

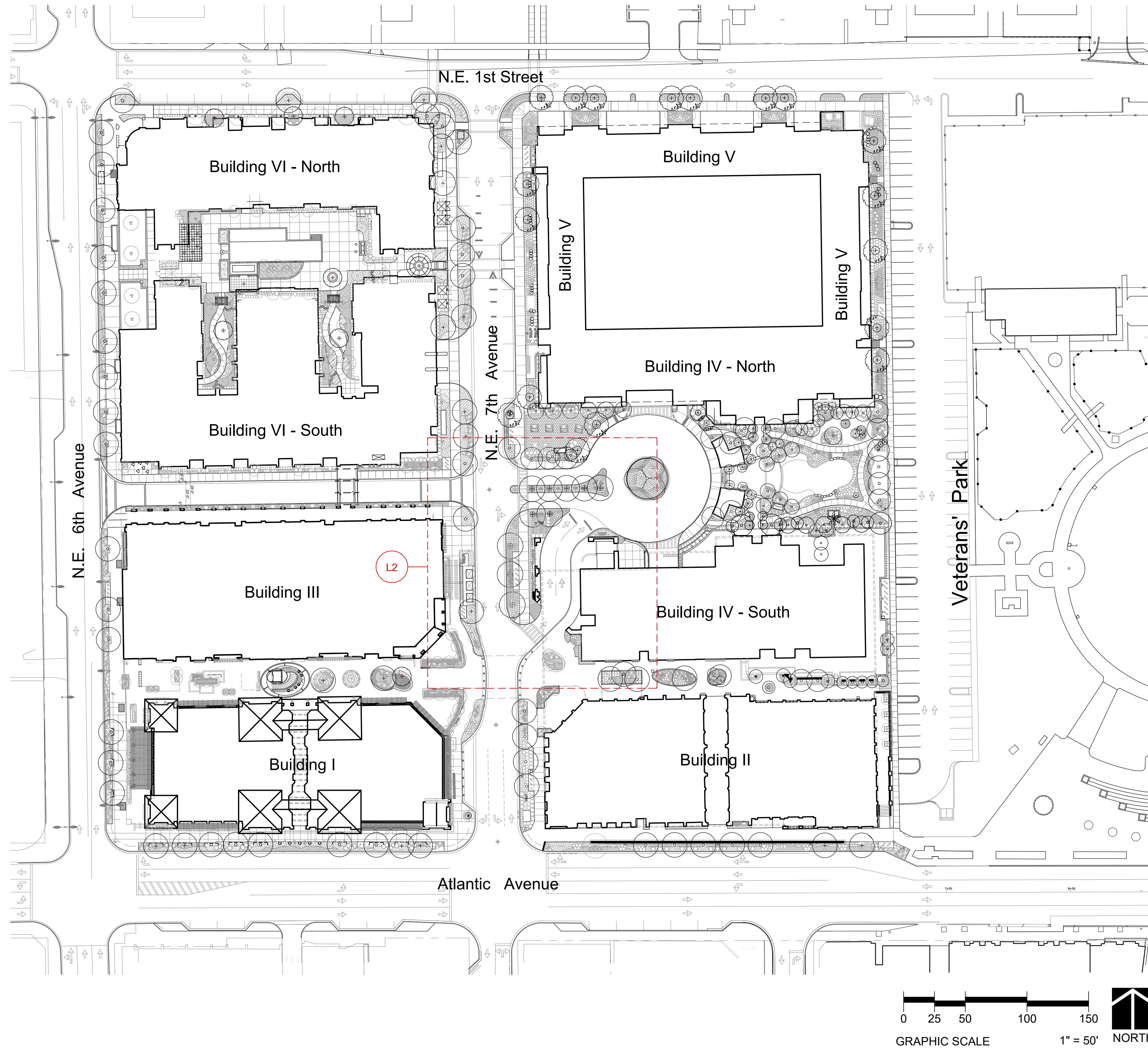
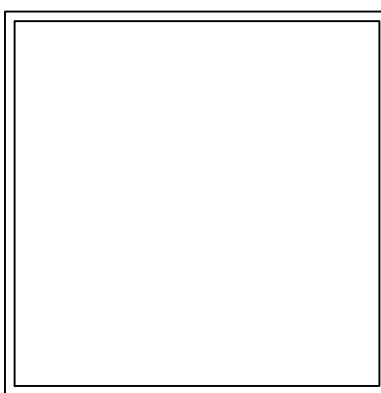


EXHIBIT 1.1
WAIVER APPLICATION
2025-09-19

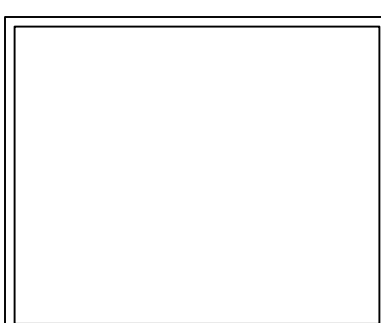
Atlantic Crossing Phase II
Waiver Request 4.4.13(F)(4)(a)
Front Setbacks
KA# 220066



