



CITY OF Boca Raton

Resolution No. 122-2026

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MEMORANDUM

CITY COUNCIL

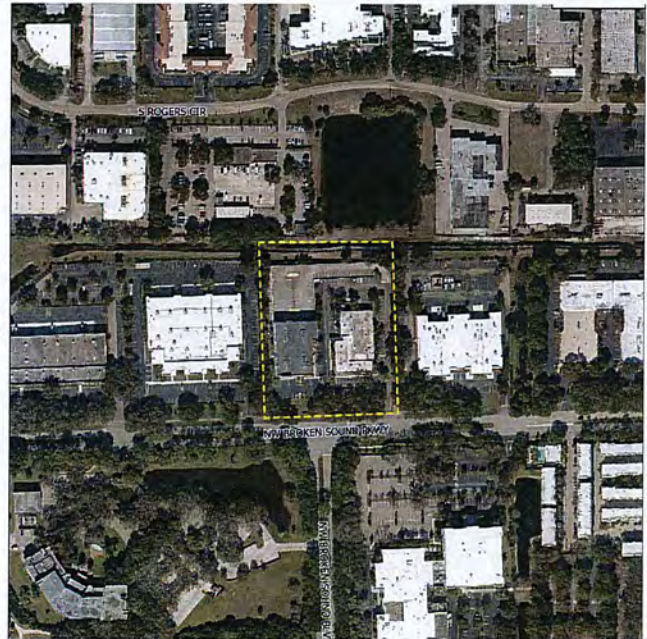
DATE: September 29, 2026
FROM: Mark Sohaney
City Manager *So*
SUBJECT: **Park Tower at Broken Sound CIMD**
SPA-06-15R1/CIMD/PZSPA-2025-00025

LOCATION: 1075 & 1095 NW Broken Sound Parkway
SITE AREA: 5.03 acres
APPLICANT/AGENT: 1075 NW Broken Sound Parkway LLC & 1095 Broken Sound LP / Vander Ploeg & Associates
OWNER: 1075 NW Broken Sound Parkway LLC & 1095 Broken Sound LP
EXISTING LAND USE: Office Building
FUTURE LAND USE CATEGORY: PM Planned Mobility
ZONING DISTRICT: Light Industrial and Research Park

APPLICATION REQUEST(S)

Site plan amendment for a Commercial Industrial Multifamily Development, 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 retail/restaurant building, with associated on-site and off-site improvements.

SUBJECT PROPERTY LOCATION MAP



Staff Recommendation:



Approval with conditions



Denial

STAY CONNECTED   

- AN EQUAL OPPORTUNITY EMPLOYER -



I. SUMMARY AND PROJECT DESCRIPTION

1075 NW Broken Sound Parkway LLC (owner of the approximately 4.37-acre property generally located at 1075 Northwest Broken Sound Parkway) and 1095 Broken Sound LP (owner of the approximately 0.66-acre property generally located at 1095 Northwest Broken Sound Parkway) (collectively, the "Applicant") is requesting to amend the previously approved site plan (Resolution No. 06-28/SPA-06-15) for the approximately 5.03-acre property generally located at 1075 and 1095 NW Broken Sound Parkway ("Property") that authorized the development of the existing three (3)-story, approximately 50,354 square foot office building and a 7,055 square foot incidental warehouse/storage component, with a two (2)-level parking structure ("Office Building Development"), to approve a Commercial Industrial Multifamily Development ("CIMD"). The proposed CIMD would include an eight (8)-story, 97-unit, approximately 185,219 square foot multifamily residential building with a height of 85 feet (total height of 93 feet, nine (9)-inches including additional architectural features), that includes ten (10) percent of the units (or ten (10) units) as affordable housing (as such are defined in the Code), with a two (2)-level, approximately 89,976 square foot integrated parking structure (the "Multifamily Residential Building"), and a separate 2,100 square foot commercial building that includes retail/restaurant (the "Commercial Component"), with associated on-site and off-site improvements (collectively, the "Application").

The Property consists of two (2) separate parcels (PCNs: 06424701030080010 & 06424701030080020), where one (1) parcel ("1095 Property") is situated within the other parcel ("1075 Property"). On the Property is the existing Office Building Development, with the three (3)-story office building component situated within the 1095 Property, and the incidental warehouse/storage component situated on the 1075 Property. The two (2)-level parking structure is situated within both properties with a ramp that stretches across the northern portion of the 1075 Property. There is an existing one (1)-story, approximately 20,476 square foot, light industrial building located entirely within the 1075 Property, that will be demolished with this Application. The existing three (3)-story office building will not be modified by this Application; however, warehouse/storage component will be reduced by approximately 788 square feet (from 7,055 square feet to 6,267 square feet of warehouse/storage), and the ramp to the existing two (2)-level parking structure will be shortened, removing 17 parking spaces and relocating the ramp entrance. There are minor modifications to the existing surface parking lot that partially lie within the 1095 Property which includes the removal of 14 parking spaces due to the relocation of the dumpster enclosure and the reconfiguration of the interior drive aisle.

The Multifamily Residential Building will be located along the eastern portion of the Property. The Multifamily Residential Building includes a separate, free-standing 2,100 square foot Commercial Component, which fronts Northwest Broken Sound Parkway. The Commercial Component is separated from the Multifamily Residential Building by an approximately 25-foot-wide paved driveway on the ground level, but is connected to the Multifamily Residential Building with a canopy. There are other ground-level building amenities within the Multifamily Residential Building, including the leasing office and fitness/wellness center. There is an additional amenity area located on the third floor, adjacent to the pool towards the northern portion of the Property and there are additional entertainment areas and outdoor terraces located on the seventh and eighth floors.

This Application also includes off-site improvements, which include the installation of a new eight (8)-foot-wide shared-use path (which will incorporate the existing seven [7] Ficus Benjamina trees as street trees) and the construction of a new fourth leg to the existing intersection of Northwest Broken Sound Boulevard and Northwest Broken Sound Parkway, where Northwest Broken Sound Boulevard will continue north by approximately 18-feet, three (3)-inches (the "Main Entry Drive") to the Property line. The new Main Entry Drive will consist of a new full-access driveway. As a result of the new Main Entry Drive, the Applicant has reconfigured the internal circulation to revise the one (1)-way drive aisle that bisected the Property, to a two (2)-way driveway with a median with landscaping that includes a median crossing for pedestrians between the Office Building Development and the Multifamily Residential Building. The shared-use path will run along the southern Property line and will include

direct connections to the Office Building Development and the Commercial Component of the Property. The existing Ficus Benjamina located within the Northwest Broken Sound Parkway right-of-way is proposed to remain as part of this Application. However, according to information submitted to the City by the Applicant, some of these trees are in “poor” or “very poor” condition, making their viability for meeting the CIMD street tree requirement questionable, particularly as the Application proposes removal and replacement of a sidewalk immediately adjacent to these trees. The Applicant, despite repeated requests from City staff, has declined to submit a certified arborist report, including a root excavation and tree risk assessment, detailing the feasibility of root pruning and sidewalk removal adjacent to these existing trees. As such, a condition of approval has been included in the accompanying site plan resolution, which will require the Applicant, prior to the issuance of a main use building permit, to submit a certified arborist report, including root excavation findings and a tree risk assessment detailing the condition, root structure, and feasibility of root pruning and sidewalk removal adjacent to the existing street trees. The Applicant will also provide a utility report identifying the locations and depths of underground utilities. The Development Services Director will determine, upon receiving these analyses, whether any of the existing street trees are healthy and can remain or will require replacement. If poor tree conditions or utility conflicts are identified, the Applicant will be required to replace the affected street trees in accordance with the Engineering Design Standards Manual (“EDSM”) and City Code Chapter 27, and resolve any associated utility conflicts, which may – it is unknown at this point due to the Applicant’s decision not to address the issue during the site plan review process – include relocation of utilities, which may be entail significant time, effort and expense.



II. BOARD RECOMMENDATIONS

A. RECOMMENDATION FROM THE COMMUNITY APPEARANCE BOARD

This Project was heard at the June 16, 2026, Community Appearance Board (“CAB”) meeting for a formal recommendation of its architectural elevations and landscaping to the City Council. The CAB recommended approval by a vote of 5-0, with the conditions that the Applicant change the color of the metal roof to match either the color ‘Agreeable Gray’ (Shermin-Williams Color No. 7029) or ‘Pavestone’ (Shermin-Williams Color No. 7642), as depicted in the color palette on the elevation sheets and to enclose the exterior staircase located at the northeast corner of the Multifamily Residential Building with walls in lieu of railings. As such, staff has incorporated these conditions of approval in the accompanying site plan resolution.

B. RECOMMENDATION FROM THE PLANNING AND ZONING BOARD

This Application will be heard at the October 1st Planning and Zoning Board meeting. An update on the Planning and Zoning Board’s recommendation will be provided after the meeting.

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III. BACKGROUND

A. PROPERTY CONTEXT

Industrial to the North

Adjacent to the Property is an industrial building.

Zoning = M-3 (Manufacturing Industrial District)
FLU = Manufacturing Industrial (IM)

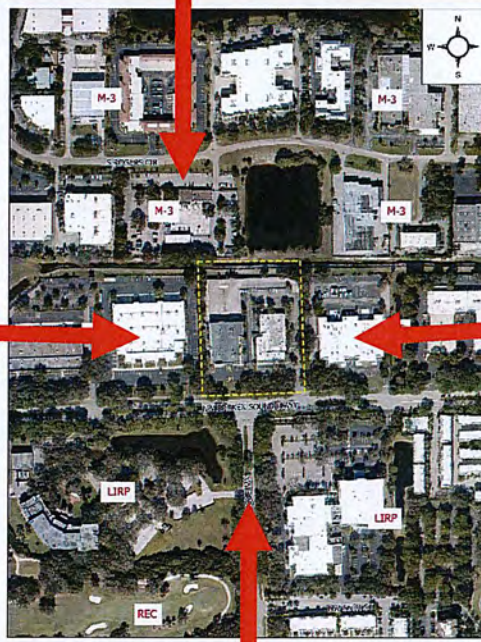


Light Industrial to the West



Adjacent to the Property is a light industrial building.

Zoning = LIRP (Light Industrial Research Park)
FLU = Planned Mobility (PM)



Light Industrial to the East



Adjacent to the Property is a light industrial building.

Zoning = LIRP (Light Industrial Research Park)
FLU = Planned Mobility (PM)

Office Building to the South

Across the street is an Office Building

Zoning = LIRP (Light Industrial Research Park)
FLU = Planned Mobility (PM)



DISCLAIMER: Photos are intended to provide context and show the physical improvements on the subject property and environs. They are not intended to demonstrate parking demand, traffic intensity or other time sensitive impacts.

SOURCE: Street Smart by Cyclomedia, dated May 2026

B. HISTORY

- On April 3, 1980, the Planning and Zoning Board ("Board") adopted Resolution No 80-7 (SPA-80-07) authorizing a site plan for the construction of a one (1)-story, approximately 20,600 square foot light industrial facility.
- On August 30, 1984, the Board adopted Resolution No. 84-46 (SPA-84-37) amending the previous site plan authorizing the construction of a new two (2)-story, approximately 12,800 square foot light industrial building and a new one (1)-story, approximately 17,272 square foot building addition to the existing building. Since these improvements were not constructed, this approval expired.
- On October 19, 2006, the Board adopted Resolution No. 06-28 (SPA-06-15) authorizing a site plan to construct a three (3)-story, approximately 50,354 square foot office building with a 7,055 square foot warehouse component, with a two (2)-level parking structure and other associated site improvements.

C. COMMUNITY OUTREACH AND PUBLIC INPUT

The Applicant has indicated that no community outreach has been conducted as part of the Application.

D. PUBLIC NOTICE

Pursuant to [Section 28-8](#), Code of Ordinances, the following notices were provided:

- 10-day mailer notice to owners of properties within 500 feet radius of the Property.
- Posting of Property 10 days prior to public hearing date.
- Pursuant to Section 50.0311(6), Florida Statutes, the City of Boca Raton utilizes Palm Beach County's designated publicly accessible website to publish legally required advertisements. A 10-day notice will be provided on that website for this Amendment.

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IV. ZONING/DIMENSIONAL REQUIREMENTS

A. DIMENSIONAL REQUIREMENTS OF RESIDENTIAL BUILDING

		CIMD/LIRP		Proposed
		Minimum ⁽¹⁾	Maximum ⁽¹⁾	
Yards (Setbacks)				
Yards (Setbacks) ⁽²⁾	Street Front (South)	25'-0"	N/A	96'-3"
	Rear (North)	25'-0"		60'-0 3/8"
	Side (West)	15'-0"		214'-7 3/8"
	Side (East)	15'-0"		31'-5"
Development Parameters				
Height of Building		N/A	85'-0"	85'-0" (93'-9", including architectural features) ⁽⁵⁾
Density		N/A	20 Units per Acre ⁽³⁾	19.2 Dwelling Units per Acre
Floor Area Ratio		N/A	1.0	0.99
Plot Size		25,000 sq ft	N/A	218,989 square feet or 5.03 acres
Plot Coverage		N/A	40%	32.25%
Open Space 28-1642(4)		25%	N/A	35.60%
Unit Size				
2 Bedroom		750 square feet	N/A	1,165 square feet (minimum)
3 Bedroom		750 square feet ⁽⁴⁾ n/a		1,310 square feet (minimum)

- (1) Dimensional Requirements pursuant to [Chapter 28, Article XV, Division 15 – Affordable and Workforce Housing in Commercial and Industrial Zoning Districts](#)
- (2) Pursuant to [Section 28-1644\(5\)](#), Code of Ordinances, the minimum required yards are applicable to the Property's perimeter for the Multifamily Residential Building and all other buildings on the development site shall continue to be subject to the minimum yard requirements applicable pursuant to the underlying zoning district regulations.
- (3) Maximum: 20 dwelling units per acre when 10% or more are Affordable Housing Units ([Section 28-1644\[1\]\(a\)](#)).
- (4) There is no minimum floor area for three-bedroom in a CIMD, therefore the two-bedroom minimum is applicable.
- (5) Pursuant to the definition of "Height of Building", at a maximum horizontal section, 30 percent of the roof area,...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.

The Commercial Component of the Application is setback approximately 25-feet, one (1)-inch from the southern Property line. There are no other modifications to the existing yards (setbacks) provided by the existing Office Building Development, with the exception of the modifications to the parking structure; however, those modifications have no impact on the existing setbacks.

B. UNIT QUANTITY BY UNIT TYPE

Unit Type	Number of Units	Percentage of Total
Two Bedroom	52	53.6%
Three Bedroom	45	46.4%

C. AFFORDABLE AND WORKFORCE UNITS

	Affordable/Workforce Requirement	Total Affordable	Total Workforce
Minimum Required	10% or 10 units	10 units	0 Units
Provided	10 units	10 units	0 Units

According to [Section 28-1644\(13\)](#), Code of Ordinances, the type of affordable dwelling units (by number of bedrooms) and quantity of such affordable dwelling units in a CIMD shall be approximately proportional to the type of market rate units. The number of Affordable and Workforce Units by number of bedrooms is proportional to the total number of units. For example, two (2)-bedroom units represent 53.6 percent of all units (as shown above in the table in Section III. B. Unit Quantity by Unit Type and 50.0 percent of affordable as shown in the table below.

	10% Affordable	Total Affordable	Percent of Affordable
Two Bedroom	50%	5 Units	50.0%
Three Bedroom	50%	5 Units	50.0%

D. PROXIMITY TO NON-RESIDENTIAL USES

- Minimum: (i) At least 5,000 square feet, or (ii) ten percent (10%) of the total square footage of the CIMD up to 25,000 square feet. Such non-residential component shall be devoted to one or more distinct, independent (rather than accessory) uses (office, restaurant and/or retail sales, or services); a minimum of 2,000 square feet of such non-residential uses shall be restaurant and/or retail sales, or services shall be located on the ground floor of the CIMD. Where ground floor and/or retail sales or services are included in the CIMD, up to 5,000 square feet of such uses shall be excluded for purposes of calculating minimum required parking ([Section 28-1644\[2\]\[b\]](#), Code of Ordinances).
- Existing: 50,354 square feet of office located on the Property.
- Proposed: 2,100 square feet of retail sales/restaurant located on the ground floor of the CIMD.

E. PARKING

Use	Required Vehicular Rate ⁽¹⁾⁽²⁾⁽³⁾	Required Vehicular Parking	Provided Vehicular Parking	Required Bicycle Parking ⁽¹⁾⁽²⁾	Provided Bicycle Parking	Provided Electric Vehicle (“EV”) Parking
Two Bedroom (52 DU)	2 spaces per unit	104 spaces	363 Spaces	5% of Required Parking or 10 Spaces	14 spaces	10 EV Ready Spaces
Three Bedroom (45 DU)	2 spaces per unit	90 spaces				
Office (48,479 SF) ⁽⁴⁾	1 Space per 200 SF for 1 st 4,000 SF (20 Spaces), 1 Space per 300 SF over 4,000 SF (149 Spaces)	169 Spaces		5% of Required Parking (9); 80% Long Term (7), at least 5% Short Term (1)	35 Spaces (7 Long Term Parking Spaces)	
Warehouse/Storage (6,267 SF)	1 Space per 750 SF	9 Spaces		5% of Required Parking or 1 Space		
SUBTOTAL	-	372 spaces		-	49 Spaces	
TOTAL	90% of Non-CIMD requirement	335 spaces	363 spaces	27 spaces	49 spaces	10 spaces

(1) Required vehicular and bicycle parking is set forth in [Section 28-1655\(b\)](#), Code of Ordinances.

(2) For a CIMD, parking shall be provided at 90 percent of the required rate – [Section 28-1644\(12\)\(a\)](#), Code of Ordinances.

(3) For a CIMD, up to 5,000 square feet of restaurant and/or retail sales or services shall be excluded for purposes of calculating minimum required parking – [Section 28-1644\(2\)\(b\)](#), Code of Ordinances.

(4) Pursuant to [Section 28-307\(2\)\(a\)](#), Code of Ordinances, the floor area is the sum of the gross areas of the horizontal plane of each story of a building measured from the interior faces of the exterior walls.

F. ACCESS

The Applicant is proposing to modify vehicular access to the Property by adding the new Main Entry Drive, which would be the fourth leg to the intersection of Northwest Broken Sound Boulevard and Northwest Broken Sound Parkway. There is an existing driveway located at the southeast corner of the Property that is not proposed to be altered with this Application. The new Main Entry Drive is considered an intermediate, full access driveway. This driveway requires two (2), 12-foot egress lanes and one (1) 14-foot ingress lane with a four (4)-foot median, and requires a driveway reservoir distance of 50-feet, which the proposed driveway exceeds. There are no right-turn lanes required at this driveway.

The Main Entry Drive provides a connection to both the Multifamily Residential Building and Office Building Development within the Property. There are two (2) interior access points to the Multifamily Residential Building parking structure, and three (3) interior access points to the Office Building Development parking structure, including the ramp to the second level. There is an egress driveway along the western Property line for the Office Building Development, and there is an ingress/egress driveway for the Multifamily Residential Building along the eastern Property line that connects to the existing eastern driveway connection.

The Applicant also proposes a new eight (8)-foot wide shared-use path along the southern Property line. This shared-use path will include a new direct connection to the Commercial Component, which connects to the Multifamily Residential Building. There is an existing connection from the shared-use path to the Office Building Development that is not proposed to be modified as part of this Application.



V. MOBILITY

A. MULTI-MODAL TRANSPORTATION

The Property is within reasonable proximity to multi-modal transportation systems, including the Boca Raton Tri-Rail station, which is approximately 1.1 miles southeast of this Property, and can be reached via The Park at Broken Sound Shuttle ("TPABS"). TPABS is a free service that provides access to the surrounding area and operates during business hours Monday through Friday. These transit services, combined with ride-sharing and micro-mobility options, support first and last-mile connectivity. There is an existing TPABS stop located along the south side of Northwest Broken Sound Parkway, approximately 585 feet in walking distance from the Property. The Tri-Rail station provides regional rail access to Miami, Fort Lauderdale, and West Palm Beach. Public transportation options include Palm Tran bus routes along Yamato Road, such as Route 94, which serves the Tri-Rail station and connects to Florida Atlantic University ("FAU") and the City's Downtown. Overall, the Property's proximity to rail and bus networks positions it as an accessible location for multi-modal transportation and transit-oriented development.

This Application will result in the construction of a new eight (8) foot-wide shared-use path along Northwest Broken Sound Parkway. This shared-use path will replace an existing approximately six (6)-foot-wide sidewalk. As previously discussed, the Applicant is not proposing to remove any of the existing street trees; however, in the event that the trees are determined to require replacement, then the Applicant would be required to replace the affected street trees in accordance with the EDSM and City Code of Ordinances. The shared use path will provide separate access to both the Office Building Development and the Commercial Component, which has access to the Multifamily Residential Development. The Applicant is proposing enhanced landscaping along the Property's frontage and enhanced hardscaping around the Commercial Component. There is a crosswalk along Northwest Broken Sound Parkway, where the City has included a condition of approval in the accompanying site plan resolution to be improved with an LED-enhanced stop sign and other roadway pavement markings along Northwest Broken Sound Parkway and Northwest Broken Sound Boulevard.

B. TRAFFIC

Further details concerning mobility are available in the Applicants' Narrative Package. The Applicant's traffic consultant, JMD Engineering, Inc., prepared a traffic study dated September 17, 2026, and estimated the development's trip generation as provided in the table below:

Scenario	Trip Generation (trips)		
	Daily	AM Peak Hour	PM Peak Hour
Existing Development Office 70,830 SF Warehouse 7,055 SF	702	98	92
Proposed Development Multifamily Residential 97 Units Office 48,479 SF Warehouse 6,267 SF Retail 2,100 SF	930	99	98
Net Difference in Trips (Proposed-Existing)	228	1	6

The proposed Application is expected to result in a net increase of 228 daily trips, an increase of one (1) a.m. peak hour trips and an increase of six (6) p.m. peak hour trips compared to the existing site. Based on the Palm Beach County (PBC) Traffic Division's review and approval letter (issued on August 4, 2025), the Project met the PBC Traffic Performance Standards (TPS) Ordinance, subject to certain conditions, have been incorporated in the recommendations. The Project is liable for fair share road impact fees.

VI. ANALYSIS

A. REVIEW CRITERIA

1. Site Plan

Pursuant to City Code [Section 28-54](#), the Board or City Manager, as applicable, after review of the site plan, application and other materials, shall either approve the site plan, not approve the site plan or approve the site plan with conditions. The city manager or the planning and zoning board, as applicable, shall consider, but the consideration shall not be limited to, the following factors when reviewing a site plan application:

- All code and other technical regulation requirements, and the intent of the Code and the comprehensive plan;
- The method of pedestrian and vehicular ingress and egress;
- Internal traffic circulation and vehicular parking, and the traffic impact upon abutting properties, particularly where the abutting properties are residential;
- Lighting;

- (e) Environmental pollution, including noise (including, but not limited to, compliance with chapter 10 of the City Code), light and air;
- (f) Garbage and refuse collection (including, but not limited to, compliance with chapter 14 of the City Code);
- (g) Surface water drainage (including, but not limited to, compliance with chapter 21 of the City Code);
- (h) Water supply and sewer collection (including, but not limited to, compliance with chapter 17 of the City Code);
- (i) Energy conservation and efficiency;
- (j) Location of structures and uses on the site plan;
- (k) The relationship of the site plan to existing or planned transportation, utility and public facilities, any deficiencies in such locations, and the curing of such deficiencies;
- (l) Compatibility of proposed use with adjacent uses;
- (m) Landscaping and screening, including consistency with all applicable city landscaping requirements;
- (n) Consistency of building architecture with applicable criteria set forth in section 2-130;
- (o) The availability of utility easements to provide municipally franchised electric, telephone, cable television, or other service;
- (p) Any other factor that would promote and further the health, safety, and welfare of the community and the comprehensive plan.

Staff Analysis: Upon review, staff has found that the proposed Application meets the site plan criteria, the Application meets the requirements for a CIMD, and is consistent with the Goals, Objectives and Policies in the City's Comprehensive Plan. The Application increases the number of Affordable Housing units in the City by 10 units. There are no workforce housing units provided with this Application. At this time, there are a total of 1,961 units have been approved in accordance with the maximum number of 2,500 dwelling units allowed, which includes 199 affordable units, plus another 77 workforce housing units approved with other CIMD projects. The Bertani at Broken Sound project is under review at the same time as this Application and is anticipated to be heard on or around the same time. The Bertani at Broken Sound project includes an additional 60 dwelling units, which include six (6) affordable units. If approved, the total number of dwelling units approved (not including the subject Application) would be 2,021, which would include 205 affordable units and 77 workforce housing units approved with other CIMD projects.

B. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Property is designated Planned Mobility (PM) on the Comprehensive Plan's Future Land Use Map and is located within the Northwest District Planning Area on the Planning Areas Map in the Comprehensive Plan. The Application is consistent the [Boca Raton Comprehensive Plan](#) including the PM Future Land Use designation.

Additionally, the Application is consistent with Housing Element Policy HO1.5.3. which states "[w]here affordable housing and workforce housing (as defined in Policy HO.1.5.6) is permitted, the City's Land Development Code may authorize such development in areas zoned for commercial or industrial use at a density of up to 20.0 dwelling units per acre for a development containing ten (10) percent (or more) affordable housing..." Future Land Use Element Policy LU 4.2.3 that require sidewalks to be built along private and public streets abutting a property where feasible; and with Transportation Element Goal TRAN 3.0.0 that requires a property to have "safe, convenient, efficient, continuous, and aesthetically pleasing transportation environment that is conducive to walking, cycling and transit," which will further promote transportation alternatives to vehicular travel.

C. SITE DESIGN/ URBAN DESIGN/ ARCHITECTURE

The proposed site plan introduces an eight (8)-story, 85-foot-tall, Multifamily Residential Building with a two (2)-level integrated parking structure onto a site that has an existing three (3)-story, approximately 50,354 square

foot Office Building Development. The Multifamily Residential Building offers residential amenities throughout the building, with amenities located on the first, third, seventh, and eighth floors, which include the leasing office, a fitness/wellness center, the pool, entertainment areas, and outdoor terraces. The Applicant has classified the proposed architecture style as a “contemporary interpretation of indigenous sub-tropical South Florida architecture.”

The Commercial Component is located as a separate, 2,100 square foot freestanding building, located along Northwest Broken Sound Parkway. The location of the Commercial Component along the front of the Property allows it to be accessible for both the residents and employees on this Property, but also accessible to the residents and employees of the surrounding area.

The proposed Multifamily Residential Building is compatible and complementary to the approved Office Building Development, but does not mirror the same architectural design characteristics of the Office Building Development. The Office Building Development is designed in a more contemporary, minimalist style, with simple rectangular massing and a light, monochromatic color palette which reflects a practical, corporate building typology. The Multifamily Residential Building is designed with a layered façade with various materials with different colors (white, red, reddish-brown, etc.) and a significant amount of glazing. The facade is designed in a Mondrian-Esque grid that adds vertical and horizontal articulation that breaks up the massing. This structure includes a mixed-use podium base on the ground level with large storefront-style windows. Overall, the Multifamily Residential Building aligns itself with modern urban residential architecture.

