

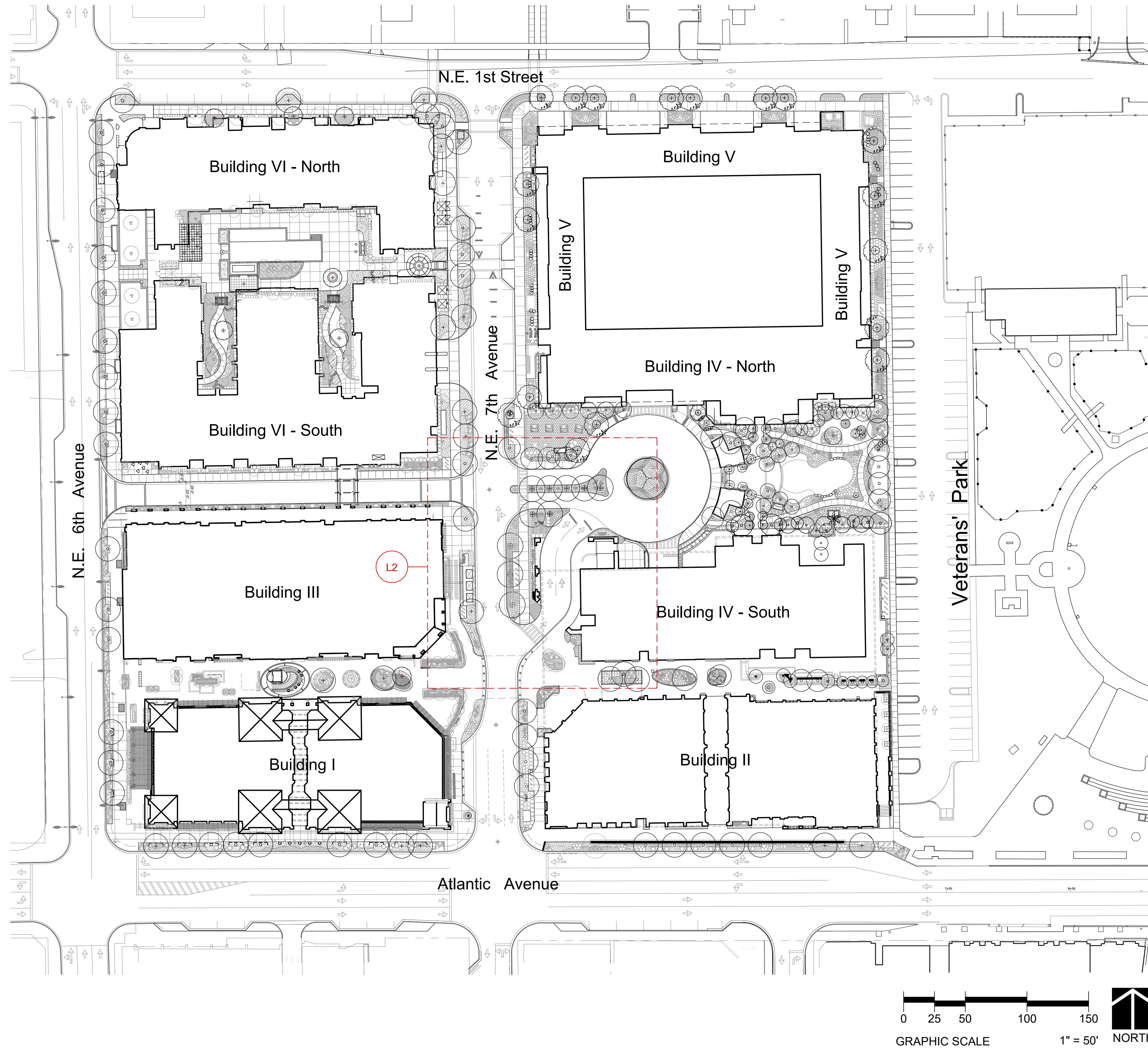


EXHIBIT 1.1
WAIVER APPLICATION
2025-09-19

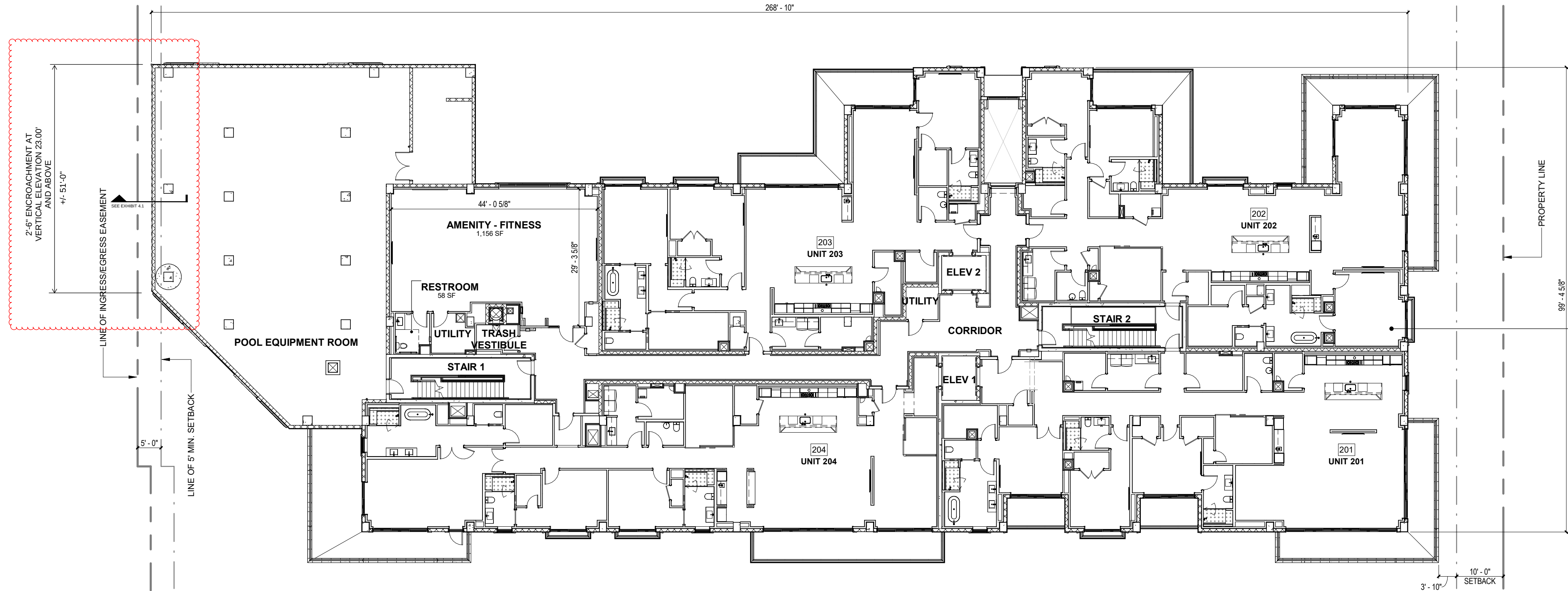
Atlantic Crossing Phase II
Waiver Request 4.4.13(F)(4)(a)
Front Setbacks
KA# 220066