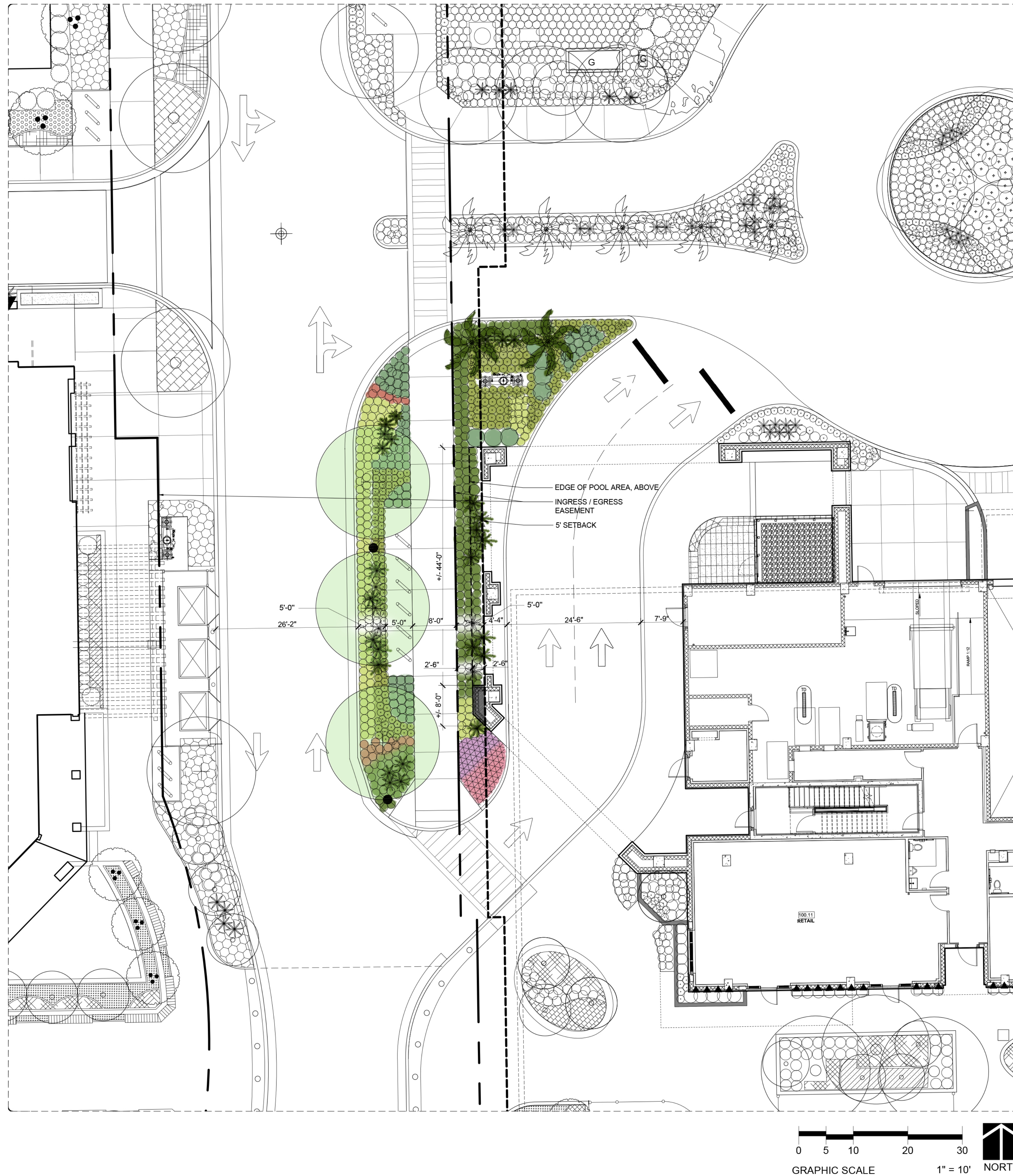
MKSK
LANDSCAPE ARCHITECTURE • URBAN PLANNING
462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614 6212796 MKSKSTUDIOS.COM

