



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: **Atlantic Crossing**
Project Location: Between NE 6th Avenue (Northbound Federal Highway) and Veterans Park and between Atlantic Avenue and NE 1st Street, along with the parking lot at the northeast corner of NE 1st Street and NE 7th Avenue.
Request: Class II Site Plan for a two-way surface road between NE 6th Avenue and NE 7th Avenue.
Board: **Site Plan Review and Appearance Board**
Meeting Date: **May 24, 2017**
Board Actions: Approved the Class II Site Plan Modification (2017-148) with a condition on a 4 to 0 vote (Cope/Purdo/Dawson Absent).

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].

At its meeting of April 12, 2017, the City Commission approved a settlement agreement with the applicant of the project which includes the processing obligations of the current Class II Site Plan Modification. The agreement also stipulated that a new two-way east/west surface road will connect NE 6th Avenue to the public access easement (formerly NE 7th Avenue right-of-way). A 30-foot public access easement will be dedicated via separate instrument following the approval of the plat by City Commission for this surface road.

Board comments:

The Board was supportive of the project and had minimal comments.

Public Comments:

There was one person from the public that spoke for the project. However, this person expressed continued support for the closure of NE 7th Avenue at NE 1st Street and that the temporary closure be aesthetically pleasing.

Associated Actions:

All required actions were taken.

Next Action:

SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: May 24, 2017

ITEM: **Atlantic Crossing** (2017-148) - Class II Site Plan Modification, Landscape Plan, and Architectural Elevations for a new two-way east/west roadway from NE 6th Avenue/North Federal Highway to NE 7th Avenue, and associated building and site revisions.

RECOMMENDATION: Approval

GENERAL DATA:

Owners/Applicants..... Edwards Intracoastal, LLC & Edwards Atlantic Avenue, LLC

Location..... Between Veterans Park and NE 6th Avenue, and between East Atlantic Avenue and NE 1st Street. The development also includes the parking lot at the Northeast corner of NE 7th Avenue and NE 1st Street.

Property Size..... 9.22 acres

Future Land Use Map... Commercial Core (CC) & MD (Medium Density 5-12 du/ac)

Current Zoning..... CBD (Central Business District) & CF (Community Facilities)

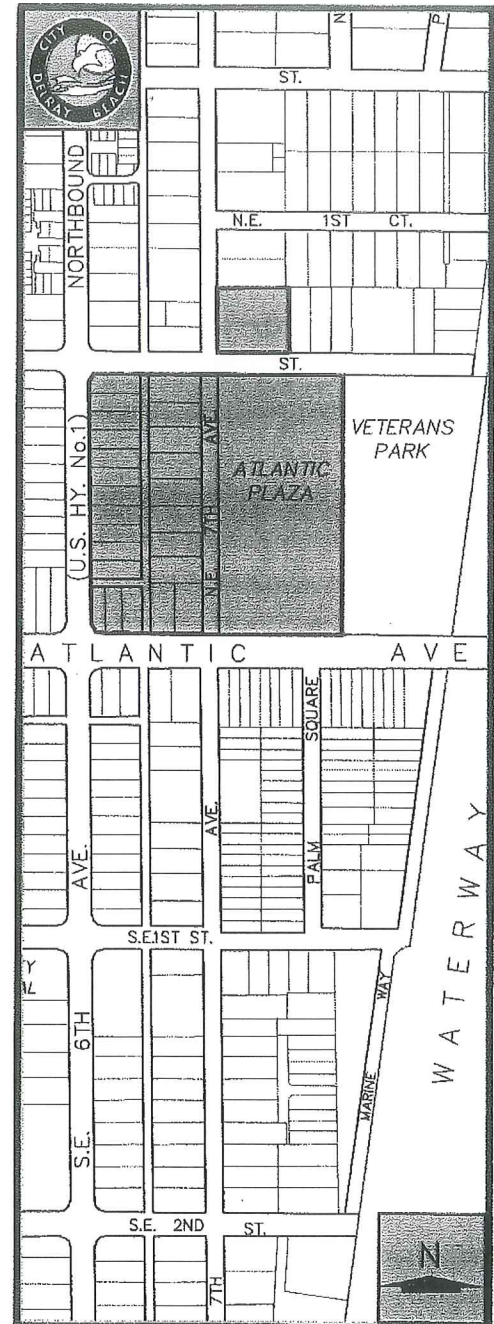
Adjacent Zoning..North: CBD & RM (Multiple Family Residential – Medium Density)
East: RM & OSR (Open Space Recreation)
South: CBD
West: RM & CBD