This Application proposes to retain the existing Ficus trees along Northwest Broken Sound Parkway as well as many of the existing canopy trees along the western and eastern Property lines. A majority of the canopy trees are either existing trees or relocated trees. Most of the new landscaping are located along the Property frontage near Northwest Broken Sound Parkway and around the perimeter of the Multifamily Residential Building, which includes new trees, palms, shrubs, and groundcover consisting primarily of Green Buttonwoods trees, Eagleston Hollies, Alexander palms, Date palms, and Royal Palms.

D. LAND USE COMPATIBILITY

The proposed Multifamily Residential Building as part of this Project is consistent and compatible with the other office buildings within the LIRP district and the Park at Broken Sound. The immediate surrounding properties include a mix of the following CIMD projects, office, light industrial, and warehouse and manufacturing: to the north of the Project is are two, one (1)-story buildings that consist of warehousing and manufacturing uses and a retention lake; to the southwest is a property with an existing office building, but has an active approval for a CIMD project which includes a 287 unit, multifamily residential building and an office building (this property currently has an active application in for review that consists of revising the approved eight (8)-story office building to two [2] office/light industrial buildings) and to the southeast is an office building; to the east is a light industrial building; and to the west is another light industrial building. The properties located to the north are zoned M-3 with a future land use designation (“FLU”) of IM and the properties to the south, east, and west are zoned LIRP and have a FLU designation of PM. Staff has found this Project to be compatible with the properties adjacent to the Project.



VII. FINDINGS

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

Document originated by: Jacob German, AICP, Senior Planner



Vander Ploeg and Associates, Inc.

architects and planners

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PARK TOWER AT BROKEN SOUND

NARRATIVE:

May 13th, 2026

Project Description:

Name: 1075 Broken Sound Parkway NW

Location: 1075 NW Broken Sound Parkway, Boca Raton, FL 33487

Site Area 1:

190,291 SQ FT = 4.3685 acres (Property of 1075 NW Broken Sound Parkway LLC)

Site Area 2:

28,700 SQ FT = 0.6588 acres (Property of HOLLYWOOD WAREHOUSES 18 LLC)

Total Site Area: 218,991 SQ FT = 5.0273 acres

Existing Use: Office (one 1-story and one 3-story building with attached 2-level parking structure)

Proposed Use: New 8-story Multi-Family Residential, including 2,100 Retail/Service & Existing 3-story Office Building and parking structure to remain.

Scope:

- Demolition of existing parking structure's access ramp and a portion of elevated parking located at the north/east end of the property.
- Build new access ramp to level 2 of existing parking structure, per proposed design.
- New main entry drive along south frontage, generally aligned with Broken Sound Blvd. NW
- Reconfigure N-S driveway located between existing 3-story office building and proposed building, remove 90° parking adjacent to existing 3-story office building.
- New 8-story Multi-family Residential Building (97 dwelling units), including amenities and two levels of parking garage, as well as a retail/service component for a total of 275,747 sq ft
- The following improvements are proposed to take place along the frontage of the property (south property line): New 8-foot wide shared-use asphalt path, including a new public shared-path easement; Relocation of one existing fire hydrant to the west area of the new the west driveway. In addition, new water main connections for the new development will take place at the east driveway. Similarly, the existing Ficus Benjamina trees located in the swale area will be replaced with Eagleston Holly trees (Ilex attenuata 'Eagleston') per landscape plans.

Project Components:

- **Site Layout:**

The site's existing and proposed entry driveways are located along the south of the property, facing Broken Sound Parkway N.W. / N.W. 58th Steet.

The existing 3-story office building to remain is located at the west area of the property, with the attached 2-level parking structure extending toward the north side of the property.

The proposed 8-story building will be located on the east side of the property. The surface parking located immediately south of the new building will be reconfigured. A new covered drop-off area (porte-cochere) is planned at the lobby's main entrance.

The main drive between the existing 3-story office building and the new building will provide access to both parking structures. A new driveway located east of the new building will also provide access to the new building's garage.
- **Building Details:**

The proposed 8-story building is comprised of the following elements:

2-levels of parking	→ 89,976 sq ft → 207 parking spaces
6-levels of dwelling units &	→ 142,381 sq ft → 97 d.u.
Common areas and amenities	→ 42,838 sq ft
8- levels	→ 275,195 sq ft
SUB-TOTAL	+
Retail/ Service component	→ 2,100 sq ft
TOTAL	→ 277,295 sq ft
(Gross area, measured along interior faces of exterior walls per Sec. 28-307 (2)(a))	

Compliance with Zoning and Land Use regulations:

- Zoning: **LIRP** (Light Industrial Research Park)
Future Land Use: **PM** (Planned Mobility)
CIMD (Commercial Industrial Multifamily Development), under Chapter 28-Zoning, Article XV-Supplementary District Regulations -Division 15 – Affordable and Workforce Housing in Commercial and Industrial zoning districts.

The project complies with the minimum required land development regulations of Sec. 28-1644:

Regulation	Required	Provided
Dwelling Unit Density	20.0 d.u. / acre	19.3 d.u. / acre
F.A.R.	1	0.99
Min. Plot Size	25,000 SQ FT	218,991 SQ FT
Max. Build. Ht.	85 feet	85 feet
Min. Front Yard	25 feet	25'-1"Retail / 96'-3" Multifamily
Min. Rear Yard	25 feet	60'-0 3/8"
Min. Side Yard (East) New Building	15 feet	31'-5"
Min. Side Yard (West) Existing Building	35 feet	36'-2 3/8"
Open/green space	25%	35.49%
Parking required (entire site)	354 spaces	363 spaces (See plan SP-2 for detailed parking calculation)

In compliance with the minimum requirements of Section 28-1642 (a) Affordable Housing; the proposed development includes 10 affordable housing units (10.3% of the total) as follows:

TOTAL UNIT MIX

3 BEDROOMS	45 D.U.
2 BEDROOMS	52 D.U.
TOTAL	97 D.U.

10% AFFORDABLE D.U.=	9.70 D.U. →	10 D.U.
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AFFORDABLE UNIT MIX

3 BEDROOMS	5 D.U.
2 BEDROOMS	5 D.U.
TOTAL AFFORDABLE UNITS	10 D.U. DISTRIBUTED

Due to the proposed development's configuration, we are requesting modifications to the following easements:

Nº	Official Records P.B.C.R.		Description	Request
	Book	Page		
1	3240	1322	South 50' Landscape & Buffer Easement	Abandonment of the eastern portion of the easement, along the frontage of the new residential & retail buildings. ±259'-8" L x 50' W (13,155 sq ft – 0.3 acres). See plan EA+AB.
2	3616	861	Ingress/ Egress Easement 48' x 100'	Abandonment of the western 14' W x 100' L of the ingress/egress easement (1,403 sq ft – 0.032 acres). Remaining ingress/ egress easement dimensions: 34' W x 100' L. See plan EA+AB.
3	22428	1366	10' FPL Easement	Abandonment of diagonal portion of easement serving existing 1075 building to be demolished (±126'-6 1/4" L x 10' W; 1,349 sq ft – 0.031 acres) Re-configure portion of the easement, extending to new location of 1095 property transformer, see plan EA+AB.

As required by section 28-1644(1)(b) of the Code of Ordinances, the proposed CIMD provides a mix of uses other than the residential uses that, in aggregate, exceed 10% of the total proposed gross square footage. The non-residential uses are described as follows:

Total Proposed CIMD	242,065	100%
USE	SQ FT	% OF TOTAL
Retail (New)	2,100	0.87%
Residential Building Amenities & Circulation	42,838	17.69%
Office (Existing Building)	48,479	20%
Storage (Existing Building)	6,267	2.58%
Total Non-Residential Uses and Amenities	99,684	41.18% → 42%

*Therefore, a maximum of 10% of the CIMD has been excluded from the F.A.R. calculation, as allowed by 28-1644 (1) (b)

The overall Project is in conformance with the city's ordinance, Section 28-1644(1)(b), as the existing office (50,000 SQ. FT.±) is to remain, and adding a new 2,100 SQ. FT. free-standing commercial building fronting on Broken Sound Parkway in addition to the residential component. This new commercial space is anticipated to attract 1 or 2 service-oriented tenants with convenient on grade parking for the office and residential tenants.

Site Design and Architectural Style:

This new re-development with integrated residential uses, service commercial and offices uses both for this site and the adjacent sites is in concert with the purpose and physical requirements of the CIMD zoning.

The demolition of the existing one-story building and ramp to the second level parking of the existing 3 story office building are the key elements to the re-development of this site. The existing one-story building with

on-grade parking underutilizes this site, and is economically and functionally obsolete, a product of a planning model of 4 to 5 decades ago.

This new site design (and ultimately the new residential building architectural design) provides for “equal-dignity” of the existing office building and the new residential building with a minimal disruption to the existing office building, each reflecting individual free standing building entrances/ exists/ parking lots, garages, ingress/egress, etc., yet with a unified landscape/streetscape design.

The residential building (Park Tower) main orientation is east/west with “end cap units facing north/south. The building is formally organized with a two-story base, a middle section, and a variegated crown or cornice upper element. The center section of the units (facing east/west) provides for large setbacks from the edge of the parking podium creating separation, and privacy from the adjacencies, and increasing the quality of the long “view corridors”.

The architecture of Park Tower is a contemporary interpretation of indigenous sub-tropical South Florida architecture of the early 21st Century, with a fully integrated, formally organized vocabulary.

The buildings “vocabulary” is established by the interaction of the large-scale projecting, articulated, open balcony masses or “frames” in conjunction with the building/unit off-sets of the main exterior walls. The “frames” design incorporates “Mondrian-Esque”, brise-soleil elements, which is translated proportionately in other elements of the building, such as window/ door sizes within the overall mass, and their mullion spacing/configurations.

The brise-soleil (a pierced sun-shade) provides passive shading elements adding to the visible shadowing of the façade, especially for the east and west facing units, as well as the major element(s) for the north/south facing units which are the front and rear elevations.

Moreover, the balcony/frames are enhanced due to the larger than typical depth of portions of the balconies which are “open air outdoor covered rooms”, i.e.: 10’ or 12’ deep and 15’+ long. These unit plans/layouts introduce moderately larger, and are more livable for families, still working or active empty nesters, and others desiring a fully amenitized life style which will result longer term tenants without the on-going obligations and costs of single family or condominium ownership.

This “Mondrian-Esque” proportionality is further utilized as a design element of:

- 1) the façade of the two-story parking garage, bay articulation, solids, openings, etc.,
- 2) the two-story main entry element and its glass curtain wall panel sizing with visual mullions,
- 3) the above translates to the adjacent free standing commercial building,
- 4) other indigenous materials and elements such as the scored panels of stucco, paver patterns, eyebrows, louvers, pastel paint colors, changes of materials at intersecting masses, contribute to the overall unified composition of the Project.

In addition to the aforementioned exterior architectural components of the façade, is the new diverse, individual unit plans, and how they are configured, assembled and integrated with each other, thus establishing the building massing, in conjunctions with the “frames” and other architectural elements.

Sincerely,

Derek Vander Ploeg, AIA

President

VANDER PLOEG & ASSOCIATES, INC.



APPLICANT NARRATIVE PACKAGE

The Applicant Narrative Package is a required form for submission. The purpose of this document is to aid the planner in the review process. If not completed, your application will be deemed incomplete. Please fill out the form in its entirety with accurate information about the proposed project.

Project Name:	PARK TOWER AT BROKEN SOUND
Address	1075 BROKEN SOUND PARKWAY NW, BOCA RATON, FL
Applicant Name:	COMPSON ASSOCIATES, INC.
Date:	13 MAY 2026
Check off all application types that apply for the project:	☒ Site plan ☐ Conditional Use ☐ Text Amendment ☐ IDA ☐ Rezoning ☐ Abandonment ☒ Technical Deviation ☐ Comprehensive Plan ☐ Platting ☐ Master Plan ☐ Variance ☐ Future Use Map Change

PROJECT NARRATIVE

Please describe the proposed project, including all components. Please be sure to include the project's overall square footage, height, zoning, etc. Please include all of the following information:

Project description:

- Summarize the project, including name, location, acreage of property, purpose, and type (e.g. residential, commercial)
- Scope: Detail the project's intent, including new construction, renovation, or expansion

Project Components:

- Site Layout: Describe the site design, including the building placement, parking, and open spaces.
- Building Details: Include total square footage, height (stories and elevations).
- Zoning: State current zoning and how the project complies or requires changes. Justify any zoning variances or amendments.
- Landscaping and Open Space: Outline landscaping plans and public or communal spaces.
- Parking and transportation: Provide parking details on parking facilities and transportation impacts.
- Change of Use (if applicable)
- Office Equivalency (propose, conversion of uses and/or transfer of uses): If project is located in the DDRI please list proposed OE's

Compliance with Regulations:

- Zoning Compliance: Explain how the project meets zoning laws setbacks and density.
- Building Codes: Confirm compliance with building codes and standards, including sustainability features.

Impacts on surroundings:

- Compatibility: Discuss how the project fits within the existing neighborhood and any potential impacts.

- Environmental Considerations: Address environmental impacts and mitigation measures.
- Economic and Social Impacts:

Project Phasing and Timeline:

- Phases: If applicable, outline the development phases and timeline for each
- Timeline: Provide an estimated timeline from planning to completion

Conclusion:

- Summary: recap key points and align the project with community goals and standards.
- Community Benefits: Highlight the benefits the project will bring to the community

PROJECT NARRATIVE

Using this space, include all the components listed under the Project Narrative instructions:

Disclaimer, if the font size gets below 11 pt., please use the additional sheet on the next page

Project Description:

Name: PARK TOWER AT BROKEN SOUND

Location: 1075 NW Broken Sound Parkway, Boca Raton, FL 33487

Site Area 1:

190,291 SQ FT = 4.3685 acres (Property of 1075 NW Broken Sound Parkway LLC)

Site Area 2:

28,700 SQ FT = 0.6588 acres (Property of HOLLYWOOD WAREHOUSES 18 LLC)

Total Site Area: 218,991 SQ FT = 5.0273 acres

Existing Use: Office (one 1-story office and one 3-story office building with attached 2-level parking structure - grade + 1 level)

Proposed Use: New 8-story Multi-Family Residential, including 2,100 Retail/Service & Existing 3-story Office Building and parking structure to remain.

Scope:

- Demolition of existing parking structure's access ramp and a portion of elevated parking located at the north/east end of the property.
- Build new access ramp to level 2 of existing parking structure, per proposed design.
- New main entry drive along south frontage, generally aligned with Broken Sound Blvd. NW
- Reconfigure N-S driveway located between existing 3-story office building and proposed building, remove 90° parking adjacent to existing 3-story office building.
- New 8-story Multi-family Residential Building (97 dwelling units), including amenities and two levels of parking garage, as well as a retail/service component for a total of 275,747 sq ft
- The following improvements are proposed to take place along the frontage of the property (south property line): New 8-foot wide shared-use asphalt path, including a new public shared-path easement; Relocation of one existing fire hydrant to the west area of the new the west driveway. In addition, new water main connections for the new development will take place at the east driveway. Similarly, the existing Ficus Benjamina trees located in the swale area will be replaced with Eagleston Holly trees (Ilex attenuata 'Eagleston') per landscape plans.

Project Components:

• Site Layout:

The site's existing and proposed entry driveways are located along the south of the property, facing Broken Sound Parkway N.W. / N.W. 58th Steet.

The existing 3-story office building to remain is located at the west area of the property, with the attached 2-level parking structure extending toward the north side of the property.

PROJECT NARRATIVE CONT.

Using this space, include all the components listed under the Project Narrative instructions:

The proposed 8-story building will be located on the east side of the property. The surface parking located immediately south of the new building will be reconfigured. A new covered drop-off area (porte-cochere) is planned at the lobby's main entrance.

The main drive between the existing 3-story office building and the new building will provide access to both parking structures. A new driveway located east of the new building will also provide access to the new building's garage.

• **Building Details:**

The proposed 8-story building is comprised of the following elements:

2-levels of parking → 89,976 sq ft → 207 parking spaces

6-levels of dwelling units & → 142,381 sq ft → 97 d.u.

Common areas and amenities → 42,838 sq ft

8-levels SUB-TOTAL → 275,195 sq ft

+

Retail/ Restaurant/ Service → 2,100 sq ft

TOTAL → 277,295 sq ft *

*Gross area, measured along interior faces of exterior walls per Sec. 28-307 (2)(a)

• **Zoning: LIRP (Light Industrial Research Park)**

Future Land Use: PM (Planned Mobility)

CIMD (Commercial Industrial Multifamily Development), under Chapter 28-Zoning, Article XV- Supplementary District Regulations -Division 15 – Affordable and Workforce Housing in Commercial and Industrial zoning districts.

The project complies with the minimum required land development regulations of Sec. 28-1644:

Regulation	Required	Provided
Dwelling Unit Density	20.0 d.u. / acre	19.3 d.u. / acre
F.A.R.	1	0.99
Min. Plot Size	25,000 SQ FT	218,91 SQ FT (5.0273 acres)
Max. Build. Ht.	85 feet	85'
Min. Front Yard	25 feet	25'-1" Retail / 96'-3" Multifamily
Min. Rear Yard	25 feet	60'- 0 3/8"
Min. Side Yard (East)	15 feet	31'-5"
Min. Side Yard (West)	35 feet	36' 2 3/8" (existing 3-story office)
Open Space	25%	35.49%
Parking required (entire site)	354 spaces	363 spaces

In compliance with the minimum requirements of Section 28-1642 (a) Affordable Housing; the proposed development includes 10 affordable housing units (10.3% of the total) as follows:

TOTAL UNIT MIX:

3 BEDROOMS: 45 D.U.

2 BEDROOMS: 52 D.U.

TOTAL: 97 D.U.

10% AFFORDABLE D.U.= 9.70 D.U. → 10 D.U.

AFFORDABLE UNIT MIX:

3 BEDROOMS: 5 D.U.

2 BEDROOMS: 5 D.U.

TOTAL AFFORDABLE UNITS 10 D.U. DISTRIBUTED

CONSISTENCY WITH COMPREHENSIVE PLAN

Select a Comprehensive Plan Element from the drop-down list, then list policy(s)/goal(s)/objective(s) which are compatible with the proposed project, then describe under the "Applicant Findings" how the proposed project is compatible with the City's Comprehensive Plan.

Element	Policy/Goal/Objective	Applicant Findings
Housing	Goal HO.1.0.0 Objective 1.3.0 Policy HO.1.3.2 Policy HO.1.3.6	The proposed development is in alignment with the city's objective of providing affordable housing opportunities within the city by promoting private sector participation, streamlining site plan review application processes and promoting mixed use developments.
Future land use ele	Policy LU.1.1.5	This development complies with the maximum allowed intensity for PM Planned Mobility and underlying zoning LIRP, and subsequent supplementary District Regulations adopted by Ordinance 5684, establishing development standards for CIMDs. In compliance with Sec 28-1644(1)(b) the proposed FAR is less than 1.0 and Sec. 28-1644(1)(a) The provided density is less than 20.0 d.u. per acre. This proposal includes 10% Affordable Housing Units.
Future land use ele	Policy LU.1.1.10	Congruent with the description for Planned Mobility (PM); this development includes a mix of uses: Office, Multi-family residential and Retail/Restaurant. These uses support the concept of a more vibrant, convenient and provide opportunities for reducing travel distances and therefore conserving energy.
Future land use ele	Policy LU.1.1.12 Policy LU.1.1.13 Policy LU.4.2.4	This project includes adequate design of storm drainage, parking analysis, traffic analysis and adequate open spaces exceeding minimum standards. This project proposes enhancing pedestrian and bicycle circulation along the public way (south frontage) and within the site. In addition, there is a network of walkways within the site as well as bicycle parking.
Future land use ele	Goal LU.2.0.0 Objective LU.2.1.0 Policy LU.2.3.2	There is adequate and sufficient infrastructure to support the demands of this development. The proposed uses are compatible with the adjacent parcels, they are all part of the same Land Use and zoning: PM / LIRP, they share the same roadway network and provide similar pedestrian and bicycle accommodations.
Future land use ele	Policy LU.3.3.8 Policy LU.4.3.1 Policy LU.4.3.2 Policy LU.4.3.4	This project creates residential uses and has a retail component which will enhance the existing office and light industrial uses in the area. The existing site has a large amount of mature trees; the majority of these are proposed to remain. In addition, new landscape of the highest quality and design will enhance the site and specially the frontage of the property.

CONSISTENCY WITH COMPREHENSIVE PLAN

Element	Policy/Goal/Objective	Applicant Findings
Future land use ele	Policy LU.4.3.8 Policy LU.4.3.1	The new 1-story retail/restaurant building has been designed with large storefront units and with the main entrance facing the public way. The multi-family residential building's mass has been articulated with well differentiated bays breaking down the facade and providing harmonious variety amongst the different elements. In addition, at grade level, the multifamily building provides an ample arcade promoting pedestrian circulation.
Transportation	Policy TRAN.1.2.3.c) Policy TRAN.3.2.1 Policy TRAN.1.2.4.b) and c)	The existing 6' sidewalk is proposed be removed and a new 8-foot wide shared path will be built within the property, providing continuous circulation. This mix-use development promotes synergy of uses by incorporating office, residential and retail/restaurant; which would stimulate pedestrian cross circulation and reduction of vehicular trips
Transportation	Policy TRAN 1.4.4. Policy TRAN 2.1.7	This application provided a Traffic Study prepared by JMD Engineering Inc. which indicates that the proposed development complies with all applicable traffic performance standards. This application provides continuity to the interconnection with both neighboring sites (east and west).
Transportation	Policy TRAN.3.2.3. Policy TRAN.3.2.7.	The proposed share use pathway will be unobstructed and street trees will be located between the edge of pavement and the pathway, providing shade and protection to the pedestrians and bicycle users. The property owner will regularly maintain the share-use pathway to avoid obstruction, and maintain uniform walking surfaces.
Transportation	Policy TRAN.5.2.5	This development includes affordable housing (10% of the total amount of units). The Park at Broken Sound has a variety of Office/ Light Industrial facilities, providing an opportunity for the new residents to seek employment in the area, thus, reducing travel distance to work.
Recreation and Ope		

LAND USE COMPATIBILITY

Explain how the current proposed project will work within the given context. Describe existing land uses, future land uses, types of uses found, and explain with how the proposed project is compatible with listed uses.

The east and west neighboring properties, including those across the street (south) are of the same zoning and future land-use designations (LIRP/ PM).

The two properties to the north are zoned M-3, manufacturing; with future land use of Manufacturing/ Industrial. The uses of the properties are Utilities and retention lake.

There is a canal along the north side of the property, providing additional separation.

The proposed development will compliment the existing uses at the Park at Broken Sound with the addition of the retail/restaurant component, as well as the multi-family residential.

There will be more pedestrian activation, and pedestrian cross circulation from site to site. It is also likely that the new residents will be interested in working nearby, resulting in a more vibrant community.

SITE DESIGN/URBAN DESIGN/ARCHITECTURE

Describe the design of the project, the intended architectural style (included but not limited to materials, style, passive strategies, energy efficiency), and any other details that are important to note.

This new site design (and ultimately the new residential building architectural design) provides for "equal-dignity" of the existing office building and the new residential building with a minimal disruption to the existing office building, each reflecting individual free standing building entrances/ exists/ parking lots, garages, ingress/egress, etc., yet with a unified landscape/streetscape design.

The residential building (Park Tower) main orientation is east/west with "end cap units facing north/south. The building is formally organized with a two-story base, a middle section, and a variegated crown or cornice upper element. The center section of the units (facing east/west) provides for large setbacks from the edge of the parking podium creating separation, and privacy from the adjacencies, and increasing the quality of the long "view corridors".

The architecture of Park Tower is a contemporary interpretation of indigenous sub-tropical South Florida architecture of the early 21st Century, with a fully integrated, formally organized vocabulary.

The buildings "vocabulary" is established by the interaction of the large-scale projecting, articulated, open balcony masses or "frames" in conjunction with the building/unit off-sets of the main exterior walls. The "frames" design incorporates "Mondrian-Esque", brise-soleil elements, which is translated proportionately in other elements of the building, such as window/ door sizes within the overall mass, and their mullion spacing/configurations.

The brise-soleil (a pierced sun-shade) provides passive shading elements adding to the visible shadowing of the façade, especially for the east and west facing units, as well as the major element(s) for the north/south facing units which are the front and rear elevations.

Moreover, the balcony/frames are enhanced due to the larger than typical depth of portions of the balconies which are "open air outdoor covered rooms", i.e.: 10' or 12' deep and 15'+ long. These unit plans/layouts introduce moderately larger, and are more livable for families, still working or active empty nesters, and others desiring a fully amenitized life style which will result longer term tenants without the on-going obligations and costs of single family or condominium ownership.

This "Mondrian-Esque" proportionality is further utilized as a design element of;

- 1) the façade of the two-story parking garage, bay articulation, solids, openings, etc.,
- 2) the two-story main entry element and its glass curtain wall panel sizing with visual mullions,
- 3) the above translates to the adjacent free standing commercial building,
- 4) other indigenous materials and elements such as the scored panels of stucco, paver patterns, eyebrows, louvers, pastel paint colors, changes of materials at intersecting masses, contribute to the overall unified composition of the Project.

WALKABILITY / PEDESTRIAN INFRASTRUCTURE

Pedestrian Infrastructure

	Request	Infrastructure Type	Location	Width(s)	Relation to Street	Street Trees	Specifications
		SIDEWALK	SOUTH	8'	18'-1" N	Y	

Discussion

Discuss the presence/lack of sidewalks on adjacent streets, width of sidewalks, whether pedestrian infrastructure is required to be improved as part of the application, discuss in general terms the quality of the pedestrian environment (shade, separation from traffic, presence/not of on-street parking, etc. and discuss how site design handles pedestrians accessing the site from the street and pedestrian circulation within the site.

There is an existing sidewalk network along the north and south sides of N.W. Broken Sound Parkway / N.W. 58th Street. as well as a pedestrian crossing at the intersection with Broken Sound Blvd. NW. The proposed development will provide continuation of the sidewalk network within the site. The existing 6' sidewalk is proposed be removed and a new 8-foot wide shared path will be built within the property. There is an existing sidewalk connection from the public sidewalk to the existing 1095 office building. We are proposing another walkway connecting to the retail/multifamily building.

BICYCLE INFRASTRUCTURE

Bicycle Infrastructure Near Project

Street	Location	Infrastructure Type	Width (ft)	Protected?	Designated?
BROKEN +	SOUTH	SHARED BICYCLE PATH	8'		
	RETAIL & MULTIFAM. GARAGE	SHORT-TERM BICYCLE PARKING	VARIES		

Discussion

Discuss location of any existing/proposed bicycle parking, presence/lack of bicycle lanes on adjacent streets, and review what the Comprehensive Plan discusses (goals, policies, and objectives and any maps from the Map Series) with regard to these things.

Currently there are no bicycle lanes on adjacent streets.

The existing 6' sidewalk is proposed be removed and a new 8-foot wide shared path will be built within the property, providing a continuous path along the south property line (frontage).

The existing office building (1095) has 14 short-term bicycle parking spaces at level 1 of the parking structure (under cover); and long-term lock-up bicycle parking within the document storage area. This is consistent with SPA-06-15 and building permit 07-430. The office building is not being modified with this application.

