



## Legislation Text

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File #: 17-482, Version: 1

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**TO:** Mayor and Commissioners  
**FROM:** Tim Stillings, Planning, Zoning & Building Department  
**THROUGH:** Chief Neal de Jesus, Interim City Manager  
**DATE:** June 6, 2017

### ATLANTIC CROSSING FINAL SUBDIVISION PLAT

#### **Recommended Action:**

Motion to Approve the Final Subdivision Plat 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 criteria set forth in Section 2.4.5(J) (Major Subdivisions), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and Section 3.1.1 (Required Findings for Land Use and Land Development Applications) of 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.

#### **Background:**

The project area consists of the existing Atlantic Plaza, a stand-alone 62 space parking lot located at the northeast corner of NE 1 Street and NE 7 Avenue, and four buildings (recently demolished) that were constructed between 1962 and 1979 which contained offices, retail and an auction house. A gasoline station and multiple family residences previously located along NE 6th Avenue have since been demolished. The project area is a replat of a portion of CDS Delray Redevelopment (Plat Book 116, Pages 172-182), a replat of a portion of Block 123, Town of Linton (Plat Book 1, Page 3) and the NE 7th Avenue right-of-way (now abandoned) between Atlantic Avenue and NE 1st Street. The entire 9.229 acre project area has a lengthy history of development approvals and the following is a summary of the most recent approvals since 2012. Please refer to the Background Section of the Site Plan Review and Appearance Board Staff Report of November 20, 2013 for a more comprehensive and detailed summary of all development approvals. The project consists of 37,642 square feet of retail floor area, 39,434 square feet of restaurant floor area, 83,462 square feet of office floor area, and 343 dwelling units.

At its meeting of April 12, 2017, the City Commission approved the settlement agreement for the Atlantic Crossing project.

At its meeting of March 1, 2017, the City Commission approved the following waivers:

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, with the condition that a public roadway easement be dedicated for the roadway.
2. A waiver to LDR Section 6.1.3(B)(1)(f), which requires an 8-foot wide sidewalk where 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 frontage 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% where 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 May 15, 2017, the Planning and Zoning Board (PZB) approved the preliminary plat and recommended approval of the final subdivision plat to the City to the City Commission.

The Class II Site Plan will be considered by the Site Plan Review and Appearance Board (SPRAB) at its meeting on March 24, 2017.

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Finance Department Review:**

N/A

**Funding Source:**

N/A

**Timing of Request:**

The plat is in association with the settlement agreement.