL	BM-HC-166

RESPONSE TO 2.12.14 STAFF COMMENTS
- BUILDING III NORTHWEST FOOTPRINT ADJUSTED DUE TO ADDITION OF RAMP AT NE 6TH AVENUE
- WINDOWS OF THE BUSINESSES AND OFFICES REMAIN UNOBSTRUCTED BY SIGNAGE
- LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%
- KNOX BOXES TO BE PROVIDED AT ROLL DOWN GATES
- GREEN WALL IS CONSIDERED A TRELLIS WHICH SHALL BE ALLOWED TO ENCROACH INTO SETBACK ALONG FEDERAL HIGHWAY
- ADDED INGRESS/EGRESS RAMP AT NE 6TH AVE

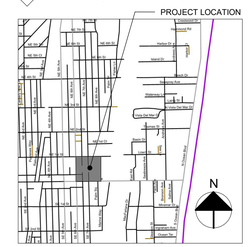
SETTLEMENT MODIFICATION 4.21.2017
- ADD ARCADE ALONG THE NORTH ELEVATION
- ADJUST POSITION OF LOADING AREA
- ADJUST EAST AND WEST ELEVATIONS DUE TO ADDITION OF ARCADE.

ARCHITECTURAL ELEVATION REVISIONS 7.19.2018
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH ANGLO CARIBBEAN, INCLUDING:
- SCULPTED FORMS AT ARCADE AND AT FEATURE ELEMENTS OF THE BUILDING
- RE-SCALE WINDOWS AT CORNERS
- WOOD DETAILING AS ACCENT AT VERTICAL FORMS
- ENHANCE DETAIL AT BUILDING CAP
- RE-DETAIL ARCADE AND LOW ROOF FORMS

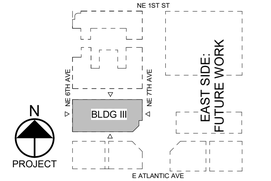
ELEVATION NOTES

NOTE: All wall cladding shall be stucco unless otherwise noted.

1	Standing seam metal roof; galvalume
2	Ornamental iron railing; powder coated
3	Built-up parapet cap; stucco
4	Wood storefront system
5	Steel storefront system
6	Wood pergola & trellis
7	Painted composite Bermuda shutters
8	Painted composite shutters; fixed
9	Fabric awning system
10	Decorative corbel
11	Built-up stucco sill
12	Stucco parapet (6'-0 high max. from top of roof deck)
13	Simulated stone base
14	Rolling overhead garage door
15	Decorative arched louver panel; powder coated
16	Wood boxed out detail
17	"Living wall" - Plant material over stainless steel support Considered a trellis and will be allowed within setback
18	Perforated panel railing
19	Wood panel railing
20	Paneled wood accent
21	Louvered panels; powder coated
22	Steel Trellis
23	Aluminum clad simulated windows
24	Decorative wood brackets
25	2" Reveal
26	Decorative stucco inset
27	Steel Cable Railing
28	Fluted column cap; stucco
29	Ornamental iron gates and screen; powder coated
30	Exterior light fixtures



VICINITY MAP



KEY PLAN

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ATLANTIC CROSSING

Project Number: 217093

DATE:	ISSUE / REVISIONS:
06.18.2013	Site Plan Submittal
09.17.2013	Response to Staff Comments
10.29.2013	10/18 Staff Response
11.14.2014	Resp. 2.12.14 Staff Comments
2.10.15	Per Certification Comments
04.21.2017	Settlement Modification
07.19.2018	Arch. Elevation Revisions

BLDG III ELEVATIONS

DRAWN BY: CS, BB, KK

32' 16' 8' 4' 0'

