



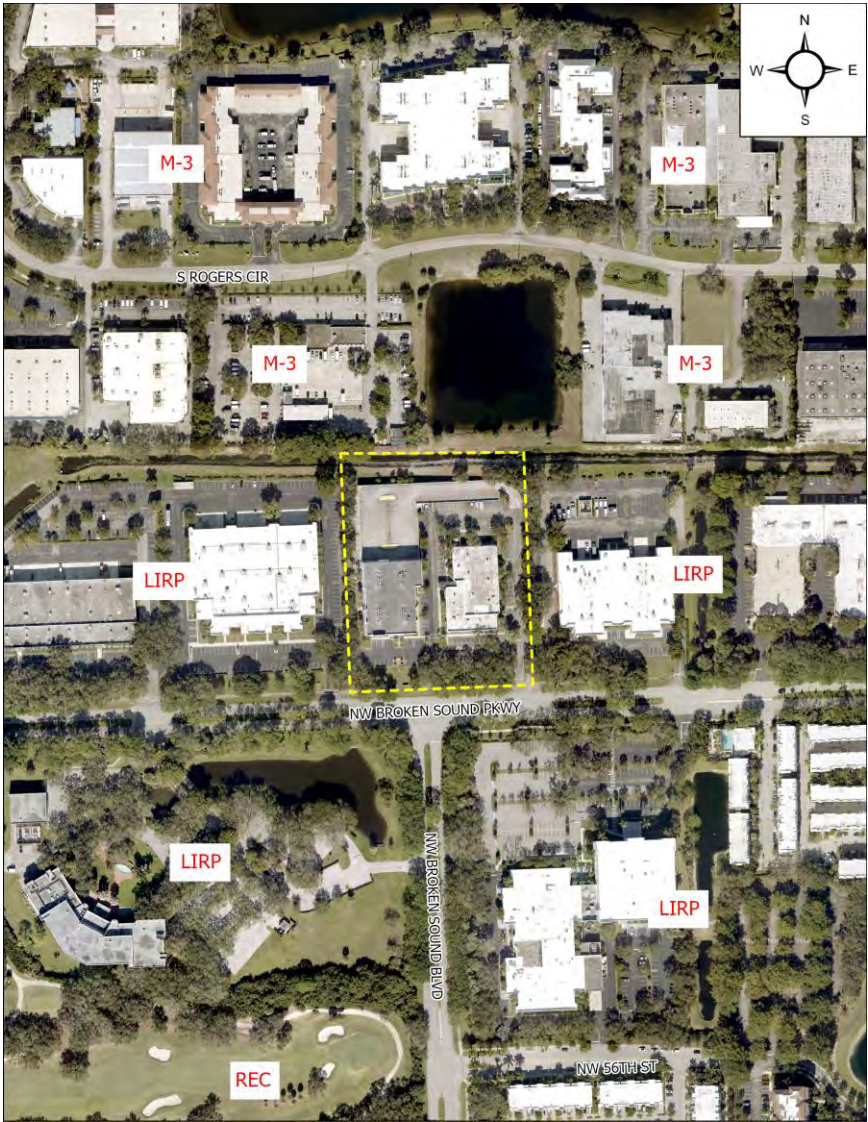
Park Tower at Broken Sound



SPA-06-15R1/CIMD

City Council
October 13, 2026

PROPERTY LOCATION – 1075 & 1095 NORTHWEST BROKEN SOUND PARKWAY



BACKGROUND / HISTORY

1980: The existing one (1)-story office building was constructed.

1984: A new two (2)-story building and one (1)-story addition to the existing building were approved, but not constructed.

2006: The existing three (3)-story building with a warehouse/storage component, and a two (2)-level parking structure were constructed.

APPLICANT'S REQUEST

Commercial Industrial Multi-Family (CIMD) Site Plan Amendment to:

- Replace the existing 1-story light industrial facility with a new 8-story, 97-unit, approximately 185,219 square foot multifamily residential building
- Include 10 percent affordable housing units (or 10 units)
- Includes an integrated, 2-level, approximately 89,976 square foot parking structure
- A separate 2,100 square foot retail/restaurant building
- Implement on-site and off-site improvements, including:
 - New Main Entry Driveway
 - New 8-foot-wide shared use path
 - Landscape enhancements
 - Hardscape upgrades







ELEVATIONS



ELEVATIONS



OVERALL SITE ELEVATION



STAFF RECOMMENDATION

Staff recommends approval of the Application for the following reasons:

1. The Application will provide an additional 97 rental dwelling units in the City, with 10 being affordable
2. This Application is consistent and compatible with the adjacent land uses.
3. This Application, as designed, supports goals, objectives, and policies in the Comprehensive Plan related to pedestrian, bicycle, and transit mobility.
4. This Application complies with all applicable Code requirements, except that the parapets will need to be revised.