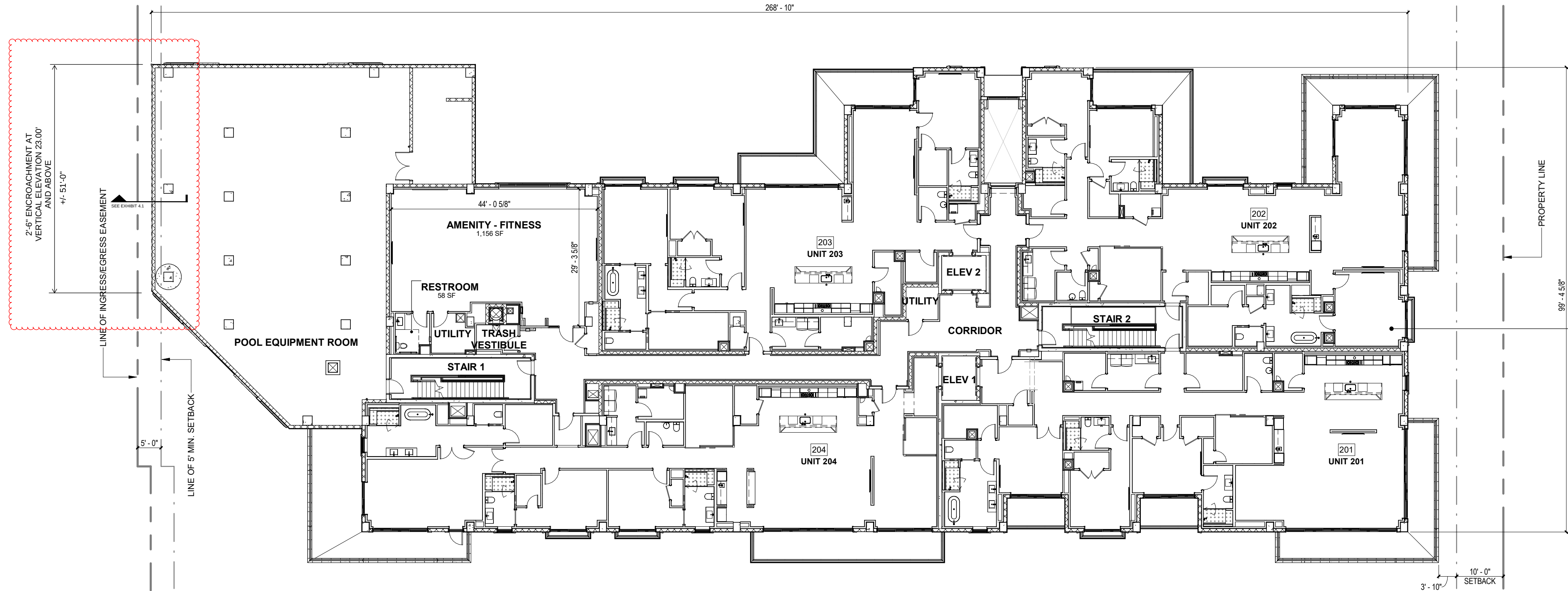
Site Plan Exhibit 1.1

Date 09-19-25
Scale As Noted
PN# c17107.03



Drawing No.
L-1





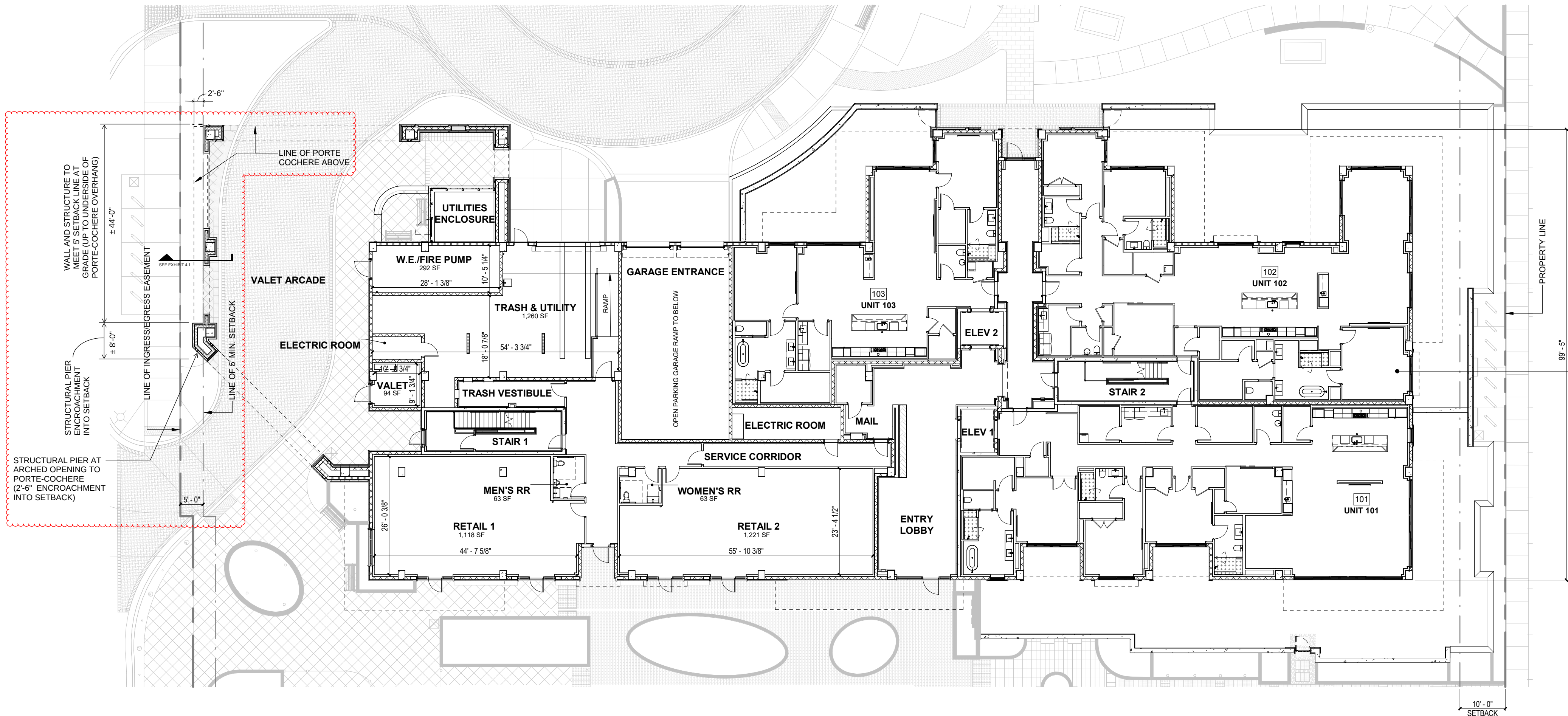
BLDG IV-S - SECOND FLOOR

SCALE 1/16" = 1'-0"

- RESPONSE TO 2.12.14 STAFF COMMENTS**
- BUILDING III NORTHWEST FOOTPRINT ADJUSTED DUE TO ADDITION OF RAMP AT NE 6TH AVENUE.
 - ADJUSTED EASMENT LINE ON WEST SIDE OF NE 7TH AVE.
 - FLOOR PLANS REFLECT RESIDENTIAL UNIT COUNTS.
- RESPONSE TO 2.6.15 STAFF COMMENTS**
- REFORMATTED UNIT MATRIX.
- SETTLEMENT MODIFICATION 4.21.2017**
- ADD ARCADE TO THE NORTH AND REDUCED SQUARE FOOTAGES ACCORDINGLY
 - DELETED CANTILEVER ON NORTH AT SECOND FLOOR.
- SETTLEMENT MODIFICATION 4.29.2022**
- FIRST FLOOR: REDUCED AMOUNT OF RETAIL/COMMERCIAL AREA, REDUCED NUMBER OF RESIDENTIAL CONDO UNITS FROM 5 TO 3, ADJUSTED LOCATION AND ORGANIZATION OF BUILDING UTILITY AND CIRCULATION SPACES.
 - SECOND FLOOR: REDUCED NUMBER OF RESIDENTIAL CONDO UNITS FROM 9 TO 4, REVISED STORAGE AREA TO FITNESS AMENITY SPACE.

