



Bertani at Broken Sound



SPA-26-03/CIMD

City Council
October 27, 2026

PROPERTY LOCATION – 5901 & 6001 NORTHWEST BROKEN SOUND PARKWAY



BACKGROUND / HISTORY

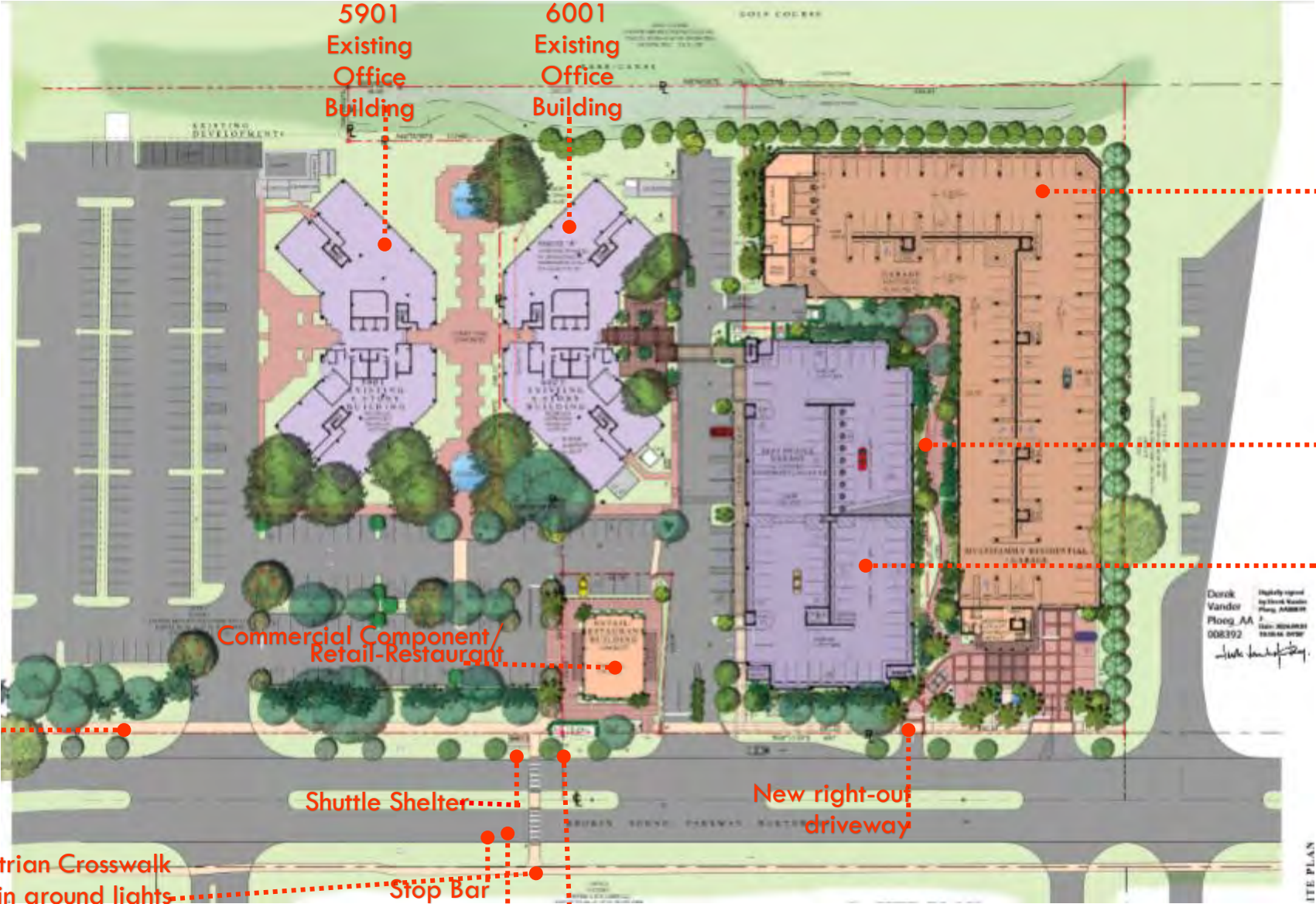
- 1984/1985: Approval of the site plan (SPA-84-29) for two 6-story office buildings totaling 206,500 square feet.
- 1984: Unity of Title recorded for both existing office buildings at 5901 and 6001 NW Broken Sound Parkway. The 5901 building was developed as the first phase.
- 1991: Release of Unity of Title approved by the City.

