



CONSULTING ARBORIST, INC.

Arboriculture Tree Report

1075 Broken Sound Parkway, Boca Raton

Name: Compson Associates

Attn.: Glenn E. Gromann

Address: 1075 NW Broken Sound Parkway Suite 103,
Boca Raton, FL 33487

Date: April 30th, 2026

Phone: 561.244.6650

Email: ggromann@compson.com

Prepared by: Trea Jones

International Society of Arboriculture Certified Arborist

Certification of Performance

I, Trea Jones, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That Sutton Consulting Arborist, Inc. acts as an independent tree, and landscape consultant. This firm has no prospective or current interest in the property evaluated or interest/bias with respect to the parties involved.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by Sutton Consulting Arborist, Inc. It is for use by the client named only.

Trea Jones

Trea Jones/Sutton Consulting Arborist
ISA Certified Arborist #FL-9929A

Report

I. Introduction

This is a commercial property. My assignment is to evaluate specific trees and palms set for removal or relocation on site for health and condition.

II. Property Involved

The property involved is known as, 1075 Broken Sound Parkway, Boca Raton. I arrived on site 04-28-2026. The trees/palms are located throughout the property.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions, species, size (DBH and height) condition as a percentage and pictures.

IV. Limiting Conditions

This "Arboriculture Report" includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property. We did not evaluate and make no evaluation or conclusions regarding any other part of the landscape or other items of this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.
2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

V. Discussion

A landscape is not a forest, woods, or other wild habitat. It is intended to be a planned and controlled environment. Trees can cause considerable damage to structures when not planted in the right locations based on species and mature size. Trees should be planted with adequate green space for mature tree size both above and below ground in-order to prevent conflicts with structures above and below ground. The appearance and value of a landscape suffer, and the property devaluates due to poor tree selection and placement.

Poorly planned landscapes also give rise to possible property damage, bodily injury and other negative circumstances and unnecessary expenses

Professionally designed and professionally maintained landscape, plants, shrubs, and trees traditionally stabilize and/or increase property values.

Trees growing in groups depend on each member of the group for stability of their root systems, wind breaks and shade. They work as one unit and appear as one from an aerial view. The loss of one or more from the group can and does have a detrimental effect on health, stability as well as aesthetics.

Most tree roots grow out horizontally from the tree in the top 6-12 inches of soil. A mature tree's roots can spread 2-3 times the diameter of the tree's crown or canopy.

Critical Root Zone (CRZ)

For existing trees, there is a minimum amount of area, above (for the trunk and crown) and below ground (for soil health and the root system vitality) that is required to protect trees and preserve tree health. This area is identified as the Critical Root Zone (CRZ) and is generally agreed to be equivalent to the soil area below ground and the space above ground defined by the tree's dripline, or the greatest extent of the branches. Significant risk of catastrophic failure exists if structural roots within this given radius are destroyed or severely damaged. Limits of disruption are based upon tree diameter (DBH) at 4.5 feet above the ground. We define the Critical Root Zone for all trees as the circular area above and below ground with a radius equivalent to the greater of 6 feet or 1.0 feet for every inch in trunk diameter at 4.5 feet above the ground. For example, a tree with a trunk diameter (DBH) of 10 inches has a CRZ of 10 feet (10 inches x 1.0) around the tree. While the radius of the CRZ is 10 feet, the diameter of the entire CRZ is 20 feet.

Generally, the full Perimeter (PCRZ) is considered the optimum amount of root protection for a tree. (The ICRZ is identified as the inner half of the CRZ radius). As root impact occurs within the PCRZ, greater post care will be required for the tree to remain alive and stable. The absolute maximum disturbance allowed must still leave the ICRZ undisturbed if the tree is to have any chance of survival.

The CRZ (Critical Root Zone) is calculated at 1" of root for each inch of trunk diameter at or near breast height (dbh). This gives the radius of the CRZ.

Example:

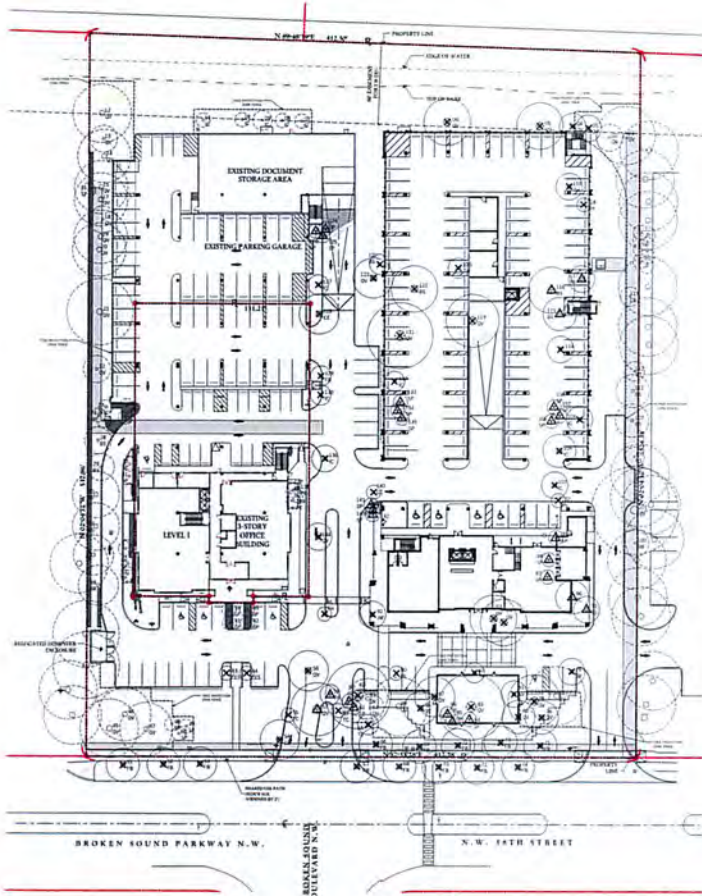
Tree Diameter	CRZ	Tree Diameter	CRZ
2" diameter	2' radius	16" diameter	16' radius
4" diameter	4' radius	20" diameter	20' radius
6" diameter	6' radius	24" diameter	24' radius
10" diameter	10' radius	30" diameter	30' radius
12" diameter	12' radius	40" diameter	40' radius

The CRZ of a tree, also called the "tree protection zone", is often defined as an imaginary circle on the ground that corresponds with the "dripline" of the tree. However, the dripline is very irregular and misleading, so the trunk diameter is referred to.

This is a generally accepted method for measuring CRZ, root systems do vary in depth and spread based on size of tree, soil quality, water table, species, and other related factors such as root obstructions.

VI. Conclusions and Recommendations

Please see survey with tree locations, excel spreadsheet and pictures below. All trees accessible have been tagged with numbers that correspond with report and survey.



Tree ID#	Common name	Botanical name	DBH (Inch)	Height CT (FT)	Height OA (FT)	Condition	Canopy Spread (FT)	Notes
79	Live oak	<i>Quercus virginiana</i>	21"	n/a	25'	45%	40x38	9ft away from the curb, co-canopy, co-dominant branch union
89	Live oak	<i>Quercus virginiana</i>	24"	n/a	25'	30%	40x35	Fruiting bodies of a mushroom on trunk indicates decay, co-dominant, asymmetrical canopy
63	Live oak	<i>Quercus virginiana</i>	16"	n/a	25'	40%	38x20	Co-canopy, co-dominant branch union, forest like structure , asymmetrical canopy
64	Live oak	<i>Quercus virginiana</i>	9"	n/a	20'	25%	26x18	Sub-canopy, very poor structure



Tree ID#	Common name	Botanical name	DBH (Inch)	Height CT (FT)	Height OA (FT)	Condition	Canopy Spread (FT)	Notes
79	Live oak	<i>Quercus virginiana</i>	21"	n/a	25'	45%	40x38	9ft away from the curb, co-canopy, co-dominant branch union



Tree ID#	Common name	Botanical name	DBH (Inch)	Height CT (FT)	Height OA (FT)	Condition	Canopy Spread (FT)	Notes
89	Live oak	<i>Quercus virginiana</i>	24"	n/a	25'	30%	40x35	Fruiting bodies of a mushroom on trunk indicates decay, co-dominant, asymmetrical canopy



Tree ID#	Common name	Botanical name	DBH (Inch)	Height CT (FT)	Height OA (FT)	Condition	Canopy Spread (FT)	Notes
63	Live oak	<i>Quercus virginiana</i>	16"	n/a	25'	40%	38x20	Co-canopy, co-dominant branch union, forest like structure , asymmetrical canopy



Tree ID#	Common name	Botanical name	DBH (Inch)	Height CT (FT)	Height OA (FT)	Condition	Canopy Spread (FT)	Notes
64	Live oak	<i>Quercus virginiana</i>	9"	n/a	20'	25%	26x18	Sub-canopy, very poor structure

Please feel free to contact me should you have any questions.

In Support

Trea Jones

Trea Jones/Sutton Consulting Arborist

ISA Certified Arborist #FL-9929A

TRAQ, Tree Risk Assessment Qualification

PPQ, Prescription Pruning Qualification

PMT, Professional Mangrove Trimmer

LIAF, Certified Landscape Inspector

Sutton Consulting Arborist is staffed by professional Arborists, Horticulturists, and Landscape Inspectors. We utilize associates with expertise in their fields to provide the most accurate, efficient and useful information available to clients. We stand behind our work and can additionally answer any questions or fulfill needs for additional information or services.

P.O. Box 541237, Lake Worth, FL., 33454 (561) 493-3310
<http://suttonconsultingarborist.com> Email: JSutton868@aol.com

**CITY OF BOCA RATON COMMUNITY APPEARANCE BOARD
FORMAL RECOMMENDATION**

Application No.: SPA-06-15R1/CIMD / PZSPA-2025-00025

Agenda Date: June 16, 2026

MOTION: ☒ Approved With Conditions ☐ Postponed
 ☐ Approved As Submitted ☐ Denied

	Y	N	Abstain	Absent
Jose Jaramillo				✓
Alan West	✓			
Paola Morales	✓			
Joe Peterson	✓			
Veronica Margolina	✓			
Erez Bar-Nur	✓			



ITEM # 2

DESCRIPTION

Review architectural elevations and landscaping associated with a proposed site plan amendment to authorize the construction of an eight (8)-story multi-family building with 97 dwelling units, including 2,100 square feet of retail and service space. The Property currently contains an existing office building and parking structure, both of which will remain.

Project Name: Park Tower at Broken Sound – Formal Recommendation to the Planning & Zoning Board

Property Address: 1075 NW Broken Sound Parkway

Representative: Vander Ploeg & Associates, Inc.

CONDITION OF APPROVAL (IF ANY):

1) color on metal roof to match gray or beige stone
2) Enclose exterior NE staircase walls
instead of railings

Done and ordered at Boca Raton, Palm Beach County, Florida on: [date]

A handwritten signature in black ink, appearing to read "Jose Jaramillo", written over a horizontal line.

Jose Jaramillo, Chairman
Alan West, Vice Chair
Community Appearance Board

HAAG MANAGEMENT, Inc.

***As Agent for
Arvida Park of Commerce West Association, Inc.***

Main Line: 561-241-0285

E-mail: dhaag@haagcompanies.com
jtavola@haagcompanies.com

June 19, 2026

VIA E-Mail & Regular Mail

Carl E Klepper Jr, Manager Member
1075 N.W. Broken Sound Parkway, LLC
1075 NW Broken Sound Parkway, Suite 103
Boca Raton, FL 33487

**Re: 1075 Broken Sound Parkway NW/Park Tower at Broken Sound
ARB Review Follow Up Letter (Prior ARB Approval), City Reference PZSPA-2025-00025**

Dear Mr. Klepper,

You have requested additional detail on the previous Architectural Review Board (ARB) approval granted by the Arvida Park of Commerce West Association, Inc. (The "Park") where the subject parcel and project lie. Please see the information below:

1. The Applicant referenced above submitted a full set of drawings for the subject project known as Park Tower at Broken Sound on July 21, 2025. This included a site plan and Civil Engineering Plans completed by Jeff Schnars, P.E., a Florida-licensed professional engineer. These plans included the driveway and other entrances to the proposed project.
2. As required by the Park ARB guidelines, an independent licensed Florida Civil Engineer (P.E.) who consults for The Park was engaged to review the submissions by the Applicant, as is the case for all development submissions. Applicant paid the Arvida Park of Commerce West Association Inc. through The Park management entity (Haag Management Inc.) a \$5000.00 fee of which includes the professional fees for the review by the independent licensed Civil Engineer and for processing this submission. This fee was paid by check #118 (See Exhibit A).