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

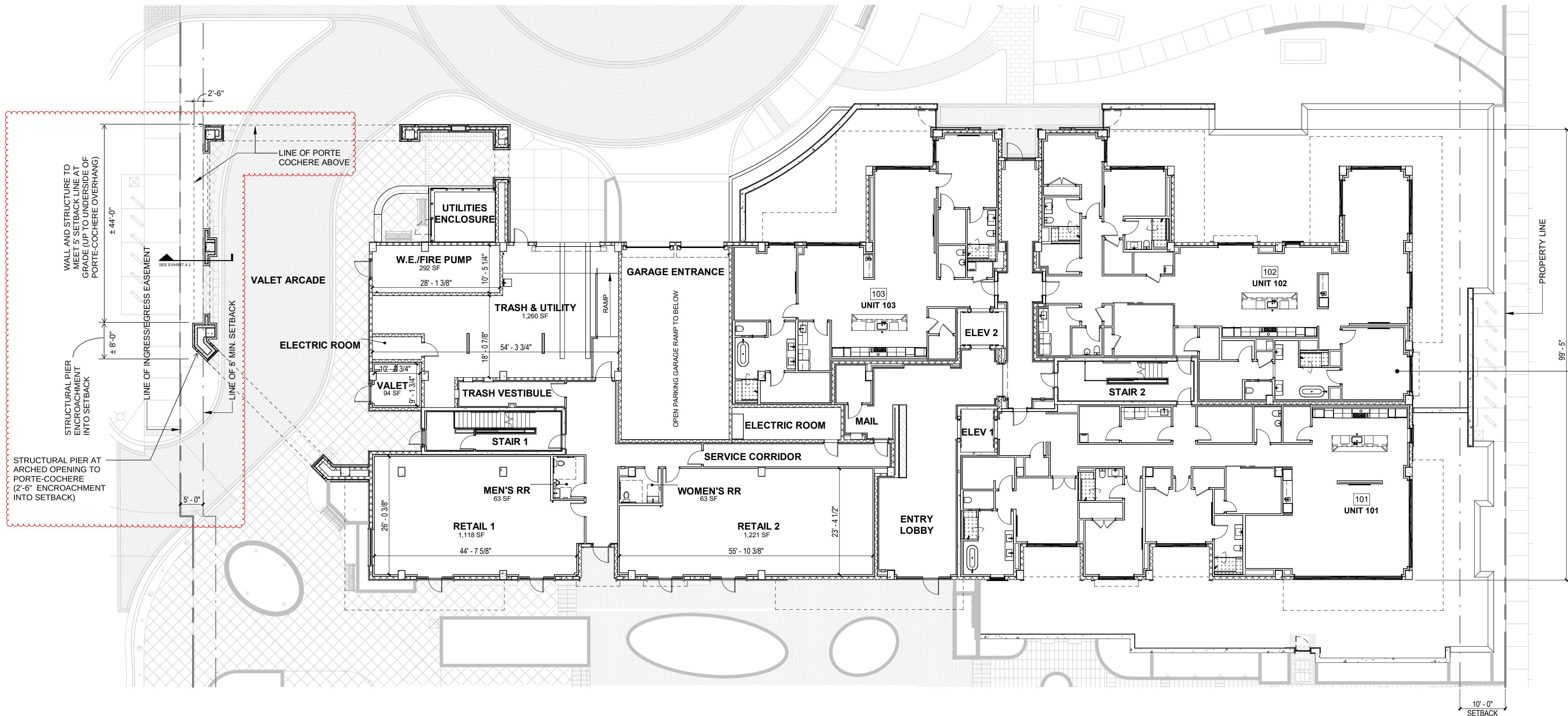
- ADD ARCADE TO THE NORTH AND REDUCED SQUARE FOOTAGES ACCORDINGLY
- DELETED CANTILEVER ON NORTH AT SECOND FLOOR.