APPLICANT'S REQUEST

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

- Construct a new 8-story, 84 feet, 11 inches tall, 60-unit, approximately 139,633 square foot multifamily residential building with a 1-level, 121-space, integrated parking structure
- Include 10 percent affordable housing units (or 6 units)
- Construct an additional, freestanding 2.5-level, 28-foot, seven (7) inches tall, 284-space parking structure
- Construct a separate 2,664 square foot retail/restaurant building
- Abandon a portion of an existing water and sewer easement near the retail/restaurant building
- Implement on-site and off-site improvements, including
 - New 8-foot-wide shared-use path with street trees
 - New shuttle shelter stop
 - Landscape enhancements and hardscape enhancements, including a linear park
 - Pedestrian enhancements on both sides of NW Broken Sound Parkway

OVERALL SITE PLAN



Multifamily Residential Building with 1-level integrated parking structure

Linear Park

Parking Structure 2.5 Levels

Commercial Component/Retail-Restaurant

Shared Use Path

Shuttle Shelter

New right-out driveway

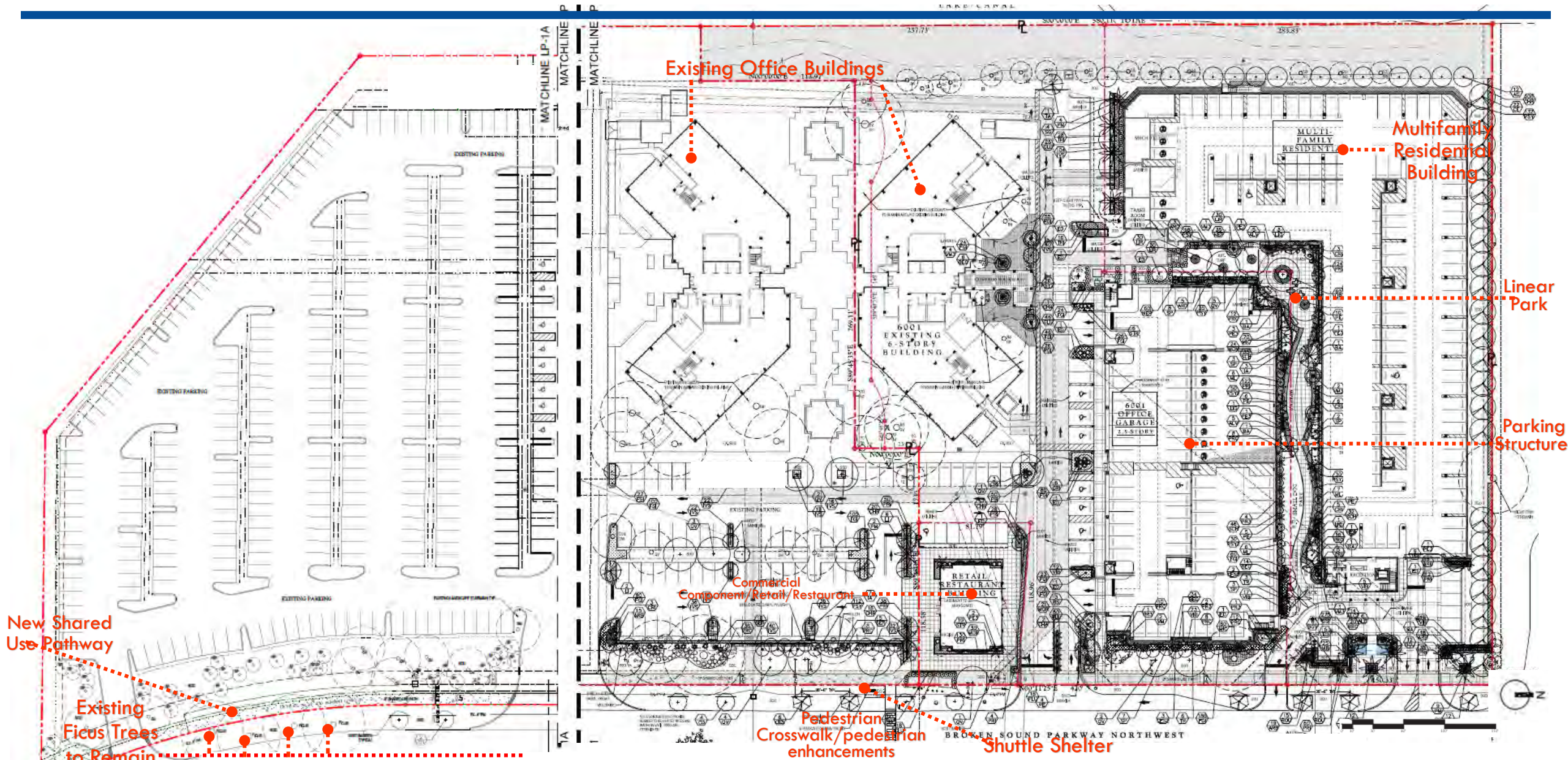
Enhanced Pedestrian Crosswalk with LED in ground lights