HAAG MANAGEMENT, Inc.

3. The Park, through Haag Management Inc., issued an ARB approval letter dated September 10, 2025, which stated in pertinent part, "The ARB has reviewed the site plan for the subject project on July 21, 2025, and your letter dated September 8; and on behalf of the Arvida Park of Commerce West Association, Final ARB approval is granted." (See Exhibit B. There were no known safety issues or objections raised as to the site plan, including but not limited to ingress/egress to the Association's roads by either the Parks' independent licensed professional engineer (P.E.) consultant nor by the applicant's licensed professional engineer.
4. Please note that The Park owns and maintains all existing interior roadways, crosswalks, lighting, irrigation, and common areas of which the applicant is a paying member of the Association.

We hope this correspondence provides additional detail to the pre-existing ARB approval dated September 10, 2025.

This approval is limited to the authority granted the Association under the Declaration of Covenants and in no way implies that this project conforms to applicable County and/or City codes, laws, ordinances and other legal requirements, including environmental rules and regulations.

Sincerely,



Joan Stavola
ARB Member

Cc: Bobby D'Angelo
Carl Klepper
Carl Anthony Klepper
Glenn Gromann

EXHIBIT “A”



EXHIBIT "A"

Account: 1075 BSP 8822

Date: 6/15/2026

1075 BSP Ventures LLC
1075 Broken Sound Parkway LLC
Suite 103
Boca Raton, FL 33487

Paradise Bank
2420 N Federal Highway
Boca Raton, FL 33431
067015795

118

**** FIVE THOUSAND AND 00/100 DOLLARS

07/24/25

\$5,000.00***

TO THE
ORDER OF

Haag Management & Realty Inc
2295 NW Corporate Blvd #138
Boca Raton, FL 33431



Cal E. Coe

⑈000118⑈ ⑆067015795⑆ 0121038822⑈



Labels below the security features are located on the document
which must match exactly the security features.

Security Features:

Results of check at random:

- Optical Protection Paper: When from any angle, the security features appear as a bright white light.
- Microprint: Microprint is a series of small dots that form a continuous line when viewed from the front or back of the document.
- Fluorescent Ink: When viewed under a black light, the security features appear as a bright white light.
- Optical Security: Optical security is a series of small dots that form a continuous line when viewed from the front or back of the document.
- Heat Sensitive Ink: Heat sensitive ink is a series of small dots that form a continuous line when viewed from the front or back of the document.
- Watermark: Watermark is a series of small dots that form a continuous line when viewed from the front or back of the document.
- Parallel Lines: Parallel lines are a series of small dots that form a continuous line when viewed from the front or back of the document.
- Paper Quality: Paper quality is a series of small dots that form a continuous line when viewed from the front or back of the document.

FOR DEPOSIT ONLY
Acct# 485389708
0886933364
2025-07-28 14:02
>063114030<

for deposit only
#485389708

EXHIBIT “B”

EXHIBIT "B"

HAAG MANAGEMENT, Inc.

***As Agent for
Arvida Park of Commerce West Association, Inc.***

Main Line: 561-241-0285

E-mail: dhaag@haagcompanies.com
jstavola@haagcompanies.com

September 10, 2025

VIA E-MAIL

cklepper@compson.com

Mr. Carl Klepper, Manager Member
1075 N.W. Broken Sound Parkway, LLC
1075 NW Broken sound Parkway
Suite 103
Boca Raton, Florida 33487

Subject: Final Site Plan ARB Approval - Park Tower at 1075 Broken Sound Parkway NW, Boca Raton, Florida

Dear Mr. Klepper:

The ARB has reviewed the site plan submitted for the subject project on July 21, 2025 and your letter dated September 8, 2025; and on behalf of Arvida Park of Commerce West Association, Inc. Final ARB is granted.

This approval is limited to the authority granted the Association under the Declaration of Covenants and in no way implies that this project conforms to applicable County and/or City codes, laws, ordinances and other legal requirements, including environmental rules and regulations.

In accordance with the Declaration of Covenants and Restrictions (the "Declaration"), if any improvement is erected or constructed without prior approval by the ARB, the Association shall have the right to proceed at law or in equity to enforce the applicable provisions of the Declaration which were so violated and all of the costs of such enforcement shall be assessed against, and shall be a lien upon, the site to which such violation relates as a special assessment, which shall be payable upon demand.

We look forward to having this impressive project within Arvida Park of Commerce.

Sincerely,



Joan Stavola

ARB Member



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2026-ASO-321-OE

Issued Date: 01/29/2026

BILL PRADO
COMPSON ASSOCIATES
1075 Broken Sound Parkway NW
Suite #103
Boca Raton, FL 33487

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Multi-unit Housing 1075 Residential
County, State: Palm Beach, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-24-05.17N	80-6-36.66W	11 Ft	100 Ft	111 Ft
pt-2	26-24-05.21N	80-6-35.75W	12 Ft	100 Ft	112 Ft
pt-3	26-24-03.27N	80-6-36.76W	11 Ft	100 Ft	111 Ft
pt-4	26-24-03.49N	80-6-35.56W	12 Ft	100 Ft	112 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 07/29/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at 1-404-305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-ASO-321-OE.

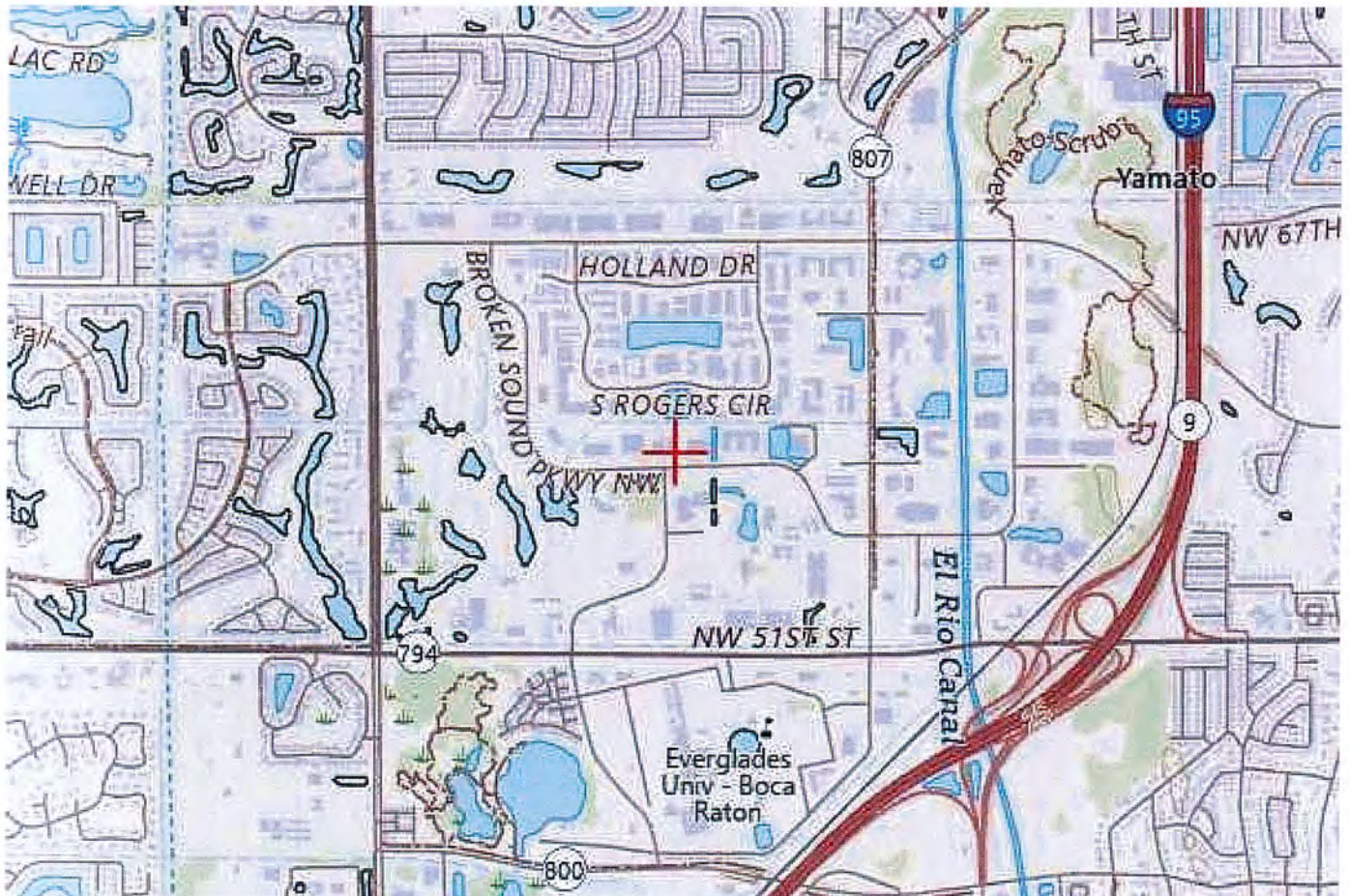
Signature Control No: 688841409-691929919

(DNE)

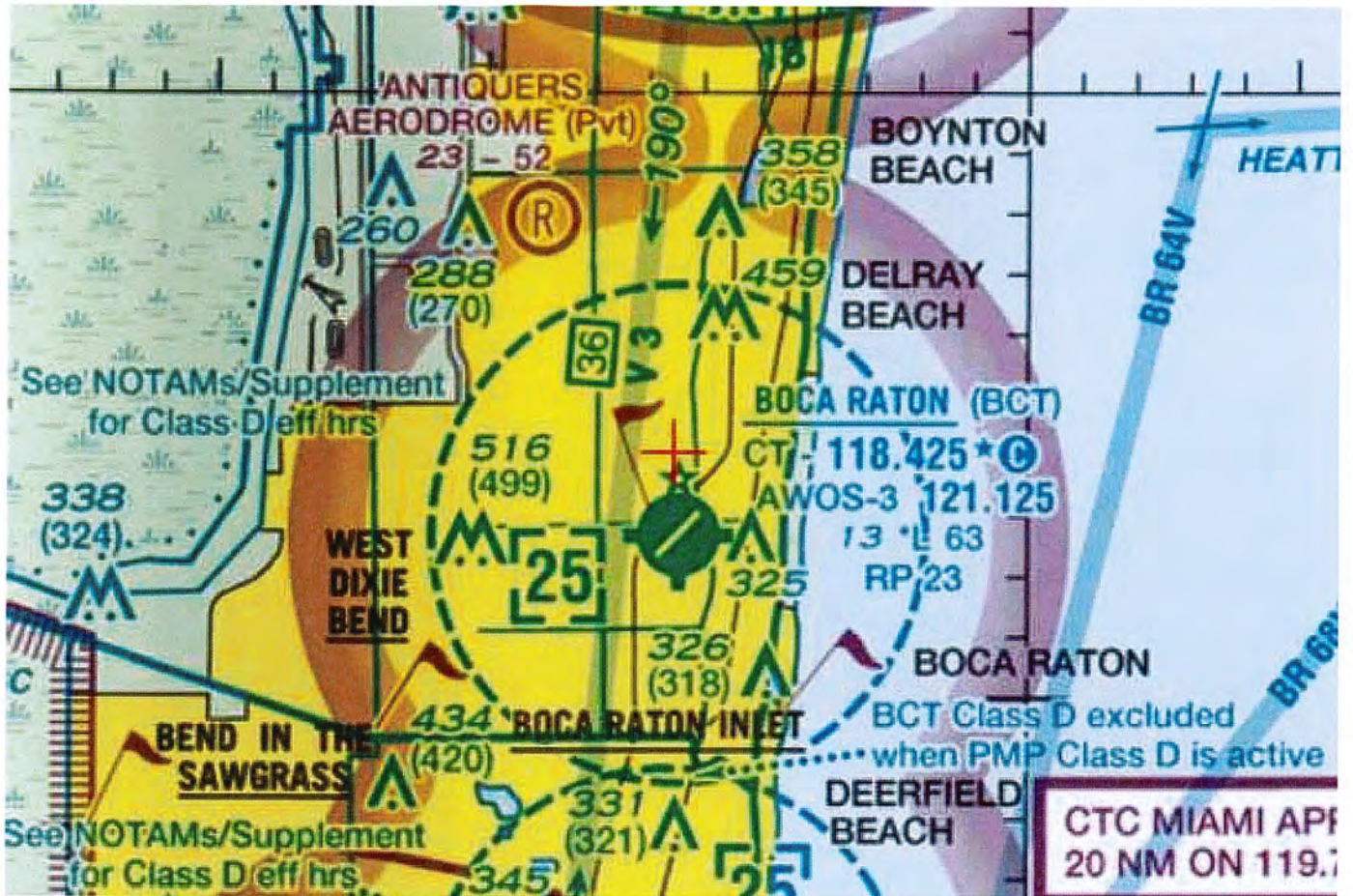
Michael Blaich
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2026-ASO-321-OE