Existing Land Use..... Office, Retail, Restaurant, and Vacant

Proposed Land Use..... Construction of a mixed use development with 37,642 sq.ft. of retail, 37,991 sq.ft. of restaurant, 83,462 sq. ft. of office, and 343 dwelling units.

Water Service..... Existing on site.

Sewer Service..... Existing on site.



ITEM BEFORE THE BOARD

The item before the Board is a Class II Site Plan Modification for **Atlantic Crossing**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(b):

- Site Plan Modification,
- Architectural Elevations, and
- Landscaping Plan Modification.

The request is in conjunction with the provision of a two-way surface road that connects NE 7th Avenue (public access easement) to NE 6th Avenue.

BACKGROUND

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.

At its meeting of March 1, 2017, the City Commission approved the following four waivers for the subject property:

1. A waiver to LDR Section 5.3.1(D)(2), which requires a minimum right-of-way width of 60 feet for the new east/west road between NE 6th Avenue and NE 7th Avenue where 30 feet is proposed.
2. A waiver to LDR Section 6.1.3(B)(1)(f), which requires an 8-foot wide sidewalk, whereas 6 feet is proposed along the north side of the new east/west road between NE 6th Avenue and NE 7th Avenue.
3. A waiver to LDR Section 4.4.13(F)(4), which requires minimum and maximum building setbacks for the buildings and frontages along the new east/west road between NE 6th Avenue and NE 7th Avenue.
4. A waiver to LDR Section 4.6.18(B)(14)(iv)(2), which requires a minimum wall transparency on the ground floor of 75%, whereas 37.5% is proposed, for the building on the south side of the new east/west road between NE 6th Avenue and NE 7th Avenue.

At its meeting of April 12, 2017, the City Commission approved a settlement agreement with the applicant of the project which includes the processing obligations of the current Class II Site Plan Modification. The agreement also stipulated that a new two-way east/west surface road will connect NE 6th Avenue to the public access easement (formerly NE 7th Avenue right-of-way). A 30-foot public access easement will be dedicated via separate instrument following the approval of the plat by City Commission for this surface road.

A site plan modification has been submitted to provide a two-way surface road that connects NE 7th Avenue (public access easement) to NE 6th Avenue.

DEVELOPMENT PROPOSAL

The site plan modification consists of the following:

- Elimination of the two-way subgrade driveway from NE 6th Avenue and replace with a two-way surface road that connects NE 6th Avenue to NE 7th Avenue (public access easement);
- Relocation of the two-way subgrade parking area from NE 7th Avenue (public access easement) to the subgrade parking area along the west side of the public access easement;
- Reconfiguration of the horseshoe shaped valet queue to a circular valet queue along the east side of the public access easement;
- Installation of associated landscaping; and,
- Associated revisions to the architectural elevations adjacent to the new surface road.

The item is now before the Board for action.

REQUIRED FINDINGS

Pursuant to **LDR Section 2.4.5(G)(1)(b) [Class II Site Plan Modification]**, a Class II site plan modification is a modification to a site plan (other than Class I applications) which requires no review of the Performance Standards found in LDR Section 3.1.1, but which requires action by a Board. The reason for the Class II site plan modification is due to the proposed construction of the surface road, landscaping, and reconfiguration of the valet queue. A Class III site plan modification involves the increase in the intensity of a use such as a building expansion.

LDR Section 2.4.5(G)(5) (Findings)

Pursuant to LDR Section 2.4.5(G)(5), formal findings are not required for a Class I or II modification.

SITE PLAN MODIFICATION ANALYSIS

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development proposal.