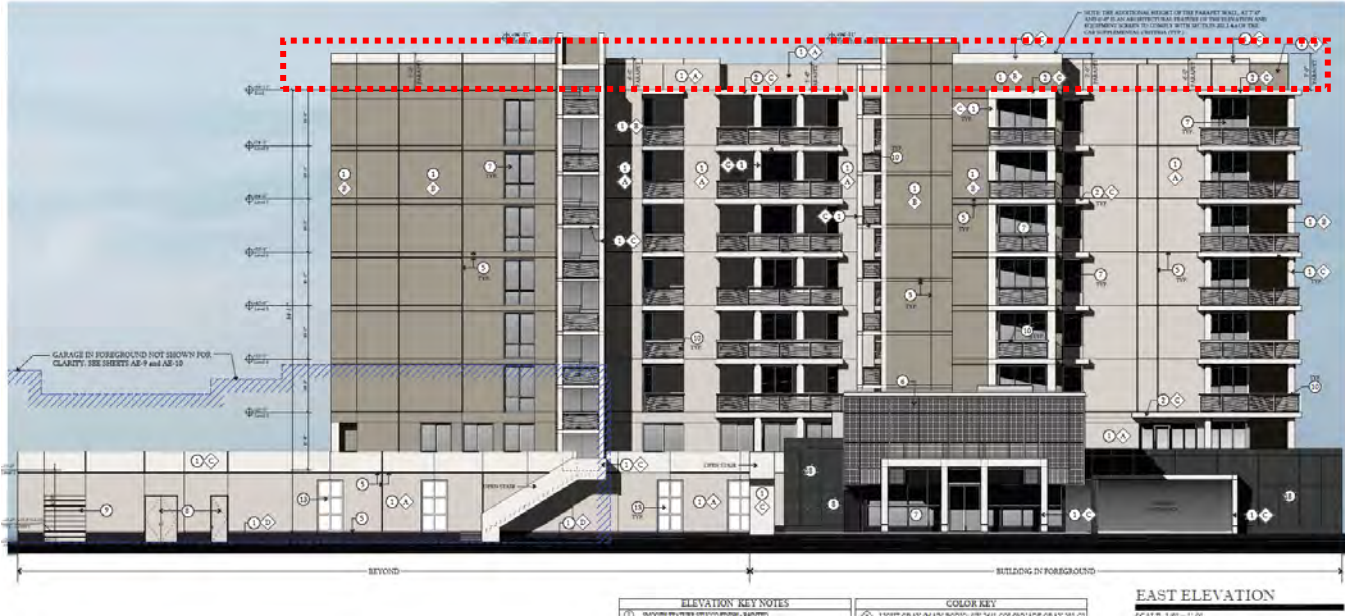
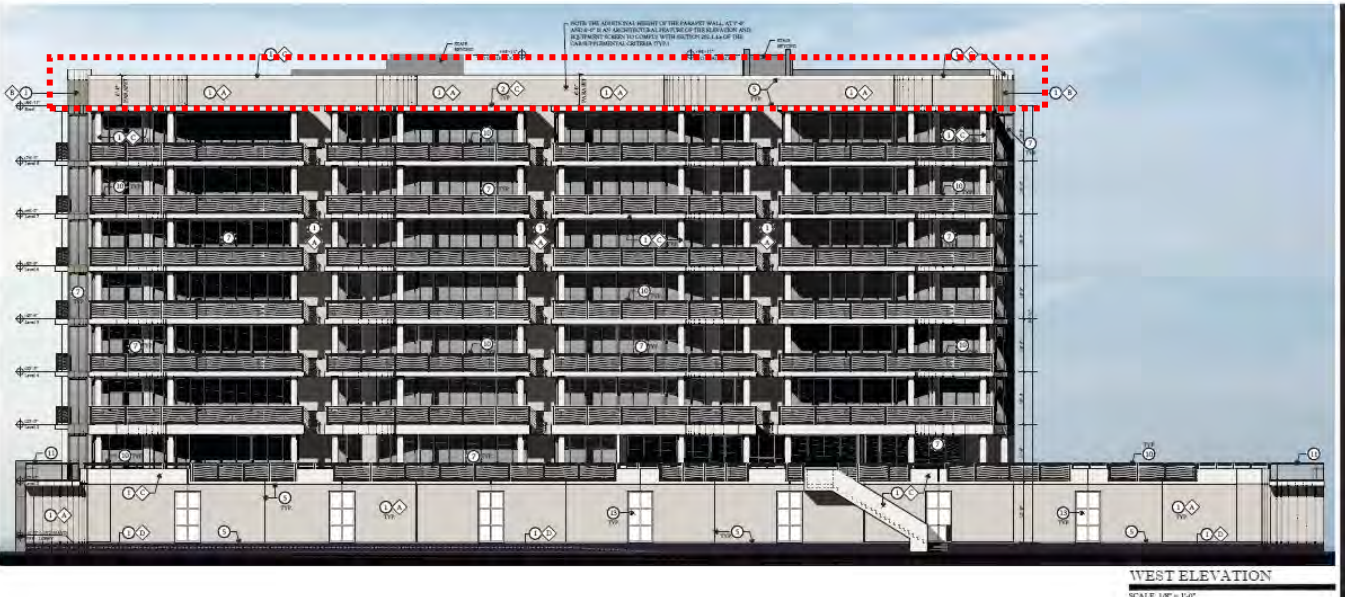
Stop Bar
LED Crossing Pedestrian Crossing Sign