The Development Services Department recommends **APPROVAL** of the Site Plan Amendment, subject to the conditions.

BOARD RECOMMENDATIONS

CAB: **June 16, 2026** – Approval with Conditions **(5-0)**.

PZB: **October 1, 2026** – Approval **(5-0)**.

Thank you.



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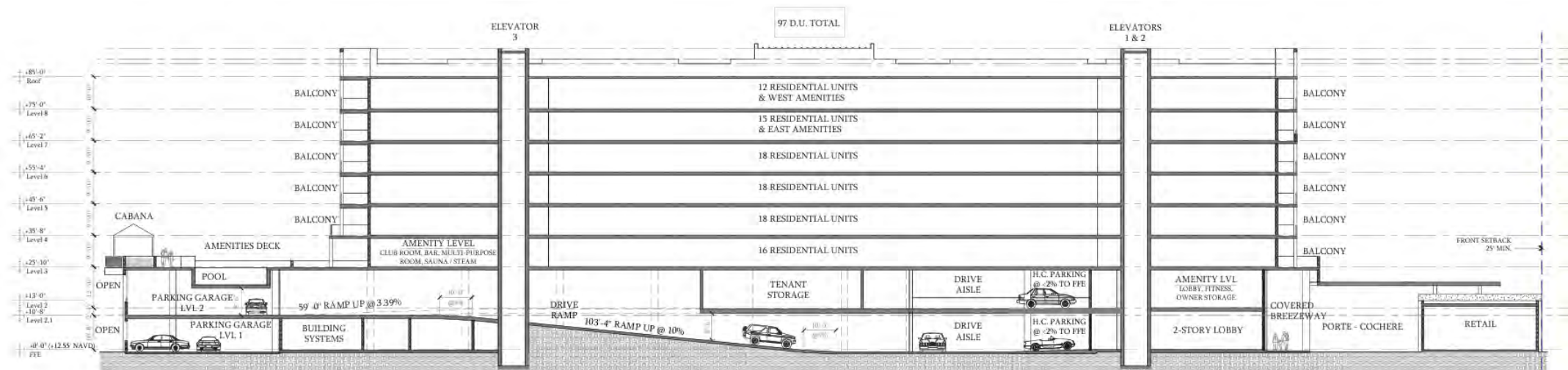
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HEIGHT OF BUILDING

‘Height of Building’ or ‘Height of Structures’ as defined in Section 28-2:

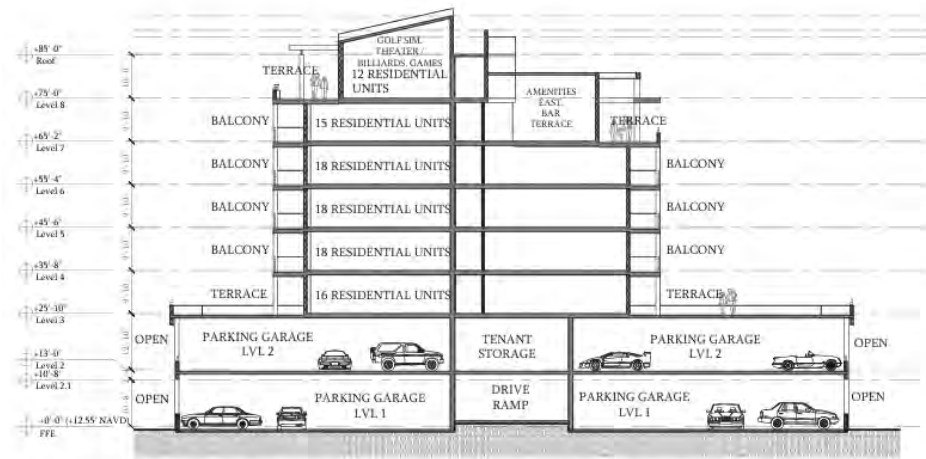
The vertical distance from the established grade to the highest point of the structures (excluding utility poles) or of the roof surface if a flat roof, to the deck line for mansard roofs, and to the mean height level of a single continuous roof line between eaves and ridges for gable, hip and gambrel roofs. However, at no time shall the foregoing definition permit the highest point of the building or structure attached to a building to exceed the maximum height by more than 10 feet. Uninhabitable scenery lofts, towers, cupolas, steeples and domes, collectively not exceeding in gross area, at maximum horizontal section, 30 percent of the roof area, flagpoles, airplane beacons, broadcasting towers, antennas, chimneys, stacks, tanks, elevator or stair bulkheads and roof structures used only for ornamental or mechanical purposes, need not be included in measuring the height of a building or structure. **Parapet walls may extend not more than 5 feet above the allowable height of a building.**