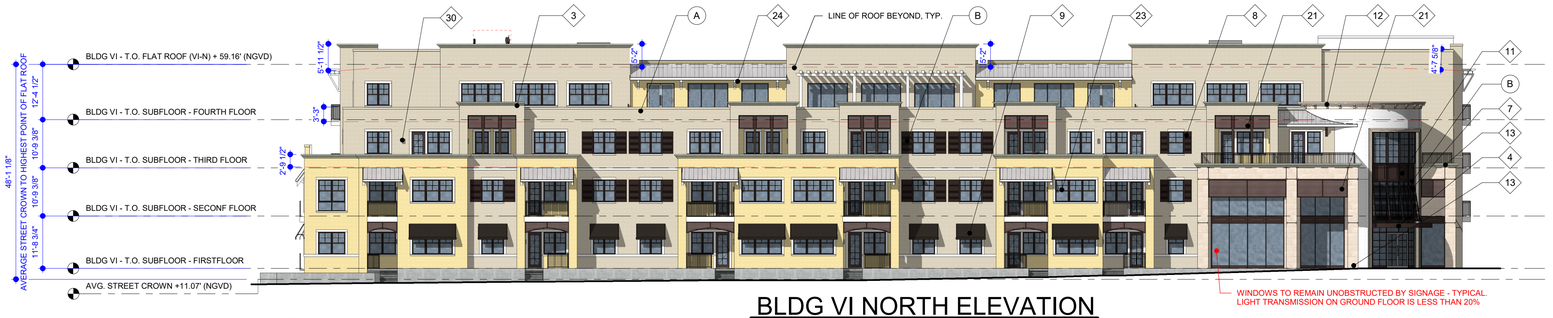
As indicated

VOLUME 2

SHEET NUMBER

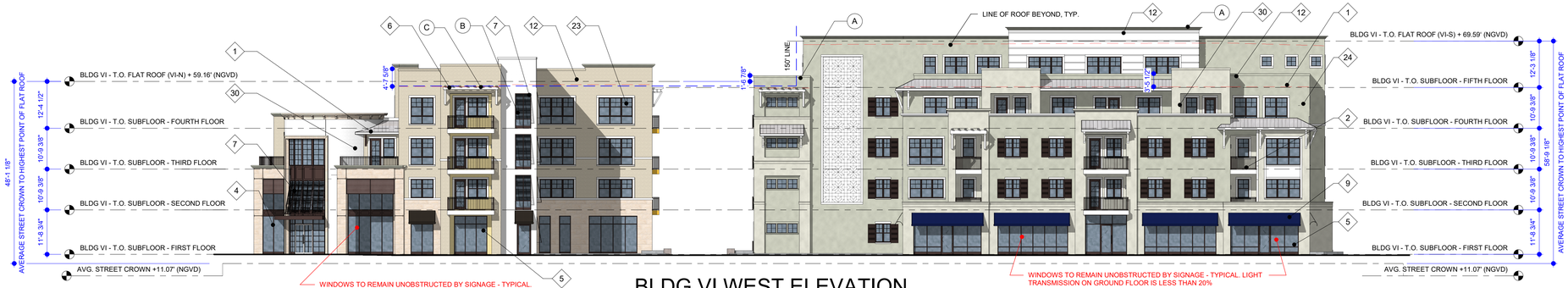
A3.4

DATE: 06.27.2018

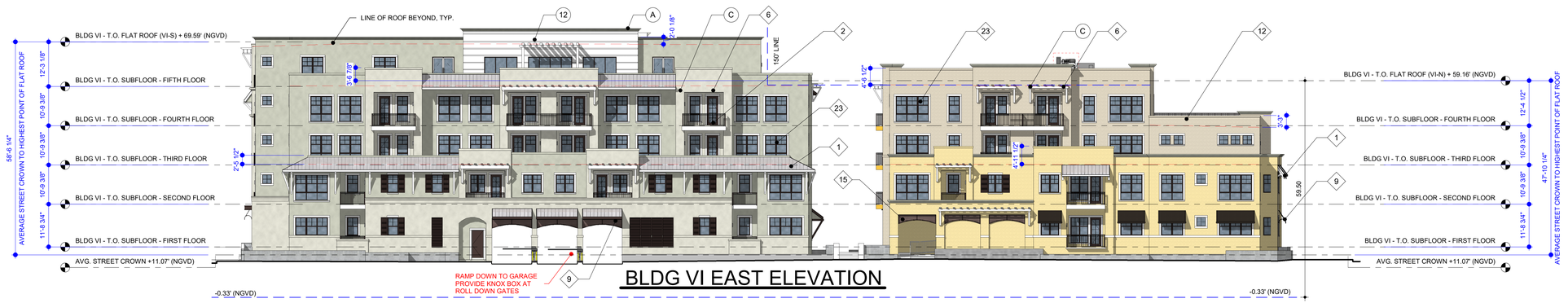


BLDG VI NORTH ELEVATION

BLDG VI SOUTH ELEVATION



BLDG VI WEST ELEVATION



BLDG VI EAST ELEVATION

BUILDING VI MATERIALS LEGEND

	STUCCO - VALE MIST	BM-HC-1494
	STUCCO - MORNING DEW	BM-HC-1493
	STUCCO - HAWTHRONE YELLOW	BM-HC-4
	STUCCO - MANCHESTER TAN	BM-HC-81
	STUCCO - CLOUD WHITE W/ 2" REVEAL PER ELEV.	BM-967
	SIMULATED STONE - FLORIDA CORAL (KEYSTONE)	BEIGE
	SIDING - FAIRVIEW TAUPE	BM-HC-85
	TILE WALL	BM-HC-85
A	STUCCO TRIMS - VARIES COLORS TO MATCH ADJACENT FIELD	
B	SHUTTERS - KENDALL CHARCOAL	BM-HC-166
C	BRACKETS AND PERGOLAS - CLOUD WHITE	BM-967

RESPONSE TO 2.12.14 STAFF COMMENTS
- WINDOWS OF THE BUSINESSES AND OFFICES REMAIN UNOBSTRUCTED BY SIGNAGE
- LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%
- KNOX BOXES TO BE PROVIDED AT ROLL DOWN GATES
- ADJUSTED METAIL AWNINGS AND ADDED MORE SHUTTERS

SETTLEMENT MODIFICATION 4.21.2017
- RELOCATED ENTRY TO PARKING GARAGE