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



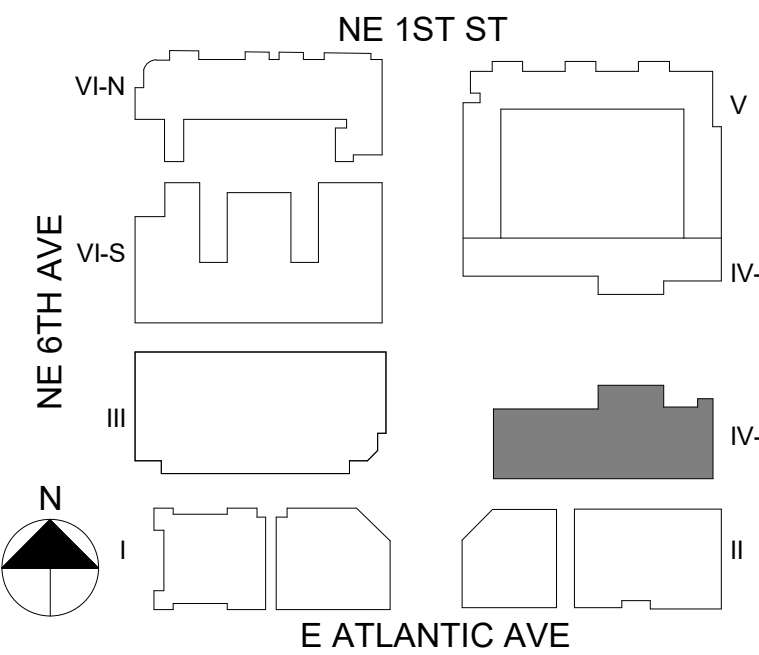
BLDG IV-S - FIRST FLOOR

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

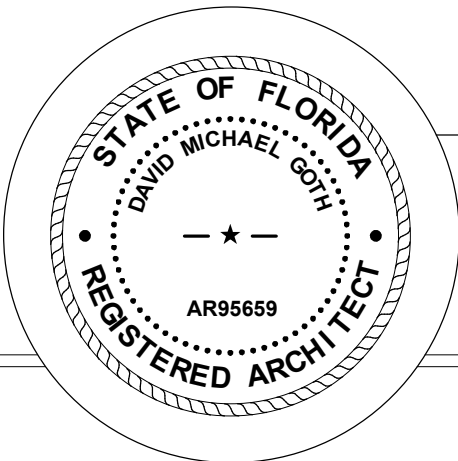
SHEET NUMBER

A4.1

DATE: 06.06.2025

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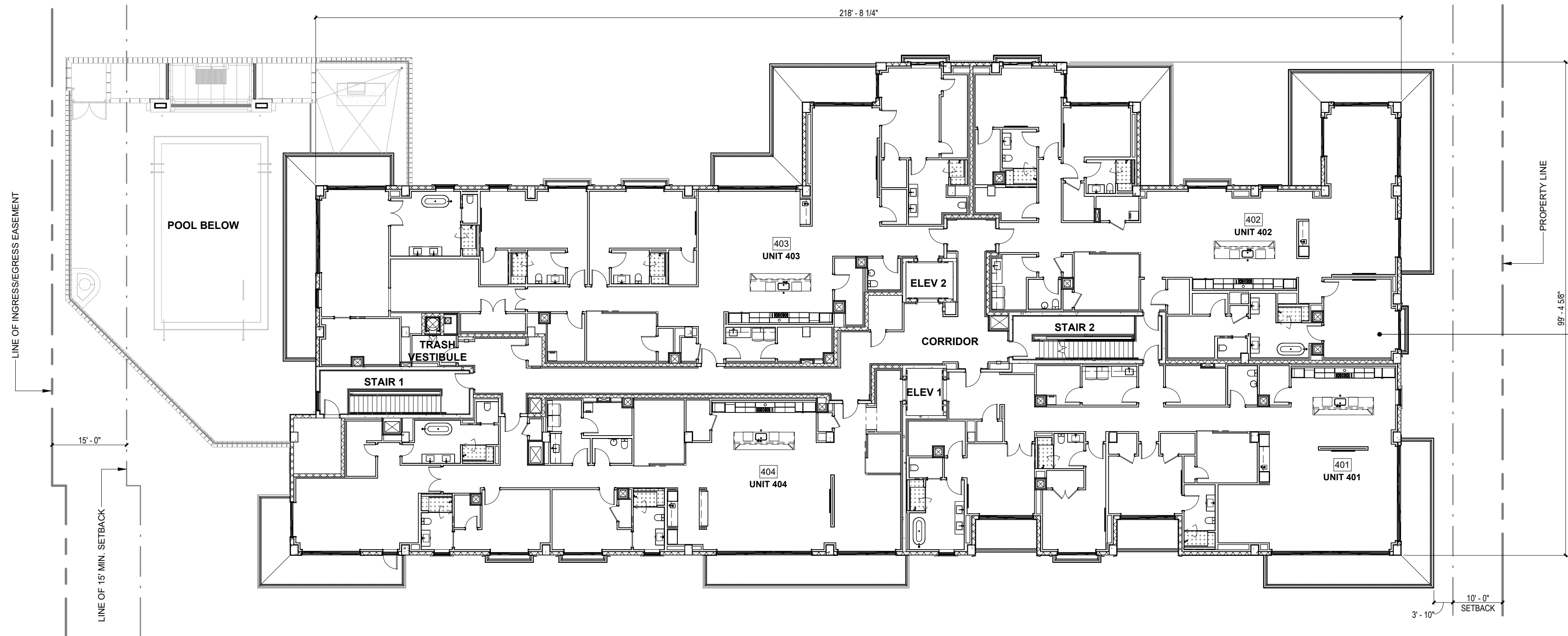
0' 2' 4' 8' 12' 16' FEET
SCALE



**LUPTON
RAUSCH**
ARCHITECTURE +
INTERIOR DESIGN

Atlantic Crossing

Project Number: 22046.0



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.