Right-of-Way Dimensions

Pursuant to **LDR Section 5.3.1(D)(2)**, the required street width for the new surface street is 60 feet and 30 feet is proposed. At its meeting of March 1, 2017, the City Commission approved a waiver to the right-of-way width.

Sidewalk Width

Pursuant to **LDR Section 6.1.3(B)(1)(f)**, an 8-foot wide sidewalk is required and 6 feet is proposed along the north side of the new east/west road between NE 6th Avenue and NE 7th Avenue. At its meeting of March 1, 2017, the City Commission approved a waiver to the sidewalk width.

Front Setbacks

Per LDR Section 4.4.13(F)(4), there are minimum and maximum required building setbacks for the buildings and frontages along the new east/west road between NE 6th Avenue and NE 7th Avenue. At its meeting of March 1, 2017, the City Commission approved a waiver to these building setbacks.

Public Access Easement

As noted in the background section of this report a 30-foot public access easement, where NE 7th Avenue presently exists between East Atlantic Avenue and NE 1st Street, will be dedicated via separate instrument (public access easement) following the approval of the plat by City Commission for this surface road. This public access easement (to be approved by the City Attorney) will need to be recorded simultaneously with the recording of the final plat.

LANDSCAPE ANALYSIS

The Senior Landscape Planner has reviewed the proposed landscape plan and found that it complies with **LDR Section 4.6.16**. The landscaping within the area of the two-way surface road includes Coontie, Dwarf Chenille Plant, Thatch Palm, Petra Bromeliad, Cat Palm, Sandankwa, Alexander Palm, Pringles Podocarpus, Gold Seum, Confederate Jasmine, Mirror Leaf Viburnum, Japanese Privet, Foxtail Asparagus Fern, Variegated Shell Ginger. The landscape plan also includes potted plants at the columns of the covered walkway on the south side of the road that includes Bromeliads and Pringles Podocarpus.

ARCHITECTURAL ELEVATIONS

Pursuant to **LDR Section 4.6.18(E)**, the following criteria shall be considered, by the Site Plan Review and Appearance Board, 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 elevations were found to comply with the criteria above with the original project approval. The elevations at that time, however, were not facing a public right of way, and therefore, were not required to meet the minimum transparency requirement. Pursuant to LDR Section 4.6.18(B)(14)(iv)(2), a minimum wall transparency on the ground floor of 75% is required and 37.5% is proposed, for the building on the south side of the new east/west road between NE 6th Avenue and NE 7th Avenue. At its meeting of March 1, 2017, the City Commission approved a waiver to the window transparency is required. Given the positive findings of the architectural elevations with the initial approval and the recent approval of the transparency waiver, positive findings with respect to the proposed architectural elevations can also be made at this time.

ASSESSMENT AND CONCLUSION

The proposed modification is a result of the settlement agreement between the development applicant and the City Commission to provide a two-way surface road between NE 6th Avenue and NE 7th Avenue. The circular valet queue on the east side of NE 7th Avenue should improve traffic flow versus the former horseshoe shaped queue. Positive findings have been made throughout this report that the request is consistent with Comprehensive Plan and complies with the Land Development Regulations.

ALTERNATIVE ACTIONS

- A. Postpone with direction.
- B. Move approval of the Class II Site Plan Modification, Landscape Plan, and Architectural Elevations for **Atlantic Crossing**, 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 complies with the criteria set forth in the LDR Sections , together with recording of the public access easement as approved by the City Attorney simultaneously with the recording of the final plat.
- C. Move denial of the Class II Site Plan Modification, Landscape Plan, and Architectural Elevations for **Atlantic Crossing**, 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 comply with the criteria set forth in the Land Development Regulations.

RECOMMENDATION

By Separate Motions:

Site Plan Modification

Move approval of the Class II Site Plan Modification for **Atlantic Crossing**, 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 complies with the criteria set forth in the Land Development Regulations, together with recording of the public access easement as approved by the City Attorney simultaneously with the recording of the final plat.

Landscape Plan

Move approval of the Landscape Plan for **Atlantic Crossing**.