Sectional Map for ASN 2026-ASO-321-OE



PLANNING AND ZONING BOARD

RESOLUTION NO. 80-7

RECOMMENDATION NO. 80-51

MOTION: Approval with conditions

VOTE: Yes 6 No 0

AYE: Darmohray, Cunniff, Hagerty,
Kay, Nunnally, Pushkin

NAY: None

DATE: April 3, 1980

Planning and Zoning Board
APPROVAL of SPA-2/80-7 (Petition
of Edward Saar for site plan
approval of Megasystems, Inc. -
Arvida Park of Commerce, Parcel
"H")

WHEREAS, the Planning and Zoning Board is charged with granting site plan approvals for all commercial, industrial and miscellaneous development in the City of Boca Raton, and

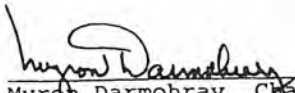
WHEREAS, the Board held a public hearing on April 3, 1980, and

WHEREAS, the Department of Community Development recommended approval of SPA-2/80-7 based substantially on the site plan entitled "Proposed Facilities for Megasystems, Inc." drawn by Edward H. Saar, Architect, dated received by the Department of Community Development March 20, 1980 with conditions, and

WHEREAS, on a motion, duly made and seconded, the Board voted unanimously to recommend approval, now

THEREFORE BE IT RESOLVED, that the Planning and Zoning Board recommends APPROVAL of SPA-2/80-7 with the following conditions:

1. That a common access drive be provided between this site and APOC III. This approval hereby amends the site plan for APOC III by providing the joint access arrangement and deletes the previous western driveway on APOC III.
2. That 10' of landscaping be provided along the rear property line adjacent to the canal right-of-way.
3. That the bicycle path crossings be marked appropriately to alert drivers of its existence.


Myron Darmohray, Chairman
PLANNING AND ZONING BOARD

MD/MJM/pcm

PERSONS	DEATH	DATE		
	CHICAGO	COMM 11-77-62		

PLANNING AND ZONING BOARD

RESOLUTION NO. 84-46

Planning and Zoning Board APPROVAL of
SPA-8/84-37 (Petition of Constantine
Chimples for Megasystems, Inc. Phase II
addition, 1075 Broken Sound Parkway N.W.)

MOTION: Approval

VOTE: Yes 6 No 0

AYE: Hagerty, Wingrove, Darmohray,
Kinsley, Sehres, Thinnies

NAY: None

DATE: August 30, 1984

WHEREAS, the Planning and Zoning Board is charged with granting site plan approval for all commercial, industrial, multifamily and miscellaneous developments in the City of Boca Raton, and

WHEREAS, the property was posted on 8/24/84, and

WHEREAS, Notice of Public Hearing was published in the newspaper on 8/27/84, and

WHEREAS, the Board did hold a Public Hearing and reviewed said site plan on 8/30/84, and

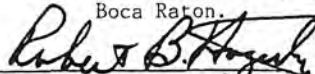
WHEREAS, there was no objection from the public, and

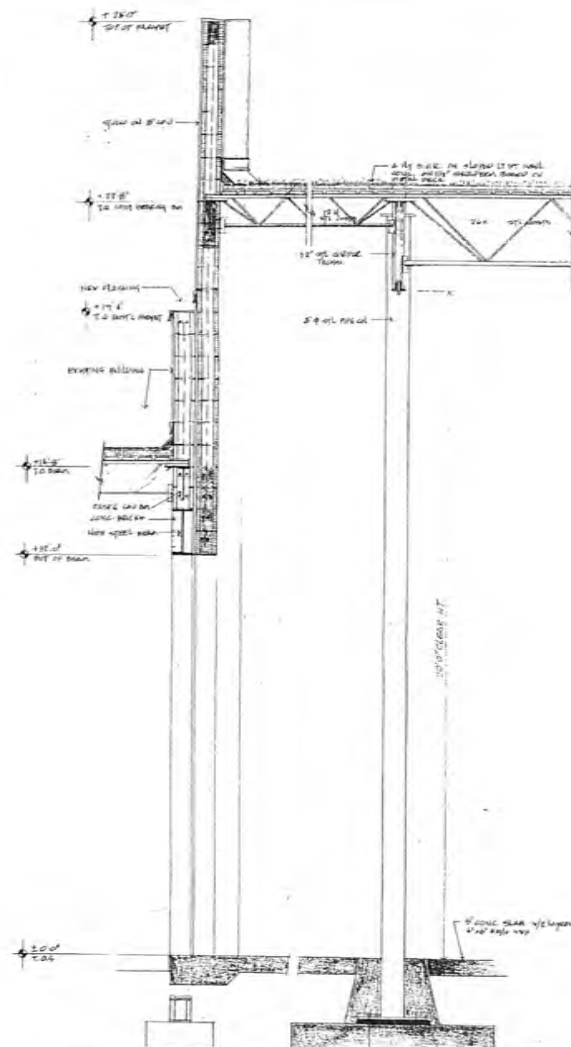
WHEREAS, the Department of Community Development recommended approval of SPA-8/84-37 with conditions, and

WHEREAS, the Board on a duly made motion voted (6-0) to recommend APPROVAL of SPA-8/84-37 with conditions, now

THEREFORE BE IT RESOLVED, that the Planning and Zoning Board hereby grants site plan APPROVAL of SPA-8/84-37 with the following conditions:

1. This approval is based on the site plan entitled, Phase II Addition for Megasystems, prepared by E. H. Saar & Associates, Inc., dated received by the Department of Community Development on August 6, 1984.
2. One additional handicapped parking stall shall be provided prior to the issuance of a certificate of occupancy.
3. All parking required for the entire Megasystems complex as depicted on the approved site plan shall be constructed in Phase II.
4. Prior to the issuance of a building permit, a letter from the Lake Worth Drainage District shall be presented to the Department of Community Development which states that the 60' ROW easement is adequate.
5. Further review by the Planning and Zoning Board shall not be required provided there are no significant changes in Phase III of Megasystems, as depicted on the site plan dated received by the Department of Community Development, August 6, 1984.
6. Planter islands shall be 18 feet in length.
7. Prior to the issuance of a building permit, a recorded Unity of Title shall be presented to the Department of Community Development.
8. The applicant shall pay \$9,965.25 in impact fees in accordance with the Palm Beach County Fair Share Ordinance, prior to the issuance of a building permit. These fees shall be paid directly to the City of Boca Raton.