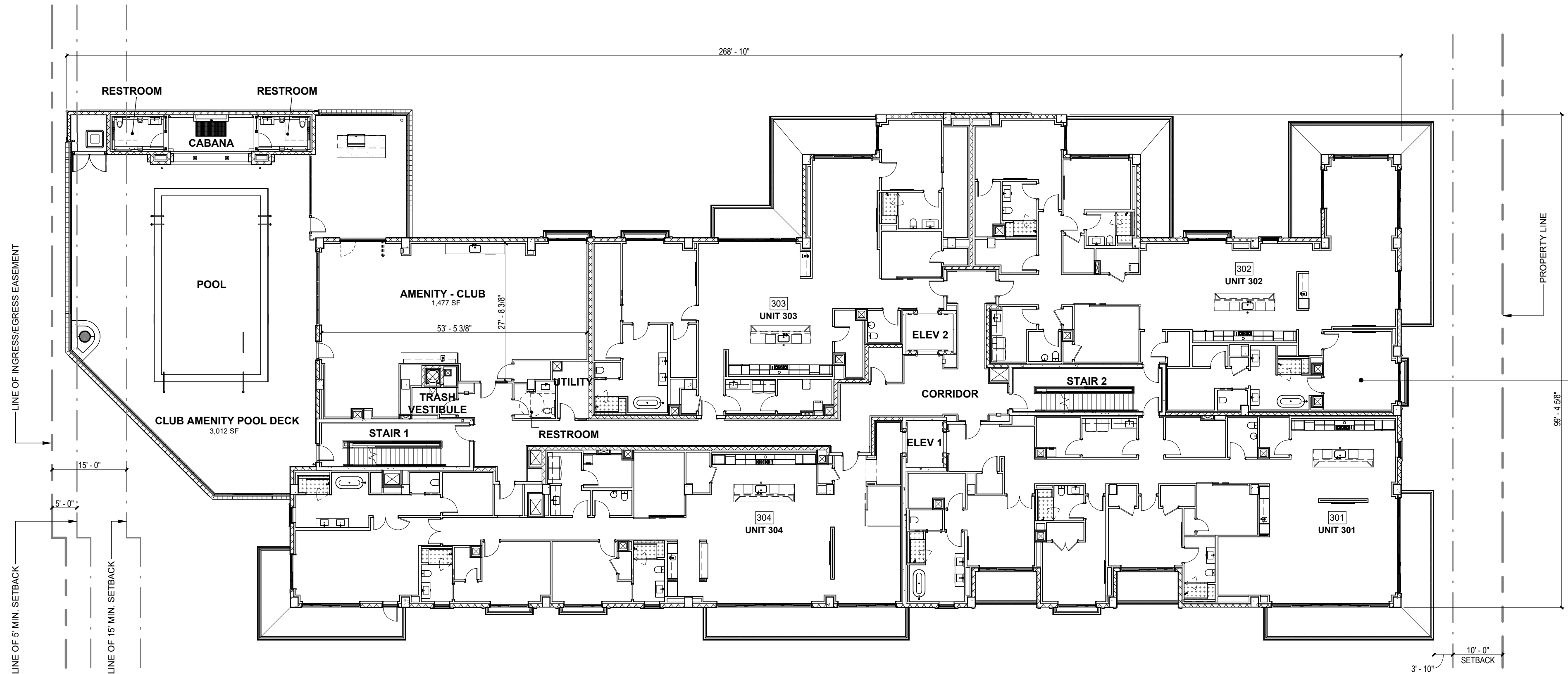
CLASS III MODIFICATION 04-29-2022

- THIRD FLOOR: REDUCED NUMBER OF RESIDENTIAL CONDO UNITS FROM 9 TO 4.
- FOURTH FLOOR: REDUCED NUMBER OF RESIDENTIAL CONDO UNITS FROM 7 TO 4, DELETED 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

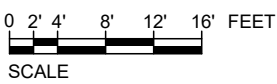
BLDG IV-S THIRD FLOOR AMENITY	
NAME	AREA
AMENITY - CLUB	1,477 SF
UNISEX 1	57 SF
TOTAL	1,534 SF

BLDG IV-S - THIRD FLOOR

SCALE 1/16" = 1'-0"

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:
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02.10.2023	RESPONSE TO STAFF COMMENTS

BLDG IV-S THIRD & FOURTH FLOOR PLANS



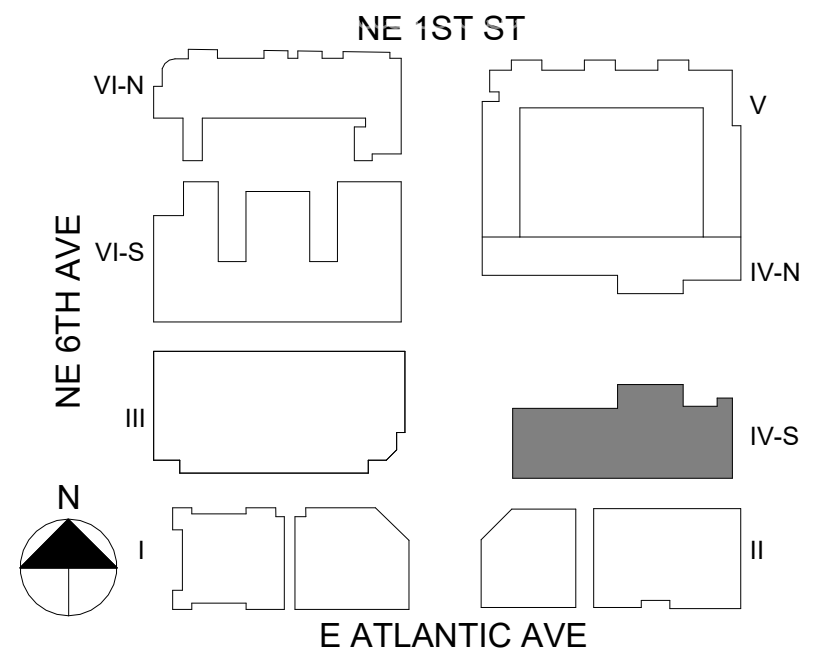
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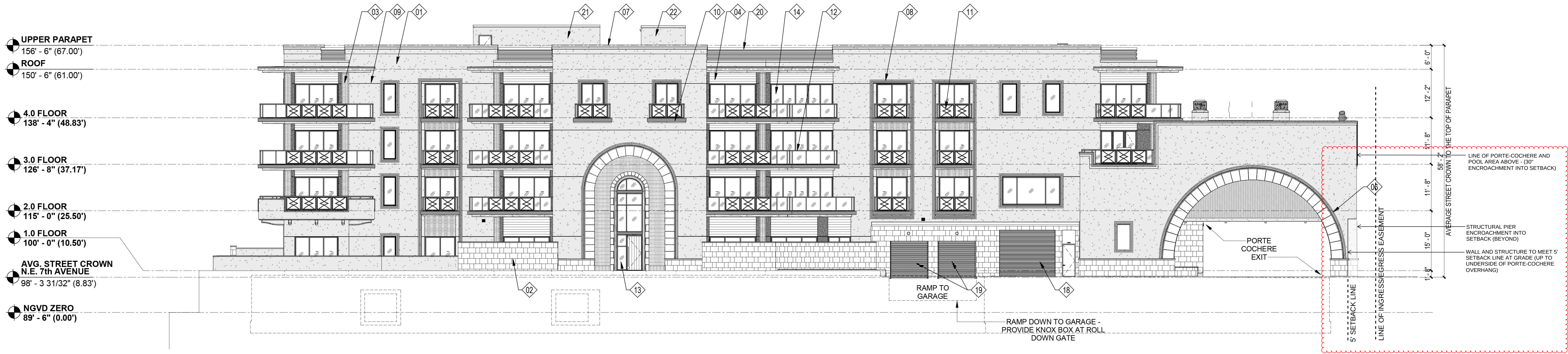
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DATE:06.06.2025