Derek Vander Ploeg AA 008392



LANDSCAPE PLAN – STREET TREES





ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

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

PARKING STRUCTURE ELEVATION



SOUTH ELEVATION

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



NORTH ELEVATION

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

The image displays four architectural elevation drawings of a building, arranged in a 2x2 grid. Each drawing is labeled with its orientation: NORTH ELEVATION, SOUTH ELEVATION, EAST ELEVATION, and WEST ELEVATION. The drawings show the building's facade with various window and door openings, and are annotated with callouts and dimensions. Below the drawings is a color key and a scale bar.

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

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

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

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

ELEVATION KEY NOTES

1. General building elevation drawing.
2. Color key for building materials.
3. Window and door symbols.
4. Wall and roof symbols.
5. Foundation and ground level symbols.
6. Section line symbols.
7. Section cut symbols.
8. Section cut symbols.
9. Section cut symbols.
10. Section cut symbols.
11. Section cut symbols.
12. Section cut symbols.
13. Section cut symbols.
14. Section cut symbols.
15. Section cut symbols.
16. Section cut symbols.
17. Section cut symbols.
18. Section cut symbols.
19. Section cut symbols.
20. Section cut symbols.

COLOR KEY

1. Light gray	2. Dark gray	3. White
4. Black	5. Red	6. Green
7. Blue	8. Yellow	9. Orange
10. Purple	11. Brown	12. Pink
13. Light blue	14. Dark blue	15. Light green
16. Dark green	17. Light orange	18. Dark orange
19. Light purple	20. Dark purple	21. Light pink
22. Dark pink	23. Light brown	24. Dark brown
25. Light gray	26. Dark gray	27. White
28. Black	29. Red	30. Green
31. Blue	32. Yellow	33. Orange
34. Purple	35. Brown	36. Pink
37. Light blue	38. Dark blue	39. Light green
40. Dark green	41. Light orange	42. Dark orange
43. Light purple	44. Dark purple	45. Light pink
46. Dark pink	47. Light brown	48. Dark brown

SCALE BAR

0 10 20 30 40 50 60 70 80 90 100

Architect: [Signature]

OVERALL SITE ELEVATION



COMMUNITY APPEARANCE BOARD RECOMMENDATION

CAB: **September 15, 2026** – Approval with no conditions (5-0).

- At the meeting, Applicant provided updated elevation depictions of Parking Structure to more closely match 6001 Existing Office Building's color finishes
- Applicant revised elevation of the Retail/Restaurant Building's height from 19 feet and 7 inches to 18 feet to allow 4 foot and 8 inches parapets, along the east and west portions of that building, to better screen the roof top mechanical equipment

STAFF RECOMMENDATION

Staff recommends approval of the Application for the following reasons:

1. The Application will provide an additional 60 dwelling units in the City, with 6 being affordable units.
2. This Application is consistent and compatible with adjacent land uses.
3. This Application, as designed, supports goals, objectives, and policies in the Comprehensive Plan related to pedestrian, bicycle, and transit mobility.
4. The pedestrian environment will be enhanced with the dedication and improvement of the new shared-use pathway, new pedestrian connections both internally and externally, landscape buffers, street trees, and a new shuttle shelter/stop.
5. No negative impacts associated with the easement abandonment
6. This Application complies with all applicable Code requirements, except that the parapets will need to be revised.

The Development Services Department recommends **APPROVAL** of the Site Plan Amendment for a CIMD) Application, subject to conditions in the accompanying resolution.



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