The new retail building will have 14 short-term bicycle parking spaces located at the exterior patios.

The new multi-family building will have 14 short-term bicycle parking located at level 1 of the garage, under cover.

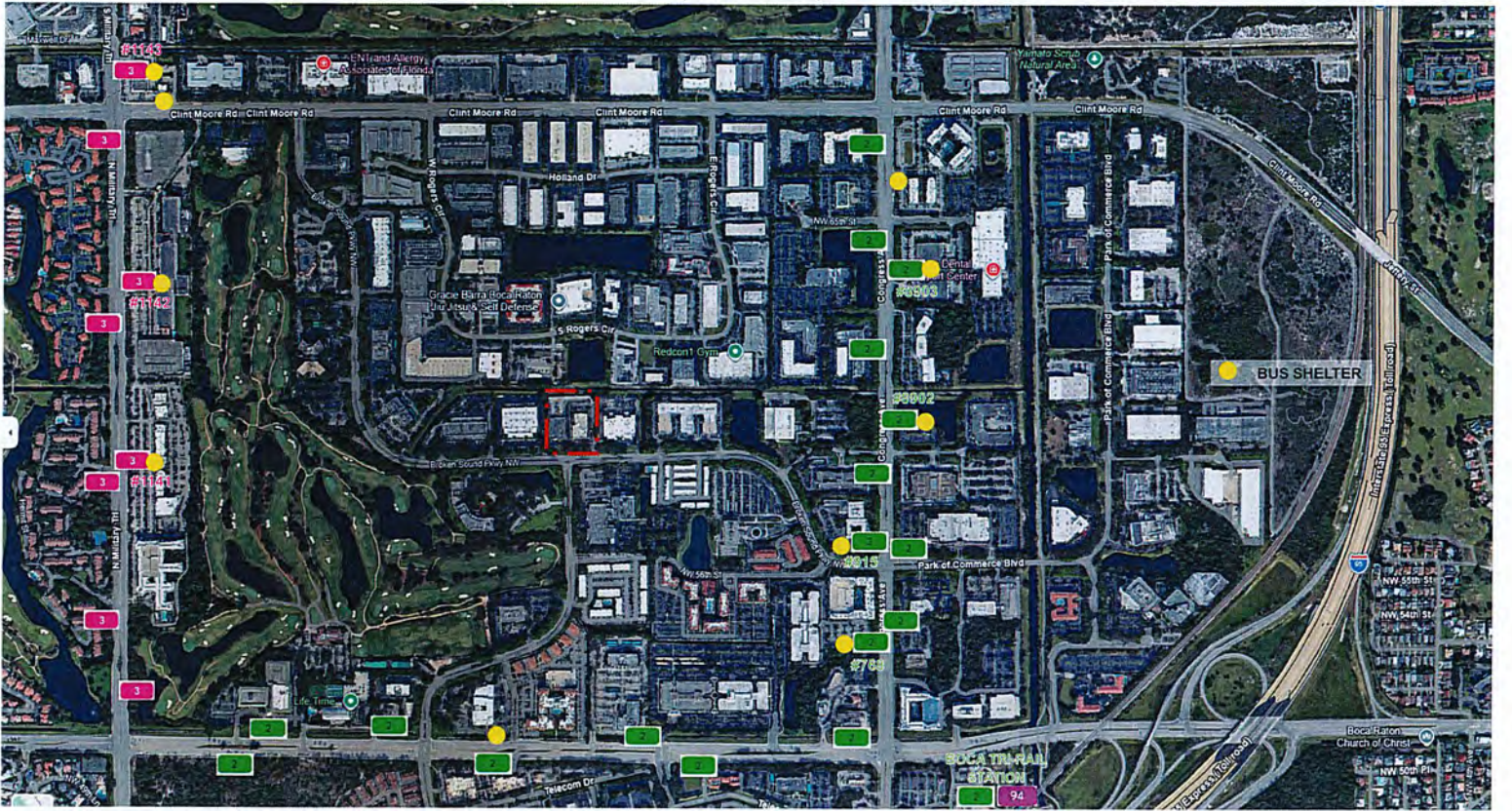
In addition, the dwelling unit residents have access to storage units at level 2 of the garage, where they could store bicycles if they don't wish to store them in their residences.

TRANSIT ROUTES								
Route Number	Stop Number	Direction	Route Name	Travels Along	Distance From Site	Stop Location	Shelter Present?	Access
#2	732	W	VIA CONGRESS AVENUE- WPB TO BOCA RATON	YAMATO RD.	0.6 MILES	YAMATO RD AND BROKEN SOUND BLVD NW	N	SIDEWALK
#2	915	S	VIA CONGRESS AVENUE- WPB TO BOCA RATON	CONGRESS AVE	0.6 MILES	CONGRESS AVENUE AND BROKEN SOUND PARKWAY NW	Y	SIDEWALK
Discuss what Palm Tran route and/or shuttle system serves the site, where is the closest stop and shelter for these services, and how would someone walk/bike to that stop and/or shelter (is there sidewalk/bike lane and what is the quality of the walk/bike trip to the stop), do the nearest stops have shelters or what is the infrastructure at the stop, are there plans for improvements to the routes/stops? Review what the Comprehensive Plan discusses (goals, policies, and objectives and any maps from the Map Series) in terms of transit and shuttles. Is transit infrastructure required to be upgraded as part of this application, etc.								
There are continuous sidewalks / crosswalks along Broken Sound Parkway NW at both sides of the street. Along Broken Sound Blvd NW there is a continuous sidewalk along the east side of street. The Park at Broken Sound shuttle route has a stop across from the site (5600 Broken Sound Parkway NW), the bus stop has a shelter at that location, 0.12 miles walking distance.								

COMMUNITY OUTREACH
Please indicate any meetings or outreach to surrounding communities. Please provide a description of the events that occurred, when and where the meeting took place, how many people attended. If letters were sent, please indicate how many letters were sent.
The project was reviewed by the Architectural Review Board of the Arvida Park of Commerce West Association, Inc. and it received final approval on September 10th, 2025. A copy of this approval has been uploaded to the documents folder.

THE PARK AT BROKEN SOUND SHUTTLE ROUTE MAP







RESOLUTION

122-2026

1
2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY
3 OF BOCA RATON CONSIDERING, FOR THE
4 APPROXIMATELY 5.03 ACRE PROPERTY GENERALLY
5 LOCATED AT 1075 AND 1095 NORTHWEST BROKEN
6 SOUND PARKWAY, AN AMENDMENT TO AN APPROVED
7 SITE PLAN (PLANNING AND ZONING BOARD
8 RESOLUTION NO. 06-28) FOR A COMMERCIAL
9 INDUSTRIAL MULTIFAMILY DEVELOPMENT (CIMD) TO
10 AUTHORIZE THE CONSTRUCTION OF A NEW EIGHT (8)-
11 STORY, 97-UNIT, APPROXIMATELY 185,219 SQUARE
12 FOOT MULTIFAMILY RESIDENTIAL BUILDING WHICH
13 WILL INCLUDE TEN (10) PERCENT AFFORDABLE
14 HOUSING UNITS (OR 10 UNITS), WITH AN INTEGRATED
15 TWO (2)-LEVEL, APPROXIMATELY 89,976 SQUARE
16 FOOT PARKING STRUCTURE, AND A SEPARATE 2,100
17 SQUARE FOOT RETAIL/RESTAURANT BUILDING, WITH
18 ASSOCIATED ON-SITE AND OFF-SITE
19 IMPROVEMENTS; PROVIDING FOR REPEALER;

1 PROVIDING AN EFFECTIVE DATE (SPA-06-15R1/CIMD)

2
3 **WHEREAS**, 1075 NW Broken Sound Parkway LLC and 1095 Broken Sound LP
4 (collectively the "Applicant"), owners of the approximately 4.37 acre property generally located at
5 1075 Northwest Broken Sound Parkway and the approximately 0.66 acre property generally
6 located at 1095 Northwest Broken Sound Parkway (together, the approximately 5.03 acre
7 "Property," described in Section 1 hereof), have filed an application for an amendment to an
8 approved site plan (Planning and Zoning Board Resolution No. 06-28) for a Commercial Industrial
9 Multifamily Development ("CIMD"), to authorize the construction of a new eight (8)-story, 97-unit,
10 approximately 185,219 square foot multifamily residential building, which will include ten (10)
11 percent affordable housing units (or 10 units), with an integrated two (2)-level, approximately
12 89,976 square foot parking structure (the "Multifamily Residential Building"), and a separate 2,100
13 square foot retail/restaurant building, with associated on-site and off-site improvements
14 ("Application"); and

15 **WHEREAS**, the Application proposes certain improvements in the Northwest Broken
16 Sound Parkway and/or NW Broken Sound Boulevard rights-of-way, which are private streets
17 controlled by the Arvida Park of Commerce West Association (the "APOC Association"), and as
18 such these improvements are subject to final review and approval by the APOC Association.
19 These improvements are either express requirements of the Code and/or are integral to the
20 design proposed by the Applicant to satisfy the requirements for site plan approval (including but
21 not necessarily limited to the criteria for approval of a site plan set forth in Section 28-54(1), Code
22 of Ordinances) and, as such, no building permit(s) pursuant to this Resolution can be issued by
23 the City unless and until the APOC Association approves such improvements or, alternatively,
24 that the Applicant seeks, and is granted, an amendment to this Resolution; and

25 **WHEREAS**, pursuant to Section 28-1644(9), Code of Ordinances, street trees planted at
26 least every 35 feet in a designated street tree planting zone between the vehicular travel lanes

1 and the sidewalk along all streets fronting the property are an express requirement for every CIMD
2 project (the "CIMD Street Tree Requirement"), and the Code does not provide any exception to
3 the CIMD Street Tree Requirement, such that if an application (including the Application) cannot
4 satisfy the CIMD Street Tree Requirement, no CIMD can be approved or implemented. The
5 Application proposes to satisfy the CIMD Street Tree Requirement, in part, through retention of
6 existing ficus trees along the Property frontage on Northwest Broken Sound Parkway. However,
7 according to information submitted to the City by the Applicant, some of these trees are in "poor"
8 or "very poor" condition, making their viability for meeting the CIMD Street Tree Requirement
9 questionable, particularly as the Application proposes removal and replacement of a sidewalk
10 immediately adjacent to these trees. During review of the Application, City staff requested that
11 the Applicant submit a certified arborist report, including a root excavation and tree risk
12 assessment, detailing the feasibility of root pruning and sidewalk removal adjacent to these
13 existing trees (the "Tree Assessment"), but the Applicant declined to submit the Tree Assessment.
14 As such, a condition of approval has been included in this Resolution requiring that the Tree
15 Assessment be submitted for review prior to the issuance of a main use building permit and, in
16 the event any of the trees must be replaced in order to comply with the CIMD Street Tree
17 Requirement, the Applicant must replace such trees in accordance with all City standards
18 (including the CIMD Street Tree Requirement, the Engineering Design Standards Manual
19 (EDSM), Chapter 27, Code of Ordinances, and applicable standards for the protection of utility
20 infrastructure), which may involve significant difficulty and expense, which may include (but would
21 not necessarily be limited to) relocation of underground utilities, installation of root barriers, and
22 use of techniques such as (but not necessarily limited to) tree vaults, silva cells or structural soil.
23 By choosing to defer such determinations to a later point in the development approval and
24 permitting process, and because the City cannot issue a building permit for the improvements
25 proposed in the Application unless and until the Applicant has demonstrated compliance with all
26 applicable requirements of the Code of Ordinances and of this Resolution, the Applicant has

1 assumed significant risk that includes being unable to meet the requirements for issuance of such
2 a building permit, and the potential expense of relocating utility infrastructure and other measures
3 that may ultimately be determined necessary to fully comply with the CIMD Street Tree
4 Requirement and all applicable City standards; and

5 **WHEREAS**, throughout the review of the Application, City staff raised public safety
6 concerns regarding the proposed driveway configuration that would effectively make the existing
7 three-way intersection at Northwest Broken Sound Boulevard and Northwest Broken Sound
8 Parkway (both intersecting roads privately owned and maintained by ARVIDA PARK OF
9 COMMERCE WEST) into a four-legged intersection, which substantially increases the number of
10 vehicular conflict points at the intersection. Staff repeatedly suggested intersection improvements
11 to mitigate this concern, including but not limited to the installation of a roundabout or a traffic
12 mini-circle. While some measure of intersection safety measures have been incorporated into the
13 conditions of approval, both the Applicant and the Association rejected more robust improvements
14 to improve safety; and

15 **WHEREAS**, on April 3, 1980, the Planning and Zoning Board ("Board") adopted
16 Resolution No. 80-7 (SPA-80-07), approving a site plan authorizing the construction of a one (1)-
17 story, approximately 20,600 square foot light industrial building; and

18 **WHEREAS**, on August 30, 1984, the Board adopted Resolution No. 84-46 (SPA-84-37),
19 amending the Resolution No. 80-7 to authorize the construction of a new two (2)-story,
20 approximately 12,800 square foot light industrial building and a new one (1)-story, approximately
21 17,272 square foot building addition to the existing building. As these improvements were not
22 constructed, this approval has since expired; and

23 **WHEREAS**, on October 19, 2006, the Board adopted Resolution No. 06-28 (SPA-06-15),
24 amending Resolution No. 80-7 to authorize construction of a three (3)-story, approximately 50,354
25 square foot office building inclusive of a 7,055 square foot warehouse component (the "Existing
26 Office Building"), with a two (2) level parking structure and other associated site improvements;

1 and

2 **WHEREAS**, the Development Services Department has reviewed the Application and has
3 submitted its recommendation; and

4 **WHEREAS**, the Planning and Zoning Board, after notice and public hearing, has reviewed
5 the Application and has submitted its recommendation; and

6 **WHEREAS**, public notice was provided as required in the Code of Ordinances; and

7 **WHEREAS**, the City Council has reviewed the Application, and has considered the criteria
8 for approval of a site plan set forth in Section 28-54, Code of Ordinances, as well as all applicable
9 criteria for approval of a CIMD, including but not limited to locational criteria, intensity,
10 development standards, and affordable housing requirements, as set forth in Section 28-1641
11 through Section 28-1645, Code of Ordinances (the "CIMD Criteria"); now therefore

12
13 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOCA RATON:**

14
15 Section 1. The City Council finds that the criteria for approval of a site plan set forth in
16 Section 28-54, Code of Ordinances, and the CIMD Criteria, **[have/have not]** been satisfied, and
17 finds that the Application is **[consistent/inconsistent]** with all other applicable requirements of
18 the City's land development regulations and the Comprehensive Plan, and therefore the site plan
19 amendment (amending Resolution No. 06-28) approving a CIMD to authorize the construction of
20 a new eight (8)-story, 97-unit, approximately 185,219 square foot multifamily residential building
21 which will include ten (10) percent affordable housing units (or 10 units), with an integrated two
22 (2)-level, approximately 89,976 square foot parking structure, and a separate 2,100 square foot
23 retail/restaurant building, with associated on-site and off-site improvements, entitled "Park Tower
24 at Broken Sound," prepared by Vander Ploeg & Associates, Inc., date stamped received by the
25 Development Services Department on September 1, 2026, attached hereto as Exhibit "A" and
26 incorporated herein (the "Amended Site Plan"), is hereby **[approved/not approved]**, for the

Property described below, subject to the conditions of approval set forth in Section 2 [if approved].

PARCEL H, ARVIDA PARK OF COMMERCE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF PARCEL H, ARVIDA PARK OF COMMERCE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL H; THENCE RUN NORTH 01° 00' 00" WEST ALONG THE WEST LINE OF SAID PARCEL H, A DISTANCE OF 119.08 FEET TO A POINT; THENCE RUN NORTH 89° 00' 00" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE RUN NORTH 01° 00' 00" WEST, ALONG A LINE 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID PARCEL H, A DISTANCE OF 217.50 FEET TO A POINT; THENCE RUN NORTH 89° 00' 00" EAST, ALONG A LINE 336.58 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID PARCEL H, A DISTANCE OF 131.21 FEET TO A POINT; THENCE RUN SOUTH 01° 00' 00" EAST ALONG A LINE 116.21 FEET EAST OF AND PARALLEL TO THE SAID WEST LINE OF TRACT H, A DISTANCE OF 217.50 FEET TO A POINT; THENCE SOUTH 89° 00' 00" WEST, A DISTANCE OF 41.40 FEET; THENCE SOUTH 01° 00' 00" EAST, A DISTANCE OF 4.64 FEET; THENCE SOUTH 89° 00' 00" WEST, A DISTANCE OF 33.46 FEET; THENCE NORTH 01° 00' 00" WEST, A DISTANCE OF 4.64 FEET; THENCE SOUTH 89° 00' 00" WEST, A DISTANCE OF 56.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 190,291 SQUARE FEET (4.3685 ACRES) MORE OR LESS.

TOGETHER WITH:

A PORTION OF PARCEL H, ARVIDA PARK OF COMMERCE PLAT No.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL H; THENCE RUN NORTH 01° 00' 00" WEST ALONG THE WEST LINE OF SAID PARCEL H, A DISTANCE OF 119.08 FEET TO A POINT; THENCE RUN NORTH 89° 00' 00" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE RUN NORTH 01° 00' 00" WEST, ALONG A LINE 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID PARCEL H, A DISTANCE OF 217.50 FEET TO A POINT; THENCE RUN NORTH 89° 00' 00" EAST, ALONG A LINE 336.58 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID PARCEL H, A DISTANCE OF 131.21 FEET TO A POINT; THENCE RUN SOUTH 01° 00' 00" EAST ALONG A LINE 116.21 FEET EAST OF AND PARALLEL TO THE SAID WEST LINE OF TRACT H, A DISTANCE OF 217.50 FEET TO A POINT; THENCE

1 SOUTH 89° 00' 00" WEST, A DISTANCE OF 41.40 FEET; THENCE SOUTH 01° 00' 00"
2 EAST, A DISTANCE OF 4.64 FEET; THENCE SOUTH 89° 00' 00" WEST, A DISTANCE
3 OF 33.46 FEET; THENCE NORTH 01° 00' 00" WEST, A DISTANCE OF 4.64 FEET;
4 THENCE SOUTH 89° 00' 00" WEST, A DISTANCE OF 56.35 FEET TO THE POINT OF
5 BEGINNING.

6 SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY,
7 FLORIDA, CONTAINING 28,697.88 SQUARE FEET (0.6585 ACRES) MORE OR LESS.

8 FOR A TOTAL OF 218,988.88 SQUARE FEET (5.027 ACRES) MORE OR LESS.

9 Section 2. **Conditions of Approval:** [if approved]

10
11 For purposes herein, the term "Applicant" shall include the property owner, applicant,
12 petitioner, lessee, tenant, heirs, successors in title, or any other party having a lawful interest in
13 the Property for which this resolution is granted. The conditions of approval set forth in Planning
14 and Zoning Board Resolution No. 2006-28 (SPA-06-15) are hereby amended as follows:

15 (1) The plans and drawings submitted with the building permit application for the
16 improvements authorized with this Application shall be consistent with the plans and drawings
17 submitted by the Applicant for this approval, specifically the Amended Site Plan entitled "Park
18 Tower at Broken Sound prepared by Vander Ploeg & Associates, Inc., date stamped received by
19 Development Services Department on September 1, 2026, attached hereto and made part hereof
20 as Exhibit "A," except all architectural elevations and roof plans (i.e., Sheets AE-1, AE-2, AE-3,
21 AE-4, AE-5, AE-6, AE-7, and RP-1) must be revised to reduce the height of all parapet walls as
22 referenced in condition no. 4(n).

23 (2) The plans and drawings may be subsequently modified in accordance with the
24 Code of Ordinances, which may include modifications by the Community Appearance Board
25 (CAB) acting within the scope of its powers and duties, as set forth in Section 2-128, Code of
26 Ordinances.

27 (3) The Applicant shall obtain all main use building permits for development that is
28 subject to concurrency testing pursuant to the roadway level-of-service standards of the
29 Comprehensive Plan by December 31, 2029, the latest date for which background traffic was
30 analyzed. Failure to obtain all main use building permits by this date shall require the Applicant,

1 with regard to any main use buildings for which a main use building permit has not been issued,
2 to provide a revised traffic study to include the then existing background traffic and to retest for
3 concurrency and consistency. If the study shows a failure of any test, as determined by the City,
4 then this approval shall be null and void.

5 (4) Prior to the issuance of a main use building permit, the Applicant shall:

6 a) Submit water, sewer, paving, and drainage plans for the on-site and off-site
7 improvements which shall be reviewed and approved by City staff responsible for Public Works
8 Review ("PWR") and other required government agencies;

9 b) Provide a letter of credit or cash bond, in the forms attached to the agenda
10 materials in connection with this Amended Site Plan, in an amount equal to 110 percent of the
11 cost of construction of:

12 i. All off-site improvements;

13 ii. All activity in the public right-of-way; and

14 iii. All on-site improvements to be dedicated to the City and/or for public use;

15 c) Demonstrate that all on-site elements, including loading stall size, wheel stops,
16 bike racks, dumpster enclosures, etc., as shown on the Amended Site Plan are consistent with
17 the City's Engineering Design Standards Manual;

18 d) Remit payment of all applicable impact fees pursuant to the Palm Beach County
19 Unified Land Development Code, Article 13, "Impact Fees;"

20 e) Submit engineering plans of the parking structure for review and approval by
21 PWR. A design professional shall certify that the engineering plans for the parking structure are
22 consistent with the City's Engineering Design Standards Manual and ADA. The engineering
23 parking structure plans shall conform to the following standards:

24 i. Minimum 84-inch vertical clearance throughout the parking structure;

25 ii. Minimum 98-inch vertical clearance for any van accessible parking spaces
26 and along at least one (1) vehicle access route to such spaces from the entrance and exit;

1 iii. Minimum of two (2) foot buffer distance between any parking stalls and
2 adjacent walls and columns;

3 iv. Maximum five (5) percent ramp with parking and maximum 10% ramp
4 without parking;

5 v. Maximum two (2) percent ramp for all handicapped parking spaces and
6 accessible routes;

7 vi. Provision of pull alarms, panic buttons, and CCTV cameras;

8 vii. Electronic signage and/or mirrors at the entry/exit and transition areas in
9 the garage to properly warn vehicles of turning traffic flows within the garage; and

10 viii. All parking stalls shall be double striped.

11 In the event that the parking structure needs to be redesigned to meet the above
12 requirements, which results in fewer parking spaces being provided within the parking structure,
13 the Applicant shall obtain an amendment to this Amended Development Order, or no building
14 permit shall be issued.

15 f) Obtain approval of design plans, easement(s) and/or right-of-way, and necessary
16 permits from the APOC Association and/or the City, as applicable, for the following
17 improvements, as depicted on the Amended Site Plan:

18 i. A minimum eight (8) foot wide shared-use path with street trees, free of
19 encroachments, along the Property frontage on Northwest Broken Sound Parkway, as depicted
20 on the Amended Site Plan;

21 ii. A new driveway connection at the Northwest Broken Sound Parkway and
22 Northwest Broken Sound Boulevard intersection as depicted on the Amended Site Plan;

23 iii. Replacement of the existing stop signs with LED-enhanced stop signs;

24 iv. Supplemental "STOP" pavement markings before the stop bars on the eastbound
25 and westbound approaches along the Northwest Broken Sound Parkway, and the northbound
26 approach along the Northwest Broken Sound Boulevard at the intersection of Northwest Broken

1 Sound Parkway and Northwest Broken Sound Boulevard, as depicted on Sheet C3 of 15 of the
2 Amended Site Plan, to reinforce the stop control; and

3 v. Installation of "STOP AHEAD" warning signs with a flashing beacon on the
4 eastbound and westbound approaches along Northwest Broken Sound Parkway, and the
5 northbound approach along the Northwest Broken Sound Boulevard, prior to the intersection of
6 Northwest Broken Sound Parkway and Northwest Broken Sound Boulevard, as depicted on
7 Sheet C3 of 15 of the Amended Site Plan, to provide advance notification to motorists.

8 g) Execute and deliver to the City for final review, approval, and recordation, along
9 with applicable fees, in the form attached to the agenda materials in connection with this Amended
10 Site Plan:

11 i. A Declaration of Covenants and Restrictions, which shall provide:

12 (1) Solid Waste Service:

13 (a) The Applicant or its designee shall contract with a private solid waste collection
14 and disposal service franchised by the City in accordance with the provisions of City Code Section
15 14-22, to provide solid waste pick-up services for all uses on the Property.

16 (b) The City will not be responsible for pickup of solid waste generated by any use on
17 the Property.

18 (c) The solid waste service will be contracted by the Applicant, and the costs of the
19 solid waste service and all franchise and applicable solid waste disposal fees shall be the sole
20 responsibility of the Applicant, its successors and/or assigns, without recourse to the City.

21 (d) The Applicant may change the solid waste service with which the Applicant
22 contracts at any time without the written consent of the City, provided that any and all solid waste
23 services with which the Applicant contracts are franchised by the City and provide a written
24 acknowledgement that there will not be any recourse to the City.

25 2) Residential Amenities: All amenities of the Property shall be limited to and for the
26 exclusive use of the residents of the Property and their guests;

3) Noise Disclosure: All purchase or lease agreements shall disclose that the Property is located within a mixed-use setting and will be subject to daytime and nighttime noise;
and

4) A notice shall be posted on an 11" by 17" sign in a clear and visible location in all leasing offices in the Multi-Family Residential Building and on all rental or lease agreements and contracts for sales for the Multi-Family Residential Building which states:

"NOTICE TO TENANTS"

“School age children may not be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of The School District of Palm Beach County and by direction of the Superintendent, public school attendance zones are subject to change”:

ii. A declaration of covenants and restrictions ensuring compliance with, and enforcement of, the applicable affordable housing requirements, pursuant to Section 28-1644(14), Code of Ordinances;

iii. A shared use path easement along the southern Property line for all shared use
path pavement encroaching on the private property .

iv. A Declaration of Unity of Control in lieu of a Unity of Title ("Unity of Control") for the Property. In the event that prior to the recordation, a portion of the Property is conveyed, the new owner of the portion of the conveyed Property shall join in the Unity of Control.

h) Submit a construction and sequencing plan ("Construction Sequencing Plan") detailing the sequencing and timing of all infrastructure, building(s), and other site improvements during the PWR process. The Construction Sequencing Plan shall include consideration of staging areas, construction parking, impacts on other areas of the Property (and areas where off-site improvements will occur), maintenance of traffic, and any temporary use of right-of-way. The Construction Sequencing Plan shall be subject to review and approval by PWR;

i) Remit payment of the voluntarily proffered contribution in the amount of \$2,500 for

1 the City's Beautification Program;

2 j) Remit to the City the voluntarily proffered contribution of \$40,487.00 suggested by
3 The School District of Palm Beach County ("District") in the District's School Capacity Availability
4 Determination ("SCAD") letter dated December 12, 2025. The City shall hold such voluntarily
5 contributed funds, together with any other SCAD contributions received by the City, and the City
6 shall determine, in its sole discretion, how and when to expend such funds in a manner that
7 serves, benefits, improves, and invests in public schools located within the City.