BLDG IV-S SECOND FLOOR UNIT MIX	
3-BEDROOM* (2-BED + DEN)	0
4-BEDROOM* (3-BED + DEN)	4
5-BEDROOM* (4-BED + DEN)	0
TOTAL 2ND FLOOR BLDG IV-S	4

BLDG IV-S SECOND FLOOR AMENITY	
NAME	AREA
AMENITY - FITNESS	1,156 SF
UNISEX 1	58 SF
TOTAL	1,214 SF



BLDG IV-S - FIRST FLOOR

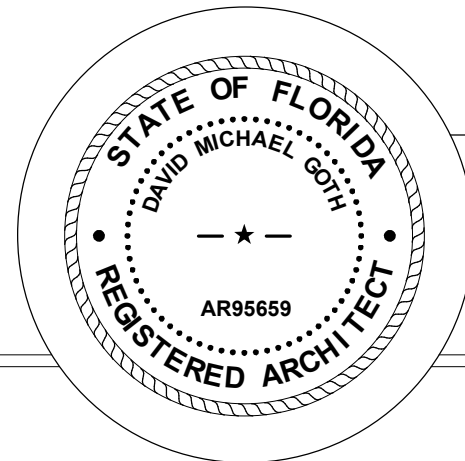
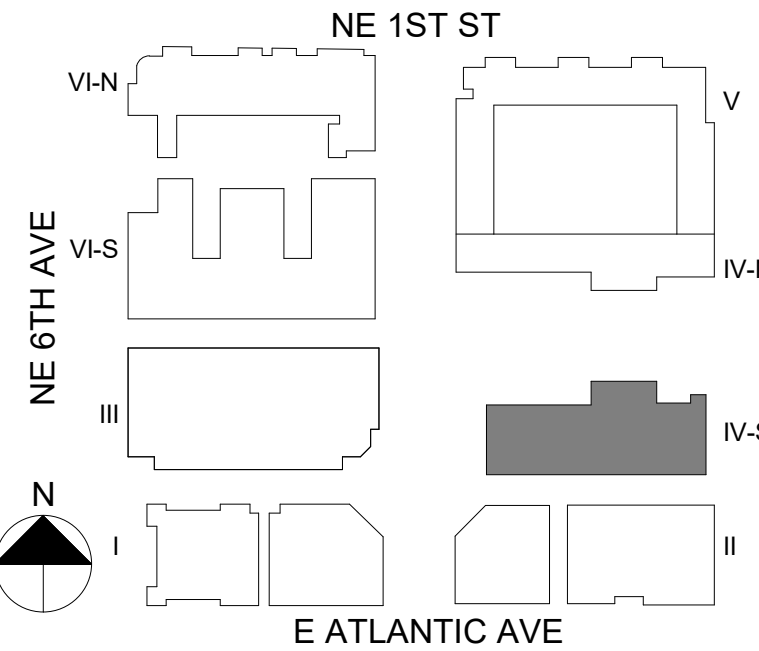
SCALE 1/16" = 1'-0"

BLDG IV-S FIRST FLOOR UNIT MIX	
3-BEDROOM* (2-BED + DEN)	1
4-BEDROOM* (3-BED + DEN)	2
5-BEDROOM* (4-BED + DEN)	0
TOTAL 1ST FLOOR BLDG IV-S	3

BLDG IV-S FIRST FLOOR NON RESIDENTIAL GROSS	
NAME	AREA
BUILDING IV - RETAIL 1	1,118 SF
BUILDING IV - RETAIL 2	1,221 SF
TRASH AND UTILITY	1,260 SF
VALET	94 SF
WATER ENTRY / FIRE PUMP	292 SF
MEN'S RESTROOM	63 SF
WOMEN'S RESTROOM	63 SF
TOTAL	4,111 SF

EXHIBIT 2.1

WAIVER APPLICATION
2025-09-19



06.06.2025 LEVEL I MODIFICATION - BLDG IV-S
03.08.2024 FOR RECORD
07.14.2023 RESPONSE TO TAC COMMENTS
03.31.2023 RESPONSE TO TAC COMMENTS

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 TO 02.12.24 STAFF COMMENTS
04.21.2017	SETTLEMENT MODIFICATION
04.29.2022	CLASS III MODIFICATION
10.21.2022	RESPONSE TO STAFF COMMENTS
02.10.2023	RESPONSE TO STAFF COMMENTS

Note: 2020 FLORIDA FIRE PREVENTION CODE, 7TH EDITION
2018 NATION FIRE PROTECTION ASSOCIATION W/ AMENDMENTS NFPA101,
LIFESAFETY CODE & NFPA 1, FIRE CODE, LIFESAFETY CODE, 2009 EDITION