- ADJUST EAST AND SOUTH DUE TO PARKING GARAGE ENTRY RELOCATION

ARCHITECTURAL ELEVATION REVISIONS, 7.19.2018
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH MASONERY MODERN, INCLUDING:
- STRENGTHENING PEDESTRIAN SCALE OF ENTRY TO LEASING (NORTHWEST CORNER)
- ENHANCED HORIZONTAL DETAILING AT BASE - ADDED ROOF FORMS, CONSOLIDATED COLOR, MINIMIZED TALL SLENDER VERTICAL FORMS
- ENHANCE DETAILING AT BUILDING CAP
- ENHANCE DETAILING AT BUILDING CORNERS

ELEVATION NOTES

NOTE: All wall cladding shall be stucco unless otherwise noted.

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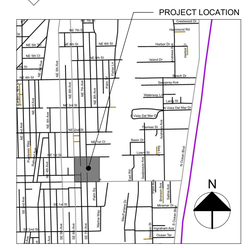
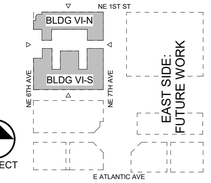


VICINITY MAP



KEY PLAN

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ATLANTIC CROSSING

Project Number: 217093

DATE:	ISSUE / REVISIONS:
06.18.2013	Site Plan Submittal
09.17.2013	Response to Staff Comments
10.29.2013	10/18 Staff Response
11.14.2014	Response 2.12.14 Comments
04.21.2017	Settlement Modification
07.19.2018	Arch. Elevation Revisions

BLDG VI ELEVATIONS

DRAWN BY: CS, BB, KK

32' 16' 8' 4' 0'

