



The Residences of Boca IDA Amendment



CRP-22-01R1

**Community Redevelopment Agency
October 26, 2026**

PROPERTY LOCATION

Approximately 2.1 acres



0.45 Acres



1.64 + 0.45 Acres



REQUEST: IDA CRP-22-01R1 Amendment to:

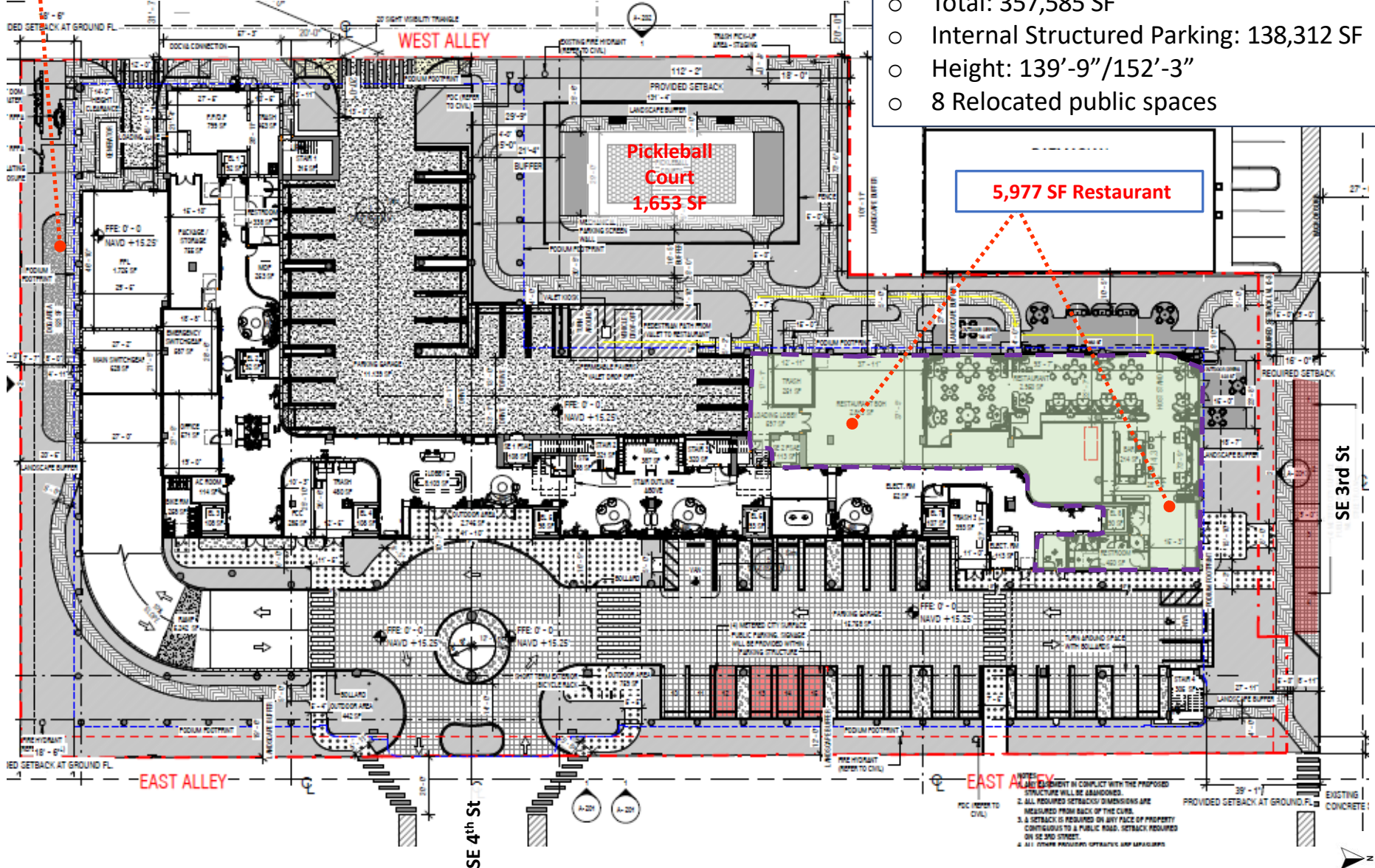
- Reduce the number of residential units from 190 to 133 units (a reduction of 57 residential units).
- Increase the size of the building from 338,131 square feet to 357,585 square feet (an increase of 19,454 square feet).
- Include 5,977 square feet of Retail (High) for restaurant use.
- Increase the internal structured parking from 131,089 square feet to 138,312 square feet (an increase of 7,223 square feet).
- Increase the maximum height from 133 feet, four (4) inches, to 139 feet, 9 inches (an increase of six (6) feet, five (5) inches), along with an increase of height of the architectural features, from 148 feet, four (4) inches to a maximum total height not exceed 152 feet, three (3) inches (an increase of three (3) feet, eleven inches).
- Modify certain elevations.
- Reduce open space from 38,219 square feet to 36,921 square feet (a reduction of 1,298 square feet).
- Relocate eight (8) existing surface parking spaces from SE 4th St., and
- Authorize other on-site and off-site improvements throughout the property.