Robert B. Hagerty, Chairman
PLANNING AND ZONING BOARD
RBH/CTB:am

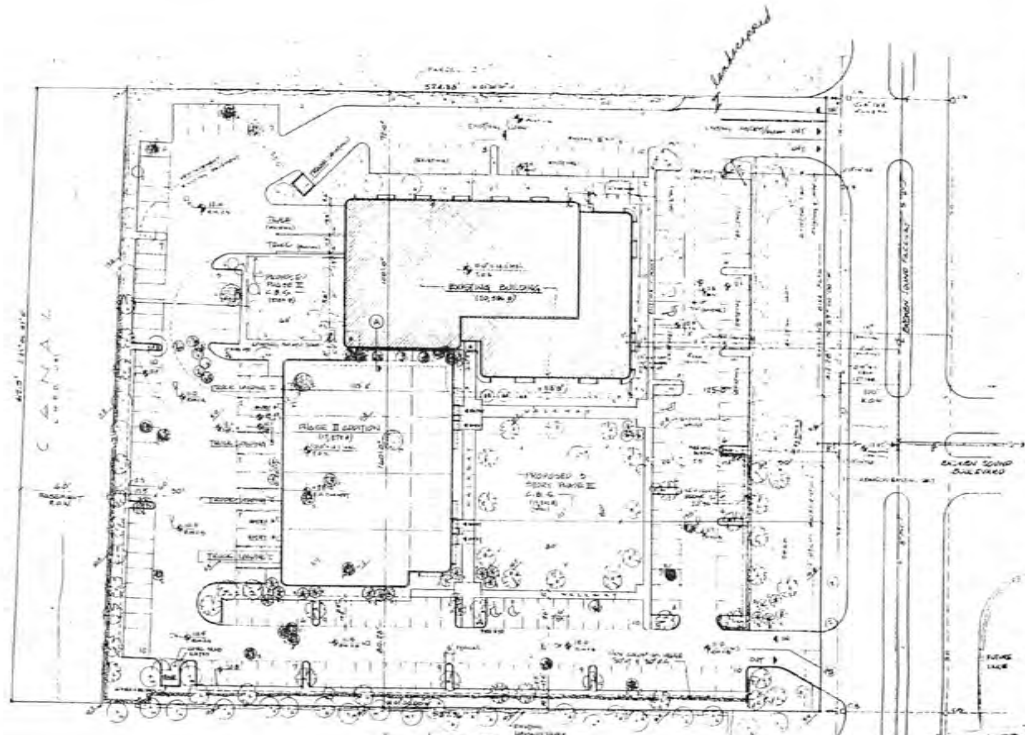


WALL SECTION OF NEW 20'0" PASSAGE

- NOTES
1. ALL EXISTING LIGHTING SHALL BE REMOVED AND NEW LIGHTING SHALL BE INSTALLED.
 2. ALL EXISTING FLOORING SHALL BE REMOVED AND NEW FLOORING SHALL BE INSTALLED.
 3. ALL EXISTING WALLS SHALL BE REMOVED AND NEW WALLS SHALL BE INSTALLED.
 4. ALL EXISTING ROOFS SHALL BE REMOVED AND NEW ROOFS SHALL BE INSTALLED.
 5. ALL EXISTING MECHANICAL EQUIPMENT SHALL BE REMOVED AND NEW MECHANICAL EQUIPMENT SHALL BE INSTALLED.
 6. ALL EXISTING ELECTRICAL EQUIPMENT SHALL BE REMOVED AND NEW ELECTRICAL EQUIPMENT SHALL BE INSTALLED.
 7. ALL EXISTING PLUMBING EQUIPMENT SHALL BE REMOVED AND NEW PLUMBING EQUIPMENT SHALL BE INSTALLED.
 8. ALL EXISTING ACCESSIBILITY EQUIPMENT SHALL BE REMOVED AND NEW ACCESSIBILITY EQUIPMENT SHALL BE INSTALLED.
 9. ALL EXISTING SUSTAINABILITY EQUIPMENT SHALL BE REMOVED AND NEW SUSTAINABILITY EQUIPMENT SHALL BE INSTALLED.
 10. ALL EXISTING WELLNESS EQUIPMENT SHALL BE REMOVED AND NEW WELLNESS EQUIPMENT SHALL BE INSTALLED.
 11. ALL EXISTING COMMUNITY EQUIPMENT SHALL BE REMOVED AND NEW COMMUNITY EQUIPMENT SHALL BE INSTALLED.
 12. ALL EXISTING CULTURAL EQUIPMENT SHALL BE REMOVED AND NEW CULTURAL EQUIPMENT SHALL BE INSTALLED.
 13. ALL EXISTING ARTS EQUIPMENT SHALL BE REMOVED AND NEW ARTS EQUIPMENT SHALL BE INSTALLED.
 14. ALL EXISTING RECREATION EQUIPMENT SHALL BE REMOVED AND NEW RECREATION EQUIPMENT SHALL BE INSTALLED.
 15. ALL EXISTING EDUCATION EQUIPMENT SHALL BE REMOVED AND NEW EDUCATION EQUIPMENT SHALL BE INSTALLED.
 16. ALL EXISTING HEALTHCARE EQUIPMENT SHALL BE REMOVED AND NEW HEALTHCARE EQUIPMENT SHALL BE INSTALLED.
 17. ALL EXISTING HOUSING EQUIPMENT SHALL BE REMOVED AND NEW HOUSING EQUIPMENT SHALL BE INSTALLED.
 18. ALL EXISTING TRANSPORTATION EQUIPMENT SHALL BE REMOVED AND NEW TRANSPORTATION EQUIPMENT SHALL BE INSTALLED.
 19. ALL EXISTING UTILITIES EQUIPMENT SHALL BE REMOVED AND NEW UTILITIES EQUIPMENT SHALL BE INSTALLED.
 20. ALL EXISTING INFRASTRUCTURE EQUIPMENT SHALL BE REMOVED AND NEW INFRASTRUCTURE EQUIPMENT SHALL BE INSTALLED.
 21. ALL EXISTING LANDSCAPE EQUIPMENT SHALL BE REMOVED AND NEW LANDSCAPE EQUIPMENT SHALL BE INSTALLED.
 22. ALL EXISTING PLANTING EQUIPMENT SHALL BE REMOVED AND NEW PLANTING EQUIPMENT SHALL BE INSTALLED.
 23. ALL EXISTING TREES EQUIPMENT SHALL BE REMOVED AND NEW TREES EQUIPMENT SHALL BE INSTALLED.
 24. ALL EXISTING SOIL EQUIPMENT SHALL BE REMOVED AND NEW SOIL EQUIPMENT SHALL BE INSTALLED.
 25. ALL EXISTING WATER EQUIPMENT SHALL BE REMOVED AND NEW WATER EQUIPMENT SHALL BE INSTALLED.
 26. ALL EXISTING AIR EQUIPMENT SHALL BE REMOVED AND NEW AIR EQUIPMENT SHALL BE INSTALLED.
 27. ALL EXISTING LIGHT EQUIPMENT SHALL BE REMOVED AND NEW LIGHT EQUIPMENT SHALL BE INSTALLED.
 28. ALL EXISTING SOUND EQUIPMENT SHALL BE REMOVED AND NEW SOUND EQUIPMENT SHALL BE INSTALLED.
 29. ALL EXISTING VIBRATION EQUIPMENT SHALL BE REMOVED AND NEW VIBRATION EQUIPMENT SHALL BE INSTALLED.
 30. ALL EXISTING THERM EQUIPMENT SHALL BE REMOVED AND NEW THERM EQUIPMENT SHALL BE INSTALLED.
 31. ALL EXISTING HUMIDITY EQUIPMENT SHALL BE REMOVED AND NEW HUMIDITY EQUIPMENT SHALL BE INSTALLED.
 32. ALL EXISTING PARTICULATE EQUIPMENT SHALL BE REMOVED AND NEW PARTICULATE EQUIPMENT SHALL BE INSTALLED.
 33. ALL EXISTING NOISE EQUIPMENT SHALL BE REMOVED AND NEW NOISE EQUIPMENT SHALL BE INSTALLED.
 34. ALL EXISTING AIR QUALITY EQUIPMENT SHALL BE REMOVED AND NEW AIR QUALITY EQUIPMENT SHALL BE INSTALLED.
 35. ALL EXISTING WATER QUALITY EQUIPMENT SHALL BE REMOVED AND NEW WATER QUALITY EQUIPMENT SHALL BE INSTALLED.
 36. ALL EXISTING SOIL QUALITY EQUIPMENT SHALL BE REMOVED AND NEW SOIL QUALITY EQUIPMENT SHALL BE INSTALLED.
 37. ALL EXISTING CLIMATE EQUIPMENT SHALL BE REMOVED AND NEW CLIMATE EQUIPMENT SHALL BE INSTALLED.
 38. ALL EXISTING BIODIVERSITY EQUIPMENT SHALL BE REMOVED AND NEW BIODIVERSITY EQUIPMENT SHALL BE INSTALLED.
 39. ALL EXISTING ECOSYSTEM EQUIPMENT SHALL BE REMOVED AND NEW ECOSYSTEM EQUIPMENT SHALL BE INSTALLED.
 40. ALL EXISTING RESILIENCE EQUIPMENT SHALL BE REMOVED AND NEW RESILIENCE EQUIPMENT SHALL BE INSTALLED.
 41. ALL EXISTING ADAPTATION EQUIPMENT SHALL BE REMOVED AND NEW ADAPTATION EQUIPMENT SHALL BE INSTALLED.
 42. ALL EXISTING MITIGATION EQUIPMENT SHALL BE REMOVED AND NEW MITIGATION EQUIPMENT SHALL BE INSTALLED.
 43. ALL EXISTING PREVENTION EQUIPMENT SHALL BE REMOVED AND NEW PREVENTION EQUIPMENT SHALL BE INSTALLED.
 44. ALL EXISTING RESPONSE EQUIPMENT SHALL BE REMOVED AND NEW RESPONSE EQUIPMENT SHALL BE INSTALLED.
 45. ALL EXISTING RECOVERY EQUIPMENT SHALL BE REMOVED AND NEW RECOVERY EQUIPMENT SHALL BE INSTALLED.

- TREE SCHEDULE & LEGEND
1. EXISTING TREE TO REMAIN
 2. EXISTING TREE TO BE REMOVED
 3. NEW SAREL PALM 10' TO 20' C.T.
 4. NEW DECIDUOUS TREE
 5. NEW PALM TREE
 6. NEW PALM TREE
 7. NEW PALM TREE
 8. NEW PALM TREE
 9. NEW PALM TREE
 10. NEW PALM TREE
 11. NEW PALM TREE
 12. NEW PALM TREE
 13. NEW PALM TREE
 14. NEW PALM TREE
 15. NEW PALM TREE
 16. NEW PALM TREE
 17. NEW PALM TREE
 18. NEW PALM TREE
 19. NEW PALM TREE
 20. NEW PALM TREE
 21. NEW PALM TREE
 22. NEW PALM TREE
 23. NEW PALM TREE
 24. NEW PALM TREE
 25. NEW PALM TREE
 26. NEW PALM TREE
 27. NEW PALM TREE
 28. NEW PALM TREE
 29. NEW PALM TREE
 30. NEW PALM TREE
 31. NEW PALM TREE
 32. NEW PALM TREE
 33. NEW PALM TREE
 34. NEW PALM TREE
 35. NEW PALM TREE
 36. NEW PALM TREE
 37. NEW PALM TREE
 38. NEW PALM TREE
 39. NEW PALM TREE
 40. NEW PALM TREE
 41. NEW PALM TREE
 42. NEW PALM TREE
 43. NEW PALM TREE
 44. NEW PALM TREE
 45. NEW PALM TREE
 46. NEW PALM TREE
 47. NEW PALM TREE
 48. NEW PALM TREE
 49. NEW PALM TREE
 50. NEW PALM TREE
 51. NEW PALM TREE
 52. NEW PALM TREE
 53. NEW PALM TREE
 54. NEW PALM TREE
 55. NEW PALM TREE
 56. NEW PALM TREE
 57. NEW PALM TREE
 58. NEW PALM TREE
 59. NEW PALM TREE
 60. NEW PALM TREE
 61. NEW PALM TREE
 62. NEW PALM TREE
 63. NEW PALM TREE
 64. NEW PALM TREE
 65. NEW PALM TREE
 66. NEW PALM TREE
 67. NEW PALM TREE
 68. NEW PALM TREE
 69. NEW PALM TREE
 70. NEW PALM TREE
 71. NEW PALM TREE
 72. NEW PALM TREE
 73. NEW PALM TREE
 74. NEW PALM TREE
 75. NEW PALM TREE
 76. NEW PALM TREE
 77. NEW PALM TREE
 78. NEW PALM TREE
 79. NEW PALM TREE
 80. NEW PALM TREE
 81. NEW PALM TREE
 82. NEW PALM TREE
 83. NEW PALM TREE
 84. NEW PALM TREE
 85. NEW PALM TREE
 86. NEW PALM TREE
 87. NEW PALM TREE
 88. NEW PALM TREE
 89. NEW PALM TREE
 90. NEW PALM TREE
 91. NEW PALM TREE
 92. NEW PALM TREE
 93. NEW PALM TREE
 94. NEW PALM TREE
 95. NEW PALM TREE
 96. NEW PALM TREE
 97. NEW PALM TREE
 98. NEW PALM TREE
 99. NEW PALM TREE
 100. NEW PALM TREE

NOTE: ALL NEW PLANTING SHALL BE INSTALLED WITHIN 6 MONTHS OF COMPLETION OF THE PROJECT.



SITE PLAN

LEGAL DESCRIPTION: PARCELS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582,

A RESOLUTION OF THE PLANNING AND ZONING
BOARD OF THE CITY OF BOCA RATON APPROVING A
SITE PLAN FOR SIENA AT BROKEN SOUND LOCATED
AT 1075 NW BROKEN SOUND PARKWAY

RESOLUTION NO. 06-28

1
2
3 **WHEREAS**, the Planning and Zoning Board ("the Board") is charged with conducting
4 public hearings and granting site plan approval for all commercial, industrial, multi-family and
5 miscellaneous developments in the City of Boca Raton; and

6 **WHEREAS**, the property was posted, and a Notice of Public Hearing was published in the
7 newspaper on October 5, 2006; and

8 **WHEREAS**, the Board conducted a public hearing and reviewed said petition for site plan
9 approval on October 19, 2006; and

10 **WHEREAS**, the Development Services Department recommended approval of **SPA-06-**
11 **15/97500016** for **Siena at Broken Sound**; and

12 **WHEREAS**, the Board finds that this project has been reviewed for impacts to the City's
13 Comprehensive Plan public facilities (roads, water, sewer, drainage, solid waste, parks,
14 schools) level-of-service standards and finds that issuance of a development order does not
15 degrade the Comprehensive plan levels-of-service standards; and

16 **WHEREAS**, the Board has found the petition to be consistent with the Comprehensive
17 Plan, and the City's Land Development Regulations; now

18
19 **THEREFORE BE IT RESOLVED BY THE BOARD:**
20

1 Section 1. Site Plan approval is hereby granted for the property described below, subject to
2 the Conditions of Approval provided in Section 2.

3 Parcel 'H', Arvida Park of Commerce Plat No. 2, according to the Plat thereof, as
4 recorded in Plat Book 37, Page 53, of the Public Records of Palm Beach, County,
5 Florida. Said lands lying in the City of Boca Raton, Palm Beach County, Florida
6 and containing 218,991 square feet (5.0273 acres) more or less.

7 Section 2. Conditions of Approval:

8 (1) The plans and drawings submitted with the building permit application shall be
9 consistent with the plans and drawings submitted by the applicant for this approval, specifically the
10 site plan entitled "Siena at Broken Sound" date stamped received by the Development Services
11 Department on September 29, 2006, prepared by Kenneth R. Carlson, Architect, P.A.

12 (2) The plans and drawings may be modified as required by the Code of Ordinances or by
13 the Community Appearance Board acting within the scope of its powers and duties.

14 (3) Prior to the issuance of a building permit, water, sewer, paving and drainage plans shall
15 be reviewed and approved by City Staff responsible for Public Works Review.

16 (4) The applicant has agreed to voluntarily contribute \$31,000 to the City's Beautification
17 Program to be paid at the time of building permit.

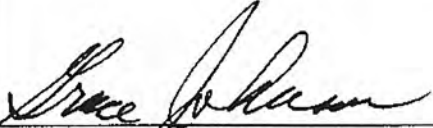
18 (5) Prior to the issuance of a building permit, the site plan shall be amended to show a
19 24-foot wide driveway to be constructed up to the property line, for the purpose of future joint
20 vehicular access with the adjacent parcel to the west at the location as depicted on the
21 approved site plan.