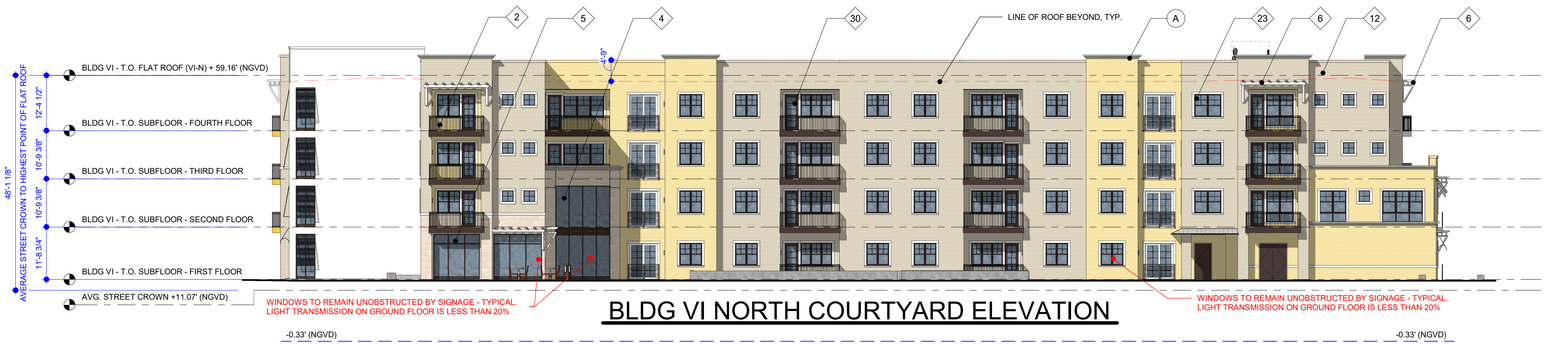
As indicated

VOLUME 2

SHEET NUMBER

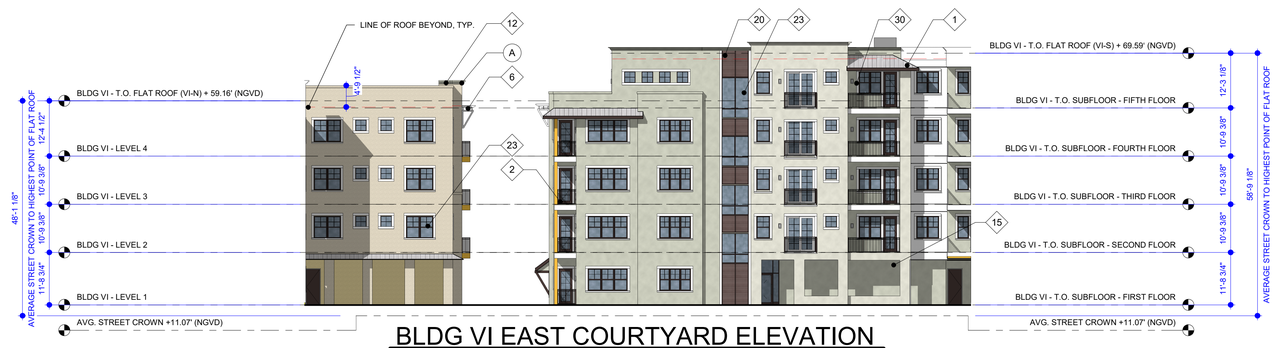
A6.4

DATE: 06.27.2018

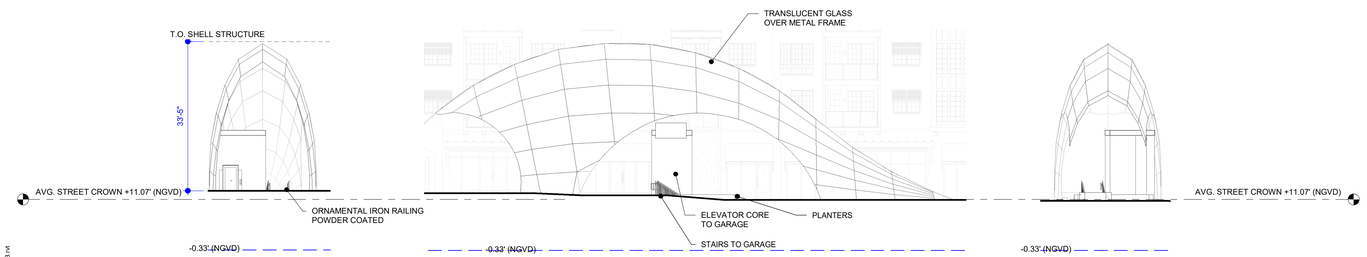


BLDG VI NORTH COURTYARD ELEVATION

BLDG VI SOUTH COURTYARD ELEVATION



BLDG VI EAST COURTYARD ELEVATION



GARAGE CANOPY ELEVATIONS

1/16" = 1'-0"

UTILITY SCREENING DOORS

N.T.S.

COVERED WALKWAY AT VALET

BUILDING VI MATERIALS LEGEND

	STUCCO - VALE MIST	BM-HC-1494
	STUCCO - MORNING DEW	BM-HC-1493
	STUCCO - HAWTHRONE YELLOW	BM-HC-4
	STUCCO - MANCHESTER TAN	BM-HC-81
	STUCCO - CLOUD WHITE W/ 2" REVEAL PER ELEV.	BM-967
	SIMULATED STONE - FLORIDA CORAL (KEYSTONE)	BEIGE
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B	SHUTTERS - KENDALL CHARCOAL	BM-HC-166
C	BRACKETS AND PERGOLAS - CLOUD WHITE	BM-967