BLDG IV-S FIRST & SECOND FLOOR PLANS

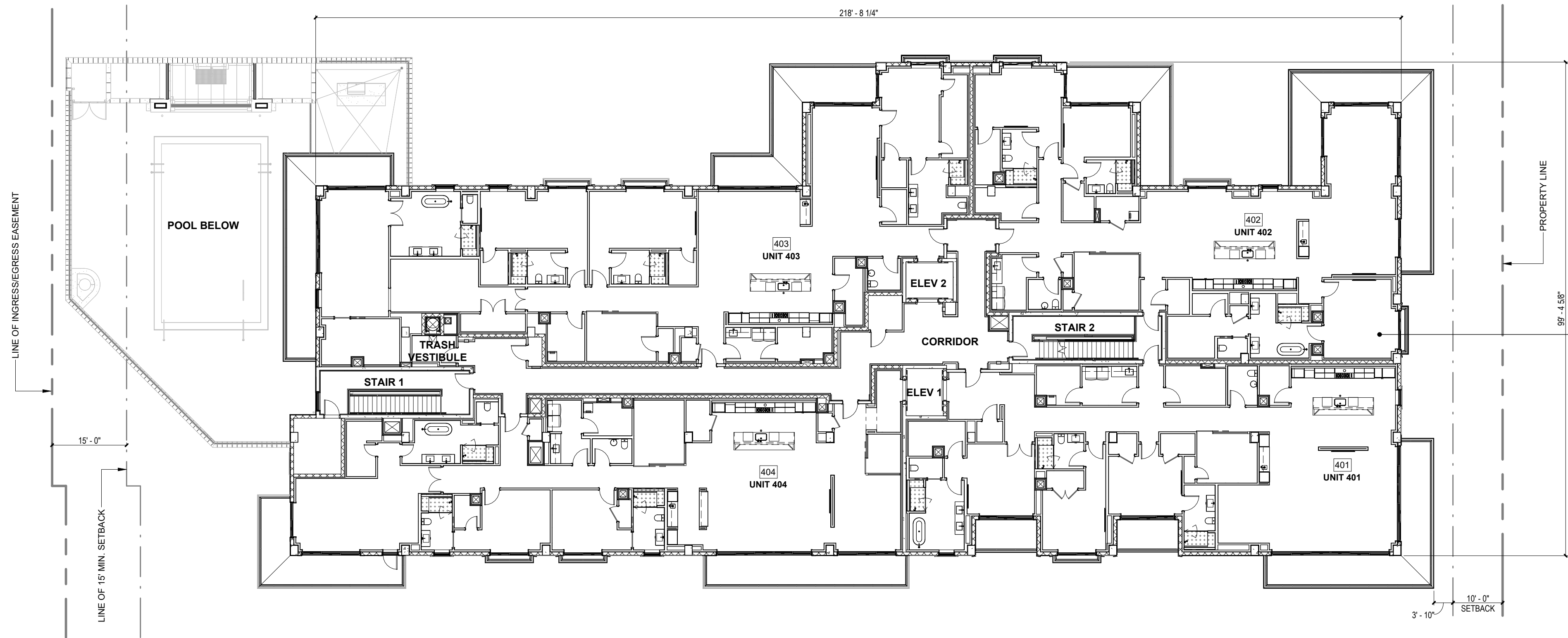
0' 2' 4' 8' 12' 16' FEET
SCALE

DRAWN BY:

SHEET NUMBER

A4.1

DATE:06.06.2025



RESPONSE TO 2.12.14 STAFF COMMENTS

- FLOOR PLANS REFLECT RESIDENTIAL UNIT COUNTS
- PROVIDE ADDITIONAL VEGETATION AT POOL DECK AREA.

RESPONSE TO 2.6.15 STAFF COMMENTS

- REFORMATTED UNIT MATRIX.

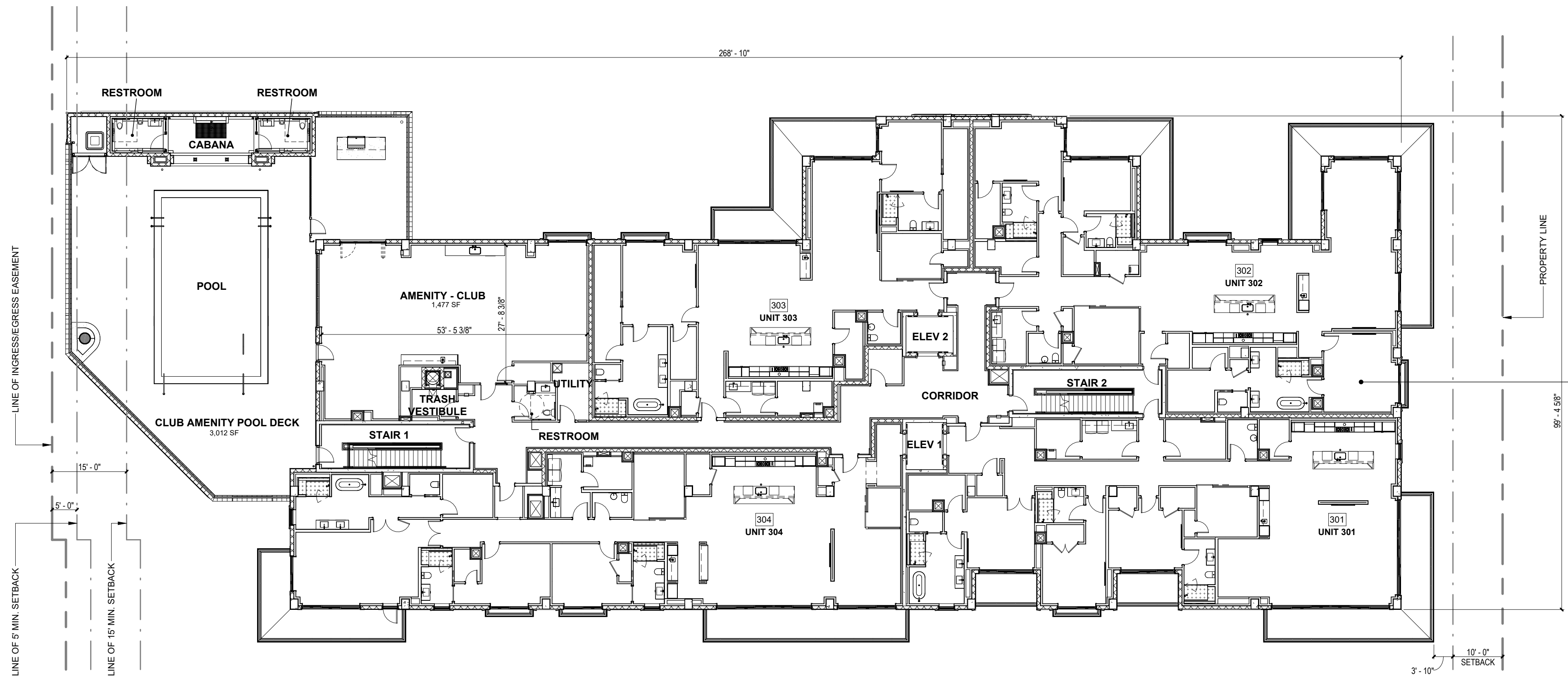
CLASS III MODIFICATION 04-29-2022

- THIRD FLOOR: REDUCED NUMBER OF RESIDENTIAL CONDO UNITS FROM 9 TO 4.
- FOURTH FLOOR: REDUCED NUMBER OF RESIDENTIAL CONDO UNITS FROM 7 TO 4, DELTED COMMON ROOF DECK AMENITY SPACE.