8 k) Submit evidence to the City from the appropriate entities that the following
9 easements have been vacated and abandoned:

10 i. The ten (10)-foot-wide Florida Power & Light ("FPL") easement recorded in Official
11 Records Book (ORB) 22428, Page 1366, that is in conflict with the proposed Multifamily
12 Residential Building as depicted on Sheet EA-AB of Exhibit "A";

13 ii. The APOC Association landscape buffer easement recorded in ORB 3240, Page
14 1322, as depicted on Sheet EA-AB of Exhibit "A"; and

15 iii. The APOC Association ingress/egress easement recorded in ORB 3240, Page
16 1322 and ORB 3616, Page 861), as depicted on Sheet EA-AB of Exhibit "A."

17 l) Submit a certified arborist report, including root excavation findings and a tree risk
18 assessment, detailing the condition, root structure, and feasibility of root pruning and sidewalk
19 removal adjacent to the existing street trees along Northwest Broken Sound Parkway. The
20 Applicant shall also provide a utility report identifying the exact locations and depths (within one
21 [1] foot) of all utilities within the right of way, including the City owned water main. Based on the
22 arborist and utility reports, the Development Services Director shall determine whether any
23 existing street trees require replacement; where poor tree conditions or utility conflicts are
24 identified, the Applicant shall replace the affected trees and properly site such street trees in
25 accordance with the Engineering Design Standards Manual (EDSM) and City Code Chapter 27.
26 If there are any conflicts between the street trees and utilities, the Applicant shall submit design

1 plans to demonstrate how those utility conflicts will be resolved, including but not limited to utility
2 relocation if determined to be necessary by the Development Services Director, with all work
3 performed by the Applicant, at the Applicant's sole expense. Any new street trees must be
4 appropriately sized canopy species with root barriers installed where utilities are present, and
5 must be provided adequate soil volume using tree vaults, Silva Cells, or structural soil beneath
6 the proposed sidewalk. Where any trees are removed, mitigation shall be required pursuant to all
7 applicable Code requirements;

8 m) Submit a "Temporary Parking Plan" for review and approval by PWR based on the
9 Development Phasing Plan, Sheet DPH-1, DPH-2, and DPH-3, in the Amended Site Plan,
10 demonstrating how the temporary reduction in on-site parking resulting from construction will be
11 accommodated. The Temporary Parking Plan shall identify the number of parking spaces
12 temporarily displaced by construction and demonstrate that sufficient parking will be provided to
13 satisfy the applicable parking requirements for the Existing Office Building during the construction
14 period.

15 i. To the extent temporary off-site parking is necessary to address any parking
16 deficiency, the Temporary Parking Plan shall include:

- 17 1. The location and number of temporary off-site parking spaces,
- 18 2. A description of the means of access between the off-site parking and the
19 Existing Office Building, including shuttle service details, if provided,
- 20 3. Confirmation that the required number of accessible parking spaces will
21 remain available in accordance with Florida Building Code,
- 22 4. Documentation demonstrating that the temporary off-site parking spaces
23 are surplus spaces and are not required to satisfy the minimum parking requirements of the
24 property on which they are located,
- 25 5. An executed agreement between the Applicant and the owner of the off-
26 site parking facility authorizing use of the identified parking spaces for the duration of construction.

1 specifying the number of spaces, terms of use, authorized users, hours of availability, and other
2 applicable conditions.

3 ii. The Temporary Parking Plan shall remain in effect only for the duration of
4 construction. Upon issuance of a Certificate of Occupancy for the improvements authorized by
5 this Site Plan, or upon expiration of this Site Plan, whichever occurs first, the authorization for any
6 temporary off-site parking shall automatically terminate.

7 iii. During the construction period, the Applicant shall implement the approved
8 Temporary Parking Plan and maintain sufficient parking to satisfy the applicable parking
9 requirements for the Existing Building, as adjusted by the approved Temporary Parking Plan.
10 Upon request by PWR, the Applicant shall provide documentation reasonably demonstrating
11 continued compliance with the approved Temporary Parking Plan.

12 iv. Nothing herein shall require the Applicant to limit the number of employees, guests,
13 construction personnel, or vehicles on-site, provided the Applicant maintains compliance with the
14 approved Temporary Parking Plan and the applicable parking requirements.

15 n) Submit, subject to review and approval by the Development Services Director,
16 revisions to the architectural elevations and roof plan (i.e., Sheets AE-1, AE-2, AE-3, AE-4, AE-
17 5, AE-6, AE-7, and RP-1) to reduce the height of the five (5) foot, six (6) inch parapet walls to five
18 (5) feet tall, consistent with the definition of "height of building or height of structures" set forth in
19 Section 28-2, Code of Ordinances, which limits parapets to no greater than five (5) feet above the
20 maximum building height. Any changes directly resulting from such decrease in the parapet
21 height, including but not necessarily limited to any additional mechanical equipment screening
22 necessary to comply with applicable requirements shall also be subject to review and approval
23 by the Development Services Director.

24 (5) During construction, any temporary closing or obstruction of public sidewalks or
25 roadway lanes shall require advance approval of the City Traffic Engineer.

1 (6) Prior to the issuance of a Certificate of Occupancy for any of the improvements
2 authorized by this Amended Site Plan, the Applicant shall:

3 (a) Have completed all construction and all improvements (both on-site and off-site)
4 as indicated on the approved PWR plans, and have them accepted by the City or appropriate
5 jurisdiction(s) consistent with the approved Amended Site Plan;

6 (b) Relocate any utilities that were required to be relocated as a result of Condition
7 No. (4)(l), in order to accommodate street trees on the Property.

8 (7) If, at any point prior to issuance of a Certificate of Occupancy, City staff determines
9 that the easements required herein to be granted to the City (as shown on the Amended Site
10 Plan) require alteration/amendment, or that new/different easements are required to effectively
11 carry out the development or for other necessary purposes, and these amendments or new
12 easements do not significantly deviate from the original development plan or materially impact it,
13 City staff shall have the authority to administratively accept these modifications as part of the
14 development approval process.

15 (8) Upon issuance of a main use building permit for the improvements authorized in
16 this Amended Site Plan, and continuing until 60 days after the issuance of a Certificate of
17 Occupancy for said improvements, the Applicant shall: (i) implement the approved Temporary
18 Parking Plan and maintain sufficient parking to satisfy the applicable parking requirements for the
19 Existing Office Building, as adjusted by the approved Temporary Parking Plan; and (ii) develop
20 contingency plans for workforce accommodation, including remote working arrangements or
21 relocation to temporary offices, if necessary, to maintain operational continuity.

22 (9) The Applicant shall, within one (1) year following the issuance of the Certificate of
23 Occupancy, submit for review and approval by the Public Works and Engineering Director, an
24 intersection operational and safety evaluation of the intersection of Northwest Broken Sound
25 Boulevard and Northwest Broken Sound Parkway (the "Intersection Study"), which shall be
26 conducted by a licensed Professional Engineer in the State of Florida. The Intersection Study

1 shall include, at a minimum, a review of intersection operations, available gap-acceptance data,
2 and the intersection's crash history following implementation of the four (4)-way stop control.
3 Based on the findings of the Intersection Study, the City's Public Works and Engineering Director
4 shall determine, in his/her sole discretion, whether the Applicant shall be required to implement
5 any additional operational, safety, and/or traffic calming improvements. If the City determines that
6 such improvements are required, the Applicant shall implement the required improvements within
7 one (1) year of the date of the City's determination, in coordination with the Association. The
8 Association's role shall be limited to coordination and shall not include any right to disapprove,
9 deny, delay, or otherwise prevent the implementation of any improvements required by the City.
10 The City's determination shall be final and binding with respect to the improvements required
11 under this provision.

12 10. Revise the architectural elevations to enclose the exterior staircase located at the
13 northeast corner of the Multifamily Residential Building with walls in lieu of railings, and revise the
14 color of the metal roof to match either the color "Agreeable Gray"(Shermin-Williams Color No.
15 7029) or "Pavestone"(Shermin-Williams Color No. 7642), as depicted in the color palette on Sheet
16 AE-3.

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

21 ~~2. The plans and drawings may be modified as required by the Code of Ordinances or by~~
22 ~~the Community Appearance Board acting within the scope of its powers and duties.~~

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

25 ~~4. The applicant has agreed to voluntarily contribute \$31,000 to the City's Beautification~~
26 ~~Program to be paid at the time of building permit.~~

1 5. ~~Prior to the issuance of a building permit, the site plan shall be amended to show a 24-~~
2 ~~foot wide driveway to be constructed up to the property line, for the purpose of future joint~~
3 ~~vehicular access with the adjacent parcel to the west at the location as depicted on the approved~~
4 ~~site plan.~~

5 Section 3. **Conditions Enforceable: [if approved]** The Applicant represents to the City
6 of Boca Raton that it is the express intent of the Applicant to be governed by the conditions
7 contained herein, which conditions shall govern development of the Property, and that said
8 conditions shall bind the Applicant. These conditions are adopted pursuant to the City's authority
9 and all applicable provisions of law. Adherence by the Applicant to these conditions is deemed
10 by the City to be an integral part of its determination that adoption of this resolution is an
11 appropriate exercise of its power to approve the Amended Site Plan with respect to the Property.
12 If any condition set forth herein is declared invalid or unenforceable for any reason, the City
13 expresses its intent that it would not have enacted this resolution without each of said conditions.
14 In addition to any and all available remedies, failure to abide by each of these conditions may
15 result in the revocation of this development approval and the rendering of the use of the Property
16 as contemplated in this Amended Site Plan approval unlawful pursuant to the City's Code of
17 Ordinances.

18 Section 4. **Repealer:** All resolutions or parts of resolutions in conflict herewith shall be
19 and hereby are repealed.

20 Section 5. **Expiration of Approval: [if approved]** The Amended Site Plan approval shall
21 expire 24 months from the date of approval and be null and void and of no further effect unless a
22 main use building permit has been issued. Thereafter, the Amended Site Plan approval shall
23 remain in effect only with respect to improvements for which a permit has been timely issued and
24 construction has proceeded thereunder through issuance of a certificate of occupancy (and shall
25 be null and void and of no further effect with respect to improvements for which no permit has
26 been issued, the permit has expired, or has been abandoned).

Section 6. **Effective Date:** This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Boca Raton this ____ day
of _____, 2026.

CITY OF BOCA RATON, FLORIDA

ATTEST:

Andy Thomson, Mayor

Mary Siddons, City Clerk

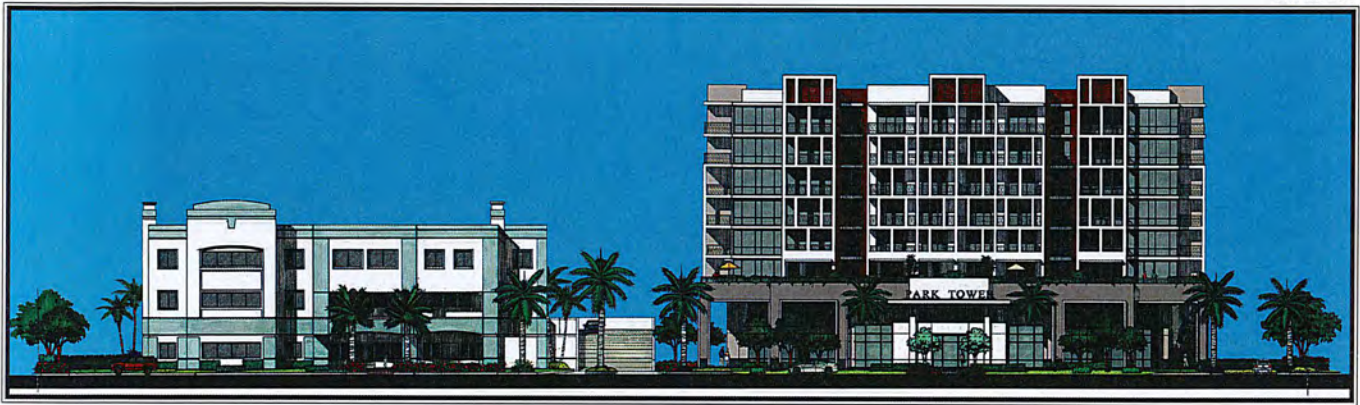
Rendition Date

COUNCIL MEMBERS	YES	NO	ABSTAINED
MAYOR ANDY THOMSON			
DEPUTY MAYOR MICHELLE GRAU			
COUNCL MEMBER YVETTE DRUCKER			
COUNCIL MEMBER JON PEARLMAN			
COUNCIL MEMBER STACY L. SIPPLE			

EXHIBIT A



SPA SET: PZPAR-2025-00003
CYCLE 1: NOV 15TH 2025
CYCLE 2: JAN 20TH 2026
CYCLE 3: MAR 4TH 2026
CYCLE 4: MAY 13TH 2026
CYCLE 5: JUN 22nd 2026
CYCLE 6: AUG 21st 2026



PARK TOWER AT BROKEN SOUND

1075 N.W. BROKEN SOUND PARKWAY
BOCA RATON, FL 33432

1075 N.W. BROKEN SOUND PARKWAY, LLC
1075 BROKEN SOUND PARKWAY NW, SUITE 103, BOCA RATON, FL 33487

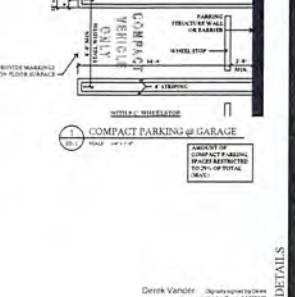
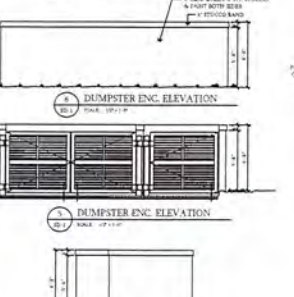
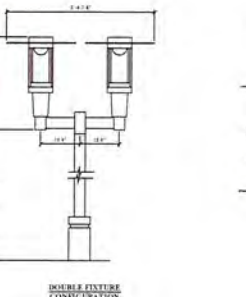
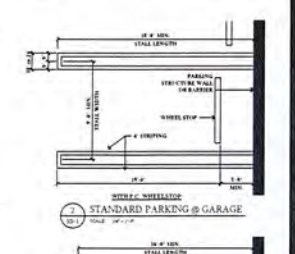
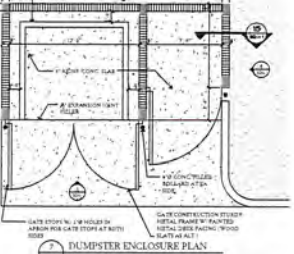
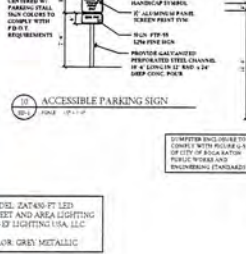
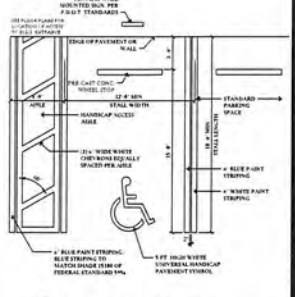
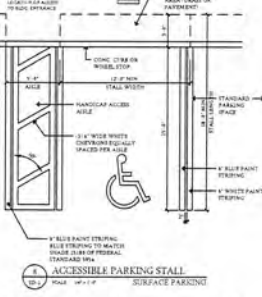
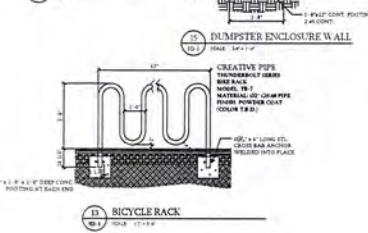


Vander Ploeg and Associates, Inc.
architects and planners
1615 South Federal Highway, suite 200
boca raton, florida 33432
AR0008392
(561) 368-1403 PH

DRAWING LIST

SHEET #	DESCRIPTION	SHEET #	DESCRIPTION
01	COVER SHEET	01-01	WEST ELEVATION (WEST PORTION)
02	GENERAL NOTES & LAND USE MAP	01-02	WEST ELEVATION (WEST PORTION)
03	SITE PLAN	01-03	WEST ELEVATION (WEST PORTION)
04	SITE, SITE, PARKING, FILL, TAPES, & DATA	01-04	WEST ELEVATION (WEST PORTION)
05	TRUCK TRAIL PLAN	01-05	WEST ELEVATION (WEST PORTION)
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APPROVED BY: [Signature]



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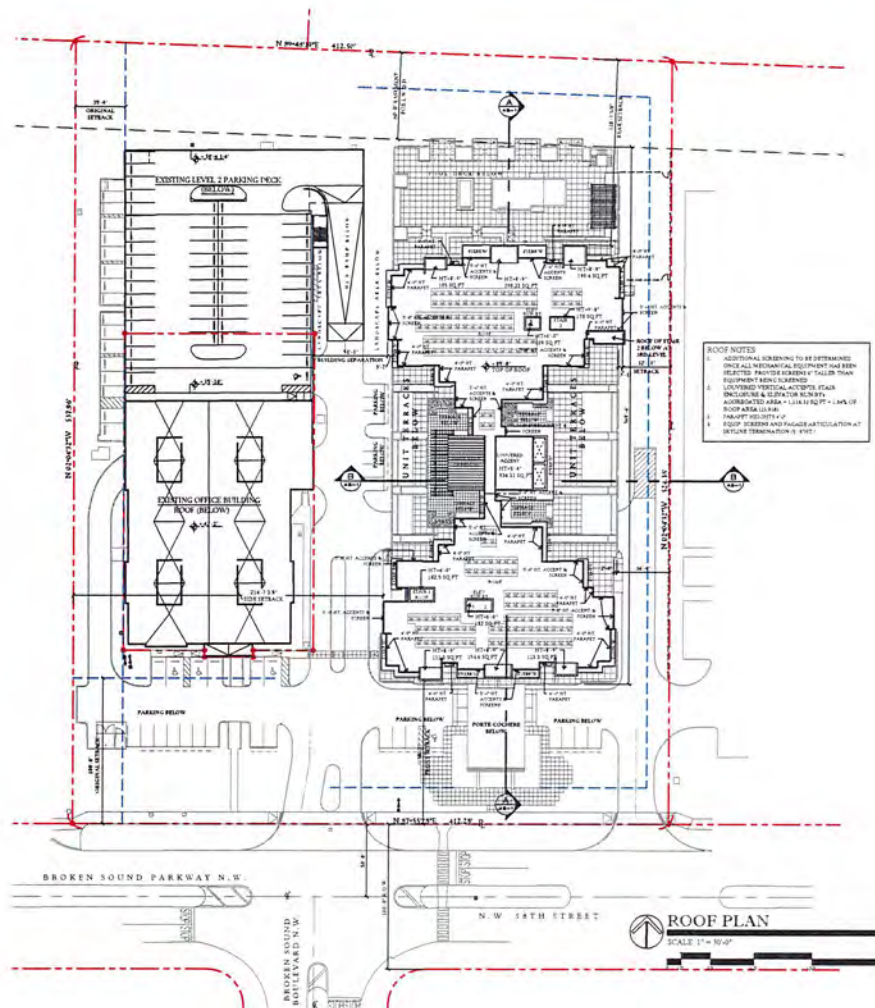
COMPSON AS SOCIATES, INC.

park AT THE CENTER OF YOUR COMMUNITY

Vander Ploeg and Associates, Inc. ARCHITECTS AND PLANNERS

AR0008 52 (301) 384-1031

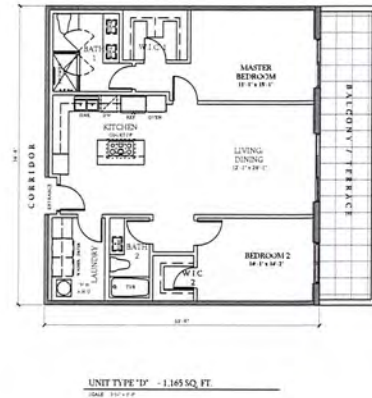
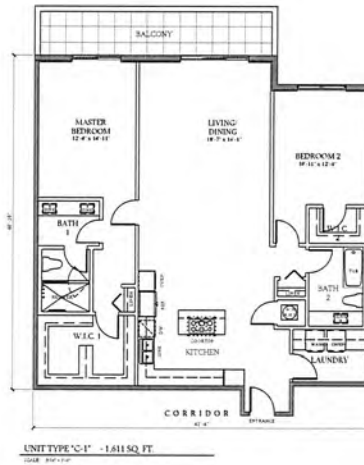
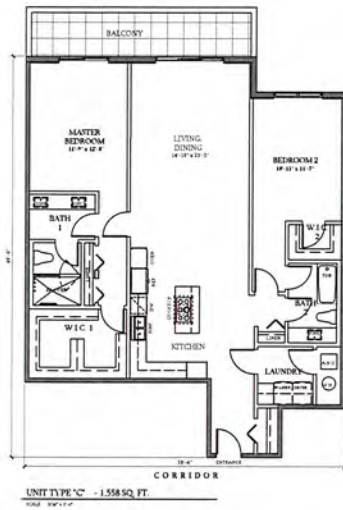
1017 SOUTH FLEMING HWY. SUITE 200
BOCA RATON, FLORIDA 33432



ROOF NOTES

1. ADDITIONAL SCREENING TO BE DETERMINED ONCE ALL MECHANICAL EQUIPMENT HAS BEEN SELECTED. PROVIDE SCREENS IF TALLER THAN EQUIPMENT BEING SCREENED.
2. LOUVERED VERTICAL AIRCOPS, STAIR ENCLOSURE & ELEVATOR RUN BY: AIRCOPED AREA = 1,114.32 SQ FT = 1.6% OF ROOF AREA (13,946).
3. PARAPET HEIGHT = 4'-0".
4. EQUIP. SCREENS AND FACADE ARTICULATION AT SKYLINE TERMINATION IS 6'-0" / 1'.

Derek Vander Ploeg_AA008
392
Digitally signed by
Derek Vander Ploeg_AA008
DN: cn=Derek Vander Ploeg, o=AA008
1999.09.01 10:00:00
Derek Vander Ploeg
To the best of the Applicant's
knowledge, the above
statements comply with the
applicable minimum holding period.



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 Project: [Signature]
 Date: 12/10/10
 Scale: 1/8" = 1'-0"

TYPICAL UNITS

park **PARK TOWER**
 AT BROWN SQUARE
 1071 BROWN SQUARE PARKWAY, BOCA RATON, FL 33432

developed by **COMPSON ASSOCIATES, INC.**
 1071 BROWN SQUARE PARKWAY, BOCA RATON, FL 33432

architects and planners **Vander Ploeg and Associates, Inc.**
 1015 South Federal Hwy, suite 200
 BOCA RATON, FL 33432
 (561) 366-1010

COMPSON ASSOCIATES, INC.

AF-10



TYPICAL UNITS

Control No. _____ (24/74)
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the park
AT BROKEN SOUND
1075 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

PARK TOWER
AT BROKEN SOUND
1075 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

COMPSON ASSOCIATES, INC.
1075 BROKEN SOUND PARKWAY NW, BOCA RATON, FL 33487

COMPSON
ASSOCIATES, INC.



Wander Ploeg and Associates, Inc.
Architects and planners
AR0008392
1615 South Federal Hwy, suite 200
(501) 984-1403 FH
Boca Raton, Florida 33432



South Elevation



David Vanden
Rising, AIA 2014
Architect



DEVELOPED BY:
COMPSON
ASSOCIATES, INC.

PARK TOWER

AT BROKEN SOUND
1075 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

Architect: Rising, AIA 2014
1075 NW BROKEN SOUND PARKWAY
BOCA RATON, FL 33487
Tel: 561.361.1000
Fax: 561.361.1001

ARE-1

12 MAY 2014

PROJECT # 2004



North Elevation

SCALE: 1/8" = 1'-0"



Derek Vander Ploeg, AIA008192
 Digitally signed by Derek Vander Ploeg, AIA008192
 Date: 2026.05.13 17:17:38
 +08'00'

Derek Vander Ploeg



DEVELOPED BY:

COMPSON
 ASSOCIATES, INC.

PARK TOWER

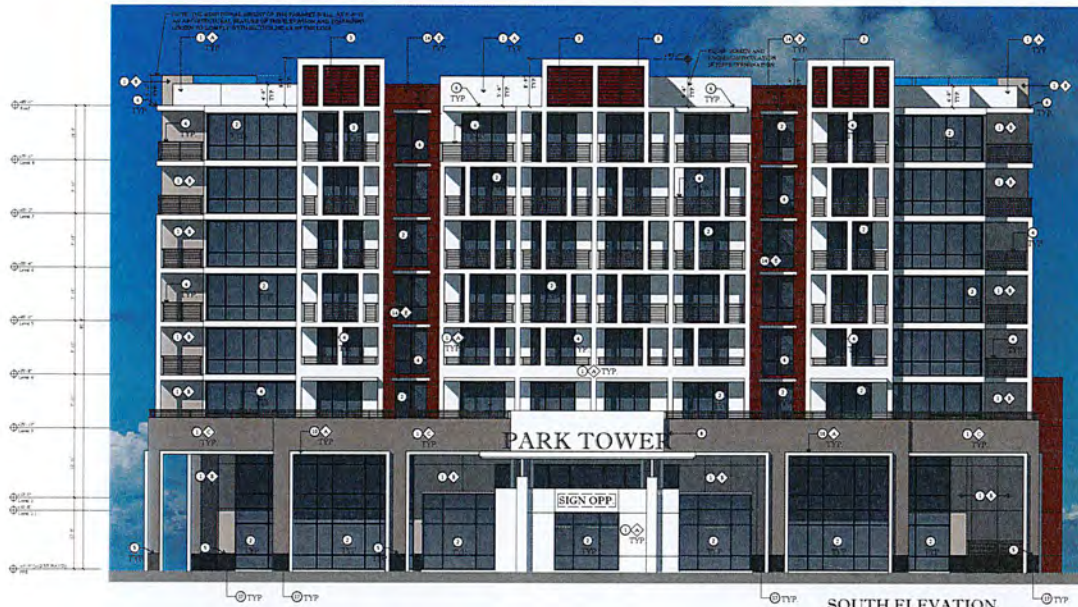
AT BROKEN SOUND
 1075 NW BROKEN SOUND PARKWAY,
 BOCA RATON, FL 33487

 Vander Ploeg and Associates, Inc.
 ARCHITECTS AND PLANNERS
 10115 South Federal Hwy, Suite 200
 BOCA RATON, Florida 33432

13 MAY 2026

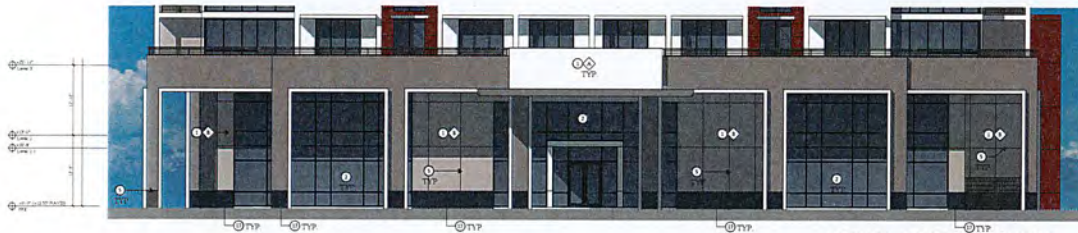
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ARE-2



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH - PORTE-COCHERE

SCALE 1/8" = 1'-0"

ELEVATION KEY NOTES

- 1 IMPERVIOUS TEXTURE STYLISH FINISH - PAINTED
- 2 ALUMINUM HALL LAMINATED GLASS WINDOW - SYSTEM WITH BLACK METALLIC PAINT ON GLASS
- 3 ALUMINUM LUTHER SYSTEM - MATTE WOOD PRIMER
- 4 METAL BUILDING SYSTEM - POWDER COATED SILVER
- 5 BRICKS ON SYSTEM
- 6 CONCRETE EXTERIOR WITH STYLISH FINISH - PAINTED
- 7 METAL CLING - PAINTED TO MATCH WITH STYLISH WALL
- 8 ILLUMINATED MARQUEE SIGN WITH PLATE
- 9 WOOD TRIMMED
- 10 IRON WITH STYLISH FINISH - PAINTED
- 11 METAL AND IRON BUILDING SYSTEM - POWDER COATED SILVER
- 12 CANADA LEADS COVER, CAPTAIN CANNOPY BY BOMBELLA
- 13 STANDARD IRON METAL ROOF - MATTE SILVER
- 14 NATURAL WOOD WALL CLADDING SYSTEM BY PARKLEY PROGRAM, COLOR KEY - WATERGLASS W
- 15 EXTENDED ALUMINUM BRIDGE WITH BRASS BROWNSHIP
- 16 ALUMINUM LUTHER SYSTEM - PAINTED
- 17 WALL BASE - PORCELAIN TILE, PORCELAINOSA TERA, TENDER 3-BAK 3"X6" SW

COLOR KEY

- 1 WHITE - SW 7005 PURE WHITE - 135-C1
- 2 OFF WHITE - SW 7011 NATURAL CHOICE - 134-C6
- 3 GRAY - SW 6129 ACID - 144-C6
- 4 BLACK - SW 6129 BLACK SWAN - 132-C7
- 5 NATURAL WOOD CLADDING BY PARKLEY PROGRAM

ALL COLOR CHANGES NOTED BY PARKLEY PROGRAM

SW 7005 PURE WHITE - 135-C1

SW 7011 NATURAL CHOICE - 134-C6

SW 6129 ACID - 144-C6

SW 6129 BLACK SWAN - 132-C7

NATURAL WOOD CLADDING BY PARKLEY PROGRAM

COLOR PALETTE

		
SW 7005 PURE WHITE 135-C1	SW 7011 NATURAL CHOICE 134-C6	SW 7012 PAVEMENT 144-C6
		
SW 6129 ACID 144-C6	SW 6129 BLACK SWAN 132-C7	WOOD MATTE
		
PRECIDOMA NATURAL WOOD CLADDING	PRECIDOMA NATURAL WOOD CLADDING	

METAL ROOF

TILE OR STONE WALL BASE

Vander Ploeg and Associates, Inc.
 architects and planners
 1615 South Federal Hwy, suite 200
 Boca Raton, Florida 33432
 AR0008392
 (561) 363-4070

COMPSON
 ASSOCIATES, INC.