RESPONSE TO 2.12.14 STAFF COMMENTS
- LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%
- PROVIDED ELEVATIONS OF THE SCREENING DOORS AT TRANSFORMER ENCLOSURES

ARCHITECTURAL ELEVATION REVISIONS 7.19.2018
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH MASONERY MODERN, INCLUDING:

- STRENGTHENING PEDESTRIAN SCALE OF ENTRY TO LEASING (NORTHWEST CORNER)
- ENHANCED HORIZONTAL DETAILING AT BASE - ADDED ROOF FORMS, CONSOLIDATED COLOR, MINIMIZED TALL SLENDER VERTICAL FORMS
- ENHANCE DETAILING AT BUILDING CAP
- ENHANCE DETAILING AT BUILDING CORNERS

ELEVATION NOTES

NOTE: All wall cladding shall be stucco unless otherwise noted.

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12. Stucco parapet (6'-0 high max. from top of roof deck)
13. Simulated stone base
14. Rolling overhead garage door
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25. 2" Reveal
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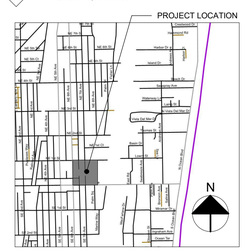
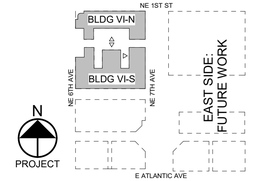
27. Steel Cable Railing
28. Fluted column cap; stucco
29. Ornamental iron gates and screen; powder coated
30. Exterior light fixtures



VICINITY MAP



KEY PLAN

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ATLANTIC CROSSING

Project Number: 217093

DATE:	ISSUE / REVISIONS:
06.18.2013	Site Plan Submittal
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04.21.2017	Settlement Modification
07.19.2018	Arch. Elevation Revisions

BLDG VI COURTYARD ELEVATIONS

DRAWN BY: CS, BB, KK

32' 16' 8' 4' 0'