BLDG IV-S FOURTH FLOOR UNIT MIX	
3-BEDROOM* (2-BED + DEN)	0
4-BEDROOM* (3-BED + DEN)	3
5-BEDROOM* (4-BED + DEN)	1
TOTAL - 4TH FLOOR BLDG IV-S	4

BLDG IV-S - FOURTH FLOOR

SCALE 1/16" = 1'-0"



BLDG IV-S THIRD FLOOR UNIT MIX	
3-BEDROOM* (2-BED + DEN)	1
4-BEDROOM* (3-BED + DEN)	3
5-BEDROOM* (4-BED + DEN)	0
TOTAL - 3RD FLOOR BLDG IV-S	4

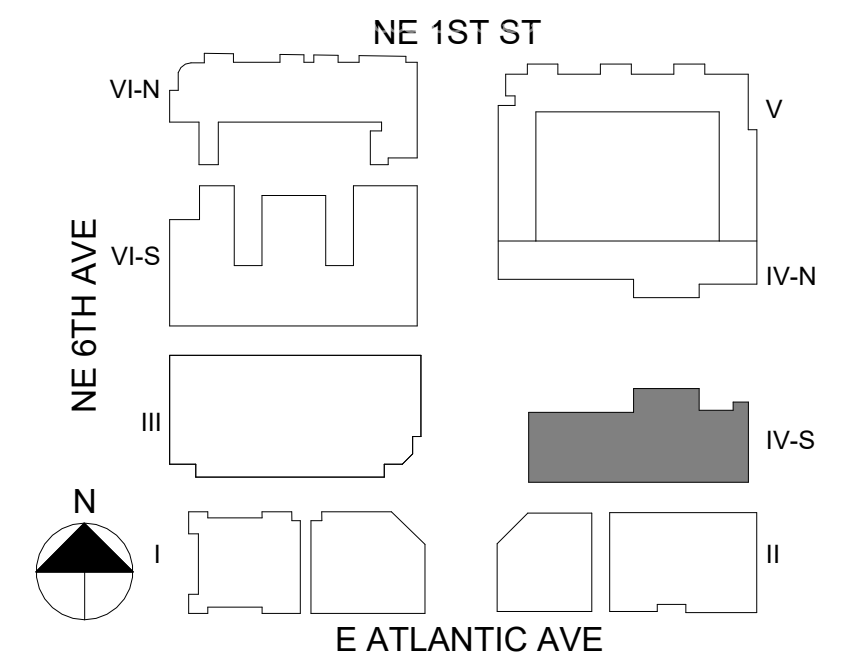
BLDG IV-S THIRD FLOOR AMENITY	
NAME	AREA
AMENITY - CLUB	1,477 SF
UNISEX 1	57 SF
TOTAL	1,534 SF

BLDG IV-S - THIRD FLOOR

SCALE 1/16" = 1'-0"

EXHIBIT 2.2

WAIVER APPLICATION
2025-09-19



BLDG IV-S THIRD & FOURTH FLOOR PLANS

SHEET NUMBER

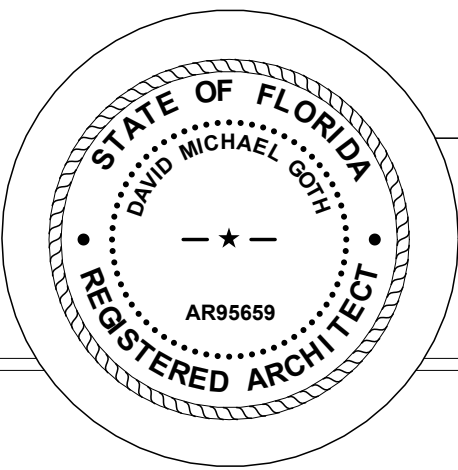
A4.2

DATE: 06.06.2025

DRAWN BY:

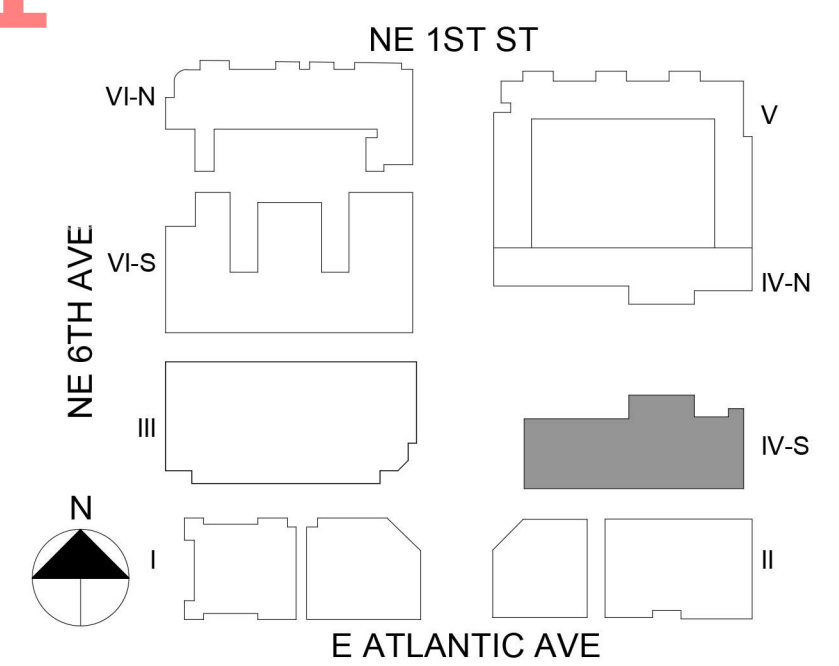
0 2' 4' 8' 12' 16' FEET
SCALE

06.06.2025	LEVEL I MODIFICATION - BLDG IV-S
03.08.2024	FOR RECORD
07.14.2023	RESPONSE TO TAC COMMENTS
03.31.2023	RESPONSE TO TAC COMMENTS
DATE:	ISSUE / REVISIONS:
06.18.2013	SITE PLAN SUBMITTAL
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10.29.2013	10/18 STAFF RESPONSE
11.14.2014	RESPONSE TO 02.12.24 STAFF COMMENTS
04.21.2017	SETTLEMENT MODIFICATION
04.29.2022	CLASS III MODIFICATION
10.21.2022	RESPONSE TO STAFF COMMENTS
02.10.2023	RESPONSE TO STAFF COMMENTS



Atlantic Crossing

Project Number: 22046.0



T/ PARAPET BLOCKING LOW
152' - 7 1/2" (63.13')

4.0 FLOOR
138' - 4" (48.83')

3.0 FLOOR
126' - 8" (37.17')

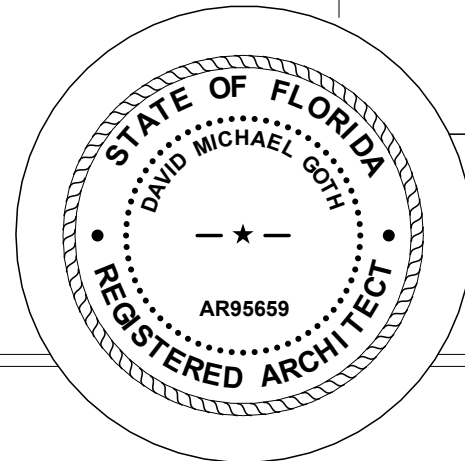
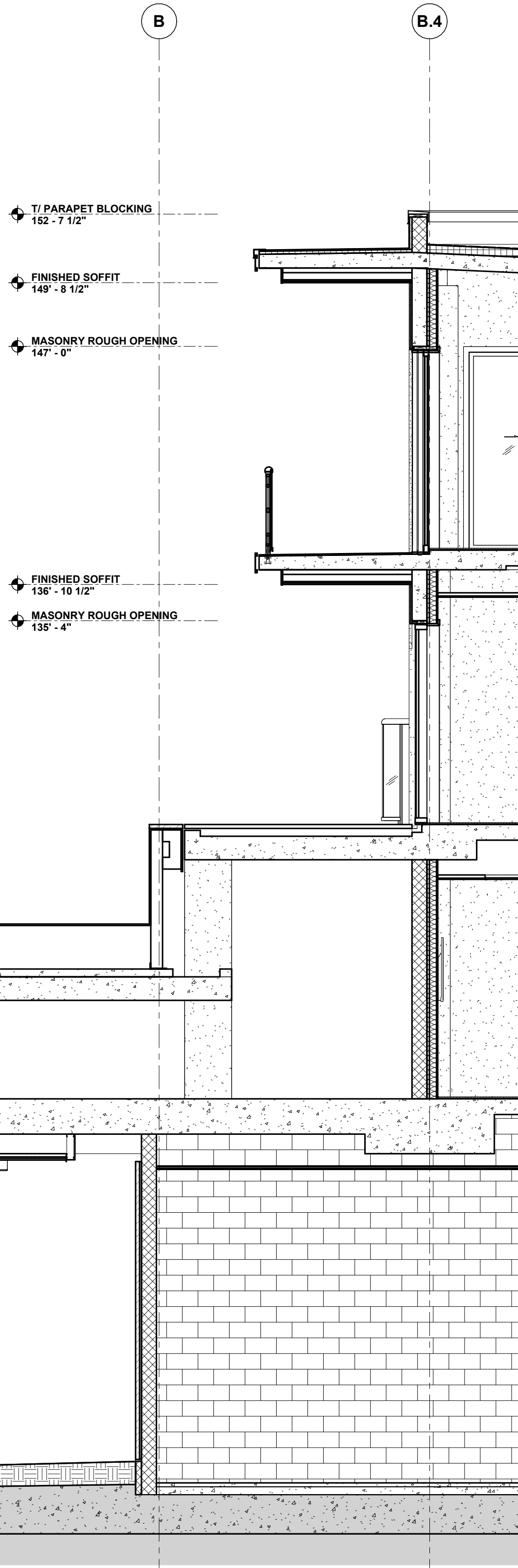
2.0 FLOOR
115' - 0" (25.50')

FINISHED SOFFIT
112'-6"

5' MIN. SEBACK LINE.
(FACE OF STONE VENEER)

1.0 FLOOR
100' - 0" (10.50')

T/ PT SLAB
98' - 2" (8.67')



DATE:	ISSUE / REVISIONS:

WALL SECTIONS

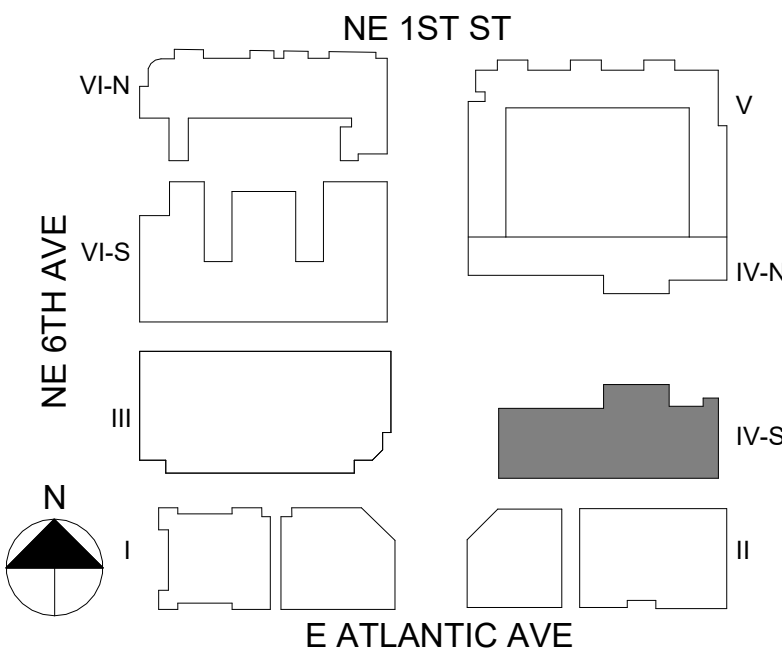
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SHEET NUMBER