22 Section 3. Expiration of Approval:

23 The Site Plan approval hereby granted shall remain effective for twenty-four months
24 from the date of adoption of this resolution, and shall expire at that time, and be null and void
25 and no further effect, unless a main use building permit has been issued. The Site Plan shall
26 remain in effect only with respect to improvements for which such permit has been timely

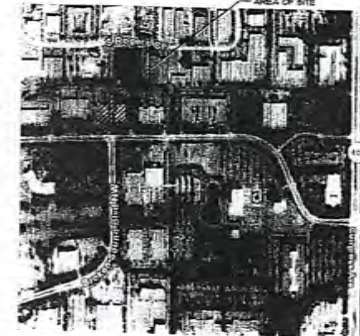
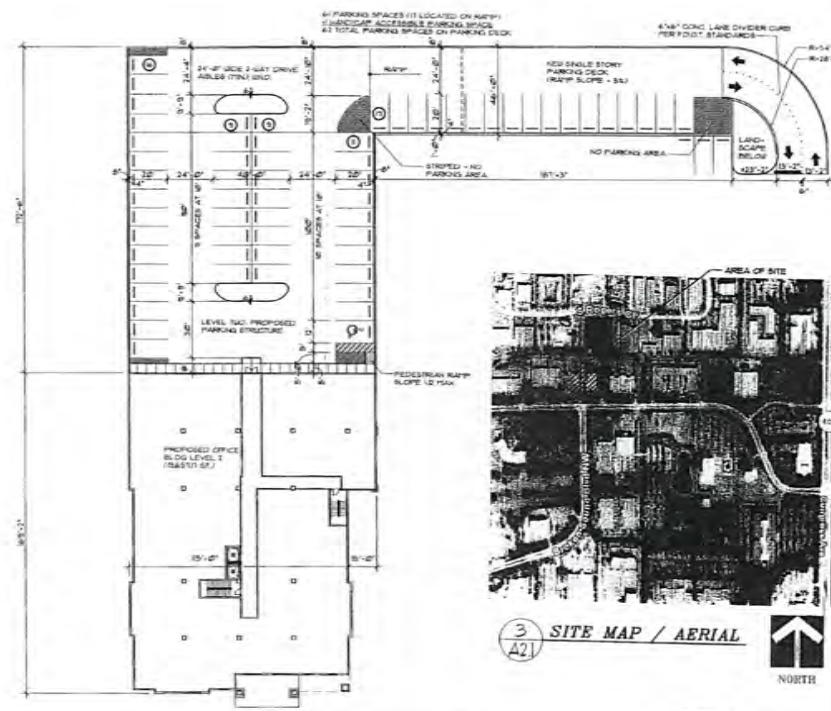
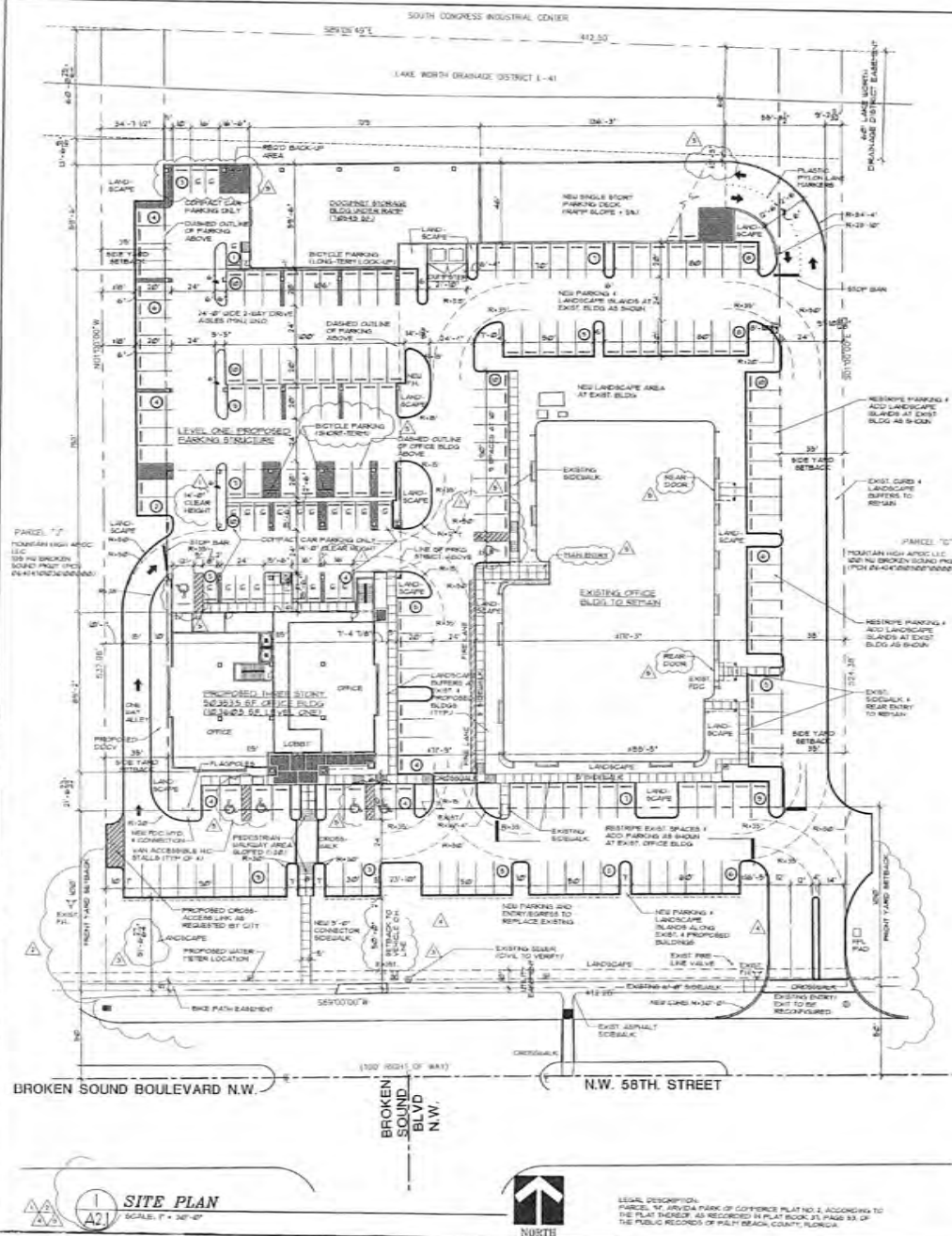
1 issued and construction has proceeded thereunder through issuance of a certificate of
2 occupancy (and shall be null and void and of no further effect with respect to improvements for
3 which no permit has been issued or the permit has expired).

4 **PASSED AND ADOPTED** by the Planning and Zoning Board Members of the City of
5 Boca Raton this 19th day of October, 2006.

6
7
8 
9 Grace Johnson, Vice Chairman
10 PLANNING AND ZONING BOARD
11
12 
13
14
15
16

10/26/06
Date

PLANNING AND ZONING BOARD			
	YES	NO	ABSTAINED
CHAIRMAN WILLIAM FAIRMAN	absent		
SECRETARY GRACE M. JOHNSON	X		
MEMBER RICHARD COFFIN	X		
MEMBER JORGE H. GARCIA	absent		
MEMBER KEITH O'DONNELL	X		
MEMBER ARNOLD SEVELL	X		
MEMBER STEVE UTRECHT	X		



THE SIENA AT BROKEN SOUND
1975 NW BROKEN SOUND PARKWAY
BOCA RATON, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.

101
AA C001070
FAX (954) 427 - 9929

CENTER DR. SUITE
1, FLORIDA 33442
48

202 E. NEWPORT C.
DEERFIELD BEACH
FLA. (304) 427-2894
E-mail: kempesand@igateway.com

[illegible]

DRAWN BY: TF
 CHECKED BY: TS
 DATE: 04-01-00
 SCALE: 1:1
 PROJECT #: ENC-44
 CAD DRAW FILE: 117P



10/12/2004

A2.1

SPA-06-15/06-97500016
SIENA AT BROKEN
SOUND

NA AT BR SOUND

CITY OF BOCA RATON – DEVELOPMENT SERVICES

Notice to Submitters: To ensure clarity, avert potential misunderstandings, and conserve taxpayer funds that might otherwise be expended in litigating unjustified estoppel-related claims, this Notice reaffirms: a party cannot reasonably rely on any aspect of governmental action unless and until the City has taken final action and all applicable appeal periods have expired. Submission of an application, materials, project narrative, fees, presentation, proposal, request, information or documentation regarding a potential project, as well as any pre-application meetings or preliminary discussions (collectively or individually, a "Submission") by or on behalf of a party (a "Requester"), and any actions by or on behalf of the City related thereto (including, without limitation, receipt, placement on an agenda, review, comments, input, discussions, directions, meetings, recommendations, evaluations, assessments, analyses, opinions, conclusions, consensus, statements, suggestions, representations, or other communications, whether or not provided to Requester) does not:

- (i) create, or form the basis of, a claim of estoppel, vested rights, detrimental reliance, or entitlement of any type or nature,
- (ii) create a presumption that a Submission is complete or consistent with any City Code, requirement, or policy, or
- (iii) serve as an assurance, guarantee or entitlement that a Submission will be reviewed, processed, or considered at all or in any specific manner (or further reviewed, processed or considered).

By preparing and/or providing a Submission to the City, Requester: (i) is proceeding at his/her/its own risk, and (ii) bears any and all risk of loss in connection with the Submission or resulting from the denial of the Submission, including without limitation, losses related to time invested, costs incurred, potential opportunities, and resources expended. Note, based on the specific facts, estoppel rights may not extend to all final actions of the City, and such final actions remain subject to City Council's authority to revoke, rescind, reverse, repeal, withdraw or annul a prior action. [Revised October 20, 2023]

Project Property Address(es): 1075 BROKEN SOUND PARKWAY NW
BOCA RATON, FL 33487

Project Parcel Control Number(s): 06-42-47-01-03-008-0010/ 06-42-47-01-03-008-0020

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY and *APPLICANT

TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) AND BY APPLICANT (*ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY) FOR EACH APPLICATION FOR: Site Plan Approval, Conditional Use Approval, Master Plan Approval, Comprehensive Plan Future Land Use Map Amendment Approval, Rezoning Approval, etc. ("Development Order Approval")

TO: DEVELOPMENT SERVICES DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA COUNTY
OF PALM BEACH

AS TO PROPERTY OWNER:

BEFORE ME, the undersigned authority, this day personally appeared 1075 N.W. BROKEN SOUND PARKWAY, LLC/CARL E. KLEPPER JR., hereinafter referred to as "Affiant One," who being by me first duly sworn, under oath, deposes and states as follows:

- 1.(a) Affiant One is the [] individual or [x] MANAGER [position - e.g., president, partner, trustee] of 1075 N.W. BROKEN SOUND PARKWAY, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Development Order Approval with the City of Boca Raton.



1.(b) Affiant One's address is:

1075 Broken Sound Parkway NW, Suite 103

Boca Raton, FL 33487

1.(c). Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five (5%) percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

AS TO APPLICANT:

BEFORE ME, the undersigned authority, this day personally appeared **1075 N.W. Broken Sound Parkway LLC/CARL E. KLEPPER JR.**, hereinafter referred to as "Affiant Two," who being by me first duly sworn, under oath, deposes and states as follows:

2.(a) Affiant Two is the [] individual or [x] **MANAGER** [position - e.g., president, partner, trustee] of **1075 N.W. Broken Sound Parkway LLC** [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] (hereinafter "Applicant"). Applicant seeks Development Order Approval for real property legally described on the attached Exhibit "A" (the "Property").

2.(b) Affiant Two's address is:

1075 Broken Sound Parkway NW, Suite 103

Boca Raton, FL 33487

2.(c). Attached hereto as Exhibit "C" is a complete listing of the names and addresses of every person or entity having a five (5%) percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

cu

AS TO PROPERTY OWNER AND/OR APPLICANT (only when the Applicant is not the owner of the subject property):

3. Affiant One and/or Affiant Two acknowledge(s) that this Affidavit is given to comply with City of Boca Raton policy, and will be relied upon by the City of Boca Raton in its review of an application for Development Order Approval affecting the Property. Affiant One further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five (5%) percent or greater interest in the Property. Affiant Two further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interest on behalf of the Applicant.
4. Affiant One further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Development Order Approval. Affiant Two further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Development Order Approval.
5. Affiant One and Affiant Two further state that Affiant One and Affiant Two are familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
6. Under penalty of perjury, Affiant One and Affiant Two declare that Affiant One and Affiant Two have examined this Affidavit and to the best of Affiant One's and Affiant Two's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT ONE SAYETH NAUGHT.



1075 N.W. Broken Sound Parkway LLC/
Carl E. Klepper Jr.

, Affiant One

manager/owner

(Print Affiant One Name)

The foregoing instrument was acknowledged before me this 15 day of July,
2025, by Carl E. Klepper Jr., [X] who is personally known
to me or [] who has produced _____ as
identification and who did take an oath.



Notary Public

Cindy England

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: Dec 11, 2027



FURTHER AFFIANT TWO SAYETH NAUGHT.

CARL E. KLEPPER JR

Manager / owner, Affiant Two

(Print Affiant Two Name)

The foregoing instrument was acknowledged before me this 15 day of July, 2025, by Carl E. Klepper Jr., [☒] who is personally known to me or [☐] who has produced _____ as identification and who did take an oath.