**Dog Park
523 SF**

Loading Area

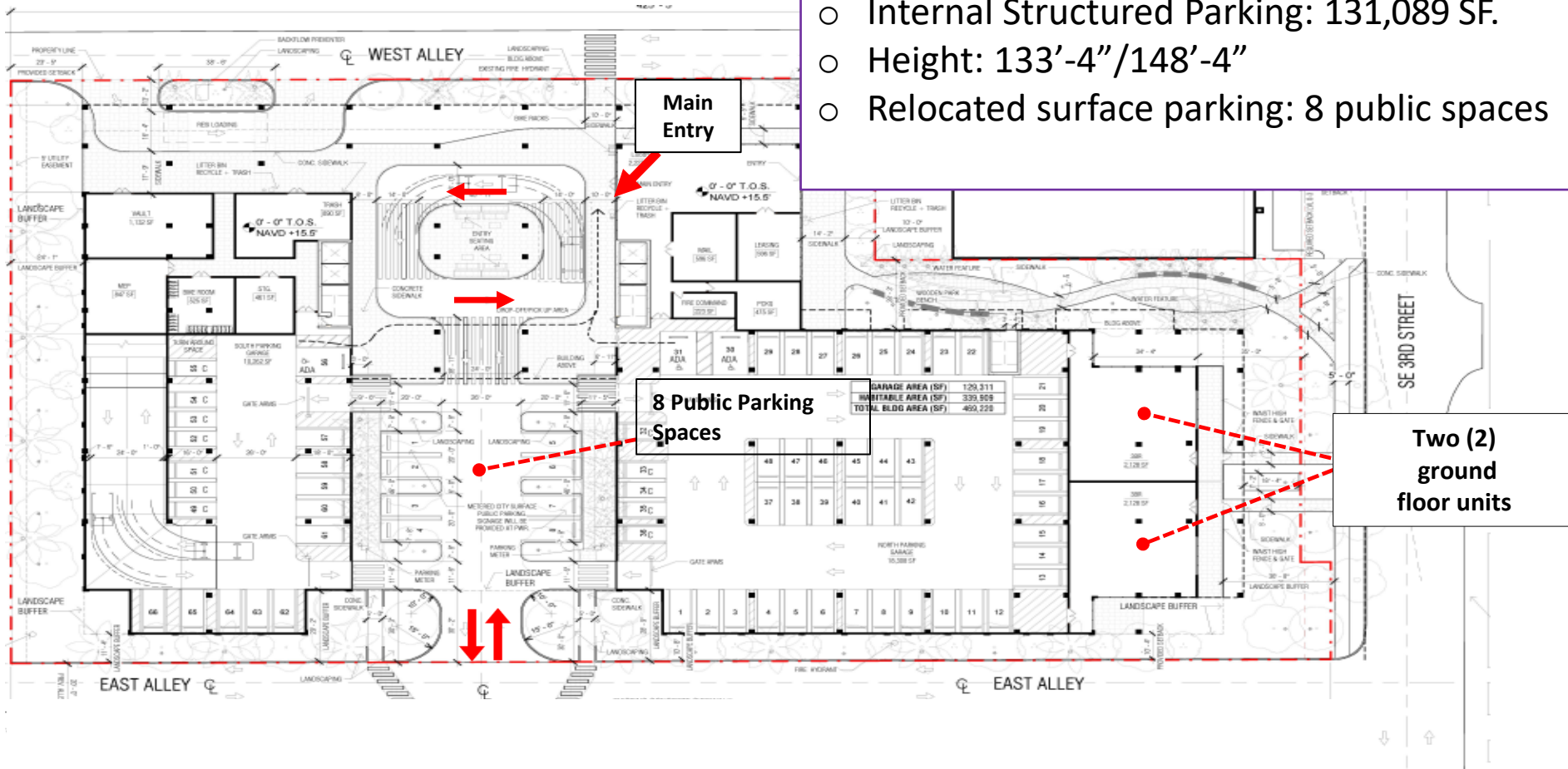
SITE PLAN

- 12-story, 133-unit residential building
- Restaurant: 5,977 SF
- Total: 357,585 SF
- Internal Structured Parking: 138,312 SF
- Height: 139'-9"/152'-3"
- 8 Relocated public spaces



PREVIOUSLY APPROVED SITE PLAN

- 12-story, 190-unit residential building
- Totaling 338,131 SF.
- Internal Structured Parking: 131,089 SF.
- Height: 133'-4"/148'-4"
- Relocated surface parking: 8 public spaces



