

## **ITEM #: A**

**Project Name:** Atlantic Crossing

**Project Location:** The project is located between NE 6<sup>th</sup> Avenue (Federal Highway) and Veterans Park and between Atlantic Avenue and NE 1<sup>st</sup> Street, along with the parking lot at the northeast corner of SE 1<sup>st</sup> Street and NE 7<sup>th</sup> Avenue.

**Request:** Class II Site Plan Modification to allow a one-way (westbound) surface road that connects NE 7<sup>th</sup> Avenue to NE 6<sup>th</sup> Avenue.

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** January 27, 2016

### **Board Action:**

#### **Site Plan:**

By a 5 to 1 vote (Chard dissenting) denied the request for a Class II site plan modification for **Atlantic Crossing**, by adopting the findings of fact and law contained in the staff report.

#### **Landscape Plan:**

By a 6 to 0 vote, denied the landscape plan for **Atlantic Crossing** based on a failure to make positive findings with respect to Section 4.6.16 of the Land Development Regulations.

#### **Project Description:**

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. It is noted that the site plan application is for the driveway/landscaping and that all other aspects of the plan remain unchanged.

The proposed site plan modification consists of the following:

- Elimination of seating area, fire pit, landscaping, and meandering sidewalk between buildings III and VI-South.
- Construction of a 12-foot wide one-way westbound driveway that connects NE 7<sup>th</sup> Avenue to NE 6<sup>th</sup> Avenue that replaces the egress driveway from the subgrade parking area.
- Construction of a paver crosswalk mid-block between NE 7<sup>th</sup> Avenue and NE 6<sup>th</sup> Avenue.
- Construction of a 5-foot wide sidewalk along the north side of the driveway between NE 7<sup>th</sup> Avenue and NE 6<sup>th</sup> Avenue.
- Installation of associated landscaping.

#### **Board Comments:**

The dissenting Board member (Chard) agreed that the two-way driveway to the subgrade parking area as approved on January 21, 2014 was the preferred configuration. However, he felt that the denial of the Class II site plan modification would not address the vehicular conflicts internal to the project and the speed table location on NE 7<sup>th</sup> Avenue noted in the GPI report.

**Public Input:**

Approximately 10 people spoke in opposition to the proposed development. They expressed concerns with the intensity of the development and resulting negative impacts on traffic flow and congestion. They generally supported a surface road connection, whether one-way or the two-way option.

There were three people that urged postponement of the Class II site plan modification to allow the Board adequate time to consider the proposed vehicular connection.

There were two people that urged approval of the project due to economic impact of the proposed development.

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

Attachment: Staff Report  
GPI Report  
Approved Site Plans