Architectural Elevations

Move approval of the Architectural Elevations for **Atlantic Crossing**.

Attachments:

- Site Plan, Landscape Plan, and Architectural Elevations

Report prepared by: Scott D. Pape, AICP, Principal Planner



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 PLANNING AND ZONING
 DEPARTMENT

SUBJECT PROPERTY

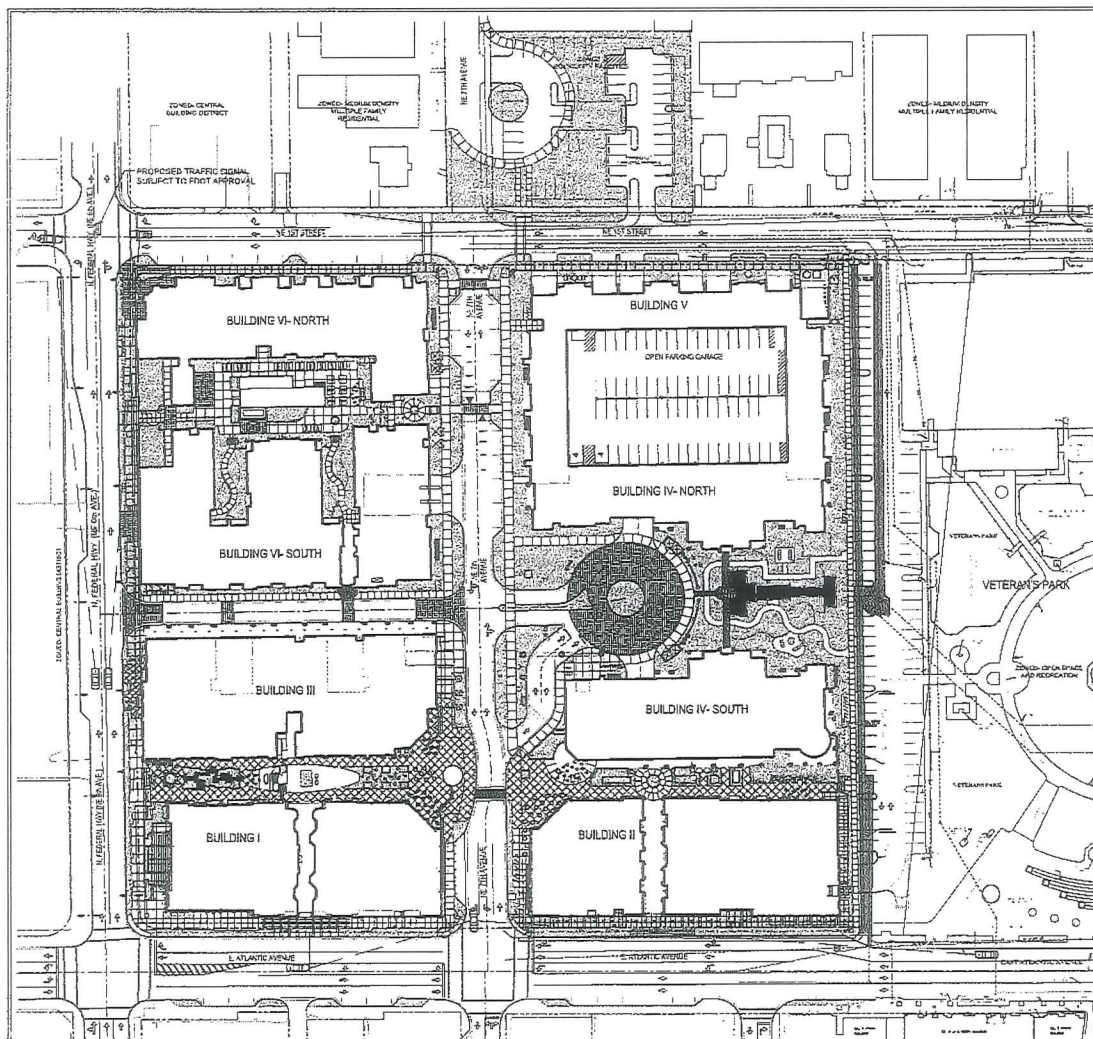


ATLANTIC CROSSING

LOCATION MAP

-- DIGITAL BASE MAP SYSTEM --

MAP REF: S:\Planning & Zoning\DBMS\File-Cob\Z-LM 1000-1500\LM1438 Atlantic Crossing



