



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

### SITE PLAN REVIEW AND APPEARANCE BOARD

**Meeting:** October 16, 2019

**File No.:** 2019-273-  
SPM-SPR-CL2

**Application Type:** Class II Site Plan Modification

#### General Data:

**Applicant/Owner:** Edwards Atlantic Avenue, LLC &  
Edwards Intra Coastal, LLC

**Agent:** Paul Campbell

**Location:** 615 East Atlantic Avenue

**PCN:** 12-43-46-16-P7-001-0010

**Property Size:** 9.22 Acres

**FLUM:** CC (Commercial Core) & MD (Medium Density 5-12 du/ac)

**Zoning:** CBD (Central Business District) & CF (Community Facilities)

#### Adjacent Zoning:

- CBD & RM (Multiple Family Residential)(North)
- CBD (South)
- RM & OSR (Open Space Recreation) (East)
- RM & CBD (West)

**Existing Land Use:** Vacant and Commercial (Atlantic Plaza)

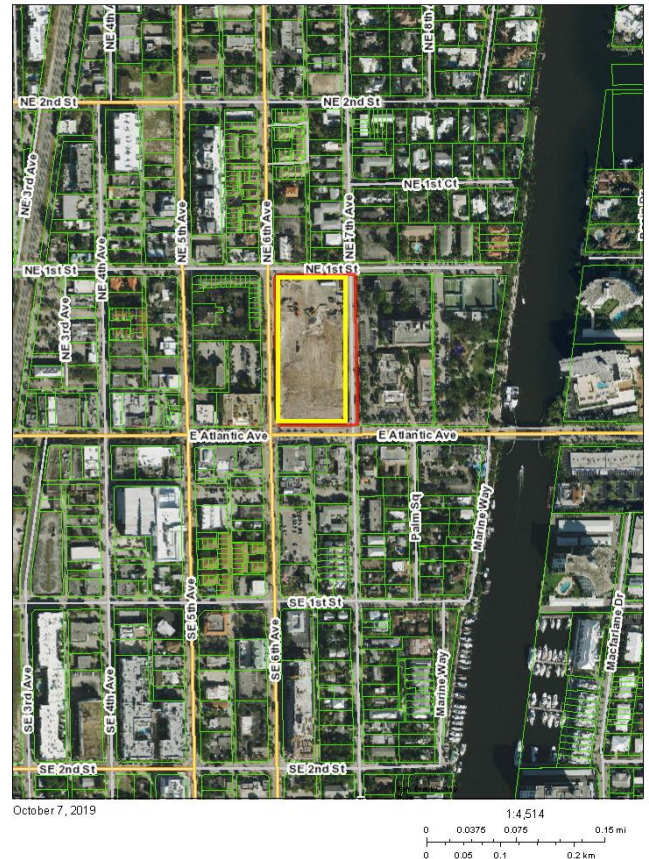
**Proposed Land Use:** Commercial (Atlantic Crossing – Under Construction)

#### Item before the Board:

Consideration of a Class II Site Plan Modification for Atlantic Crossing, pursuant to Land Development Regulations (LDR) Section 2.4.5(G). This application includes:

- ☐ Site Plan Modification
- ☐ Landscape Plan
- ☐ Architectural Elevations

LOCATION MAP



#### Alternative Actions:

- A. Move **postponement** of the Class II Site Plan Modification (2019-273), Landscape Plan, and Architectural Elevations for Atlantic Crossing, by electing to continue with direction.
- B. Move **approval** of the Class II Site Plan Modification (2019-273), 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 meets the criteria set forth in the Land Development Regulations.
- C. Move **denial** of the Class II Site Plan Modification (2019-273), Landscape Plan, and Architectural Elevations for Atlantic Crossing, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

#### Project Assessment

**Project Planner:**  
Scott Pape, Principal Planner;  
[pape@mydelraybeach.com](mailto:pape@mydelraybeach.com),  
561-243-7321

**Review Dates:**  
SPRAB Board:  
October 16, 2019

- Attachments:**
1. Site Plans
  2. Architectural Elevations
  3. Landscape Plans
  4. Artist Rendering



The item before the Board is for consideration of a Class II Site Plan Modification request for Atlantic Crossing associated with a Site Plan, Landscape Plan, and Architectural Elevation changes. The proposed modification includes reconfiguration of the pedestrian plaza area between buildings I and III at the southwest corner of the development. The modification also includes a trellis over the surface road between building III and IV.

### **Background:**

The site plan for Atlantic Crossing was approved on January 21, 2014 by the City Commission. 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 6<sup>th</sup> Avenue and NE 7<sup>th</sup> 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 6<sup>th</sup> Avenue and NE 7<sup>th</sup> 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 6<sup>th</sup> Avenue and NE 7<sup>th</sup> 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 6<sup>th</sup> Avenue and NE 7<sup>th</sup> 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 6<sup>th</sup> Avenue to the public access easement (formerly NE 7<sup>th</sup> 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.

At its meeting of May 24, 2017, the SPRAB (Site Plan Review and Appearance Board) approved a Class II Site Plan Modification for the two-way surface road identified in the Settlement Agreement.

### **Project Description:**

The development proposal consists of the following:

- Revision of the pedestrian plaza between buildings I & III.
- Construction of a trellis over the two-way surface road between buildings III & IV.

### **Site Plan Analysis:**

#### **Compliance with The Land Development Regulations (LDR):**

**Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request**

#### **Hardscape Changes:**

The site plan modification includes the reconfiguration of the pedestrian plaza between buildings I & III (Sheet SP-2). The changes include the elimination of the conical shell feature over the stairwell and replacement with a canopy. The modification also includes the reconfiguration of the linear planter/seating areas with oval planter/seating areas. The elongated water feature at the western end



of the pedestrian plaza will be reconfigured with a compact water feature. The two dining areas at the east end of the plaza will be separated by a planter.

### **Landscape Analysis**

A landscape plan has been submitted and evaluated by the City's Senior Landscape Planner. The changes to the approved landscape plan occur between buildings I and III from the reconfiguration of the planters. The landscaping in this area consists of Desert Rose, Dwarf Chenille Plant, Foxtail Asparagus Fern, Pink Ginger, Bougainvillea, Cat Palm, Bleeding Heart Vine, Seagrape, Gold Dust Croton, Zanzibar Croton, Teddy Bear Palm, Leopard Plant, Green Island Fig, Guzmania Bromeliad, Pink Brazilian Plume, Ceriman, Native Boston Fern, Petra Bromeliad, Burle Marx Philodendron, Scheffer's Palm, Prince of Orange Philodendron, Stoplight Artillery Fern, Live Oak, Lady Palm, Australian Tree Fern, Persian Shield, Cabbage Palm, and Christmas Palm.

### **Architectural Elevations and Aesthetics**

Pursuant to **LDR Section 4.6.18(E), Criteria for Board Action**, the following criteria shall be considered, by the 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 development proposal includes a steel trellis between building III and IV-South that will span the east/west surface road over a raised traffic speed control device. The clearance of the trellis is 13.5', which is sufficient for emergency vehicles to pass. The trellis is a steel structure that will be painted white and brown. The brown portions will have a wood grain simulation application.

The application includes replacing the aquarium feature at the eastern end of the pedestrian plaza (adjacent to NE 7<sup>th</sup> Avenue) with an aerial art piece by the artist Janet Echelman. The piece consists of multi-color rope connected from building I, across NE 7<sup>th</sup> Avenue, to building II. The piece glows at night via special lighting.