C Cindy England

Notary Public

Cindy England

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large
My Commission Expires: Dec 11, 2027

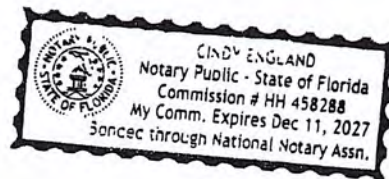


EXHIBIT "A"

PROPERTY

Location Address 1075 NW BROKEN SOUND PKWY
Municipality BOCA RATON
Parcel Control Number 06-42-47-01-03-008-0010
Subdivision ARVIDA PARK OF COMMERCE PL 2 PB37P53&54
Official Records Book/Page 19634 / 933
Sale Date 10/25/2005 (original sale date) New sale date: 10/29/2024
Legal Description ARVIDA PARK OF COMMERCE PLAT 2 PAR H (LESS N 217.50 FT OF S 336.58 FT
OF E 131.21 FT OF W 166.21 FT & N 4.64 FT OF S 119.08 FT OF E 33.46 FT OF W 124.81 FT)

Location Address 1095 NW BROKEN SOUND PKWY
Municipality BOCA RATON
Parcel Control Number 06-42-47-01-03-008-0020
Subdivision ARVIDA PARK OF COMMERCE PL 2 PB37P53&54
**Includes development rights on above parcel per unity of declaration previously requested by the
City and recorded in public records.



EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant One must identify all entities and individuals owning five (5%) percent or more ownership interest in the Property. Affiant One must identify individual owners. For example, if Affiant One is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant One must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
Compson Associates Group LLC	1075 Broken Sound Parkway NW, Suite 103, Boca Raton, FL 33487
Robert D'Angelo	1075 Broken Sound Parkway NW, Suite 103, Boca Raton, FL 33487
Carl E. Klepper Jr.	1075 Broken Sound Parkway NW, Suite 103, Boca Raton, FL 33487
Terry Mayotte	860 SW 21st Street, Boca Raton, FL 33486
Notisa Holdings LLC	2798 SW 32nd Ave, Pembroke Park, FL 33023



EXHIBIT “C”

DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

Affiant Two must identify all entities and individuals owning five (5%) percent or more ownership interest in Applicant's corporation, partnership, or other principal, if any. Affiant Two must identify individual owners. For example, if Affiant Two is the officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant Two must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

Same as exhibit B (page 7)

Cu

CITY OF BOCA RATON – DEVELOPMENT SERVICES

Notice to Submitters: To ensure clarity, avert potential misunderstandings, and conserve taxpayer funds that might otherwise be expended in litigating unjustified estoppel-related claims, this Notice reaffirms: a party cannot reasonably rely on any aspect of governmental action unless and until the City has taken final action and all applicable appeal periods have expired. Submission of an application, materials, project narrative, fees, presentation, proposal, request, information or documentation regarding a potential project, as well as any pre-application meetings or preliminary discussions (collectively or individually, a "Submission") by or on behalf of a party (a "Requester"), and any actions by or on behalf of the City related thereto (including, without limitation, receipt, placement on an agenda, review, comments, input, discussions, directions, meetings, recommendations, evaluations, assessments, analyses, opinions, conclusions, consensus, statements, suggestions, representations, or other communications, whether or not provided to Requester) does not

(i) create, or form the basis of, a claim of estoppel, vested rights, detrimental reliance, or entitlement of any type or nature,

(ii) create a presumption that a Submission is complete or consistent with any City Code, requirement, or policy, or

(iii) serve as an assurance, guarantee or entitlement that a Submission will be reviewed, processed, or considered at all or in any specific manner (or further reviewed, processed or considered).

By preparing and/or providing a Submission to the City, Requester: (i) is proceeding at his/her/its own risk, and (ii) bears any and all risk of loss in connection with the Submission or resulting from the denial of the Submission, including without limitation, losses related to time invested, costs incurred, potential opportunities, and resources expended. Note, based on the specific facts, estoppel rights may not extend to all final actions of the City, and such final actions remain subject to City Council's authority to revoke, rescind, reverse, repeal, withdraw or annul a prior action. [Revised October 20, 2023]

Project Property Address(es): 1095 NW BROKEN
SOUND PARKWAY, BOCA RATON FL 33487
Project Parcel Control Number(s): 66-42-47-01-03-008
- 0020

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY and *APPLICANT

TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) AND BY APPLICANT (*ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY) FOR EACH APPLICATION FOR: Site Plan Approval, Conditional Use Approval, Master Plan Approval, Comprehensive Plan Future Land Use Map Amendment Approval, Rezoning Approval, etc. ("Development Order Approval")

TO: DEVELOPMENT SERVICES DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA COUNTY
OF PALM BEACH

AS TO PROPERTY OWNER:

BEFORE ME, the undersigned authority, this day personally appeared ALLEN CHELMINSKY, hereinafter referred to as "Affiant One," who being by me first duly sworn, under oath, deposes and states as follows:

- 1.(a) Affiant One is the [] individual or IN AUTHORIZED PARTY [position - e.g., president, partner, trustee] of HOLLYWOOD WAREHOUSE LP LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Development Order Approval with the City of Boca Raton.

1.(b) Affiant One's address is:

HOLLYWOOD WAREHOUSES I & II LLC
13280 NE 6TH AVENUE STE 100
MIAMI, FLORIDA 33161-4139

1.(c). Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five (5%) percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

AS TO APPLICANT:

BEFORE ME, the undersigned authority, this day personally appeared _____, hereinafter referred to as "Affiant Two," who being by me first duly sworn, under oath, deposes and states as follows:

2.(a) Affiant Two is the [] individual or [] _____ [position - e.g., president, partner, trustee] of _____ [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] (hereinafter "Applicant"). Applicant seeks Development Order Approval for real property legally described on the attached Exhibit "A" (the "Property").

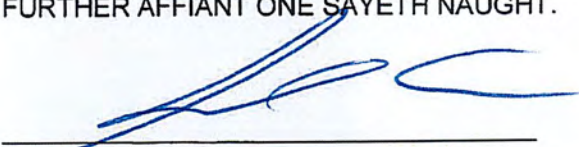
2.(b) Affiant Two's address is:

2.(c). Attached hereto as Exhibit "C" is a complete listing of the names and addresses of every person or entity having a five (5%) percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

AS TO PROPERTY OWNER AND/OR APPLICANT (only when the Applicant is not the owner of the subject property):

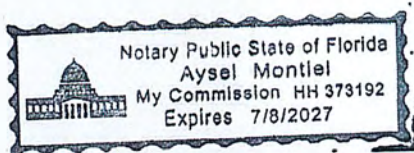
3. Affiant One and/or Affiant Two acknowledge(s) that this Affidavit is given to comply with City of Boca Raton policy, and will be relied upon by the City of Boca Raton in its review of an application for Development Order Approval affecting the Property. Affiant One further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five (5%) percent or greater interest in the Property. Affiant Two further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interest on behalf of the Applicant.
4. Affiant One further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Development Order Approval. Affiant Two further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Development Order Approval.
5. Affiant One and Affiant Two further state that Affiant One and Affiant Two are familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
6. Under penalty of perjury, Affiant One and Affiant Two declare that Affiant One and Affiant Two have examined this Affidavit and to the best of Affiant One's and Affiant Two's knowledge and belief it is true, correct, and complete.

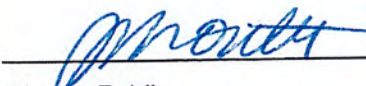
FURTHER AFFIANT ONE SAYETH NAUGHT.



ALLEN CHELMINSKY, Affiant One
(Print Affiant One Name)

The foregoing instrument was acknowledged before me this 14 day of November, 2025, by Allen Chelminsky, [X] who is personally known to me or [] who has produced _____ as identification and who did take an oath.





Notary Public
Aysel Montiel
(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 7/8/2027



CITY OF BOCA RATON - DEVELOPMENT SERVICES

EXHIBIT "A"

PROPERTY

ATTACH PROPOSED APPRAISER CARD

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant One must identify all entities and individuals owning five (5%) percent or more ownership interest in the Property. Affiant One must identify individual owners. For example, if Affiant One is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant One must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

ALLEN CHERINSKY 13280 NW 6TH AVE STE 100
/000/0 MIAMI, FLORIDA 33161-4039

EXHIBIT "C"

DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

Affiant Two must identify all entities and individuals owning five (5%) percent or more ownership interest in Applicant's corporation, partnership, or other principal, if any. Affiant Two must identify individual owners. For example, if Affiant Two is the officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant Two must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

ALLEN CHERNICKY 13280 NE 6TH AVE
STE 100 MIAMI FL 33161-4039
100 %

CITY OF BOCA RATON



Notice to Submitters: To ensure clarity, avert potential misunderstandings, and conserve taxpayer funds that might otherwise be expended in litigating unjustified estoppel-related claims, this Notice reaffirms: a party cannot reasonably rely on any aspect of governmental action unless and until the City has taken final action and all applicable appeal periods have expired. Submission of an application, materials, project narrative, fees, presentation, proposal, request, information or documentation regarding a potential project, as well as any pre-application meetings or preliminary discussions (collectively or individually, a "Submission") by or on behalf of a party (a "Requester"), and any actions by or on behalf of the City related thereto (including, without limitation, receipt, placement on an agenda, review, comments, input, discussions, directions, meetings, recommendations, evaluations, assessments, analyses, opinions, conclusions, consensus, statements, suggestions, representations, or other communications, whether or not provided to Requester) does not:

- (i) create, or form the basis of, a claim of estoppel, vested rights, detrimental reliance, or entitlement of any type or nature,
- (ii) create a presumption that a Submission is complete or consistent with any City Code, requirement, or policy, or
- (iii) serve as an assurance, guarantee or entitlement that a Submission will be reviewed, processed, or considered at all or in any specific manner (or further reviewed, processed or considered).

By preparing and/or providing a Submission to the City, Requester: (i) is proceeding at his/her/its own risk, and (ii) bears any and all risk of loss in connection with the Submission or resulting from the denial of the Submission, including without limitation, losses related to time invested, costs incurred, potential opportunities, and resources expended. Note, based on the specific facts, estoppel rights may not extend to all final actions of the City, and such final actions remain subject to City Council's authority to revoke, rescind, reverse, repeal, withdraw or annul a prior action. [Revised October 20, 2023]

Project Property Address(es): 1075 BROKEN SOUND PARKWAY NW,
BOCA RATON, FL 33487

Project Parcel Control Number(s): 06-42-47-01-03-008-0010

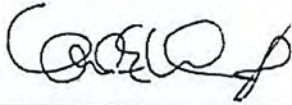
AUTHORIZED AGENT FORM

I, CARL E. KLEPPER JR. as owner of 1075 BROKEN SOUND PARKWAY NW,
BOCA RATON, FL 33487
(print name of owner) (print property address)
do hereby authorize DEREK VANDER PLOEG, A.I.A. to act as my agent in
(print name of authorized agent)

or staff member of Vander Ploeg and Associates Inc.
(print name of authorized agent)
representing and/or submitting development applications to the City of Boca Raton. I understand that I am the owner of record responsible for the development applications submitted by my agent referenced above. I further understand that each time my agent submits and application or signs any required documents, that the individual must exhibit this authorization form at the discretion of the Planning and Zoning Staff.

(Continued on next page)

The Owner's Signature Is To Be Notarized



(Owner's Signature)

6/13/2025

(Date)

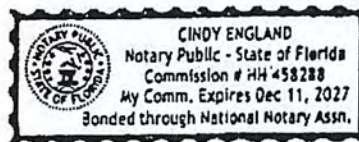
STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me on this 13 day of June,
2025. By Carl E. Klepper Jr., who is personally known to me (X) or has provided
the following identification _____.

Notary Public Signature:



Notary Public Stamp Here:



LOBBYIST DISCLOSURE
(Section 28-9(2), Code of Ordinances)

In the space provided below, please list each person retained or authorized to communicate with the City/Community Redevelopment Agency (including the City Council/CRA Board of Commissioners, Planning and Zoning Board, and any other City advisory board, and employees of the City/CRA) on your behalf on this application, including:

- (i) Whether such person is a "lobbyist" as defined under Palm Beach County Code Section 2-352, as may be amended;
- (ii) The name of the principal(s) or entity(ies) that retained such person; and
- (iii) An affirmation that such person has either registered in the Palm Beach County Central Lobbyist Registry or is not required by law to do so. Any identifying information associated with such lobbyist registration shall be provided, such as a copy or screenshot of the applicable Palm Beach County registry entry. *

The applicant shall update and supplement such certifications, and the disclosures contained therein, throughout the pendency of the application, including providing copies or screenshots of updated Palm Beach County registry entries when applicable, and including upon the retention or authorization of any additional person subject to this requirement or any change in the information previously provided. Any person appearing before the City Council, the CRA, the Planning and Zoning Board, or any other board or advisory body of the City on behalf of an applicant shall, prior to addressing such body, verbally disclose on the record whether such person is a lobbyist and, if so, the principal on whose behalf such person is appearing. Prior to scheduling a public hearing, staff will request that the Applicant verify that this document is up to date.