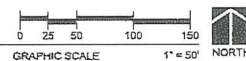
SITE PLAN

Site Notes

- Existing Land Use - CC (Commercial Core)
- Proposed Land Use - Same
- Existing Zoning - CBD (Central Business District)
- Proposed Zoning - Same
- Existing Use - Retail, office, vacant
- Proposed Use - Retail, office, multi-family residential
- All new utilities shall be placed underground
- See Parking Garage exhibit for parking layout and dimensioning.
- See Architectural Plans, Elevations, and Stacking Plans for building heights and dimensions.
- Parallel parking spaces shall double as loading spaces.
- Parking layout and striping to follow City of Delray Beach current standards. See Parking Lot Detail RT 4.1 and Typical Parking Space Detail RT 4.2 A thru C, as applicable on Civil Plans.

Utility Services

- Sewer - Available on site
- Water - Available on site
- Gas - Available on site
- Electric / Phone / Cable TV - Available on site



Site Tabulations

GROSS SITE AREA	401,750 sq. ft.	9.22 ac	100%
USE	S.F.	RESIDENTIAL DENSITY	Dwelling Units
Retail	36,687 s.f.	8.53 acres @ 740 d.u./acre	= 343 d.u.
Restaurant	29,787 s.f.	0.63 acres @ 70 d.u./acre	= 8 d.u.
Office	42,482 s.f.		= 340 d.u.
Residential	370,532 s.f.		
Total	579,528 s.f.		

*Density increases per approval of conditional use.
*Parcel zoned CP does not permit residential use.

RESIDENTIAL UNIT MIX

Efficiency	25
1 Bedroom	87
2 Bedrooms	207
3 Bedrooms	307
Total	343

* Includes 5 Townhouse Units

WORKFORCE HOUSING DATA

- Density over 30 d.u./acre is subject to workforce housing provisions
- 6.53 acres x 30 d.u./acre = 257 d.u.
- Maximum units permitted is 343 d.u.
- 343 d.u. - 257 d.u. = 86 d.u. over 30 d.u./acre

Unit Distribution by Floor

First Floor - 52
Second Floor - 68
Third Floor - 89
Fourth Floor - 78
Fifth Floor - 33

*Dwelling units above 46 feet

Property Development Regulations CBD Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK (FT.)	SIDE STREET SETBACK (FT.)	SIDE INTERIOR SETBACK (FT.)	REAR SETBACK (FT.)	MAXIMUM BUILDING HEIGHT (FT.)
REQUIRED	0	0	0	0	5'0"	0	0	0	48'
PROVIDED	377,004 s.f.	640'	540'	620'	12.35'	0	0	0	62'

Property Development Regulations CF Zoning District

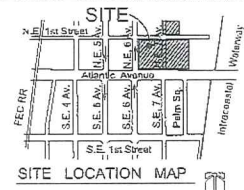
ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	MIN. LOT COVERAGE (%)	PERMETER SETBACK (FT.)	MAXIMUM BUILDING HEIGHT (FT.)
REQUIRED	0	0	0	0	25% Open Space	10'	48'
PROVIDED	27,431 s.f.	175'	136'	172'	12.83/27,431 s.f. = 47%	13'	8'