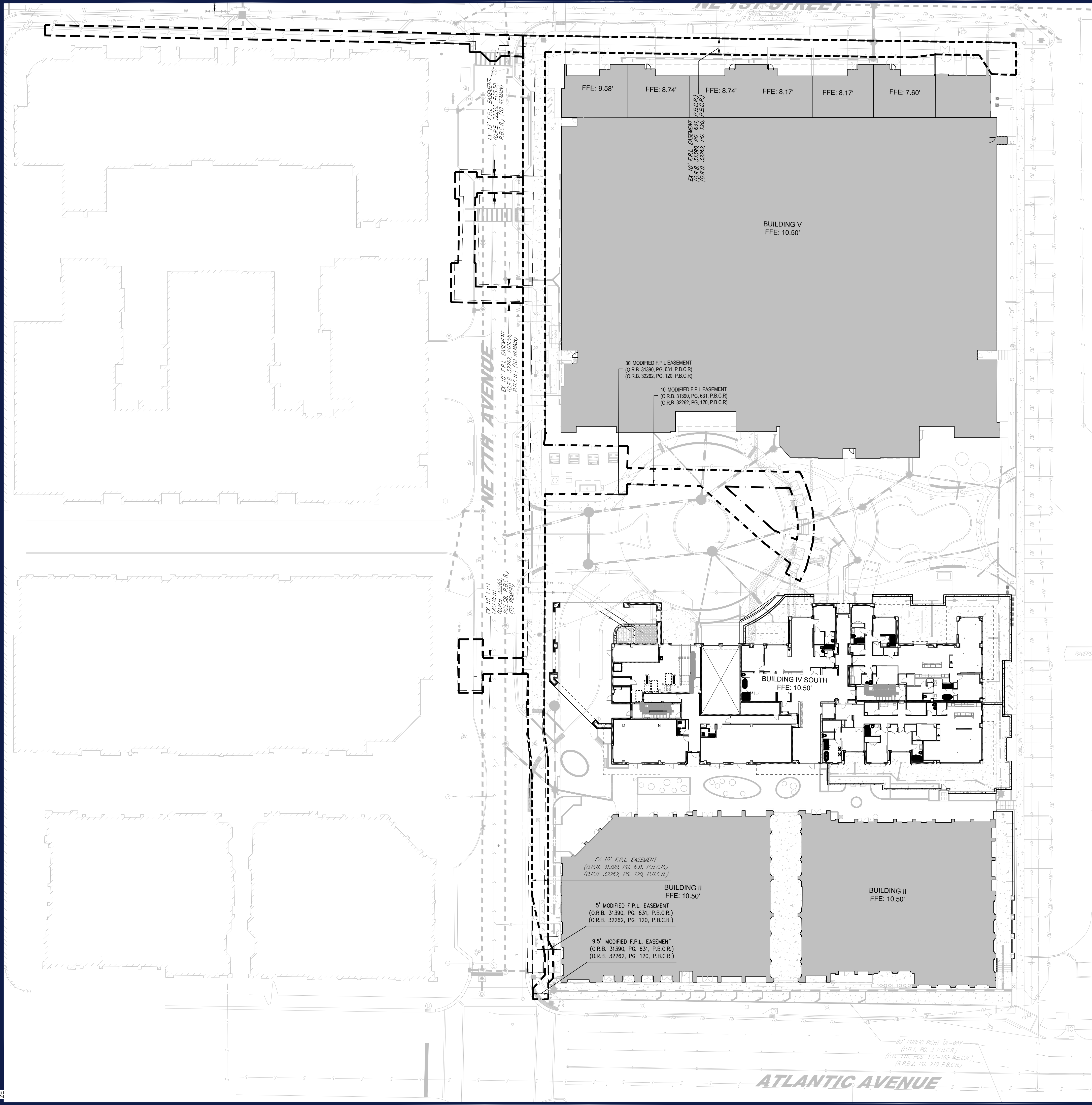
7.1

DATE: 06.06.2025

EXHIBIT 4.1
WAIVER APPLICATION
2025-09-19



Oct 10, 2025
H:\2025\FL220174.DWG\ENGINEERING\DRAWINGS\EXHIBITS\5-25 FPL EASEMENT EXHIBIT-----LAYOUT: FPL EASEMENT SITE PLAN
25



LEGEND:

- EX FPL EASEMENT
- - - - - MODIFIED FPL EASEMENT

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS				
REV	DATE	COMMENT	DRAWN BY CHECKED BY	
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2				
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6				

811

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CHECKED BY:
DATE:
CAD ID:

FLB220174
JH
AS
5/22/2025

PROJECT:

PROP.
SITE PLAN
DOCUMENTS

FOR

EDWARDS
INTRACOASTAL,
LLC

ATLANTIC
CROSSING - PHASE 2
777 E. ATLANTIC AVENUE
DELRAY BEACH, FL 33483
PALM BEACH COUNTY

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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PROPOSED &
REMAINING FPL
EASEMENT PLAN

SHEET NUMBER:
S-1

ORG. DATE -

EXHIBIT 5.1
WAIVER APPLICATION
2025-10-10