Name	Registered Lobbyist (Y/N)	Name of principal(s) or entity(ies) you are representing	Date of Registration with Palm Beach County Central Lobbyist Registry (or indicate "Exempt")
Vander Ploeg and Associates - 561-368-1403 1615 South Federal Highway, Suite 200 Boca Raton, FL 33432 derek@vpaarchitects.com			
Derek Vander Ploeg, AIA Principal/President	N	1075 NW Broken Sound Parkway, LLC and	Exempt
Maria (Veronica) Gutierrez Sr. Project Architect	N	Compson Associates, Inc. 1075 Broken Sound Parkway NW Boca Raton, FL 33487	Exempt

I certify under penalty of perjury that the information contained in this Lobbyist Disclosure is true and correct to the best of my knowledge and that I will update this disclosure throughout the pendency of the application as required by Section 28-9(2) of the City Code.

I acknowledge that it is my duty to update this disclosure, which is ongoing and applies throughout the pendency of the application, including the retention or authorization of any additional representative.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, written over a horizontal line.

(Owner's Signature)

June 16th 2026

(Date)

LOBBYIST DISCLOSURE
(Section 28-9(2), Code of Ordinances)

In the space provided below, please list each person retained or authorized to communicate with the City/Community Redevelopment Agency (including the City Council/CRA Board of Commissioners, Planning and Zoning Board, and any other City advisory board, and employees of the City/CRA) on your behalf on this application, including:

- (i) Whether such person is a "lobbyist" as defined under Palm Beach County Code Section 2-352, as may be amended;
- (ii) The name of the principal(s) or entity(ies) that retained such person; and
- (iii) An affirmation that such person has either registered in the Palm Beach County Central Lobbyist Registry or is not required by law to do so. Any identifying information associated with such lobbyist registration shall be provided, such as a copy or screenshot of the applicable Palm Beach County registry entry. *

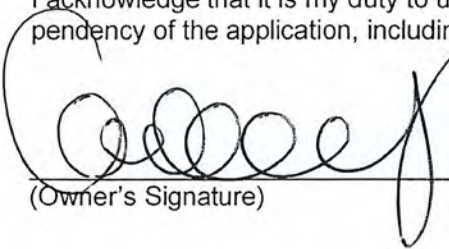
The applicant shall update and supplement such certifications, and the disclosures contained therein, throughout the pendency of the application, including providing copies or screenshots of updated Palm Beach County registry entries when applicable, and including upon the retention or authorization of any additional person subject to this requirement or any change in the information previously provided. Any person appearing before the City Council, the CRA, the Planning and Zoning Board, or any other board or advisory body of the City on behalf of an applicant shall, prior to addressing such body, verbally disclose on the record whether such person is a lobbyist and, if so, the principal on whose behalf such person is appearing. Prior to scheduling a public hearing, staff will request that the Applicant verify that this document is up to date.

Name	Registered Lobbyist (Y/N)	Name of principal(s) or entity(ies) you are representing	Date of Registration with Palm Beach County Central Lobbyist Registry (or indicate "Exempt")
Vander Ploeg and Associates - 561-368-1403 1615 South Federal Highway, Suite 200 Boca Raton, FL 33432 derek@vpaarchitects.com			
Derek Vander Ploeg, AIA Principal/President	N	6001 Condo, LLC and	Exempt
Maria (Veronica) Gutierrez Sr. Project Architect	N	Compson Associates, Inc. 1075 Broken Sound Parkway NW Boca Raton, FL 33487	Exempt



I certify under penalty of perjury that the information contained in this Lobbyist Disclosure is true and correct to the best of my knowledge and that I will update this disclosure throughout the pendency of the application as required by Section 28-9(2) of the City Code.

I acknowledge that it is my duty to update this disclosure, which is ongoing and applies throughout the pendency of the application, including the retention or authorization of any additional representative.

 _____
(Owner's Signature)

June 16, 2026

(Date)

CITY OF BOCA RATON



Agent Authorization

AG

Notice to Submitters: To ensure clarity, avert potential misunderstandings, and conserve taxpayer funds that might otherwise be expended in litigating unjustified estoppel-related claims, this Notice reaffirms: a party cannot reasonably rely on any aspect of governmental action unless and until the City has taken final action and all applicable appeal periods have expired. Submission of an application, materials, project narrative, fees, presentation, proposal, request, information or documentation regarding a potential project, as well as any pre-application meetings or preliminary discussions (collectively or individually, a "Submission") by or on behalf of a party (a "Requester"), and any actions by or on behalf of the City related thereto (including, without limitation, receipt, placement on an agenda, review, comments, input, discussions, directions, meetings, recommendations, evaluations, assessments, analyses, opinions, conclusions, consensus, statements, suggestions, representations, or other communications, whether or not provided to Requester) does not:

- (i) create, or form the basis of, a claim of estoppel, vested rights, detrimental reliance, or entitlement of any type or nature,
- (ii) create a presumption that a Submission is complete or consistent with any City Code, requirement, or policy, or
- (iii) serve as an assurance, guarantee or entitlement that a Submission will be reviewed, processed, or considered at all or in any specific manner (or further reviewed, processed or considered).

By preparing and/or providing a Submission to the City, Requester: (i) is proceeding at his/her/its own risk, and (ii) bears any and all risk of loss in connection with the Submission or resulting from the denial of the Submission, including without limitation, losses related to time invested, costs incurred, potential opportunities, and resources expended. Note, based on the specific facts, estoppel rights may not extend to all final actions of the City, and such final actions remain subject to City Council's authority to revoke, rescind, reverse, repeal, withdraw or annul a prior action. [Revised October 20, 2023]

Project Parcel Control Number (PCN) 06-42-47-01-03-008-0020

Project Property Address: 1095 NW Broken Sound Parkway Boca Raton, Florida 33487

Property Owner (As Listed in Palm Beach County Property Appraiser):
Hollywood Warehouses 18 LLC

Type of ownership, if not an individual*:

- ☐ Corporation ☒ Limited liability company ☐ Limited partnership
- ☐ General partnership or joint venture ☐ Unincorporated REIT
- ☐ Trust (Trust Documentation may be required)
- ☐ Other, specify, _____ State of formation (i.e. Delaware) _____

*copy of Registered Agent from State of Division of Corporations to be provided.

NOTE THAT AUTHORIZED AGENT FORM IS ONLY VALID FOR 6 MONTHS AFTER NOTARIZED DATE.

EACH OWNER AS LISTED IN THE PALM BEACH COUNTY PROPERTY APPRAISERS RECORDS WILL NEED TO SUPPLY AN AUTHORIZED AGENT FORM. I.e: (Husband and wife), (Members of a Trust), (Tenants by Entirety), (Tenancy in Common)

AUTHORIZED AGENT FORM

I/We*, Allen Chelminsky as owner of 1095 NW Broken Sound Parkway
(As Listed in Palm Beach County Property Appraiser) (print property address(s) or PCN(s))

do hereby authorize Carl E. Klepper, Jr. or Derek VanderPloeg, AIA to act as my agent in
(print name of authorized agent)

representing and/or submitting development applications to the City of Boca Raton. I understand that I am the owner of record responsible for the development applications submitted by my agent referenced above. I further understand that each time my agent submits an application or signs any required documents, the individual must exhibit this authorization form at the discretion of the Planning and Zoning Staff.

*If the property is owned by multiple persons/parties, additional notary pages will be required.

The Owner's Signature Is To Be Notarized

[Signature]
(Owner's Signature)

11/14/25
(Date)

Allen Chelminsky, Authorized Party
(Owner Print Name)

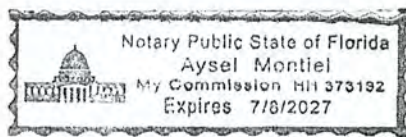
STATE OF FLORIDA
COUNTY OF Dade

The foregoing instrument was acknowledged before me on this 14 day of
November, 2025. By Allen Chelminsky, Authorized Party, who is personally known to
me (X) or has provided the following identification Driver License

Notary Public Signature: [Signature]

Notary Public Print Name: Aysel Montiel

Notary Public Stamp Here:



NOTE THAT AUTHORIZED AGENT FORM IS ONLY VALID FOR 6 MONTHS AFTER NOTARIZED DATE.

EACH OWNER AS LISTED IN THE PALM BEACH COUNTY PROPERTY APPRAISERS RECORDS WILL NEED TO SUPPLY AN AUTHORIZED AGENT FORM. ie: (Husband and wife). (Members of a Trust). (Tenants by Entirety). (Tenancy in Common)

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2025

LOCATION & OWNER INFORMATION

PARCEL ID 06-42-47-01-03-008-0020 *

NBHD 427200CM

PARCEL ADDR 1095 NW BROKEN SOUND PKWY

LEGAL ARVIDA PARK OF COMMERCE PLAT 2 N 217.50 FT OF S 336.58 FT OF E 131.21 FT OF W 166.21 FT & N 4 64 FT OF S 119.08 FT OF E 33.46 FT OF W 124.81 FT OF PAR H

TAX DISTRICT 06154

OWNER HOLLYWOOD WAREHOUSES 18 LLC

ADDRESS 13280 NE 6TH AVE STE 100
MIAMI FL 33161-4039



PALM BEACH COUNTY



ENTER INFORMATION

TYPE DATE E I AP
IMP 01-JUN-23 1 A 73

INCOME 15-MAY-25 79
AG

TOTAL PARCEL

TYPE	VALUE
MASS	7,700,000
OVERRIDE	7,700,000
INCOME	10,385,292
PRIOR YR VAL	8,800,000
BUILDING	9,053,450
OBY's	53,828
LAND	1,207,724
MARKET	10,315,002
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	54,203
LB Ratio (value)	0.12
SOH%	
1 CAMA VALUE	

1700 PROPERTY USE /OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES

LIVING UNITS:

GIS ACRES: .6597

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
------	-------	------	-----	-------	------	------	-------

TOTAL

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
34194	905	WD	Q	I	10,750,000	16-MAR-23
SALE CONFIRMED W/SELLER AGENT						
33863	1527	WD	Q	I	9,950,000	13-SEP-22
#34 QUALIFIED W/SELLER						
30163	1255	WD	Q	I	10,000,000	25-SEP-16
Q #16 VERIFIED VIA COSTAR						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
19-4421	25-JUN-19	P	05	C	2020	10,600
15-4861	28-AUG-15	IP	02	C	2016	80,000
13-1802	19-APR-13	P	05	C	2014	2,700
13-1803	25-MAR-13	P	05	C	2014	250

NOTES

GREENLANE- PARKING FOR THIS LOT IS PROVIDED ON LOT 0010 (1 YR OVR FOR 2019, GRD TO 5-; GAR AREAS 60% GD AP SHARED W ADJ PROP; 4/19 #16) (25% GOOD ON WAREHOUSE AREA UNDER PARKING GARAGE - FUNC OBS. #23 2025) PETN2020-1862 PETN2021-1432 PETN2022-1929 (FEB 2023 CHGD BLDG GRADE TO 4 #34) PETN2023-2685 PETN2024-2938 PETN2025-1266

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PAV	2008	2008				12,741	1	C		3.45	A	A	70					0	30,737.00
1	2	WWY	2008	2008				1,590	1	C		7.47	A	A	52					0	6,176.00
1	3	WLL	2008	2008				154	1	C	1	18.56	A	A	70					0	2,001.00
1	4	PAV	2008	2008				3,217	1	C	1	6.62	A	A	70					0	14,914.00
OBY VALUE																				53,828.00	

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	4000	LIRP				U	UT			28,736	0.65	1	1,207,724.00	1	1		0	0	1,207,724.00
NOTES: APOC, LUP-PM																			
TOTAL ACRES										.6597					FUTURE LAND USE:				
REV: 56 A																			08-MAY-24
TOTAL LAND VALUE																			1,207,724.00