Shared Parking Calculations Table

Use	Required	Weekday				Weekend	
		Night	Day		Evening	Day	Evening
		Midnight to 6AM	9 AM to 4 PM	6 PM to Midnight	9 AM to 4 PM	6 PM to Midnight	
Residential	267.60	100% 267.60	50% 180.96	90% 240.84	80% 240.84	50% 240.84	
Office	191.207	5% 9.56035	100% 191.207	10% 19.1207	10% 19.1207	5% 9.56035	
Commercial / Retail	135.37	5% 6.7685	70% 94.759	80% 121.633	100% 135.37	70% 94.759	
Hotel	0	80% 0	80% 0	100% 0	80% 0	100% 0	
Restaurant	227.946	10% 22.7946	50% 113.973	100% 227.946	50% 113.973	100% 227.946	
Entertainment / Recreational (Theatres, bowling alleys, etc)	0	10% 0	40% 0	100% 0	80% 0	100% 0	
Reserved Parking	343	100% 343	100% 343	100% 343	100% 343	100% 343	
Reserved Office	87	100% 87	100% 87	100% 87	100% 87	100% 87	
TOTALS	1262	727	990	1040	913	1003	
Total parking REQUIRED	1040	Total Parking Provided on 7th Ave. - 9 Spaces					
Total parking PROVIDED	1088	Total Parking Provided in Garages and NE 1st Lot - 1077 Spaces					

Conditions of Approval

- That modification to NE 7th Ave. and NE 1st St. (including potentially restricting NE 7th Avenue to southbound only at NE 1st St.) and/or funding of a traffic signal at NE 6th Ave. and NE 1st St. is consistent with the site plan approval to reduce concerns over intersection safety in the neighborhoods from this site.
- Applicant shall pay for the closure of NE 7th Ave. at NE 1st St. as per the design on the overhead sign proposed at the modeling of December 4, 2012 and win direction from the City Engineer and in accordance with the City's LDRs. Applicant shall pay all costs incurred by the City associated with the closure.
- Applicant shall pay all costs for traffic calming on Palm Square, which may include a cable-stay, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
- Engineering does not support closure of NE 7th Ave. at NE 1st St. If direction is given by City Commission to close NE 7th Ave. upon then additional comments will be generated.
- Developer will be required to contribute funds for the future signalization at all applicable intersections, this will be required prior to Building permit issuance.
- That the applicant design and fund turn lane improvements (NE 1st Ave. Nonthrough right turn lane on to NE 6th Ave.) and provide the cost for the traffic signal at NE 6th Ave. and NE 1st St.
- Applicant shall provide design plans and pay for the closure of NE 7th Avenue at NE 1st St. A temporary closure is to be provided at this time and if warranted after project impacts are analyzed the permanent closure would be constructed.
- Applicant shall provide design plans and pay all costs for traffic calming on Palm Square, which may include a cable-stay, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
- Provide the following information at each calendar year to SAFE and the City for the first 5 years following occupancy:
 - The number of residents who are paying a lower rent, because they don't own a car, or need a parking space;
 - The number of owner assisted apartments at calendar year end;
 - The number of times the residents used a community vehicle for grocery shopping;
 - The number of times the shared bicycles are used in a calendar year.
- Install a device that counts and records the number of motor vehicles that enter and exit the garages by hour/day, and report this activity annually to the SAFE and the City.
- That if the traffic study and the City deem that retractable electric or pneumatic bollards are a viable option to assist in the closure of NE 7th Ave. the developer will fund this system including on-site and remote operation.
- At least one building must achieve LEED certification.



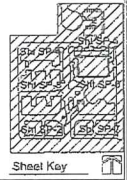
2205 NW Corporate Blvd., Suite 210
Boca Raton, Florida 33431
561-996-0330
Covelli Design Associates Inc.
Urban Planning • Landscape Architecture

Site Plan Modification
Atlantic Crossing
Delray Beach
Florida

Date: 06-05-13
Scale: As Noted
PN#: c12103

PREPARED BY:
"Steven E. Lutz, S.E.
Landscape Architect #007
State of Florida
- for the client -"
DATE: 06-05-13

Drawing No.
SP-1
1 OF 7





BUILDING VI MATERIAL LEGEND

- STUCCO - WHITEHONEY YELLOW BANG4
- STUCCO - BRANCHESIDE TAN BANG41
- STUCCO - VINE WET BANG414
- STUCCO - BURNING BROWN BANG411
- STUCCO - FLEMING CORAL NEWPORT BGGC
- STUCCO - TRAIL - CLOUD WHITE TRELLS BANG415
- SHUTTERS - FLEMING CORAL BANG416
- SHUTTERS - FLEMING TAN BANG415