PARK TOWER
 AT BROKEN SOUND
 10750 BROKEN SOUND PARKWAY
 BOCA RATON, FL 33487
 developed by
COMPSON ASSOCIATES, INC.
 10750 BROKEN SOUND PARKWAY NW, BOCA RATON, FL 33487

AE-1



EAST ELEVATION

SCALE: 1/8" = 1'-0"
NOTE: SEE ELEVATIONS A-E & A-E-1 FOR SPECIFIC NOTING OF MATERIALS, COLORS, FINISHES, ETC. ELEVATION NOT LABELED FOR CLARITY.



WEST ELEVATION

SCALE: 1/8" = 1'-0"
NOTE: SEE ELEVATIONS A-E & A-E-1 FOR SPECIFIC NOTING OF MATERIALS, COLORS, FINISHES, ETC. ELEVATION NOT LABELED FOR CLARITY.

COLOR PALETTE

SW 7005 PURE WHITE - 215-01	SW 7029 AUGUSTAL GRAY - 215-01	SW 7142 PAVISTONE - 215-01
SW 6279 BLACK SWAN - 214-01	PROCEMA NATURAL WOOD SLATINGS	WOOD MATTE
METAL ROOF	TILE OR STONE WALL BASE	

ELEVATION KEY NOTES

1. EXTERIOR TEXTURE STUCCO FINISH - PAINTED
2. ALUMINUM WINDOW SYSTEMS - PAINTED
3. ALUMINUM WINDOW SYSTEMS - PAINTED
4. ALUMINUM WINDOW SYSTEMS - PAINTED
5. METAL RAILING SYSTEMS - POWDER COATED SILVER
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98. METAL RAILING SYSTEMS - POWDER COATED SILVER
99. METAL RAILING SYSTEMS - POWDER COATED SILVER
100. METAL RAILING SYSTEMS - POWDER COATED SILVER

COLOR KEY

WHITE	SW 7005 PURE WHITE - 215-01
OFF WHITE	SW 7029 AUGUSTAL GRAY - 215-01
GRAY	SW 6279 BLACK SWAN - 214-01
BLACK	SW 6279 BLACK SWAN - 214-01
NATURAL WOOD CLADDING	PROCEMA NATURAL WOOD SLATINGS
NATURAL WOOD CLADDING	PROCEMA NATURAL WOOD SLATINGS

ALL COLOR COORDINATES ARE IN DECIMAL FORM

Derek Vander
Ploeg_AA008
392
Digitally signed by
Derek Vander
Ploeg_AA008
Date: 2026.05.15
15:03:57 -0400
Derek Vander

PARK TOWER
AT BROOKS SQUARE
1075 BROOKS SQUARE PARKWAY NW, BOCA RATON, FL 33499

COMPSON ASSOCIATES, INC.
1075 BROOKS SQUARE PARKWAY NW, BOCA RATON, FL 33499
(561) 366-1000

Vander Ploeg and Associates, Inc.
architects and planners
1615 South Federal Hwy, suite 200
Boca Raton, Florida 33432
(561) 366-1000

AE-3



EAST ELEVATION - 1

SCALE: 1/8" = 1'-0"

COLOR PALETTE		
SW 7003 PURE WHITE	SW 7020 ALABASTER GRAY	SW 7142 WATERSTONE
SW 6279 BLACK SWAN	PROXIMA NATURAL WOOD CLADDING	WOOD MATTE
METAL ROOF	FILL OR STONE WALL BASE	

- ELEVATION KEY NOTES**
1. IMITATE TEXTURE STUCCO FINISH - PAINTED
 2. ALUMINUM ANTI-CLIMBER GLASS WINDOW & DOOR SYSTEM WITH GLASS INSULATION AND GLASS GLASS
 3. ALUMINUM LUTTER SYSTEM - MATTE WOOD FINISH
 4. METAL RAILING SYSTEM - POWDER COATED SILVER
 5. RAILINGS ON STUCCO
 6. CONCRETE FIBERGLASS WITH STUCCO FINISH, PAINTED
 7. METAL DOOR - PAINTED TO MATCH ALUMINUM WALL
 8. ALUMINATED MARBLE SIGN WITH ALUMINUM
 9. WOOD TRUSS
 10. ROOF WITH STUCCO FINISH - PAINTED
 11. METAL LANTERN RAILING SYSTEM - POWDER COATED SILVER
 12. CARPENTRY BEAMS, CARPENTRY CARPENTRY BY BOWENELLA
 13. STANDING BEAM METAL ROOF - MATTE SILVER
 14. NATURAL WOOD WALL CLADDING SYSTEM BY PARALEX PROXIMA, CLEAR BEAM, NATURAL WOOD
 15. EXTENDED ALUM. UNCLE WITH BRASS HOOKS, INSET
 16. ALUMINUM LUTTER SYSTEM, FACTORY PAINTED
 17. WALL BASE, POWDER COAT, POWDER COAT, WALL VERBOS DATA SYSTEM
- COLOR KEY**
- WHITE SW 7003 PURE WHITE - 215-41
 - OFF WHITE SW 7011 NATURAL CREAM - 215-42
 - GRAY SW 9176 ACER - 215-43
 - BLACK SW 9179 BLACK SWAN - 215-44
 - NATURAL WOOD CLADDING BY PARALEX PROXIMA
- ALL OTHER MATERIALS NOTED IN SPECIFICATIONS
BY BOWENELLA WILLIAMS, INC. BOWENELLA WILLIAMS

EAST ELEVATION - SOUTH PORTION

PARK TOWER
AT BROKEN SOUND
1375 NW BROKEN SOUND PARKWAY
BOCA RATON, FL 33487

COMPSON ASSOCIATES, INC.
1375 NW BROKEN SOUND PARKWAY, BOCA RATON, FL 33487

Vander Ploeg and Associates, Inc.
architects and planners
1615 South Federal Hwy, suite 200
Boca Raton, Florida 33432
AR0008392
(561) 366-1011

AE-4



EAST ELEVATION - 2

SCALE: 1/8" = 1'-0"

COLOR PALETTE		
SW 7003 PURE WHITE 2001-C	SW 7008 AUGUST GRAY 2001-C	SW 7042 BAYVIEW 2001-C
SW 6279 BLACK DRAM 7001-A	PRODEMA NATURAL WOOD CLADDING	WOOD MATTE
METAL ROOF	TELESTONE WALL BASE	

ELEVATION KEY NOTES

- BRONZE TEXTURE STUCCO FINISH - PAINTED
- ALUMINUM W/ LAMINATED GLASS WINDOW & DOOR SYSTEM W/ SLATE INSULATION AND GRAY GLASS
- ALUMINUM LUTHER SYSTEM - HEAT WHITE FINISH
- METAL RAILING SYSTEM - POWDER COATED SILVER
- BRASS (IN STUCCO)
- CONCRETE EXTERIOR W/ STUCCO FINISH - PAINTED
- METAL ROOF - PAINTED TO MATCH ADJACENT WALL
- ELONGATED MARBLE SUN HOUS FLUTE
- WOOD TRUSS
- ROOF WITH STUCCO FINISH - PAINTED
- METAL ROOF - CLASH RAILING SYSTEM - POWDER COATED SILVER
- CAROL BRASS COATED CAROL CHIPPY'S BRASS
- STANDING SEAM METAL ROOF - HEAT WHITE FINISH
- NATURAL WOOD WALL CLADDING SYSTEM BY PARKLEX PRODEMA
- CLASH RAILING SYSTEM
- EXTENDED ALUM. GRILLE WITH BRASS HONEYCOMB
- WALL BASE - PORCELAIN TILE - PORCELAIN TILE - VERANDA CLASH
- STUCCO ROOF

COLOR KEY

- WHITE - SW 7001 PURE WHITE - 2001-C
- OFF WHITE - SW 7011 NATURAL CHOICE - 204-C
- GRAY - SW 9119 ACER - 204-C
- BLACK - SW 6279 BLACK DRAM - 7001-A
- NATURAL WOOD CLADDING BY PARKLEX PRODEMA

ALL OTHER CHANGES NOTED IN NOTES COLUMN
BY: WENDY WILLIAMS, INC. DESIGNER: WENDY

EAST ELEVATION - NORTH PORTION

PARK TOWER
AT BROKEN SOUND
10750 BROKEN SOUND PARKWAY
BOCA RATON, FL 33497

COMPSON ASSOCIATES, INC.
ARCHITECTS AND PLANNERS
1615 SOUTH FEDERAL HWY, SUITE 200
BOCA RATON, FLORIDA 33432
AR0008392
(561) 364-1611

AE-5



WEST ELEVATION - 1

SCALE 1/8" = 1'-0"

SW BEEBOP WILLIAMS, INC. BIRMINGHAM, ALABAMA

COLOR PALETTE

SW 7005 PURE WHITE 900-CL	SW 7007 AUGUST GRAY 700-CL	SW 7042 NAVY BLUE 700-CL
SW 4276 BLACK PEARL 700-47	PRODEMA NATURAL WOOD GLASSING	WOOD MATTE
METAL ROOF	TILE OR STONE WALL BASE	

ELEVATION KEY NOTES

- SMOOTH TEXTURE STUCCO FINISH - PAINTED
- ALUMINUM W/ LAMINATED GLASS WOODW/ W/ DOOR SYSTEM W/ BLATE TITANIUM W/ GRAY GLASS
- ALUMINUM LUTHER SYSTEM - MATTE WOOD FINISH
- METAL RAILING SYSTEM - POWDER COATED SILVER
- BARILATES (IN STUCCO)
- CONCRETE EXTERIOR W/ STUCCO FINISH - PAINTED
- METAL ROOF - PAINTED TO MATCH ADJACENT WALL
- ILLUMINATED MANHOLE SIGN WITH PLATES
- WOOD TRILLER
- ROOF WITH STUCCO FINISH - PAINTED
- METAL AND GLASS RAILING SYSTEM - POWDER COATED SILVER
- CANAL BASE COVER, CAP, AND CURB BY BOWENELLA
- STANDARD BEAM METAL ROOF - MATTE SILVER
- NATURAL WOOD WALL CLADDING SYSTEM BY PARKLEX PRO-DEMA
- COLOR BITE PACTICLAD-W
- EXTRUSION ALUM. GRILLE WITH INDA KCHENW SPILL
- WALL BASE PORCELAIN TILE PORCELAINA TIA VERBER DARE INTRAP SL

COLOR KEY

- | | |
|-----------------------|---------------------------------|
| WHITE | SW 7005 PURE WHITE - 255-CL |
| OFF WHITE | SW 7011 NATURAL CHOICE - 254-CL |
| GRAY | SW 9179 ACER - 264-CL |
| BLACK | SW 4276 BLACK SWAN - 253-CL |
| NATURAL WOOD CLADDING | BY PARKLEX PRO-DEMA |
- ALL COLOR CHANGES TO BE MADE BY THE ARCHITECT
- SW BEEBOP WILLIAMS, INC. BIRMINGHAM, ALABAMA

WEST ELEVATION - NORTH PORTION

Project: **PARK TOWER**
AT BROKEN SOUND
1575 NW BROKEN SOUND PARKWAY
BOCA RATON, FL 33487

Architect: **COMPSON ASSOCIATES, INC.**
1615 South Federal Hwy, Suite 200
Boca Raton, Florida 33432
AR0008192
(561) 364-1463 FHO

Designed by: **AE-6**



WEST ELEVATION - 2

SCALE: 1/8" = 1'-0"

COLOR PALETTE		
SW 7005 PURE WHITE 200-0	SW 7029 CHARABLE GRAY 200-0	SW 7042 PAPERSTONE 200-0
SW 4279 BLACK SWAN 200-47	PRODEMA NATURAL WOOD CLADDING	WOOD MATTE
METAL ROOF	FILL OR STONE WALL BASE	

ELEVATION KEY NOTES	
1	IMMEDIATE TERRACE SYSTEM FLOOR - PAINTED
2	ALUMINUM WELDED GLASS WOODWAVE + DIVOR SYSTEM WITH BLACK MULLION AND GRAY SLASH
3	ALUMINUM GLASS SYSTEM - WHITE WOOD FLOOR
4	METAL RAILING SYSTEM - POWDER COATED SILVER
5	REINFORCED CONCRETE
6	CONCRETE EXTERIOR WITH STYCOU FLOOR PAINTED
7	METAL ROOF - PAINTED TO MATCH EXTERIOR WALL
8	SLANTED MARBLED STONE WITH SLASH
9	WOOD TRUSS
10	IRON WITH STYCOU FLOOR - PAINTED
11	METAL AND GLASS RAILING SYSTEM - POWDER COATED SILVER
12	CANAL MADE CITY DECK CANAL CHARTER BY BENTLEY
13	STANDING BRUSH METAL ROOF - WHITE SILVER
14	NATURAL WOOD WALL CLADDING SYSTEM BY PARKLEY PRODEMA
15	WOOD WITH PAPERSTONE
16	EXTENDED ALUM. UNCLE WITH BRUSH SILVER MULL
17	WALL BASE PORCELAIN TILE PORCELAINOSA USA 1/2" X 1/2" X 1/2"
18	WALL BASE PORCELAIN TILE PORCELAINOSA USA 1/2" X 1/2" X 1/2"
COLOR KEY	
1	WHITE SW 7005 PURE WHITE - 200-0
2	OFF WHITE SW 7011 NATURAL CLOUTIER - 200-0
3	GRAY SW 7019 ATTER - 200-0
4	BLACK SW 4279 BLACK SWAN - 200-47
5	NATURAL WOOD CLADDING BY PARKLEY PRODEMA
ALL COLOR TREATMENTS WITH 1/2" X 1/2" X 1/2" CURVED	
1/2" X 1/2" X 1/2" CURVED CURVED	

PARK TOWER
AT BRICKEN SQUARE
1075 BRICKEN SQUARE PARKWAY
BOCA RATON, FL 33487

COMPSON
ARCHITECTS AND PLANNERS
1615 SOUTH FEDERAL HWY, SUITE 200
BOCA RATON, FL 33432
(561) 366-1000

Vander Ploeg and Associates, Inc.
ARCHITECTS AND PLANNERS
1615 SOUTH FEDERAL HWY, SUITE 200
BOCA RATON, FL 33432
(561) 366-1000

COMPSON ASSOCIATES, INC.
1075 BRICKEN SQUARE PARKWAY
BOCA RATON, FL 33487

AE-7



To the best of the architect's knowledge, the plans and specifications comply with the applicable minimum building code.

SECTIONS - NORTH TO SOUTH & EAST TO WEST



the
PARK TOWER

the park
AT BROKEN SOUND
1075 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

COMPSON ASSOCIATES, INC.
1975 BROKEN SOUND PARKWAY NW, BOCA RATON, FL 33487

Vander Ploeg and Associates, Inc.
architects and planners
1615 South Federal Hwy, suite 200
boca raton, florida 33432
AR0008192
(561) 366-1421 FH



COMPSON

ASSOCIATES, INC.



SCALE: 1"=30'-0"

PARK TOWER AT BROKEN SOUND
1075 NW BROKEN SOUND PARKWAY
BOCA RATON, FL

VEHICULAR USE AREA PLAN

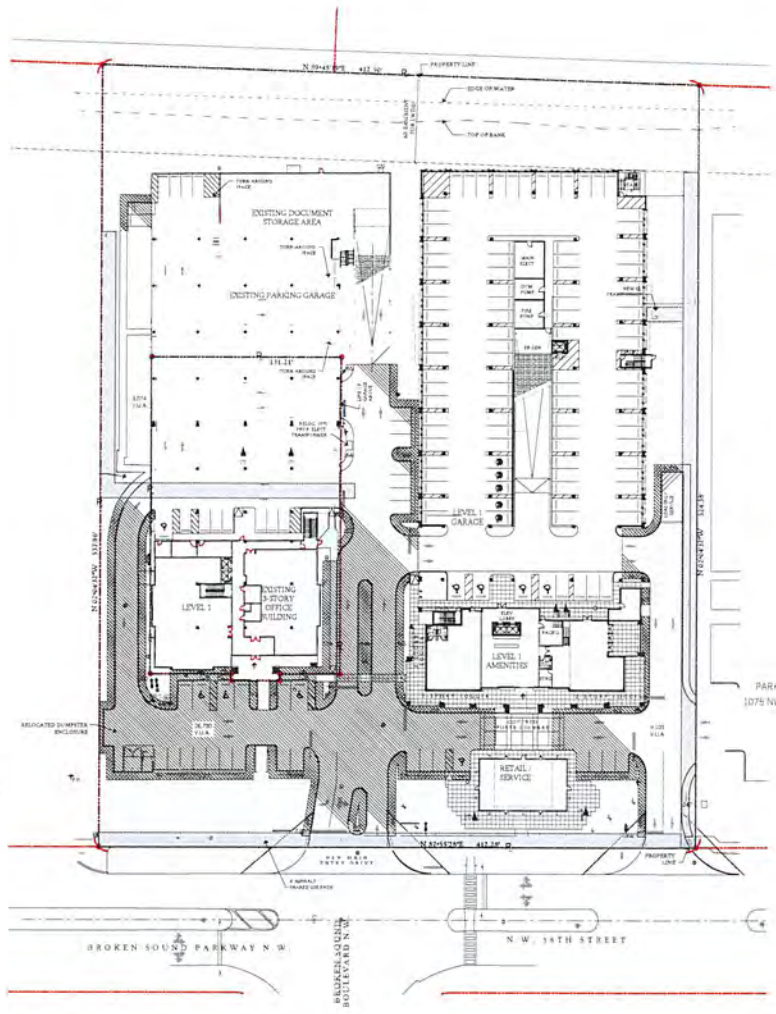
PROJ. NO.	FILE NAME
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01-02-26	01-02-26
03-04-26	03-04-26
05-11-26	05-11-26
08-18-26	08-18-26

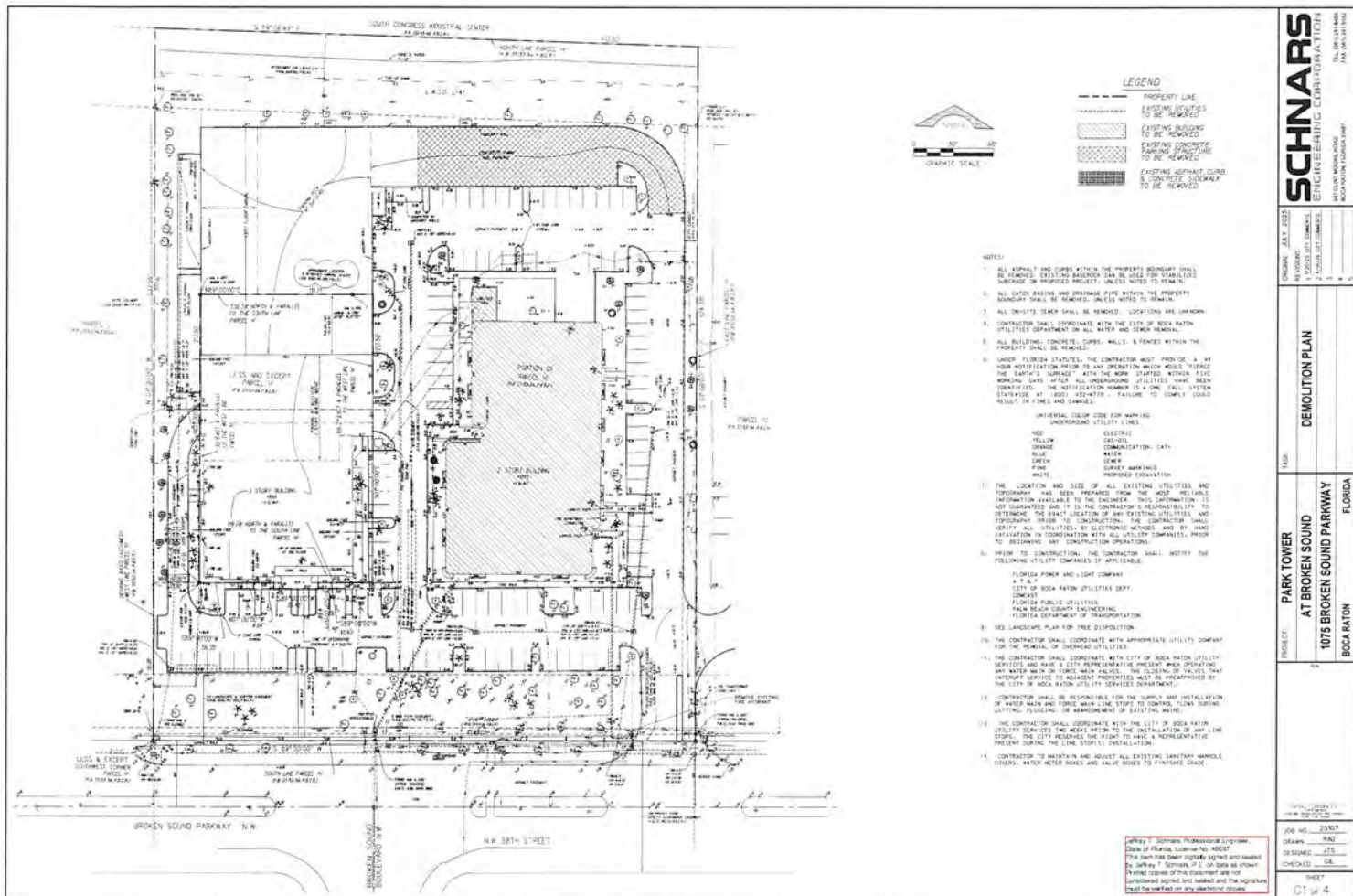
SHEET
LP-2
3

LANDSCAPE AREA WITHIN THE GROSS VEHICULAR USE AREA

- LANDSCAPE WITHIN VEHICULAR USE AREA= 11,213 SF
- VEHICULAR USE AREA= 38,962 SF
- GROSS VEHICULAR USE AREA (GVUA)= 50,165 SF

LANDSCAPE AREA REQUIRED = GVUA X 15% = 7,524 SF
LANDSCAPE AREA PROVIDED = 22.3% = 11,203 SF





SCHNARS
ENGINEERING CONSULTANTS

DATE: JULY 2022
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

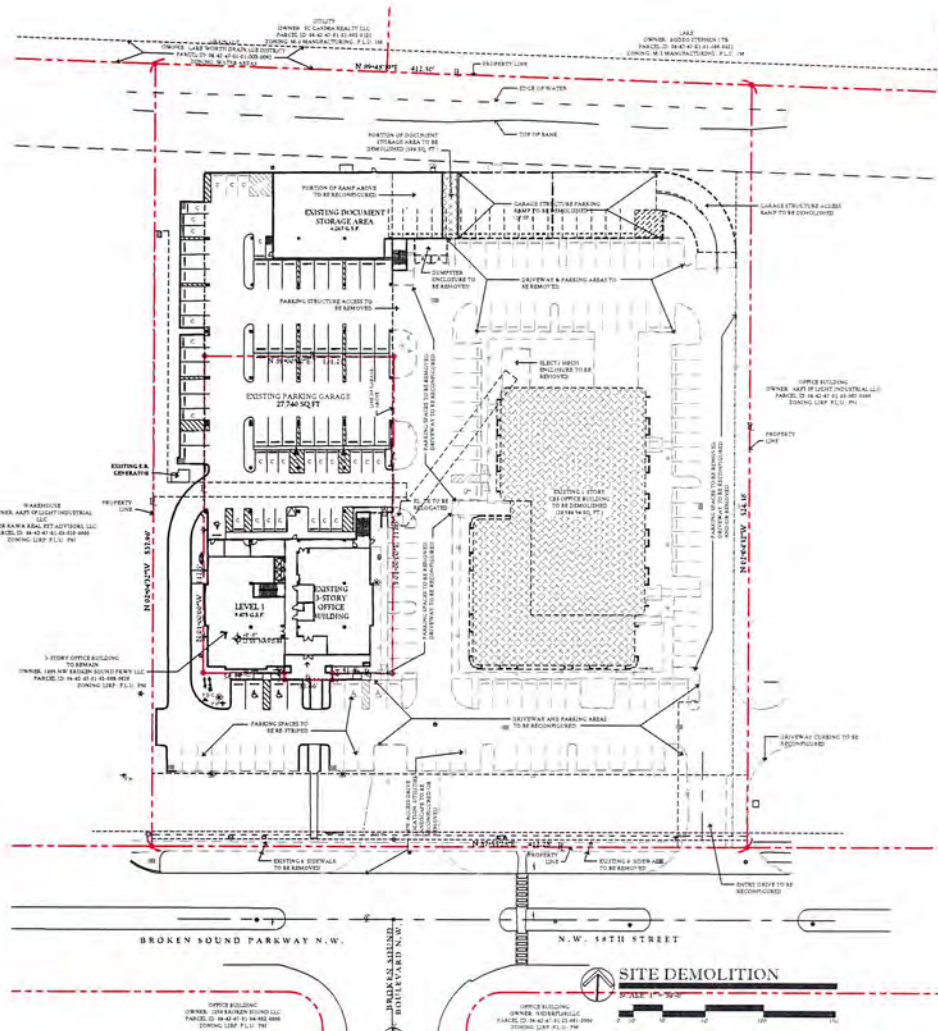
DEMOLITION PLAN

PROJECT: PARK TOWER AT BROKEN SOUND
1075 BROKEN SOUND PARKWAY
BOCA RATON, FLORIDA

JOB NO. 23017
DRAWN: [Signature]
DESIGNED: [Signature]
CHECKED: [Signature]

SHEET: C1 of 4

Jeffrey T. Schnars, State of Florida, Professional Engineer, License No. 66687
This item has been digitally signed and sealed by Jeffrey T. Schnars on the date indicated here.
Signature must be verified on any electronic copies.