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2025

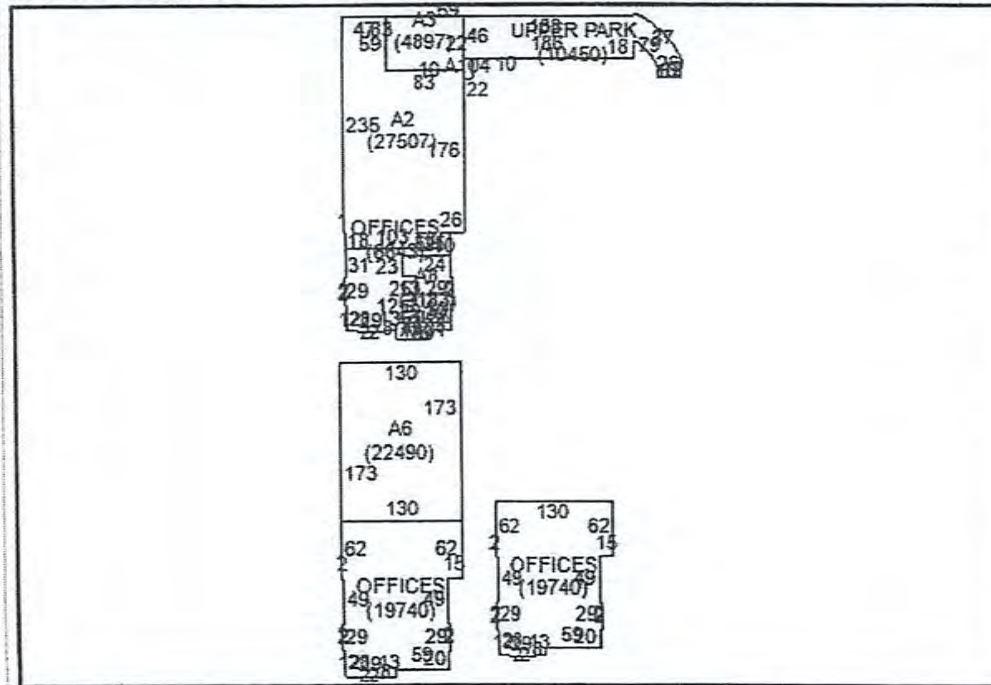
SUB-AREA INFORMATION

LINE	CODE	PCT	SIZE
A	1	500	100
			6643
			OFFICES
A1	2	692	0
			27507
			PARKING LEVEL FLOORS
A2	3	840	100
			4897
			WAREHOUSE
A3	4	693	0
			10450
			UPPER PARKING GAR
A4	5	500	100
			19740
			OFFICES
A5	6	693	0
			22490
			UPPER PARKING GAR
A6	7	500	100
			19740
			OFFICES
A7	8	500	100
			3183
			OFFICES
A8	1	FOP	
			778
			FINISHED OPEN PORCH
A9	4	STO	
			220
			STAIRWELL OPEN
A10			
A11			
A12			
A13			
A14			
A15			
A16			
A17			
TOTAL SQ FT			115648

06-42-47-01-03-008-0020

COMMERCIAL

1095 NW BROKEN SOUND PKWY



VECTOR:

500(A1CD25L51D23R13D25L13D12R21D13L29D8L13D2L29U2L12U28L2U29R2U31R103U18R10)692(A2L10CD18L103U18L1U235R47D59R83D176L26)840(A3R16U176CL83U59R83D59)693(A4R16U235CR183BVR54D57O12D10L26U12BVL25U27I3D18L186U46)500(A5L120D313CR130D62L15D49R2D29L2D20L59D8L13D2L29U2L12U28L2U29R2U49L2U62)693(A6L120D149CR130D173L130U173)500(A7R46D290CR130D62L15D49R2D29L2D20L59D8L13D2L29U2L12U28L2U29R2U49L2U62)500(A8D25CD24R2D29L2D20L30U13L21U12R13U25L13U23R51)FOP(A101D98CD8L25D9L34U17R59)STO(A104R16U189CR10D22L10U22)

BUILDING INFORMATION

GREENLANE	
1	/ 1 SYS CRD#/TOT BLDGS
490	ID 1 OFFICE BLDG
	C&D
1	NBHD FACTOR
	LEVEL / UNIT TYPE
3	/ UNIT HEIGHT / BLDG HEIGHT
	/
	/
2008	/ 2008 YRBLT / EFFYR
	/
4	/ GRADE / CDU
68.97	/ % GOOD / DEPR TB
	EW1
	EW2
	RS
	RC
	IW1
	IW2
	FT1
	FT2
	MKT_ADJ
	FUNC
	ECON
	SOH%

0

54,203 EFF BLDG AREA
SQ FT LIVING AREA

54,203 TOTAL EBA

NOTES:

L#	COD	LENGTH	WIDTH	EL	ST	ID	UT	VALUE
1	FOP	FINISHED OPEN PORCH	778	X	1			21,160
1	SS1	SPRINKLER SYS (OPEN) WET	82960	X	1			219,840
1	EL4	ELEVATOR HYDRAULIC PNGR	3000	X	150	3	2	114,340
1	STO	STAIRWELL OPEN	220	X	1			3,990
1	OHD	OVERHEAD DOORS	8	X	8		1	0

13,127,030 RCN
9,053,450 RCNLD
9,053,450 ADJRCNLD

1 TOTAL ID UNIT VALUE

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC	
NO	NO	FR	TO	BLT	SIZE	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD	
1	A	01	01	2008	2008	6643	450	500	OFFICES	16	17	CONCRETE	TILT UP	2	2	2	2	3	3				
2	B	01	01	2008	2008	27507	493	692	PARKING LEVEL FLOORS	16	17	CONCRETE	TILT UP	2	100	2	0	0	2	3	3	AP	60
3	C	01	01	2008	2008	4897	284	840	WAREHOUSE	16	17	CONCRETE	TILT UP	2	100	2	0	0	2	3	3		
4	D	01	01	2008	2008	10450	0	693	UPPER PARKING GAR	0	00	NONE		2	0	0	0	0	2	3	3	AP	60
5	E	02	02	2008	2008	19740	608	500	OFFICES	12	17	CONCRETE	TILT UP	2	100	2	2	2	2	3	3		
6	F	02	02	2008	2008	22490	0	693	UPPER PARKING GAR	0	00	NONE		2	0	0	0	0	2	3	3	AP	60
7	G	03	03	2008	2008	19740	608	500	OFFICES	12	17	CONCRETE	TILT UP	2	100	2	2	2	2	3	3		
8	H	01	01	2008	2008	3183	0	500	OFFICES	16	17	CONCRETE	TILT UP	2	100	2	2	2	2	3	3		

Date Run: 24-SEP-25 01:47 PM

paprod2

Page 4483 of 14239

LOBBYIST DISCLOSURE
(Section 28-9(2), Code of Ordinances)

In the space provided below, please list each person retained or authorized to communicate with the City/Community Redevelopment Agency (including the City Council/CRA Board of Commissioners, Planning and Zoning Board, and any other City advisory board, and employees of the City/CRA) on your behalf on this application, including:

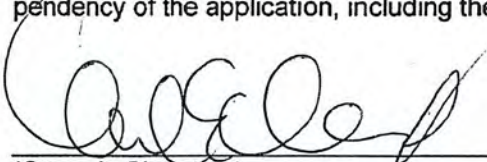
- (i) Whether such person is a "lobbyist" as defined under Palm Beach County Code Section 2-352, as may be amended;
- (ii) The name of the principal(s) or entity(ies) that retained such person; and
- (iii) An affirmation that such person has either registered in the Palm Beach County Central Lobbyist Registry or is not required by law to do so. Any identifying information associated with such lobbyist registration shall be provided, such as a copy or screenshot of the applicable Palm Beach County registry entry. *

The applicant shall update and supplement such certifications, and the disclosures contained therein, throughout the pendency of the application, including providing copies or screenshots of updated Palm Beach County registry entries when applicable, and including upon the retention or authorization of any additional person subject to this requirement or any change in the information previously provided. Any person appearing before the City Council, the CRA, the Planning and Zoning Board, or any other board or advisory body of the City on behalf of an applicant shall, prior to addressing such body, verbally disclose on the record whether such person is a lobbyist and, if so, the principal on whose behalf such person is appearing. Prior to scheduling a public hearing, staff will request that the Applicant verify that this document is up to date.

Name	Registered Lobbyist (Y/N)	Name of principal(s) or entity(ies) you are representing	Date of Registration with Palm Beach County Central Lobbyist Registry (or indicate "Exempt")
Adam S. Beighley	Y	1075 N.W. Broken Sand Parkway, LLC	6/18/2026
Adam S. Beighley	Y	Compass Associates, Inc.	6/18/2026
Adam S. Beighley	Y	1075 BSP Ventures LLC	6/18/2026

I certify under penalty of perjury that the information contained in this Lobbyist Disclosure is true and correct to the best of my knowledge and that I will update this disclosure throughout the pendency of the application as required by Section 28-9(2) of the City Code.

I acknowledge that it is my duty to update this disclosure, which is ongoing and applies throughout the pendency of the application, including the retention or authorization of any additional representative.


(Owner's Signature)

6/22/26
(Date)

(Owner's Signature)

(Date)



PLAN DETAILED REPORT PZSPA-2025-00025 FOR CITY OF BOCA RATON

Plan Type: Site Plan	Project:	App Date: 07/14/2025
Work Class: Site Plan	District: Boca Raton	Exp Date: 08/13/2025
Status: Review Expired	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Claudia Sterling	Approval
Description: PARK TOWER AT BROKEN SOUND		Expire Date:

Parcel: 06424701030080020	Address: 1095 Nw Broken Sound Pkwy Boca Raton, FL 33487	Zone: 0.2 PCT ANNUAL CHANCE FLOOD HAZ
06424701030080010 Main	1075 Nw Broken Sound Pkwy Main Boca Raton, FL 33487	7(7)

Traffic Engineer John Donaldson Home: (561) 379-5178 Business: (561) 379-5178 Mobile: (561) 379-5178	Consultant Carol Perez Home: (561) 276-5050 Business: (561) 276-5050 Mobile: (561) 276-5050	Architect VANDER PLOEG & ASSOCIATES, INC. DEREK VANDER PLOEG 400 S. Dixie Hwy #220 Boca Raton, FL 33432 Business: 5613681403	Applicant VANDER PLOEG & ASSOCIATES, INC. DEREK VANDER PLOEG 400 S. Dixie Hwy #220 Boca Raton, FL 33432 Business: 5613681403
Civil Engineer SCHNARS ENGINEERING CORP. JEFFREY J SCHNARS 4525 POINCIANA ST #6 FORT LAUDERDALE, FL 33301 Business: 5612416455	Property Owner KLEPPER CARL TRUST 36 SE 3 ST BOCA RATON, FL 33432		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00096487	Graphics	\$50.00	\$50.00
	Public Notice & Ad Site Plan Approval \$2200	\$550.00	\$550.00
	Site Plan Amendments SF	\$3,850.00	\$3,850.00
	Admin Processing	\$200.00	\$200.00
	Total for Invoice INV-00096487	\$4,650.00	\$4,650.00
NOT INVOICED	Public Notice Fee - Two Public Hearings	\$0.00	\$0.00
	Total for Invoice NOT INVOICED	\$0.00	\$0.00
	Grand Total for Plan	\$4,650.00	\$4,650.00

**NOTICE OF PUBLIC HEARING
THE PLANNING AND ZONING BOARD
City of Boca Raton, Florida hereby gives notice:
6:00 P.M. on October 15, 2026**

**Police Administration and Training / Fire Rescue Administration
6500 Congress Avenue, Boca Raton, FL 33487**

The Planning and Zoning Board will consider for recommendation to City Council:

Case No. SPA-06-15R1/CIMD

A resolution of the City Council of the City of Boca Raton considering, for the approximately 5.03 acre property generally located at 1075 and 1095 Northwest Broken Sound Parkway, an application for an amendment to an approved site plan (Planning and Zoning Board Resolution No. 06-28) for a Commercial Industrial Multifamily Development (CIMD) to authorize the construction of a new eight (8)-story, 97-unit, approximately 185,219 square foot multifamily residential building which will include ten (10) percent affordable housing units (or 10 units), with an integrated two (2)-level, approximately 89,976 square foot parking structure, and a separate 2,100 square foot commercial building to include retail/restaurant uses, with associated on-site and off-site improvements; providing for repealer; providing an effective date.

If you have any questions regarding this matter, please email the project planner, Jacob German, via email at:



All quasi-judicial public hearings are conducted pursuant to the Quasi-Judicial Public Hearing Procedures that are posted on the City's website and a copy can be obtained from the City Clerk.

jgerman@bocaraton-fl.gov

NOTICE: If any decision of the Planning and Zoning Board affects you, and you decide to appeal any decision made at this meeting with respect to any matter considered, you will need a record of the proceedings and, for such purposes, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This NOTICE is required by State Law. If you desire a verbatim transcript, you shall have the responsibility, at your own cost, to arrange for the transcript.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact the Office of the City Clerk at 393-7740 at least three business days prior to the proceeding (whenever possible) to request such accommodation.