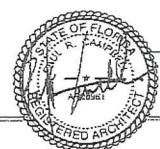
ELEVATION NOTES

- 1. SEE PLAN SHEET A6.1 FOR MATERIAL SCHEDULE
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- 99. SEE PLAN SHEET A6.1 FOR MATERIAL SCHEDULE
- 100. SEE PLAN SHEET A6.1 FOR MATERIAL SCHEDULE



Atlantic Crossing

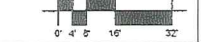
Project Number: 212006



DATE:	ISSUE / REVISIONS:	CURRENT PLANNING
06.18.2013	Site Plan Submittal	
06.27.2013	Response to Staff Comments	
11.23.2013	10/18 Staff Response	
11.23.2013	Response to 2.12.14 Staff Comments	
04.21.2017	Settlement Modification	
05.19.2017	Response to Staff Comments	

BLDG VI ELEVATIONS

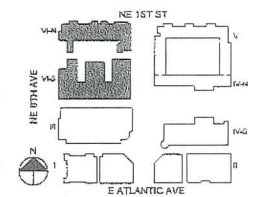
DRAWN BY: SPM, CL, JML

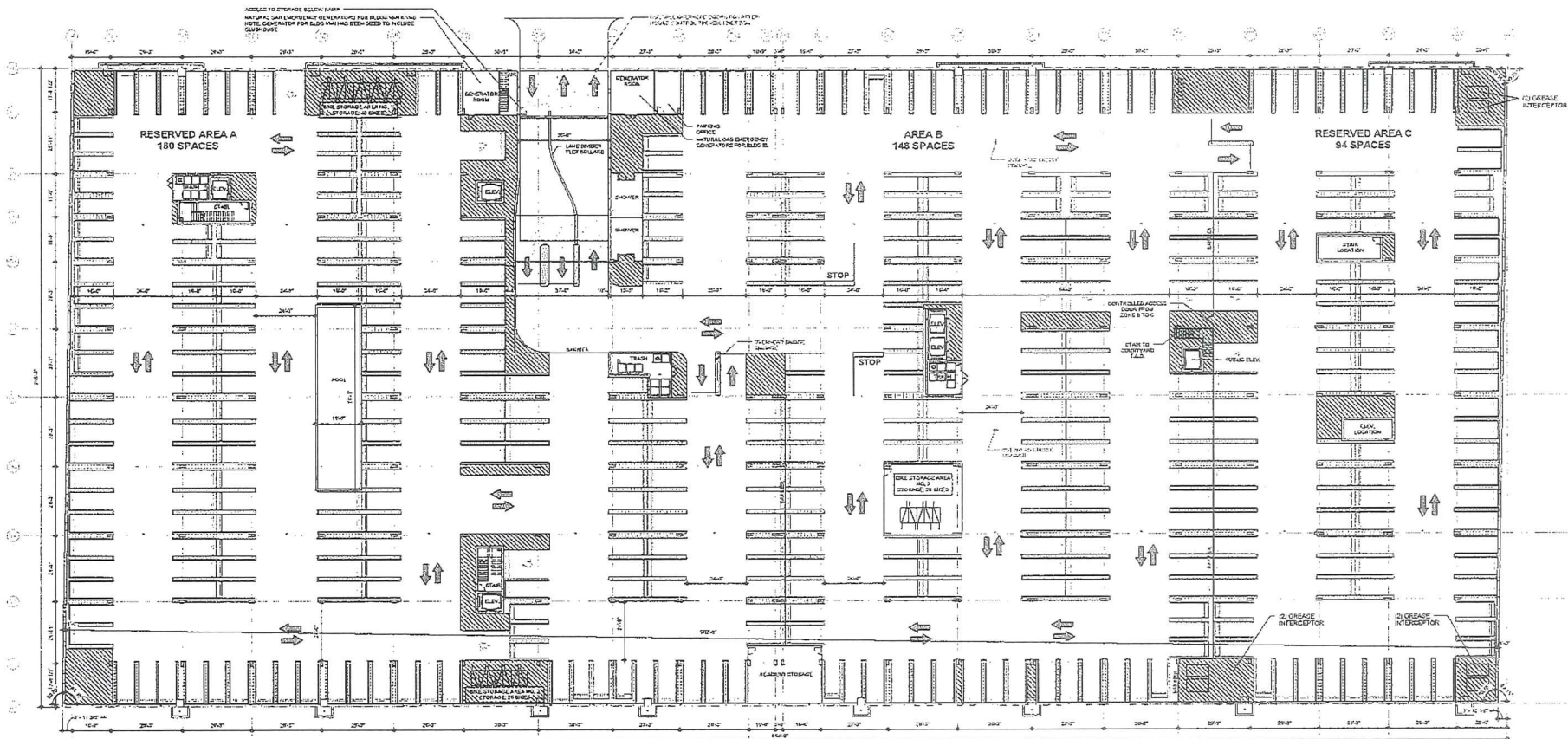


SCALE: 1/16" = 1'-0"

SHEET NUMBER

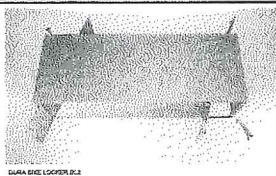
A6.4





1 WEST SIDE GARAGE FLOOR PLAN

- NOTES TO THE USER:**
- 1. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.
 - 2. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.
 - 3. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.
 - 4. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.
 - 5. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.
 - 6. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.
 - 7. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.
 - 8. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.
 - 9. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.