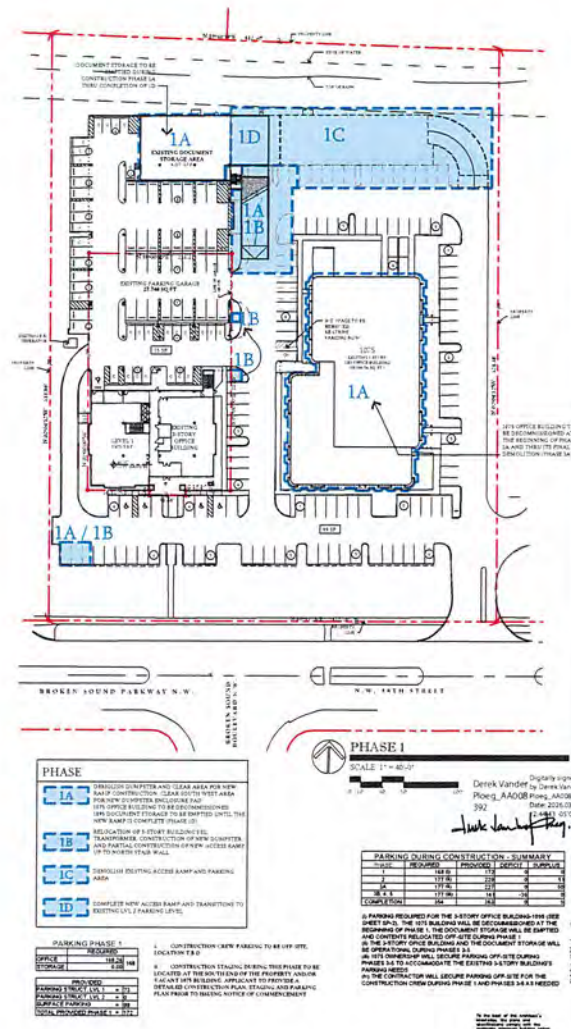
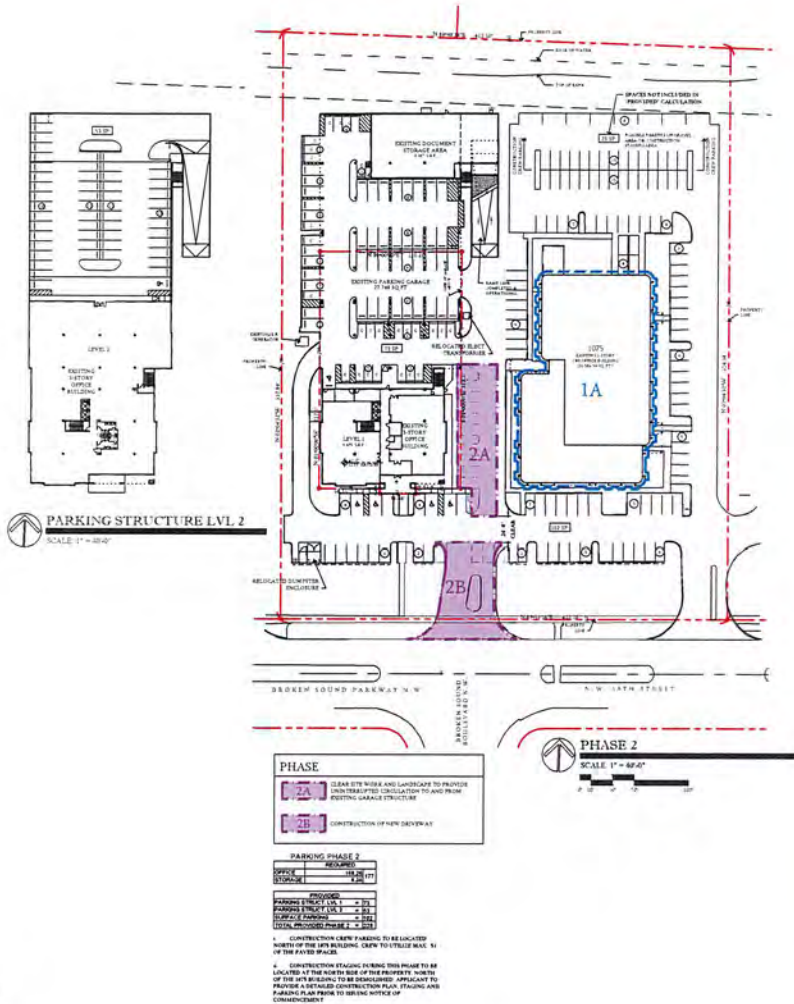
Drawn: Gandy
 Project: 2
 Date: 11/14/14
 Scale: 1/8" = 1'-0"
 Sheet: 1 of 1
 Title: SITE DEMOLITION

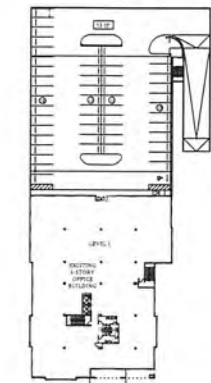
Project	Park Tower
Location	At Broken Sound, Boca Raton, FL
Client	Compton Associates, Inc.
Architect	Compton Associates, Inc.
Engineer	Compton Associates, Inc.
Demolition	Compton Associates, Inc.

Vander Ploeg and Associates, Inc.
 Architects and Planners
 1615 South Federal Hwy, Suite 200
 Boca Raton, Florida 33432
 (561) 366-1010

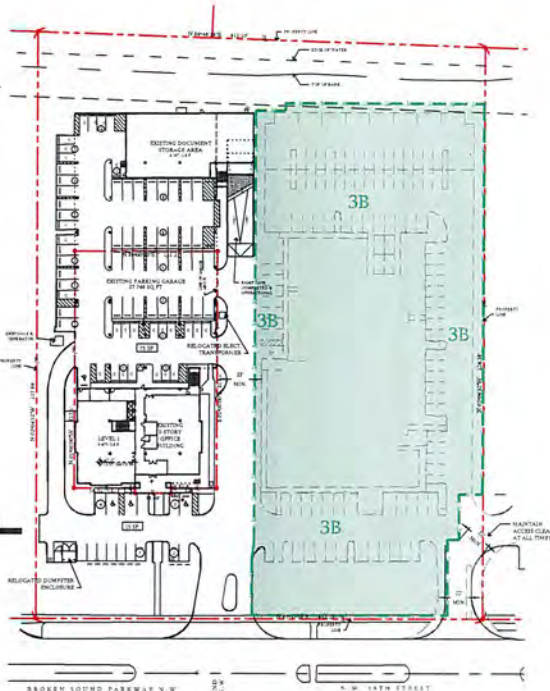
the park
 AT BROKEN SOUND
 BOCA RATON, FL 33432
 DEVELOPED BY
COMPTON ASSOCIATES, INC.
 1575 BROKEN SOUND PARKWAY SW, BOCA RATON, FL 33440

COMPTON ASSOCIATES, INC.
 1575 BROKEN SOUND PARKWAY SW, BOCA RATON, FL 33440
 (561) 366-1010





PARKING STRUCTURE LVL 2
SCALE: 1" = 40'-0"



PHASE 3B
SCALE: 1" = 80'-0"

PHASE
3B CLEAR SITE/STRUCTURED LANDSCAPE, & UTILITIES TO BE MAINTAINED FOR NEW BUILDING

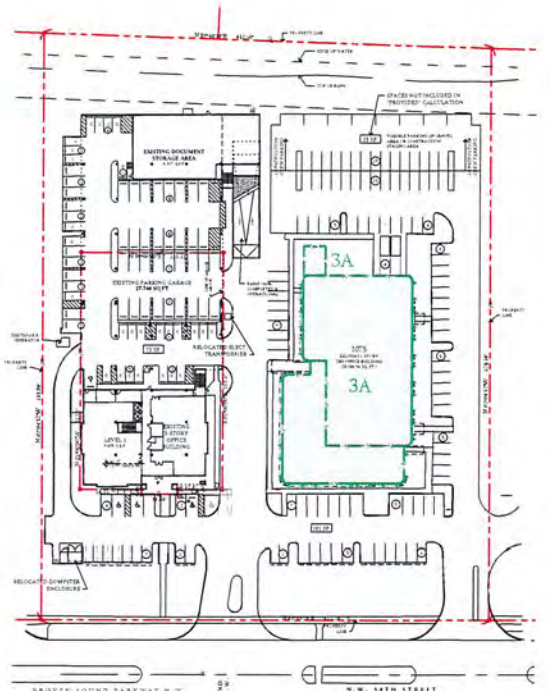
SPACES	REQUIREMENTS
100	100
100	100

PROVIDED	REQUIREMENTS
100	100
100	100

1. APPLICANT TO PROVIDE OUTSTANDING PARKING SPACES FOR THE 100 OFFICE BUILDING OFF SITE AT EITHER ONE OF THEIR ADJACENT SITES OR LEASE FROM NEIGHBORS.

2. CONSTRUCTION CRANE PARKING TO BE OFF SITE LOCATION T-10.

3. CONSTRUCTION STAGING DURING THIS PHASE TO BE LOCATED WITHIN THE CONSTRUCTION BOUNDARY. APPLICANT TO PROVIDE A DETAILED CONSTRUCTION PLAN, STAGING AND PARKING PLAN PRIOR TO SETTING NOTICE OF COMMENCEMENT.



PHASE 3A
SCALE: 1" = 80'-0"

PHASE
3A BRICKLAYER/STREET LAYOUT OFFICE BUILDING, INCLUDING MEDICAL EQUIPMENT (BUILT-IN)

SPACES	REQUIREMENTS
100	100
100	100

PROVIDED	REQUIREMENTS
100	100
100	100

1. CONSTRUCTION CRANE PARKING TO BE LOCATED WITHIN THE CONSTRUCTION BOUNDARY TO EITHER SIDE OF THE PARKED SPACE.

2. CONSTRUCTION STAGING DURING THIS PHASE TO BE LOCATED AT THE NORTH SIDE OF THE PROPERTY ADJACENT TO THE 100 OFFICE BUILDING. APPLICANT TO PROVIDE A DETAILED CONSTRUCTION PLAN, STAGING AND PARKING PLAN PRIOR TO SETTING NOTICE OF COMMENCEMENT.

CONSTRUCTION	REQUIREMENTS	REQUIREMENTS
100	100	100
100	100	100
100	100	100
100	100	100

1. PARKING REQUIRED FOR THE 100 OFFICE BUILDING TO BE OFF SITE. THE 100 BUILDING WILL BE DISMANTLED AT THE END OF PHASE 3. THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

2. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

3. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

4. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

5. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

6. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

7. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

8. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

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10. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

11. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

12. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

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14. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

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16. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

17. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

18. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

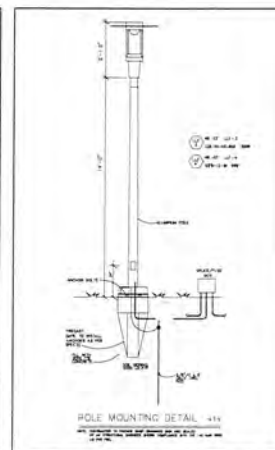
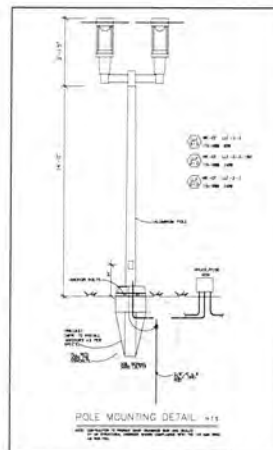
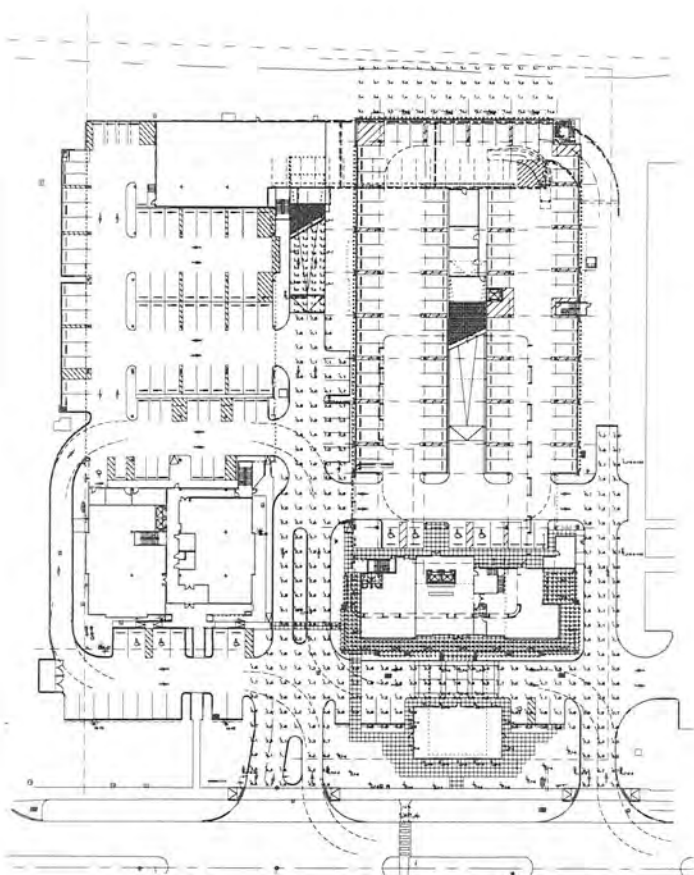
19. THE 100 OFFICE BUILDING AND THE EXISTING STAGING AREA WILL BE EXISTING AND CONSTRUCTION STAGING TO BE OFF SITE DURING PHASE 3.

Vander Ploeg and Associates, Inc.
architects and planners
1015 South Federal Hwy, suite 200
Boca Raton, Florida 33432
AR0008392
(561) 994-4030

COMPSON ASSOCIATES, INC.
AT BRICKEN LOTEN
107 NW BRICKEN LOTEN PARKWAY
BOCA RATON, FL 33486
COMPSON ASSOCIATES, INC.
107 NW BRICKEN LOTEN PARKWAY INC, BOCA RATON, FL 33486

PARK TOWER
AT BRICKEN LOTEN
107 NW BRICKEN LOTEN PARKWAY
BOCA RATON, FL 33486
COMPSON ASSOCIATES, INC.

DPH-2



BOM - 00									
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TAKA (KOR) 2000-2001									
TAKA (KOR) 2000-2001									
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	QTY	UNIT	PRICE	TOTAL
1	1" x 1/2" x 1/4"								

SITE PLAN - PHOTOMETRIC
SCALE: 1"=30'-0"

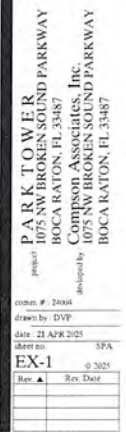


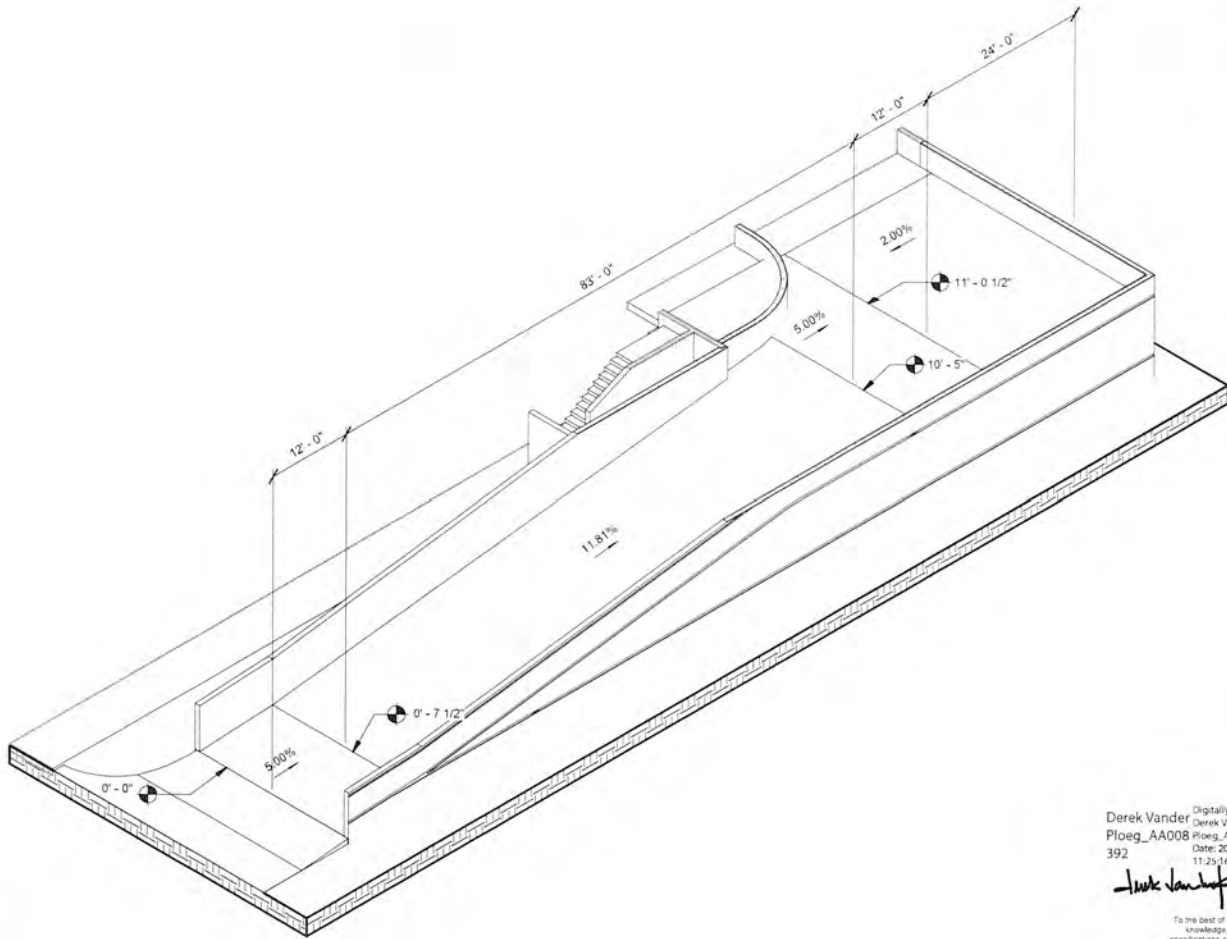
Vander Ploeg and Associates, Inc.
architects and planners
400 south shore highway, suite 220
boca raton, florida 33432
(954) 384-5411

COMPSON ASSOCIATES, INC.

the park
AT BROWN STATION
10750 BROWN STATION PARKWAY
BOCA RATON, FL 33432
designed by
COMPSON ASSOCIATES, INC.
10750 BROWN STATION PARKWAY, BOCA RATON, FL 33432

PROJECT NO. 10750
DATE: 10/1/01
BY: [signature]
CHECKED BY: [signature]
E-1.00





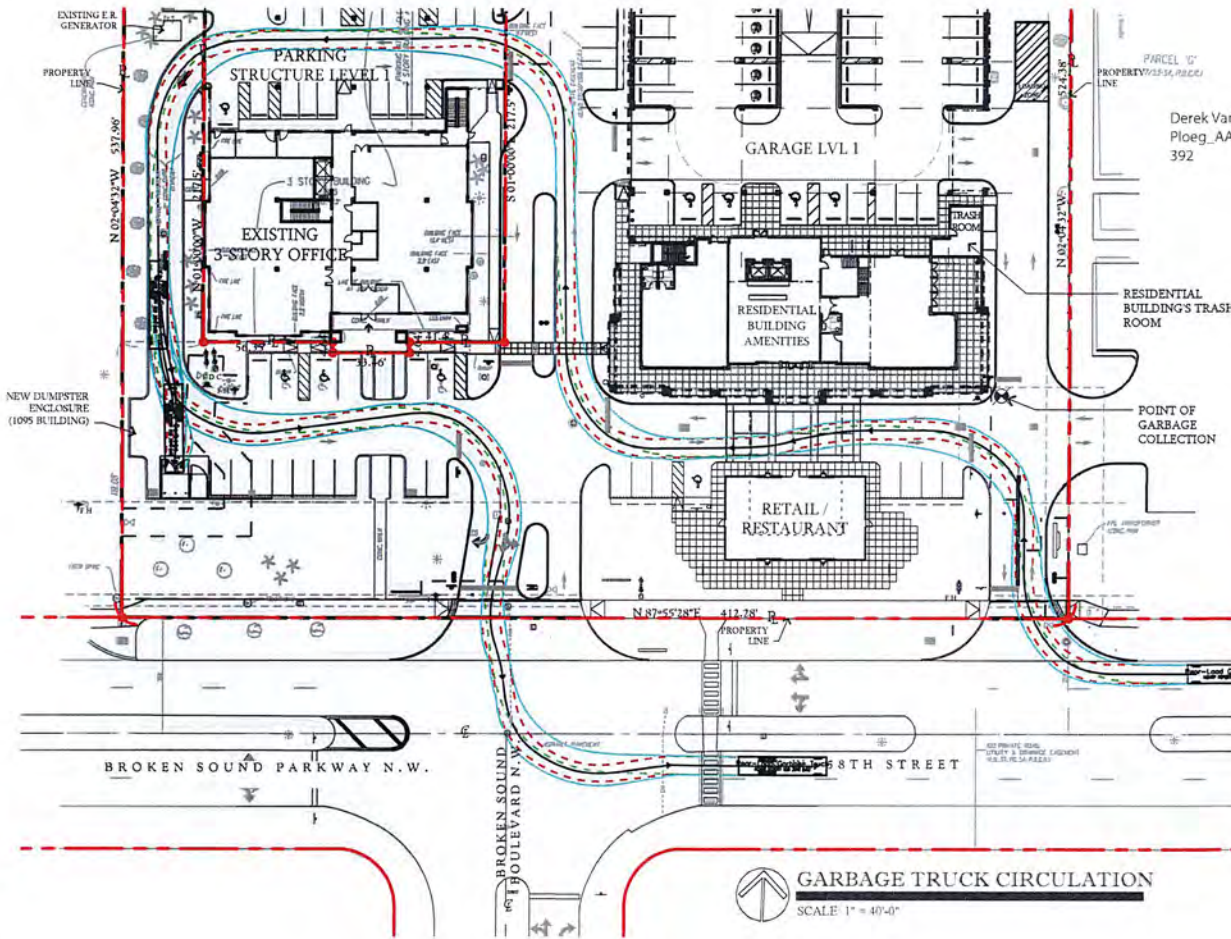
Derek Vander Ploeg_AA008392
392
11-25-16 05:00
To the best of the Architect's knowledge, the plans and specifications comply with the applicable minimum building codes.

RAMP ISOMETRIC - 1095 NEW RAMP

PROJECT
PARK TOWER
1075 NW BROKEN SOUND PARKWAY
BOCA RATON, FL 33487
ARCHITECT
Compson Associates, Inc.
1075 NW BROKEN SOUND PARKWAY
BOCA RATON, FL 33487

notes # 24001
drawn by DVP
date 12 JUNE 2024
drawn by SPA
EX-2
Rev A Rev B

Vander Ploeg and Associates, Inc.
AR008392
architects and planners
1075 NW Broken Sound Parkway, Suite 200
Boca Raton, Florida, USA
(561) 754-0111 FAX



Derek Vander
Ploeg_AA008
392

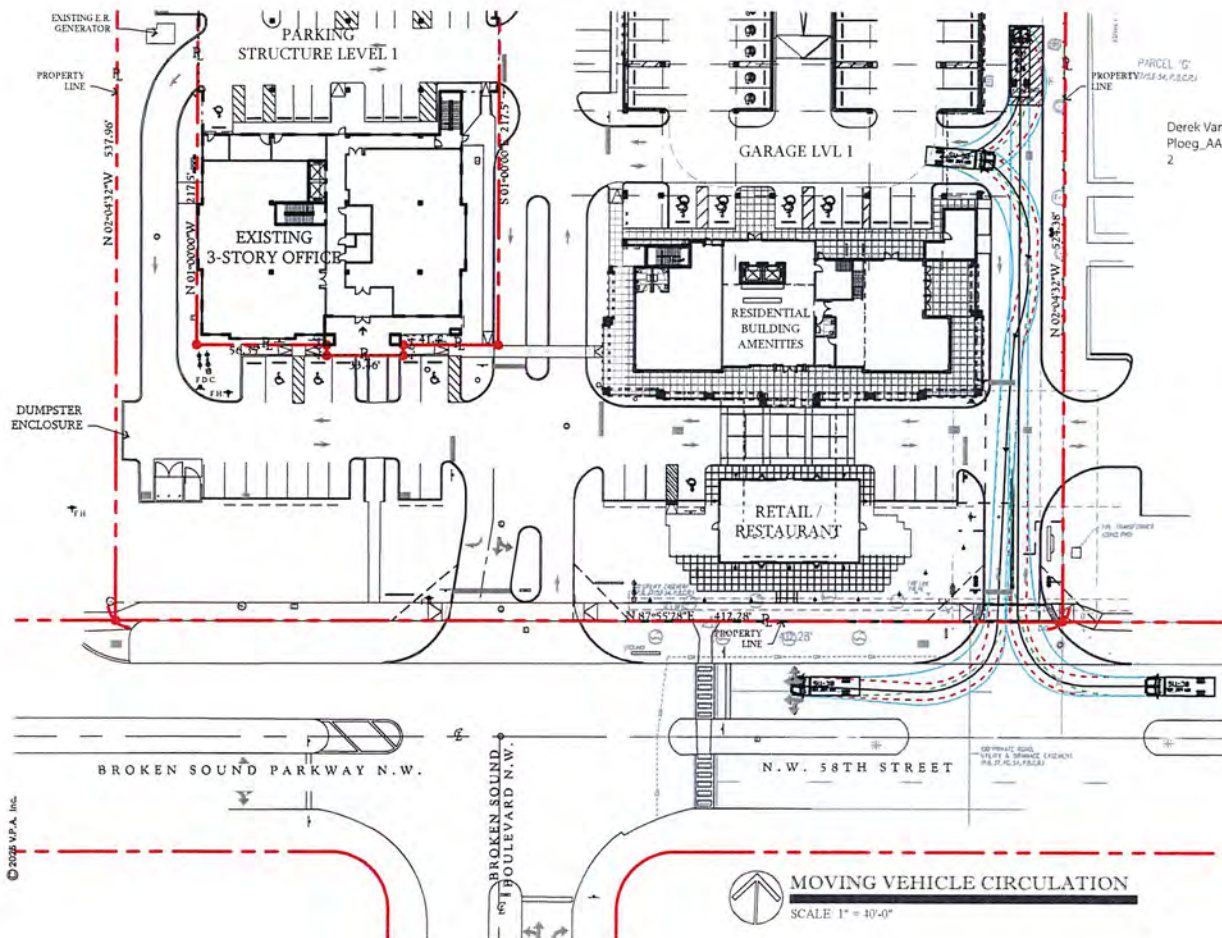
Digitally signed by
Derek Vander
Ploeg_AA008392
Date: 2026.05.14
17:38:56 -0400

GARBAGE TRUCK CIRCULATION EXHIBIT

Vander Ploeg and Associates, Inc.
ARCHITECTS AND PLANNERS
1075 NW BROKEN SOUND PARKWAY, SUITE 200
BOCA RATON, FLORIDA 33432
(561) 994-4477

COMPSON
ASSOCIATES, INC.
1075 NW BROKEN SOUND PARKWAY, SUITE 200
BOCA RATON, FLORIDA 33432
(561) 994-4477

EX-3



Derek Vander
Ploeg_AA00839
2

Digitally signed by Derek
Vander Ploeg, AA008392
Date: 2025.05.14
17:39:23 -0400

MOVING VEHICLE CIRCULATION EXHIBIT

1075 NW BROKEN SOUND
BROKEN SOUND BOULEVARD N.W.
BROKEN SOUND, FL 33410
COMPSON ASSOCIATES, INC.
33410 BROKEN SOUND BOULEVARD N.W.