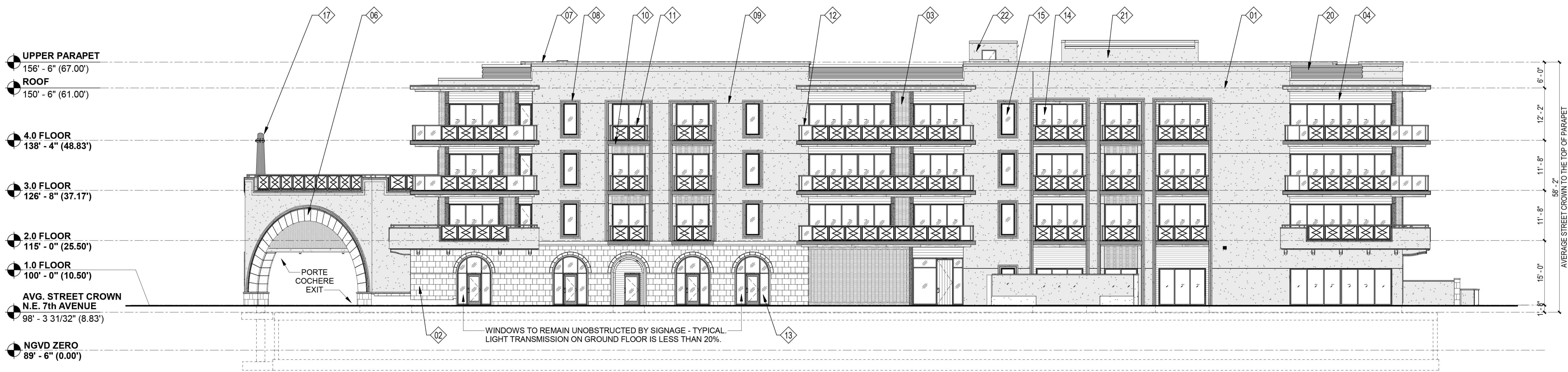
EXHIBIT 2.2
WAIVER APPLICATION
2025-09-19





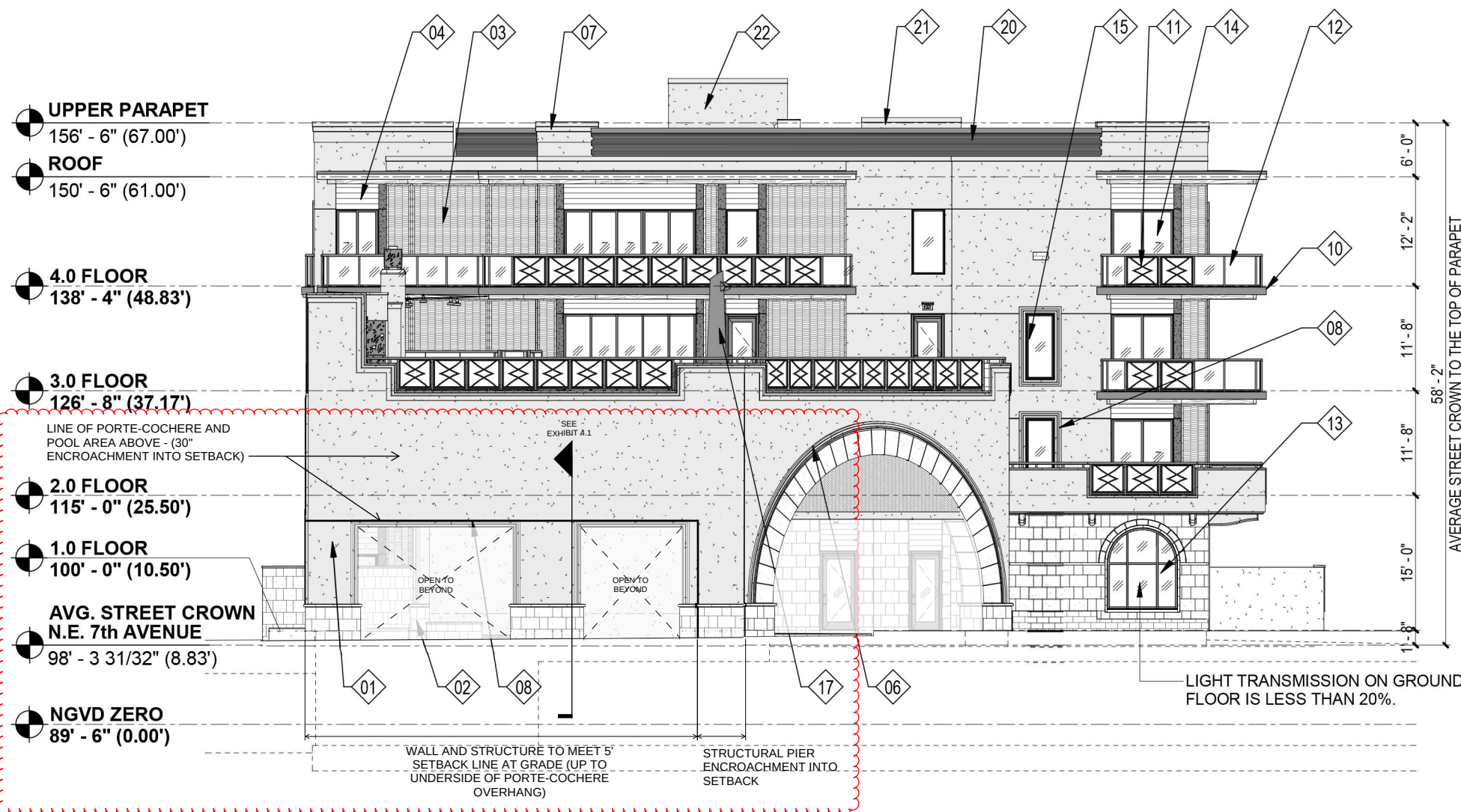
BLDG IV-S - NORTH ELEVATION

SCALE 1/16" = 1'-0"