 - 10. INDICATED SPACES ARE NOT AVAILABLE TO VEHICLES WITH SPECIAL NEEDS THAT REQUIRE A TURNING SPACE TO MANEUVER INTO OR OUT OF THE SPACE.

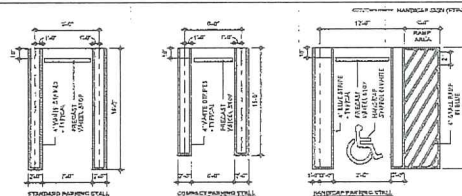


CLOSED BELOW GRADE GARAGE

PARKING SPACE TYPE	SIZE	TOTAL PARKING COUNT	PARKING PERCENTAGE
STANDARD PARKING SPACE	12'0" x 24'0"	180	90%
COMPACT PARKING SPACE	10'0" x 20'0"	20	10%
STANDARD PARKING SPACE	12'0" x 24'0"	180	90%
COMPACT PARKING SPACE	10'0" x 20'0"	20	10%
TOTAL TOTAL		200	100%

PARKING TYPE	MIN. TURNING COUNT	MIN. TURNING COUNT	TOTAL TURNING COUNT
STANDARD PARKING	1	1	2
COMPACT PARKING	1	1	2
TOTAL TOTAL	2	2	4

TOTAL REQUIRED: 40 SPOTS



PARKING SPACE DETAIL

Notes: Per Florida Fire Prevention Code 2010 - Florida Specific NFPA 1, Fire Code, 2009 Edition and Florida Specific NFPA 101, Life Safety Code, 2009 Edition.

FOR SQUARE FOOTAGE - SEE SECTION A-10 (10' x 10')

WEST SIDE GARAGE

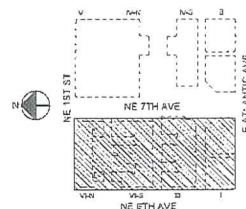
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SCALE: As indicated

SHEET NUMBER

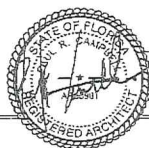
A7.1



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Atlantic Crossing

Project Number: 212006



DATE:
08.12.2013
09.12.2013
10.12.2013
11.12.2013
12.12.2013
01.12.2014
02.12.2014
03.12.2014

ISSUE / REVISIONS:
See Plan Summary
Response to Staff Comments
Response to 2.12.14 Staff Comments
Settlement Application
Response to Staff Comments