As indicated

VOLUME 2

SHEET NUMBER

A6.5

DATE: 06.27.2018

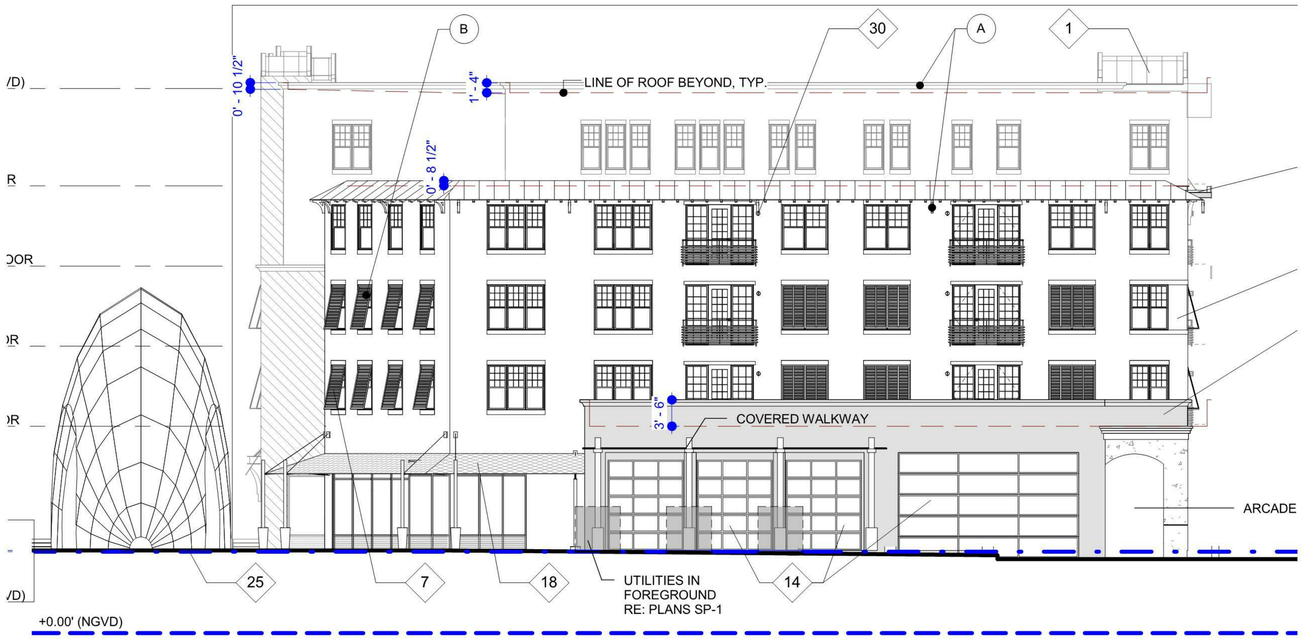
EXISTING CERTIFIED ELEVATIONS

BLDG III - NORTH ELEVATION

PROPOSED

BLDG III - NORTH ELEVATION

EXISTING CERTIFIED ELEVATIONS



BLDG III - EAST ELEVATION

PROPOSED

BLDG III - EAST ELEVATION

EXISTING CERTIFIED ELEVATIONS

BLDG III - SOUTH ELEVATION

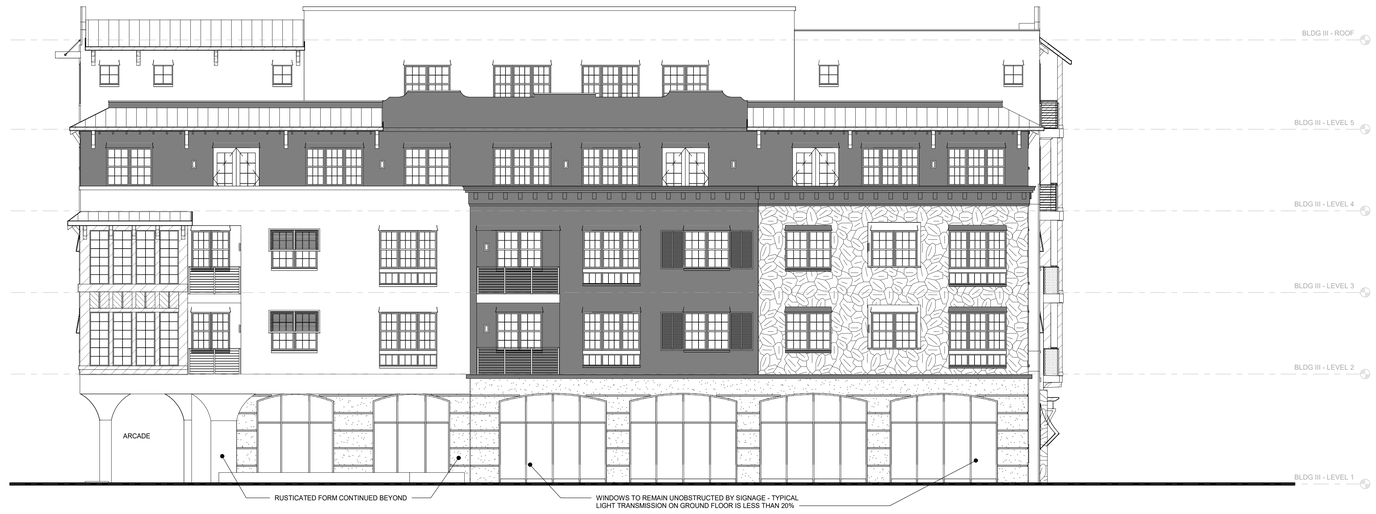
PROPOSED

BLDG III - SOUTH ELEVATION

EXISTING CERTIFIED
ELEVATIONS

BLDG III - WEST ELEVATION

PROPOSED



BLDG III - WEST ELEVATION

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ATLANTIC CROSSING
04/05/2018

217093
III WEST ELEVATION
III-4

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EXISTING CERTIFIED ELEVATIONS

BLDG VI NORTH ELEVATION

PROPOSED

BLDG VI NORTH ELEVATION

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ATLANTIC CROSSING

04/05/18

217093

VI NORTH ELEVATION

VI-1

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EXISTING CERTIFIED ELEVATIONS

BLDG VI EAST ELEVATION

PROPOSED

BLDG VI EAST ELEVATION

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ATLANTIC CROSSING
04/05/18

217093
VI EAST ELEVATION
VI-2

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EXISTING CERTIFIED ELEVATIONS

BLDG VI SOUTH ELEVATION

PROPOSED

BLDG VI SOUTH ELEVATION

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ATLANTIC CROSSING

04/05/18

217093

VI SOUTH ELEVATION

VI-3

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EXISTING CERTIFIED ELEVATIONS

BLDG VI WEST ELEVATION

PROPOSED

BLDG VI WEST ELEVATION