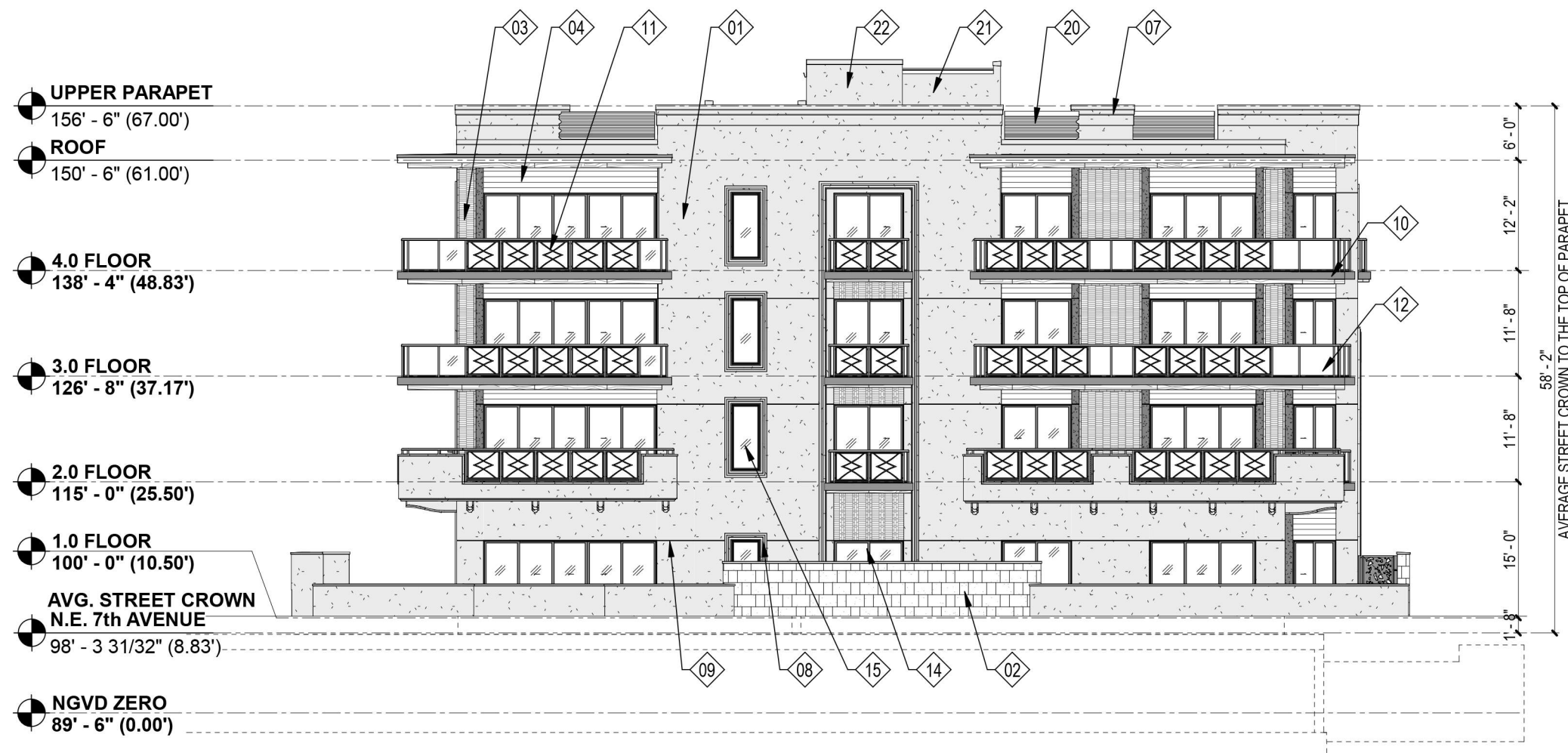
BLDG IV-S - SOUTH ELEVATION

SCALE 1/16" = 1'-0"



BLDG IV-S - WEST ELEVATION

SCALE 1/16" = 1'-0"



BLDG IV-S - EAST ELEVATION

SCALE 1/16" = 1'-0"

BUILDING IV-S MATERIAL LEGEND

- STUCCO - COLOR SW 7549 "STUDIO TAUPE"
- STONE WALL TILE - LIMESTONE
- CERAMIC WALL TILE - BLUE BLEND
- CERAMIC WALL TILE ACCENT - BLUE BLEND
- ALUMINUM HORIZONTAL SIDING TO MATCH AZEK ENGLISH WALNUT

ELEVATION NOTES

NOTE: ALL WALL CLADDING SHALL BE STUCCO UNLESS OTHERWISE NOTED.

- STUCCO - COLOR SW 7549 "STUDIO TAUPE"
- STONE WALL TILE - LIMESTONE
- CERAMIC WALL TILE - BLUE BLEND
- ALUMINUM HORIZONTAL SIDING - TO MATCH AZEK "ENGLISH WALNUT"
- CAP AT STONE TILE - TO MATCH STONE TILE
- TRIM AT STONE TILE - TO MATCH STONE TILE
- PARAPET TRIM, STUCCO ON FOAM PROFILE - COLOR TO MATCH STUCCO
- OPENING TRIM, STUCCO ON FOAM PROFILE - COLOR TO MATCH STUCCO
- STUCCO CONTROL JOINT
- ALUMINUM BALCONY FASCIA - COLOR BRONZE
- ALUMINUM RAILING - COLOR BRONZE
- GLASS RAILING WITH ALUMINUM POSTS AND CAP - COLOR BRONZE
- ALUMINUM STOREFRONT - COLOR BRONZE
- ALUMINUM SLIDING RESIDENTIAL DOOR SYSTEM - COLOR BRONZE
- ALUMINUM CLAD WOOD WINDOW - COLOR BRONZE
- ALUMINUM POOL TRELLIS - COLOR SW-6083 "SABLE"
- MAST FOR SCULPTURE
- ALUMINUM OVERHEAD DOOR - COLOR BRONZE
- ALUMINUM COILING GRILLE - COLOR BRONZE
- ALUMINUM MECHANICAL EQUIPMENT SCREEN - COLOR BRONZE
- STAIR PENTHOUSE BEYOND
- ELEVATOR PENTHOUSE BEYOND

NOTE:
ALL ELEVATIONS SHOWN ARE NGVD 1929 VALUE.
NGVD 1929 VALUE - 1.532' = NAVD 1988 VALUE.