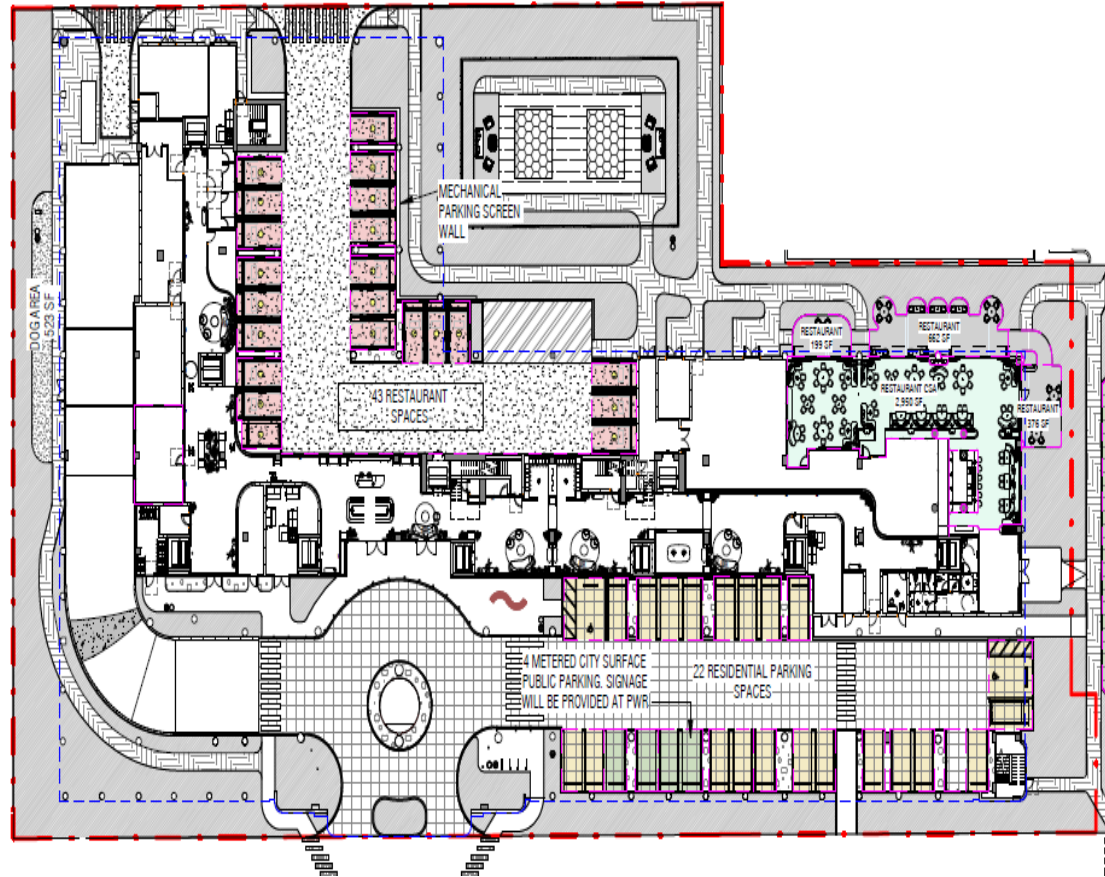
Required: 40 percent
Provided: 40 percent

 OPEN TO SKY
 OPEN COVERED



Parking

- 318 parking spaces are required.
- 322 parking spaces are provided.
- Three (3) floors totaling 138,312 SF.
- Valet parking is provided for all mechanical spaces.
- Valet operations are located in the western parking structure for restaurant patrons.
- Valet operations are also provided at the main entrance for residents.



TRAFFIC

TRIP GENERATION			
	Daily	AM Peak Hour	PM Peak Hour
Approved IDA 190 DU	847	72	72
Proposed IDA 133 DU 5,977 SF Restaurant	815	71	70
Net New Driveway Trips	-32	-1	-2

Spanish River Land Company, Plat A, Plat Book 16, Page 27, of the Public Records of Palm Beach County



East Elevation



West Elevation



COLORED RENDERINGS



CAB RECOMMENDATION

September 15, 2026

Recommended Approval (5-0)

PLANNING AND ZONING BOARD

RECOMMENDATION

October 15, 2026

Recommended Approval (6-0)

FINDINGS/RECOMMENDATION

The proposed 12-story residential building with 5,977 square feet of restaurant use and internal structured parking are consistent and compatible with adjacent land uses.

The Project complies with Ordinance No. 4035.

The Development Services Department recommends **APPROVAL** of the Amendment to the Individual Development Approval (IDA).

The City's Urban Design Consultant, Complete Cities Planning Group, reviewed the Project and found it to be consistent with Ordinance No. 4035.



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