COMPSON
ASSOCIATES, INC.

Vander Ploeg and Associates, Inc.
AA008392
Architects and planners
1075 NW Broken Sound Blvd., Suite 200
Boca Raton, Florida 33432
(561) 984-4470

EX-4

SURVEYOR'S REPORT:

[illegible]

LEGEND

□	BACK PLATE PREVENTER VALVE
□	CAP/COVER
□	CLAMP/CLIP
□	CONNECTOR LIGHT POLE
□	DOUBLE DETECTION CHECK VALVE
□	DRAINAGE ASSEMBLY
□	FAIR BRACKET
□	FLUX POLE
□	GRID WIRE
□	HEAD WIRE
□	INSULATOR (PINS)
□	INSULATOR (SUPPORT) BASE
□	NEUTRAL LIGHT POLE
□	SECTOR WIRE
□	SWITCH CONNECTION
□	WIRE SPLITTER/CLIP
□	WIRE/SPLITTER, FOR REMOTE W
□	WIRE/SPACER
□	WIRE/SPACER

SECTION 2 AND PORTFOLIO #1	APPROXIMATE SUBJECT RELEVANCE	APPROXIMATE RELEVANCE
Norm 1	2.1	2.1.1
2.1.1.1	2.1.1.1.1	2.1.1.1.1
2.1.1.2	2.1.1.2.1	2.1.1.2.1
2.1.1.3	2.1.1.3.1	2.1.1.3.1
2.1.1.4	2.1.1.4.1	2.1.1.4.1
2.1.1.5	2.1.1.5.1	2.1.1.5.1
2.1.1.6	2.1.1.6.1	2.1.1.6.1
2.1.1.7	2.1.1.7.1	2.1.1.7.1
2.1.1.8	2.1.1.8.1	2.1.1.8.1
2.1.1.9	2.1.1.9.1	2.1.1.9.1
2.1.1.10	2.1.1.10.1	2.1.1.10.1
2.1.1.11	2.1.1.11.1	2.1.1.11.1
2.1.1.12	2.1.1.12.1	2.1.1.12.1
2.1.1.13	2.1.1.13.1	2.1.1.13.1
2.1.1.14	2.1.1.14.1	2.1.1.14.1
2.1.1.15	2.1.1.15.1	2.1.1.15.1
2.1.1.16	2.1.1.16.1	2.1.1.16.1
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2.1.1.71	2.1.1.71.1	2.1.1.71.1
2.1.1.72	2.1.1.72.1	2.1.1.72.1
2.1.1.73	2.1.1.73.1	2.1.1.73.1
2.1.1.74	2.1.1.74.1	2.1.1.74.1
2.1.1.75	2	

LAND DESCRIPTION:

Parcel H, ARVIDA PARK OF COMMERCE PLAT NO. 2, according to live gift deed, as recorded in Plat Book 37, Page 53, of the Public Records of Palm Beach County, Florida.

LESS AND CROPT.
A portion of Perce

of the Public Records at Palm Beach County, Florida, more particularly described as follows:

Commencing at the southwest corner of said Parcel M, thence run North 29° 00' 00" East, a distance of 25.00 feet, to the **Point of Beginning** of the herein described tract, thence run North 29° 00' 00" East, along a line 25.00 feet west of and parallel to the west line of said Parcel M, a distance of 217.50 feet, to a point, thence run South 89° 00' 00" West, along a line 25.00 feet west of and parallel to the west line of said Parcel M, a distance of 156.25 feet west of and parallel to the west line of said Parcel M, a distance of 217.50 feet, to a point, thence South 89° 00' 00" West, a distance of 41.63 feet, thence South 89° 00' 00" East, a distance of 4.64 feet; thence South 89° 00' 00" West, a distance of 32.46 feet; thence North 89° 00' 00" West, a distance of 4.64 feet; thence South 89° 00' 00" West, a distance of 56.25 feet to the **Point of Beginning**.

Sold land lying in the City of Boca Raton, Palm Beach County, Florida, containing 180,291 square feet, 4.3685 acres, more or less.

CERTIFIED TO:

1075 NE Broken Sound Parkway, LLC, a Florida limited liability company.
Paradise Bank, a Florida banking corporation, (SADA/ATMA
Seligman, Miskin, Wolf, Lynde & Johnson, P.A.
Chicago Title Insurance Company.

CERTIFICATION:

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.

Date of Map: 1/21/2020
 John T. Doogan, P.L.S. Digitally signed by John T. Doogan, P.L.S.
 Date: 2020.01.21 15:25:58 -0500

JOHN I. DOOGAN, P.L.S.
Florida Registration No. 4409
ANDRE & ASSOCIATES, INC.
L.B. No. 3200
EMAIL: jdo@whorrmurvey.com

AVROM & ASSOCIATES, INC.

ALTA / NSPS LAND TITLE SURVEY

1

[illegible]

1

Case

Year	Value
1990	1.0
1991	1.1
1992	1.2
1993	1.3
1994	1.4
1995	1.5
1996	1.6
1997	1.7
1998	1.8
1999	1.9
2000	2.0
2001	2.1
2002	2.2
2003	2.3
2004	2.4
2005	2.5
2006	2.6
2007	2.7
2008	2.8
2009	2.9
2010	3.0
2011	3.1
2012	3.2
2013	3.3
2014	3.4
2015	3.5
2016	3.6
2017	3.7
2018	3.8
2019	3.9
2020	4.0

100

**SKETCH & DESCRIPTION FOR:
PARTIAL EASEMENT ABANDONMENT**

OF 50' LANDSCAPE & BUFFER EASEMENT RECORDED IN O.R.B. 3240/1322, P.B.C.R.
A PORTION OF PARCEL 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2 (P.B. 37, PG. 53-54, P.B.C.R.)
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of that 50 foot Landscape & Buffer Easement as recorded in Official Record Book 3240, Page 1322, of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCE at the southwest corner of Parcel 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2, according to the plat thereof, as recorded in Plat Book 37, Page 53, of the Public Records of Palm Beach County, Florida; thence N89°00'00"E, along the south line of said Parcel 'H' and along the south line of said easement, 144.36 feet to the POINT OF BEGINNING; thence N17°31'24"E, 5.27 feet; thence N08°11'19"E, 41.03 feet; thence N01°00'00"W, 4.50 feet to the north line of said easement; thence N89°00'00"E, along said north line, 259.70 feet to the east line of said easement and east line of said Parcel 'H'; thence S01°00'00"E, along said east line, 50.00 feet to said south line of said easement and said Parcel 'H'; thence S89°00'00"W, along said south line, 267.92 feet to the POINT OF BEGINNING.

Said lands lying in City of Boca Raton, Palm Beach County, Florida and containing 13,154 square feet, more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal or verified digital signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, ARVIDA PARK OF COMMERCE PLAT NO. 2, based on the south line of Parcel 'H' having a bearing of N89°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: CL = Centerline; ESMT. = Easement; F.B. = Field Book; F.P.L. = Florida Power & Light Company; L.B. = Licensed Business; N/A = Not Applicable; O.R.B. = Official Records Book; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; S.F. = Square Feet.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/31/2024

John T.
Doogan,
PLS

Digitally signed
by John T.
Doogan, PLS
Date: 2026.08.31
14:00:13 -04'00'


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1, 2 AND 3**

REVISIONS



**AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 8046-9B

SCALE: N/A

DATE: 08/26/2026

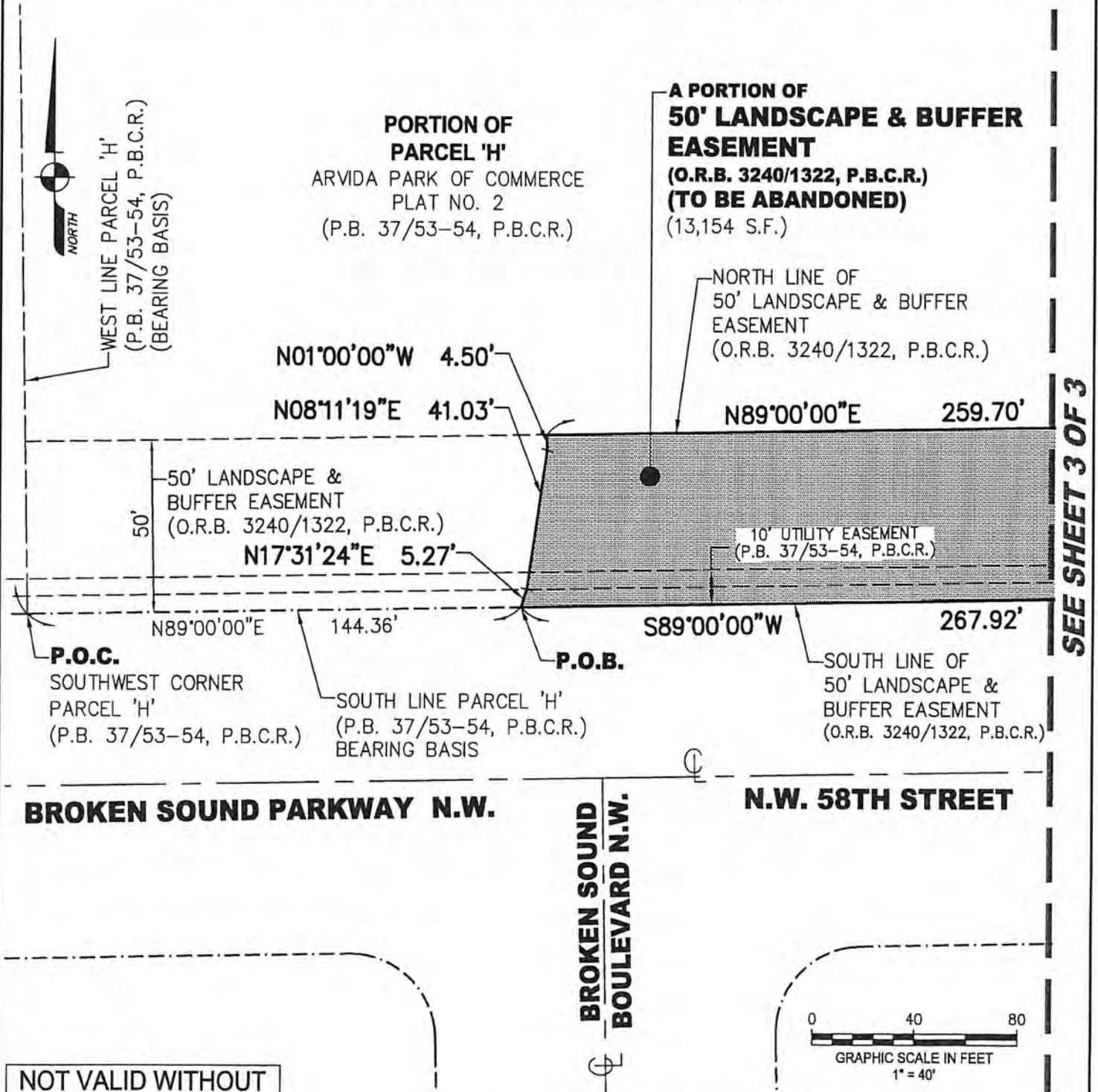
BY: S.K.

CHECKED: J.T.D.

F.B. N/A PG. N/A

SHEET: 1 OF 3

SKETCH & DESCRIPTION FOR:
PARTIAL EASEMENT ABANDONMENT
OF 50' LANDSCAPE & BUFFER EASEMENT RECORDED IN O.R.B. 3240/1322, P.B.C.R.
A PORTION OF PARCEL 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2 (P.B. 37, PG. 53-54, P.B.C.R.)
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



NOT VALID WITHOUT
SHEETS 1, 2 AND 3

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 8046-9B

SCALE: 1" = 40'

DATE: 08/26/2026

BY: S.K.

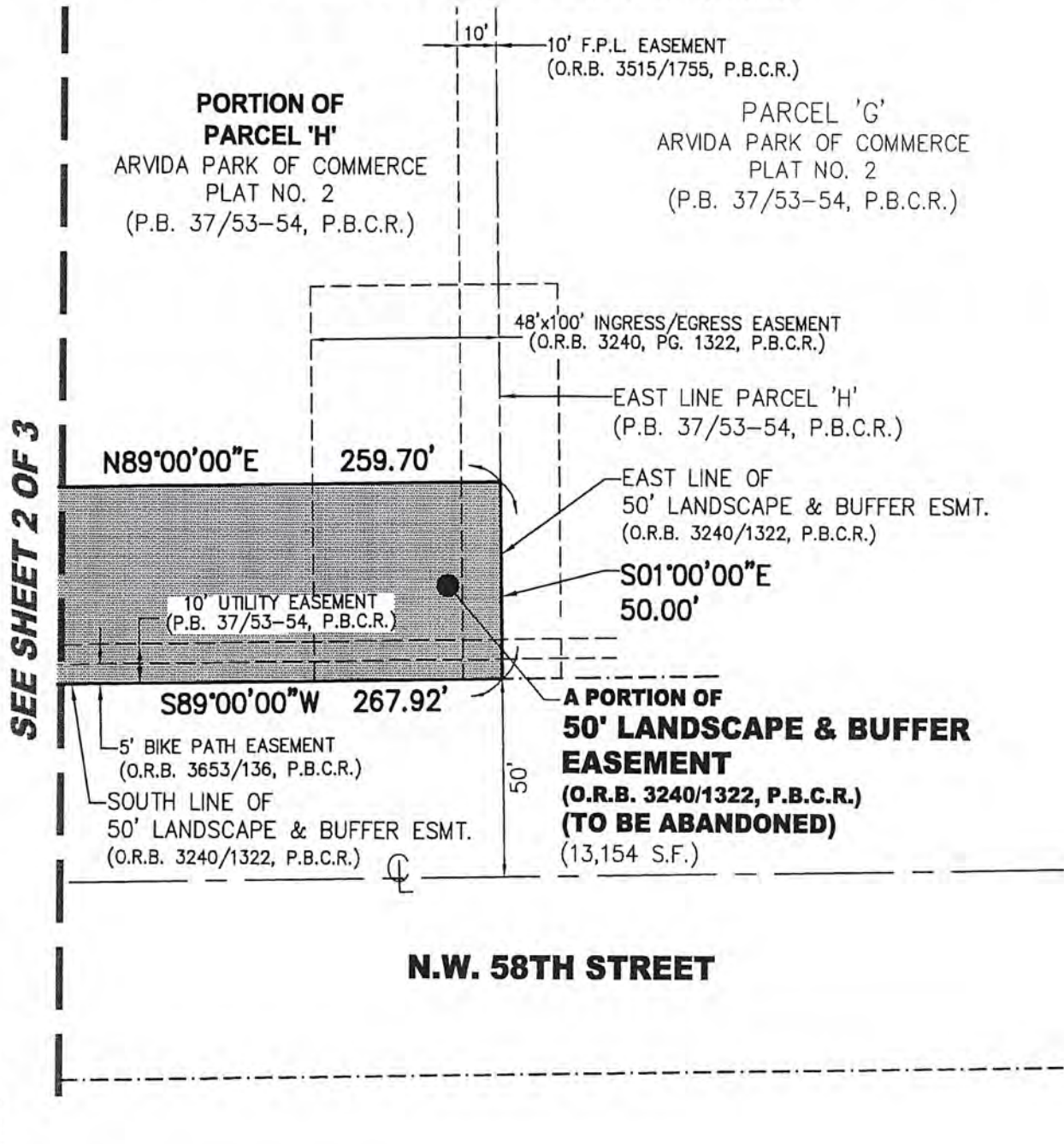
CHECKED: J.T.D.

F.B. N/A PG. N/A

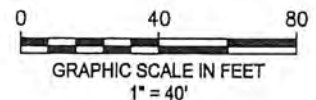
SHEET: 2 OF 3

**SKETCH & DESCRIPTION FOR:
PARTIAL EASEMENT ABANDONMENT**

OF 50' LANDSCAPE & BUFFER EASEMENT RECORDED IN O.R.B. 3240/1322, P.B.C.R.
A PORTION OF PARCEL 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2 (P.B. 37, PG. 53-54, P.B.C.R.)
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



**NOT VALID WITHOUT
SHEETS 1, 2 AND 3**



REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 8046-9B

SCALE: 1" = 40'

DATE: 08/26/2026

BY: S.K.

CHECKED: J.T.D.

F.B. N/A **PG.** N/A

SHEET: 3 OF 3

**SKETCH & DESCRIPTION FOR:
PARTIAL EASEMENT ABANDONMENT**

OF 48'X100' INGRESS/EGRESS EASEMENT RECORDED IN O.R.B. 3240/1322 & O.R.B. 3616/861, P.B.C.R.
A PORTION OF PARCEL 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2 (P.B. 37, PG. 53-54, P.B.C.R.)
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of that Ingress/Egress Easement as recorded in Official Record Book 3240, Page 1322 and Official Record Book 3616, Page 861, of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCE at the southeast corner of Parcel 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2, according to the plat thereof, as recorded in Plat Book 37, Page 53, of the Public Records of Palm Beach County, Florida; thence S89°00'00"W, along the south line of said Parcel 'H' and along the south line of said easement, 34.00 feet to the POINT OF BEGINNING; thence continue S89°00'00"W, along said south line of said easement and said Parcel 'H', 14.00 feet to the west line of said easement; thence N01°00'00"W, along said west line, 100.00 feet to the north line of said easement; thence N89°00'00"E, along said north line, 14.00 feet; thence S01°00'00"E, 100.00 feet to the POINT OF BEGINNING.

Said lands lying in City of Boca Raton, Palm Beach County, Florida and containing 1400 square feet, more or less.

SURVEYOR'S NOTES:

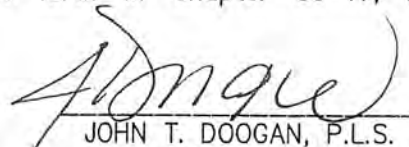
1. Reproductions of this Sketch are not valid without the signature and the original seal or verified digital signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, ARVIDA PARK OF COMMERCE PLAT NO. 2, based on the south line of Parcel 'H' having a bearing of S89°00'00"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: CL = Centerline; ESMT. = Easement; F.B. = Field Book; F.P.L. = Florida Power & Light Company; L.B. = Licensed Business; N/A = Not Applicable; O.R.B. = Official Records Book; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; S.F. = Square Feet.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/31/2020

John T. Doogan, PLS
Digitally signed by John T. Doogan, PLS
Date: 2020.08.31 14:00:38 -04'00'


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 & 2**

REVISIONS



**AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 8046-9A

SCALE: N/A

DATE: 08/26/2020

BY: S.K.

CHECKED: J.T.D.

F.B. N/A PG. N/A

SHEET: 1 OF 2

OF 48'X100' INGRESS/EGRESS EASEMENT RECORDED IN O.R.B. 3240/1322 & O.R.B. 3616/861, P.B.C.R.
A PORTION OF PARCEL 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2 (P.B. 37, PG. 53-54, P.B.C.R.)
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



REVISIONS 		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB #: 8046-9A SCALE: 1" = 40' DATE: 08/26/2026 BY: S.K. CHECKED: J.T.D. F.B. N/A PG. N/A SHEET: 2 OF 2
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**SKETCH & DESCRIPTION FOR:
PARTIAL EASEMENT ABANDONMENT**

OF 10' F.P.L. EASEMENT RECORDED IN O.R.B. 22428/1366, P.B.C.R.
A PORTION OF PARCEL 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2 (P.B. 37, PG. 53-54, P.B.C.R.)
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of that 10 foot F.P.L. Easement as recorded in Official Record Book 22428, Page 1366, of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCE at the southwest corner of Parcel 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2, according to the plat thereof, as recorded in Plat Book 37, Page 53, of the Public Records of Palm Beach County, Florida; thence N01°00'00"W, along the west line of said Parcel 'H', 239.69 feet to the south line of said F.P.L. easement; thence N89°00'00"E, along said south line, 165.67 feet to the POINT OF BEGINNING; thence continue N89°00'00"E, 10.00 feet to the east line of said easement; thence S01°00'00"E, along said east line, 2.83 feet to the westerly boundary of said easement; thence N35°52'22"E, along said westerly boundary, 113.18 feet; thence S54°07'38"E, 10.00 feet to the easterly boundary of said easement; thence S35°52'22"W, along said easterly boundary, 126.52 feet; thence S89°00'00"W, 10.00 feet to the west line of said easement; thence N01°00'00"W, along said west line, 19.50 feet to the POINT OF BEGINNING.

Said lands lying in City of Boca Raton, Palm Beach County, Florida and containing 1394 square feet, more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal or verified digital signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, ARVIDA PARK OF COMMERCE PLAT NO. 2, based on the west line of Parcel 'H' having a bearing of N01°00'00"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; F.P.L. = Florida Power & Light Company; L.B. = Licensed Business; N/A = Not Applicable; O.R.B. = Official Records Book; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; S.F. = Square Feet.

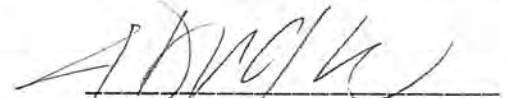
CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/31/2020

John T.
Doogan,
PLS

Digitally signed
by John T.
Doogan, PLS
Date: 2020.08.31
16:48:56 -04'00'


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 & 2**

REVISIONS



**AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 8046-9C

SCALE: N/A

DATE: 08/26/2020

BY: S.K.

CHECKED: J.T.D.

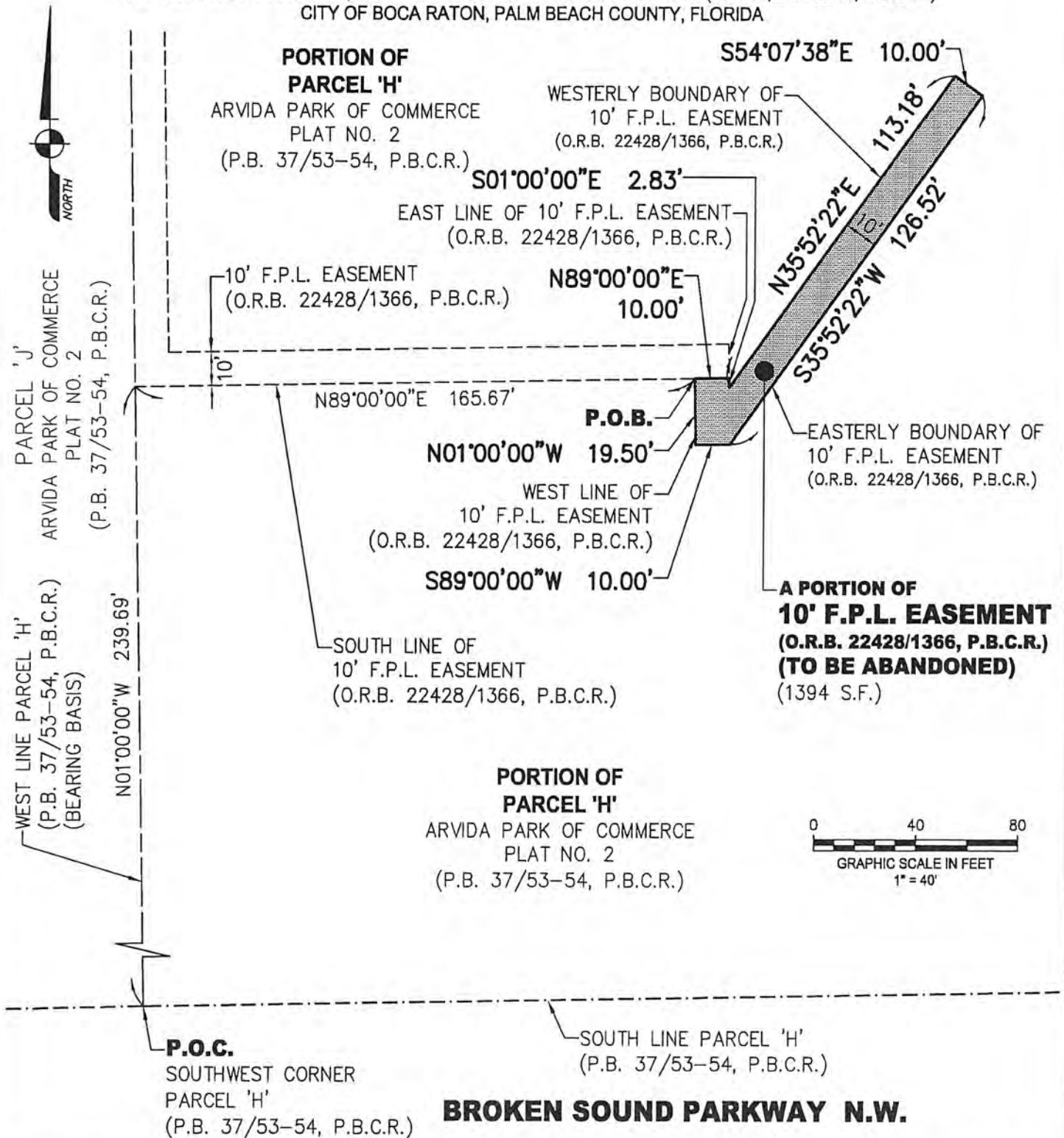
F.B. N/A PG. N/A

SHEET: 1 OF 2

NOT VALID WITHOUT
SHEETS 1 & 2

SKETCH & DESCRIPTION FOR:
PARTIAL EASEMENT ABANDONMENT

OF 10' F.P.L. EASEMENT RECORDED IN O.R.B. 22428/1366, P.B.C.R.
A PORTION OF PARCEL 'H', ARVIDA PARK OF COMMERCE PLAT NO. 2 (P.B. 37, PG. 53-54, P.B.C.R.)
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



REVISIONS



AVIROM & ASSOCIATES, INC.
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JOB #: 8046-9C
SCALE: 1" = 40'
DATE: 08/26/2026
BY: S.K.
CHECKED: J.T.D.
F.B. N/A PG. N/A
SHEET: 2 OF 2



CITY OF Boca Raton

DEVELOPMENT SERVICES DEPARTMENT
201 WEST PALMETTO PARK ROAD • BOCA RATON, FL 33432
PHONE (561) 393-7789
FAX: (561) 393-7784
(FOR HEARING IMPAIRED) TDD (561) 367-7043
www.myboca.us

MEMORANDUM PLANNING/ZONING APPLICATION

DATE: September 15, 2026
FROM: Brandon Schaad, AICP, LEED AP *BRS*
Development Services Director
SUBJECT: **Park Tower at Broken Sound CIMD**
SPA-06-15R1/CIMD/PZSPA-2025-00025

LOCATION: 1075 & 1095 NW Broken Sound Parkway
SITE AREA: 5.03 acres
APPLICANT/AGENT: 1075 NW Broken Sound Parkway LLC & 1095 Broken Sound LP /
Vander Ploeg & Associates
OWNER: 1075 NW Broken Sound Parkway LLC & 1095 Broken Sound LP
EXISTING LAND USE: Office Building
FUTURE LAND USE CATEGORY: PM Planned Mobility
ZONING DISTRICT: Light Industrial and Research Park

APPLICATION REQUEST(S)

Site plan amendment for a Commercial Industrial Multifamily Development, 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 retail/restaurant building, with associated on-site and off-site improvements.