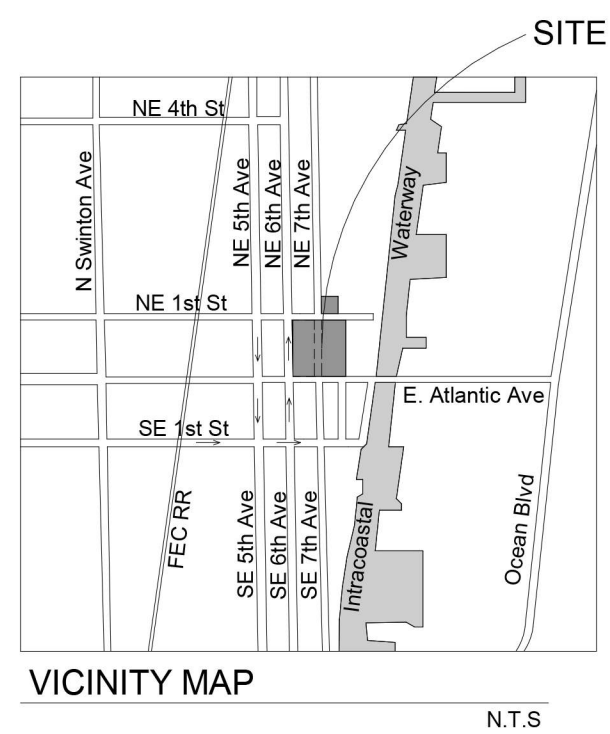
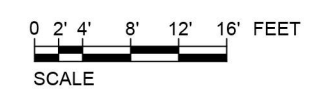


EXHIBIT 3.1
WAIVER APPLICATION
2025-09-19

BLDG IV-S ELEVATIONS

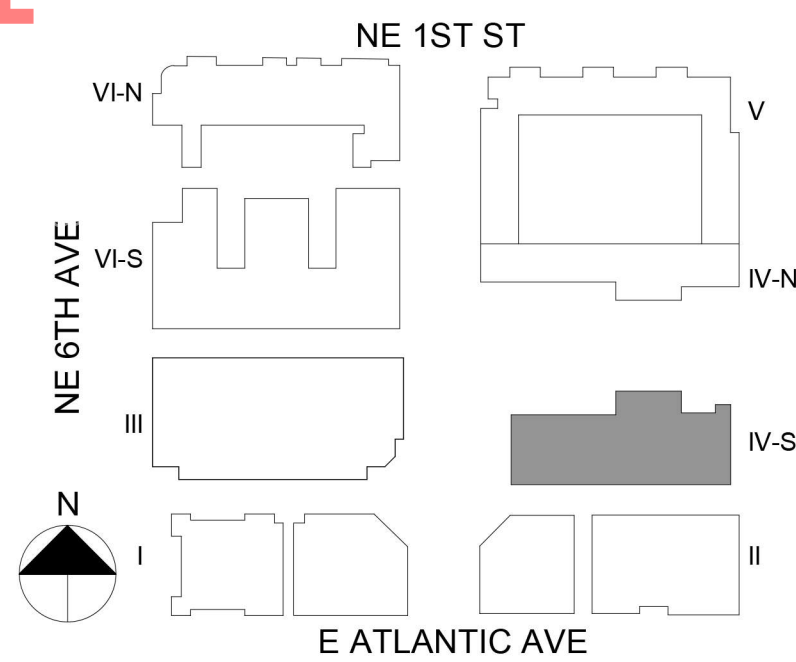
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DRAWN BY:

A4.4

DATE: 06.06.2025



06.06.2025	LEVEL I MODIFICATION - BLDG IV-S
03.08.2024	FOR RECORD
12.14.2023	RESPONSE TO SPRAB HEARING
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
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04.29.2022	CLASS III MODIFICATION
10.21.2022	RESPONSE TO STAFF COMMENTS
02.10.2023	RESPONSE TO STAFF COMMENTS

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')

B

B.4

T/ PARAPET BLOCKING
152' - 7 1/2"

FINISHED SOFFIT
149' - 6 1/2"

MASONRY ROUGH OPENING
147' - 0"

FINISHED SOFFIT
136' - 10 1/2"

MASONRY ROUGH OPENING
135' - 4"

A

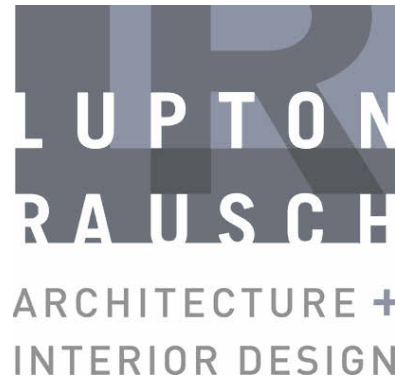
INGRESS/EGRESS
EASEMENT

SURFACE RELATION, AS TO
INGRESS/EGRESS
EASEMENT
112'-13 1/2"

2' - 6"

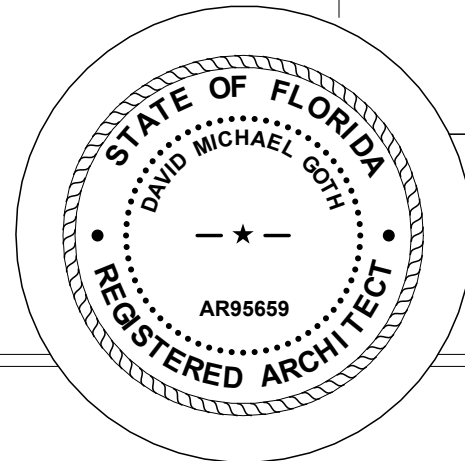
2' - 6"

5'-0"



Atlantic Crossing

Project Number: 22046.0



DATE: ISSUE / REVISIONS:

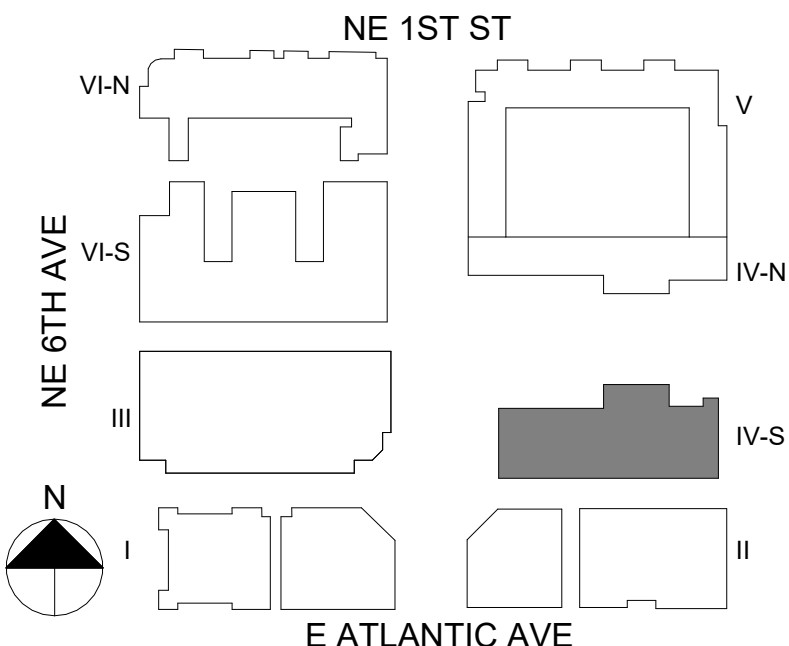
WALL SECTIONS

SHEET NUMBER

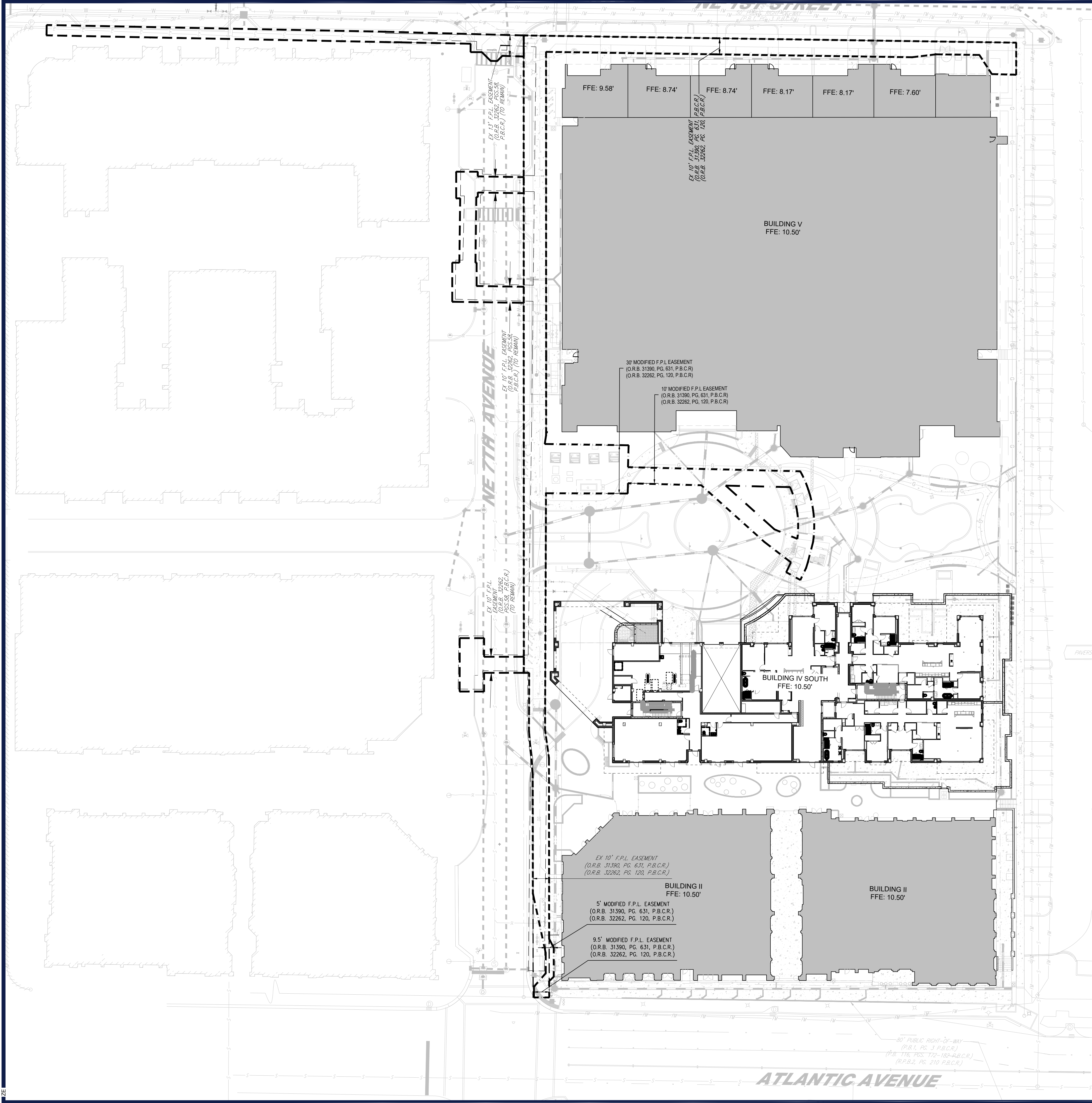
7.1

DATE: 06.06.2025

DRAWN BY:



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



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

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1				
2				
3				
4				
5				
6				

811

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Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

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PROJECT No.: FLB220174
DRAWN BY: JH
CHECKED BY: AS
DATE: 5/22/2025
CAD ID:

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
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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SHEET TITLE:
PROPOSED & REMAINING FPL EASEMENT PLAN

SHEET NUMBER:
S-1

ORG. DATE -

EXHIBIT 5.1
WAIVER APPLICATION
2025-10-10