CROSS SECTIONS



SECTION A - NORTH-SOUTH

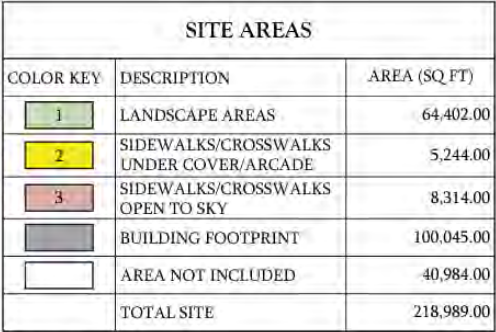
SCALE: 1/16" = 1'-0"



SECTION B - EAST-WEST

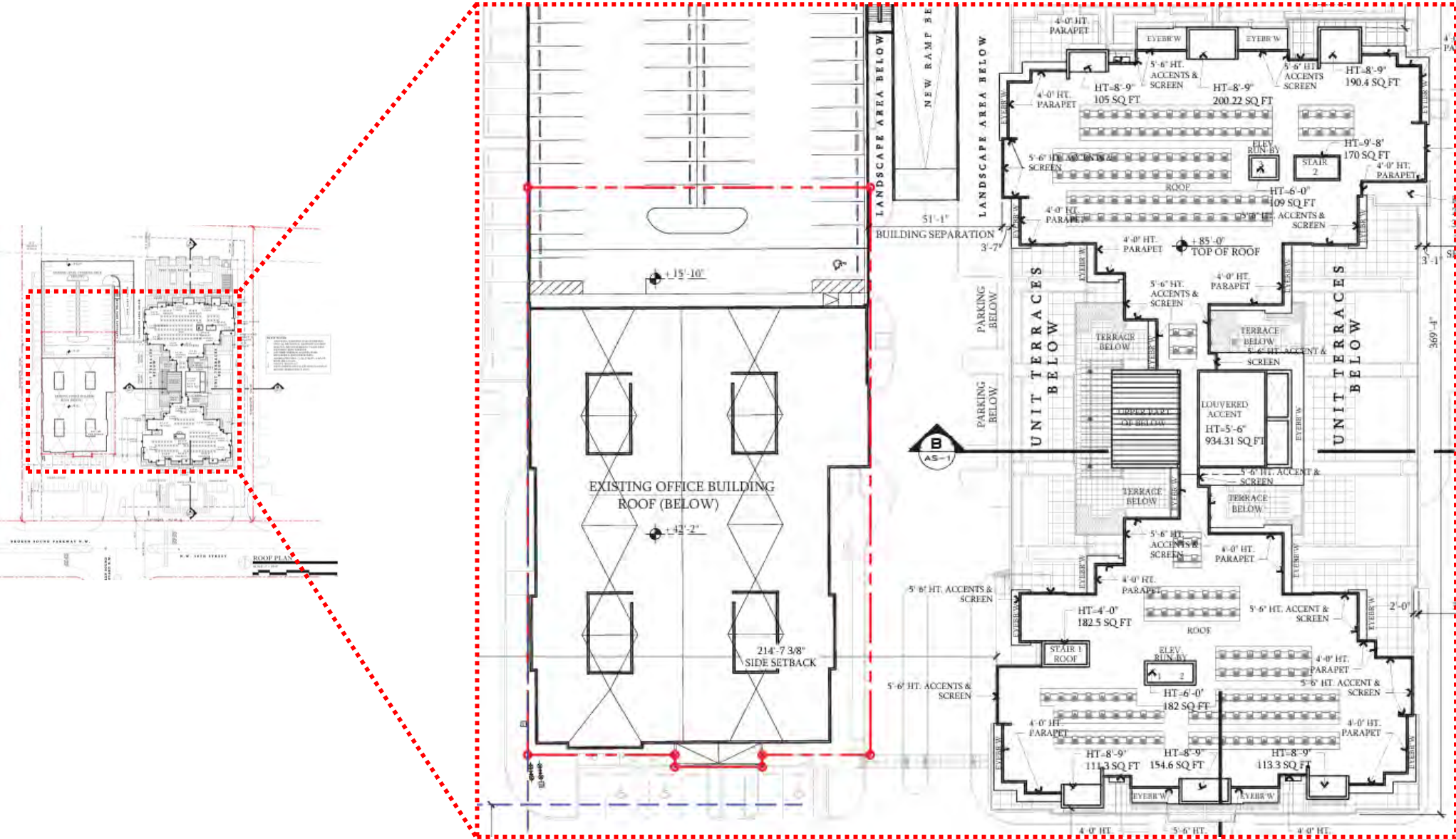
SCALE: 1/16" = 1'-0"

CITY OF
Boca Raton
DEVELOPMENT SERVICES



REQUIRED
OPEN SPACE = 54,747.22 (25% OF SITE)

ROOF PLAN



UNIT TYPES