SUBJECT PROPERTY LOCATION MAP



Staff Recommendation:



Approval with conditions



Denial

STAY CONNECTED

- AN EQUAL OPPORTUNITY EMPLOYER -



I. SUMMARY AND PROJECT DESCRIPTION

1075 NW Broken Sound Parkway LLC (owner of the approximately 4.37-acre property generally located at 1075 Northwest Broken Sound Parkway) and 1095 Broken Sound LP (owner of the approximately 0.66-acre property generally located at 1095 Northwest Broken Sound Parkway) (collectively, the "Applicant") is requesting to amend the previously approved site plan (Resolution No. 06-28/SPA-06-15) for the approximately 5.03-acre property generally located at 1075 and 1095 NW Broken Sound Parkway ("Property") that authorized the development of the existing three (3)-story, approximately 50,354 square foot office building and a 7,055 square foot incidental warehouse/storage component, with a two (2)-level parking structure ("Office Building Development"), to approve a Commercial Industrial Multifamily Development ("CIMD"). The proposed CIMD would include an eight (8)-story, 97-unit, approximately 185,219 square foot multifamily residential building with a height of 85 feet (total height of 93 feet, nine (9)-inches including additional architectural features), that includes ten (10) percent of the units (or ten (10) units) as affordable housing (as such are defined in the Code), with a two (2)-level, approximately 89,976 square foot integrated parking structure (the "Multifamily Residential Building"), and a separate 2,100 square foot commercial building that includes retail/restaurant (the "Commercial Component"), with associated on-site and off-site improvements (collectively, the "Application").

The Property consists of two (2) separate parcels (PCNs: 06424701030080010 & 06424701030080020), where one (1) parcel ("1095 Property") is situated within the other parcel ("1075 Property"). On the Property is the existing Office Building Development, with the three (3)-story office building component situated within the 1095 Property, and the incidental warehouse/storage component situated on the 1075 Property. The two (2)-level parking structure is situated within both properties with a ramp that stretches across the northern portion of the 1075 Property. There is an existing one (1)-story, approximately 20,476 square foot, light industrial building located entirely within the 1075 Property, that will be demolished with this Application. The existing three (3)-story office building will not be modified by this Application; however, warehouse/storage component will be reduced by approximately 788 square feet (from 7,055 square feet to 6,267 square feet of warehouse/storage), and the ramp to the existing two (2)-level parking structure will be shortened, removing 17 parking spaces and relocating the ramp entrance. There are minor modifications to the existing surface parking lot that partially lie within the 1095 Property which includes the removal of 14 parking spaces due to the relocation of the dumpster enclosure and the reconfiguration of the interior drive aisle.

The Multifamily Residential Building will be located along the eastern portion of the Property. The Multifamily Residential Building includes a separate, free-standing 2,100 square foot Commercial Component, which fronts Northwest Broken Sound Parkway. The Commercial Component is separated from the Multifamily Residential Building by an approximately 25-foot-wide paved driveway on the ground level, but is connected to the Multifamily Residential Building with a canopy. There are other ground-level building amenities within the Multifamily Residential Building, including the leasing office and fitness/wellness center. There is an additional amenity area located on the third floor, adjacent to the pool towards the northern portion of the Property and there are additional entertainment areas and outdoor terraces located on the seventh and eighth floors.

This Application also includes off-site improvements, which include the installation of a new eight (8)-foot-wide shared-use path (which will incorporate the existing seven [7] Ficus Benjamina trees as street trees) and the construction of a new fourth leg to the existing intersection of Northwest Broken Sound Boulevard and Northwest Broken Sound Parkway, where Northwest Broken Sound Boulevard will continue north by approximately 18-feet, three (3)-inches (the "Main Entry Drive") to the Property line. The new Main Entry Drive will consist of a new full-access driveway. As a result of the new Main Entry Drive, the Applicant has reconfigured the internal circulation to revise the one (1)-way drive aisle that bisected the Property, to a two (2)-way driveway with a median with landscaping that includes a median crossing for pedestrians between the Office Building Development and the Multifamily Residential Building. The shared-use path will run along the southern Property line and will include

direct connections to the Office Building Development and the Commercial Component of the Property. The existing Ficus Benjamina located within the Northwest Broken Sound Parkway right-of-way is proposed to remain as part of this Application. However, according to information submitted to the City by the Applicant, some of these trees are in "poor" or "very poor" condition, making their viability for meeting the CIMD street tree requirement questionable, particularly as the Application proposes removal and replacement of a sidewalk immediately adjacent to these trees. The Applicant, despite repeated requests from City staff, has declined to submit a certified arborist report, including a root excavation and tree risk assessment, detailing the feasibility of root pruning and sidewalk removal adjacent to these existing trees. As such, a condition of approval has been included in the accompanying site plan resolution, which will require the Applicant, prior to the issuance of a main use building permit, to submit a certified arborist report, including root excavation findings and a tree risk assessment detailing the condition, root structure, and feasibility of root pruning and sidewalk removal adjacent to the existing street trees. The Applicant will also provide a utility report identifying the locations and depths of underground utilities. The Development Services Director will determine, upon receiving these analyses, whether any of the existing street trees are healthy and can remain or will require replacement. If poor tree conditions or utility conflicts are identified, the Applicant will be required to replace the affected street trees in accordance with the Engineering Design Standards Manual ("EDSM") and City Code Chapter 27, and resolve any associated utility conflicts, which may – it is unknown at this point due to the Applicant's decision not to address the issue during the site plan review process – include relocation of utilities, which may be entail significant time, effort and expense.

(Remainder of page intentionally left blank)

II. BACKGROUND

A. PROPERTY CONTEXT

Industrial to the North

Adjacent to the Property is an industrial building.

Zoning = M-3 (Manufacturing Industrial District)
FLU = Manufacturing Industrial (IM)

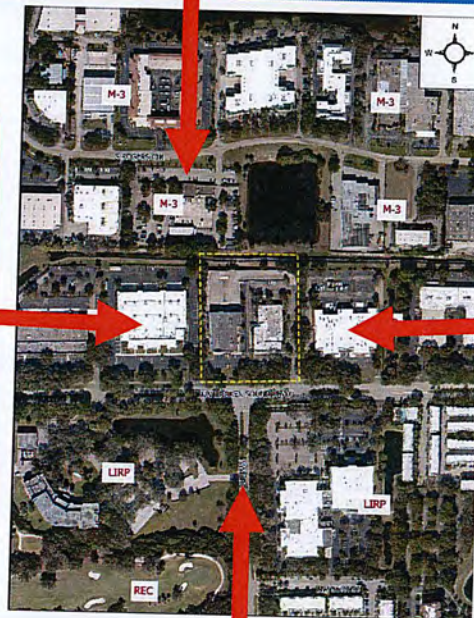


Light Industrial to the West



Adjacent to the Property is a light industrial building.

Zoning = LIRP (Light Industrial Research Park)
FLU = Planned Mobility (PM)



Light Industrial to the East



Adjacent to the Property is a light industrial building.

Zoning = LIRP (Light Industrial Research Park)
FLU = Planned Mobility (PM)

Office Building to the South

Across the street is an Office Building

Zoning = LIRP (Light Industrial Research Park)
FLU = Planned Mobility (PM)



DISCLAIMER: Photos are intended to provide context and show the physical improvements on the subject property and environs. They are not intended to demonstrate parking demand, traffic intensity or other time sensitive impacts.

SOURCE: Street Smart by Cyclomedia, dated May 2026

B. HISTORY

- On April 3, 1980, the Planning and Zoning Board ("Board") adopted Resolution No 80-7 (SPA-80-07) authorizing a site plan for the construction of a one (1)-story, approximately 20,600 square foot light industrial facility.
- On August 30, 1984, the Board adopted Resolution No. 84-46 (SPA-84-37) amending the previous site plan authorizing the construction of a new two (2)-story, approximately 12,800 square foot light industrial building and a new one (1)-story, approximately 17,272 square foot building addition to the existing building. Since these improvements were not constructed, this approval expired.
- On October 19, 2006, the Board adopted Resolution No. 06-28 (SPA-06-15) authorizing a site plan to construct a three (3)-story, approximately 50,354 square foot office building with a 7,055 square foot warehouse component, with a two (2)-level parking structure and other associated site improvements.

C. COMMUNITY OUTREACH AND PUBLIC INPUT

The Applicant has indicated that no community outreach has been conducted as part of the Application.

D. PUBLIC NOTICE

Pursuant to [Section 28-8](#), Code of Ordinances, the following notices were provided:

- 10-day mailer notice to owners of properties within 500 feet radius of the Property.
- Posting of Property 10 days prior to public hearing date.
- Pursuant to Section 50.0311(6), Florida Statutes, the City of Boca Raton utilizes Palm Beach County's designated publicly accessible website to publish legally required advertisements. A 10-day notice will be provided on that website for this Amendment.

(Remainder of page intentionally left blank)

III. ZONING/DIMENSIONAL REQUIREMENTS

A. DIMENSIONAL REQUIREMENTS OF RESIDENTIAL BUILDING

		CIMD/LIRP		Proposed
		Minimum ⁽¹⁾	Maximum ⁽¹⁾	
Yards (Setbacks)				
Yards (Setbacks) ⁽²⁾	Street Front (South)	25'-0"	N/A	96'-3"
	Rear (North)	25'-0"		60'-0 3/8"
	Side (West)	15'-0"		214'-7 3/8"
	Side (East)	15'-0"		31'-5"
Development Parameters				
Height of Building		N/A	85'-0"	85'-0" (93'-9", including architectural features) ⁽⁵⁾
Density		N/A	20 Units per Acre ⁽³⁾	19.2 Dwelling Units per Acre
Floor Area Ratio		N/A	1.0	0.99
Plot Size		25,000 sq ft	N/A	218,989 square feet or 5.03 acres
Plot Coverage		N/A	40%	32.25%
Open Space 28-1642(4)		25%	N/A	35.60%
Unit Size				
2 Bedroom		750 square feet	N/A	1,165 square feet (minimum)
3 Bedroom		750 square feet ⁽⁴⁾ n/a		1,310 square feet (minimum)

- (1) Dimensional Requirements pursuant to [Chapter 28, Article XV, Division 15 – Affordable and Workforce Housing in Commercial and Industrial Zoning Districts](#)
- (2) Pursuant to [Section 28-1644\(5\)](#), Code of Ordinances, the minimum required yards are applicable to the Property's perimeter for the Multifamily Residential Building and all other buildings on the development site shall continue to be subject to the minimum yard requirements applicable pursuant to the underlying zoning district regulations.
- (3) Maximum: 20 dwelling units per acre when 10% or more are Affordable Housing Units ([Section 28-1644\(1\)\(a\)](#)).
- (4) There is no minimum floor area for three-bedroom in a CIMD, therefore the two-bedroom minimum is applicable.
- (5) Pursuant to the definition of "Height of Building", at a maximum horizontal section, 30 percent of the roof area,....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.

The Commercial Component of the Application is setback approximately 25-feet, one (1)-inch from the southern Property line. There are no other modifications to the existing yards (setbacks) provided by the existing Office Building Development, with the exception of the modifications to the parking structure; however, those modifications have no impact on the existing setbacks.

B. UNIT QUANTITY BY UNIT TYPE

Unit Type	Number of Units	Percentage of Total
Two Bedroom	52	53.6%
Three Bedroom	45	46.4%

C. AFFORDABLE AND WORKFORCE UNITS

	Affordable/Workforce Requirement	Total Affordable	Total Workforce
Minimum Required	10% or 10 units	10 units	0 Units
Provided	10 units	10 units	0 Units

According to [Section 28-1644\(13\)](#), Code of Ordinances, the type of affordable dwelling units (by number of bedrooms) and quantity of such affordable dwelling units in a CIMD shall be approximately proportional to the type of market rate units. The number of Affordable and Workforce Units by number of bedrooms is proportional to the total number of units. For example, two (2)-bedroom units represent 53.6 percent of all units (as shown above in the table in Section III. B. Unit Quantity by Unit Type and 50.0 percent of affordable as shown in the table below.

	10% Affordable	Total Affordable	Percent of Affordable
Two Bedroom	50%	5 Units	50.0%
Three Bedroom	50%	5 Units	50.0%

D. PROXIMITY TO NON-RESIDENTIAL USES

- Minimum: (i) At least 5,000 square feet, or (ii) ten percent (10%) of the total square footage of the CIMD up to 25,000 square feet. Such non-residential component shall be devoted to one or more distinct, independent (rather than accessory) uses (office, restaurant and/or retail sales, or services); a minimum of 2,000 square feet of such non-residential uses shall be restaurant and/or retail sales, or services shall be located on the ground floor of the CIMD. Where ground floor and/or retail sales or services are included in the CIMD, up to 5,000 square feet of such uses shall be excluded for purposes of calculating minimum required parking ([Section 28-1644\[2\]\[b\]](#), Code of Ordinances).
- Existing: 50,354 square feet of office located on the Property.
- Proposed: 2,100 square feet of retail sales/restaurant located on the ground floor of the CIMD.

E. PARKING

Use	Required Vehicular Rate ⁽¹⁾⁽²⁾⁽³⁾	Required Vehicular Parking	Provided Vehicular Parking	Required Bicycle Parking ⁽¹⁾⁽²⁾	Provided Bicycle Parking	Provided Electric Vehicle ("EV") Parking
Two Bedroom (52 DU)	2 spaces per unit	104 spaces	363 Spaces	5% of Required Parking or 10 Spaces	14 spaces	10 EV Ready Spaces
Three Bedroom (45 DU)	2 spaces per unit	90 spaces				
Office (48,479 SF) ⁽⁴⁾	1 Space per 200 SF for 1 st 4,000 SF (20 Spaces), 1 Space per 300 SF over 4,000 SF (149 Spaces)	169 Spaces		5% of Required Parking (9); 80% Long Term (7), at least 5% Short Term (1)	35 Spaces (7 Long Term Parking Spaces)	
Warehouse/Storage (6,267 SF)	1 Space per 750 SF	9 Spaces		5% of Required Parking or 1 Space		
SUBTOTAL	-	372 spaces		-	49 Spaces	10 Spaces
TOTAL	90% of Non-CIMD requirement	335 spaces	363 spaces	27 spaces	49 spaces	10 spaces

(1) Required vehicular and bicycle parking is set forth in [Section 28-1655\(b\)](#), Code of Ordinances.

(2) For a CIMD, parking shall be provided at 90 percent of the required rate – [Section 28-1644\(12\)\(a\)](#), Code of Ordinances.

(3) For a CIMD, up to 5,000 square feet of restaurant and/or retail sales or services shall be excluded for purposes of calculating minimum required parking – [Section 28-1644\(2\)\(b\)](#), Code of Ordinances.

(4) Pursuant to [Section 28-307\(2\)\(a\)](#), Code of Ordinances, the floor area is the sum of the gross areas of the horizontal plane of each story of a building measured from the interior faces of the exterior walls.

F. ACCESS

The Applicant is proposing to modify vehicular access to the Property by adding the new Main Entry Drive, which would be the fourth leg to the intersection of Northwest Broken Sound Boulevard and Northwest Broken Sound Parkway. There is an existing driveway located at the southeast corner of the Property that is not proposed to be altered with this Application. The new Main Entry Drive is considered an intermediate, full access driveway. This driveway requires two (2), 12-foot egress lanes and one (1) 14-foot ingress lane with a four (4)-foot median, and requires a driveway reservoir distance of 50-feet, which the proposed driveway exceeds. There are no right-turn lanes required at this driveway.

The Main Entry Drive provides a connection to both the Multifamily Residential Building and Office Building Development within the Property. There are two (2) interior access points to the Multifamily Residential Building parking structure, and three (3) interior access points to the Office Building Development parking structure, including the ramp to the second level. There is an egress driveway along the western Property line for the Office Building Development, and there is an ingress/egress driveway for the Multifamily Residential Building along the eastern Property line that connects to the existing eastern driveway connection.

The Applicant also proposes a new eight (8)-foot wide shared-use path along the southern Property line. This shared-use path will include a new direct connection to the Commercial Component, which connects to the Multifamily Residential Building. There is an existing connection from the shared-use path to the Office Building Development that is not proposed to be modified as part of this Application.



IV. MOBILITY

A. MULTI-MODAL TRANSPORTATION

The Property is within reasonable proximity to multi-modal transportation systems, including the Boca Raton Tri-Rail station, which is approximately 1.1 miles southeast of this Property, and can be reached via The Park at Broken Sound Shuttle ("TPABS"). TPABS is a free service that provides access to the surrounding area and operates during business hours Monday through Friday. These transit services, combined with ride-sharing and micro-mobility options, support first and last-mile connectivity. There is an existing TPABS stop located along the south side of Northwest Broken Sound Parkway, approximately 585 feet in walking distance from the Property. The Tri-Rail station provides regional rail access to Miami, Fort Lauderdale, and West Palm Beach. Public transportation options include Palm Tran bus routes along Yamato Road, such as Route 94, which serves the Tri-Rail station and connects to Florida Atlantic University ("FAU") and the City's Downtown. Overall, the Property's proximity to rail and bus networks positions it as an accessible location for multi-modal transportation and transit-oriented development.

This Application will result in the construction of a new eight (8) foot-wide shared-use path along Northwest Broken Sound Parkway. This shared-use path will replace an existing approximately six (6)-foot-wide sidewalk. As previously discussed, the Applicant is not proposing to remove any of the existing street trees; however, in the event that the trees are determined to require replacement, then the Applicant would be required to replace the affected street trees in accordance with the EDSM and City Code of Ordinances. The shared use path will provide separate access to both the Office Building Development and the Commercial Component, which has access to the Multifamily Residential Development. The Applicant is proposing enhanced landscaping along the Property's frontage and enhanced hardscaping around the Commercial Component. There is a crosswalk along Northwest Broken Sound Parkway, where the City has included a condition of approval in the accompanying site plan resolution to be improved with an LED-enhanced stop sign and other roadway pavement markings along Northwest Broken Sound Parkway and Northwest Broken Sound Boulevard.

B. TRAFFIC

Further details concerning mobility are available in the Applicants' Narrative Package. The Applicant's traffic consultant, JMD Engineering, Inc., prepared a traffic study dated September 17, 2026, and estimated the development's trip generation as provided in the table below:

Scenario	Trip Generation (trips)		
	Daily	AM Peak Hour	PM Peak Hour
Existing Development Office 70,830 SF Warehouse 7,055 SF	702	98	92
Proposed Development Multifamily Residential 97 Units Office 48,479 SF Warehouse 6,267 SF Retail 2,100 SF	930	99	98
Net Difference in Trips (Proposed-Existing)	228	1	6

The proposed Application is expected to result in a net increase of 228 daily trips, an increase of one (1) a.m. peak hour trips and an increase of six (6) p.m. peak hour trips compared to the existing site. Based on the Palm Beach County (PBC) Traffic Division's review and approval letter (issued on August 4, 2025), the Project met the PBC Traffic Performance Standards (TPS) Ordinance, subject to certain conditions, have been incorporated in the recommendations. The Project is liable for fair share road impact fees.

V. ANALYSIS

A. REVIEW CRITERIA

1. Site Plan

Pursuant to City Code [Section 28-54](#), the Board or City Manager, as applicable, after review of the site plan, application and other materials, shall either approve the site plan, not approve the site plan or approve the site plan with conditions. The city manager or the planning and zoning board, as applicable, shall consider, but the consideration shall not be limited to, the following factors when reviewing a site plan application:

- All code and other technical regulation requirements, and the intent of the Code and the comprehensive plan;
- The method of pedestrian and vehicular ingress and egress;
- Internal traffic circulation and vehicular parking, and the traffic impact upon abutting properties, particularly where the abutting properties are residential;
- Lighting;

- (e) Environmental pollution, including noise (including, but not limited to, compliance with chapter 10 of the City Code), light and air;
- (f) Garbage and refuse collection (including, but not limited to, compliance with chapter 14 of the City Code);
- (g) Surface water drainage (including, but not limited to, compliance with chapter 21 of the City Code);
- (h) Water supply and sewer collection (including, but not limited to, compliance with chapter 17 of the City Code);
- (i) Energy conservation and efficiency;
- (j) Location of structures and uses on the site plan;
- (k) The relationship of the site plan to existing or planned transportation, utility and public facilities, any deficiencies in such locations, and the curing of such deficiencies;
- (l) Compatibility of proposed use with adjacent uses;
- (m) Landscaping and screening, including consistency with all applicable city landscaping requirements;
- (n) Consistency of building architecture with applicable criteria set forth in section 2-130;
- (o) The availability of utility easements to provide municipally franchised electric, telephone, cable television, or other service;
- (p) Any other factor that would promote and further the health, safety, and welfare of the community and the comprehensive plan.

Staff Analysis: Upon review, staff has found that the proposed Application meets the site plan criteria, the Application meets the requirements for a CIMD, and is consistent with the Goals, Objectives and Policies in the City's Comprehensive Plan. The Application increases the number of Affordable Housing units in the City by 10 units. There are no workforce housing units provided with this Application. At this time, there are a total of 1,961 units have been approved in accordance with the maximum number of 2,500 dwelling units allowed, which includes 199 affordable units, plus another 77 workforce housing units approved with other CIMD projects. The Bertani at Broken Sound project is under review at the same time as this Application and is anticipated to be heard on or around the same time. The Bertani at Broken Sound project includes an additional 60 dwelling units, which include six (6) affordable units. If approved, the total number of dwelling units approved (not including the subject Application) would be 2,021, which would include 205 affordable units and 77 workforce housing units approved with other CIMD projects.

B. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Property is designated Planned Mobility (PM) on the Comprehensive Plan's Future Land Use Map and is located within the Northwest District Planning Area on the Planning Areas Map in the Comprehensive Plan. The Application is consistent the [Boca Raton Comprehensive Plan](#) including the PM Future Land Use designation.

Additionally, the Application is consistent with Housing Element Policy HO1.5.3. which states "[w]here affordable housing and workforce housing (as defined in Policy HO.1.5.6) is permitted, the City's Land Development Code may authorize such development in areas zoned for commercial or industrial use at a density of up to 20.0 dwelling units per acre for a development containing ten (10) percent (or more) affordable housing..." Future Land Use Element Policy LU 4.2.3 that require sidewalks to be built along private and public streets abutting a property where feasible; and with Transportation Element Goal TRAN 3.0.0 that requires a property to have "safe, convenient, efficient, continuous, and aesthetically pleasing transportation environment that is conducive to walking, cycling and transit," which will further promote transportation alternatives to vehicular travel.

C. SITE DESIGN/ URBAN DESIGN/ ARCHITECTURE

The proposed site plan introduces an eight (8)-story, 85-foot-tall, Multifamily Residential Building with a two (2)-level integrated parking structure onto a site that has an existing three (3)-story, approximately 50,354 square

foot Office Building Development. The Multifamily Residential Building offers residential amenities throughout the building, with amenities located on the first, third, seventh, and eighth floors, which include the leasing office, a fitness/wellness center, the pool, entertainment areas, and outdoor terraces. The Applicant has classified the proposed architecture style as a "contemporary interpretation of indigenous sub-tropical South Florida architecture."

The Commercial Component is located as a separate, 2,100 square foot freestanding building, located along Northwest Broken Sound Parkway. The location of the Commercial Component along the front of the Property allows it to be accessible for both the residents and employees on this Property, but also accessible to the residents and employees of the surrounding area.

The proposed Multifamily Residential Building is compatible and complementary to the approved Office Building Development, but does not mirror the same architectural design characteristics of the Office Building Development. The Office Building Development is designed in a more contemporary, minimalist style, with simple rectangular massing and a light, monochromatic color palette which reflects a practical, corporate building typology. The Multifamily Residential Building is designed with a layered façade with various materials with different colors (white, red, reddish-brown, etc.) and a significant amount of glazing. The facade is designed in a Mondrian-Esque grid that adds vertical and horizontal articulation that breaks up the massing. This structure includes a mixed-use podium base on the ground level with large storefront-style windows. Overall, the Multifamily Residential Building aligns itself with modern urban residential architecture.

This Application proposes to retain the existing Ficus trees along Northwest Broken Sound Parkway as well as many of the existing canopy trees along the western and eastern Property lines. A majority of the canopy trees are either existing trees or relocated trees. Most of the new landscaping are located along the Property frontage near Northwest Broken Sound Parkway and around the perimeter of the Multifamily Residential Building, which includes new trees, palms, shrubs, and groundcover consisting primarily of Green Buttonwoods trees, Eagleston Hollies, Alexander palms, Date palms, and Royal Palms.

D. LAND USE COMPATIBILITY

The proposed Multifamily Residential Building as part of this Project is consistent and compatible with the other office buildings within the LIRP district and the Park at Broken Sound. The immediate surrounding properties include a mix of the following CIMD projects, office, light industrial, and warehouse and manufacturing: to the north of the Project is are two, one (1)-story buildings that consist of warehousing and manufacturing uses and a retention lake; to the southwest is a property with an existing office building, but has an active approval for a CIMD project which includes a 287 unit, multifamily residential building and an office building (this property currently has an active application in for review that consists of revising the approved eight (8)-story office building to two [2] office/light industrial buildings) and to the southeast is an office building; to the east is a light industrial building; and to the west is another light industrial building. The properties located to the north are zoned M-3 with a future land use designation ("FLU") of IM and the properties to the south, east, and west are zoned LIRP and have a FLU designation of PM. Staff has found this Project to be compatible with the properties adjacent to the Project.



VI. FINDINGS

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

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