Resolution No. 132-2026

CITY OF
Boca Raton

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MEMORANDUM
CITY COUNCIL

DATE: October 20, 2026

FROM: Mark Sohaney
City Manager

SUBJECT: **Bertani at Broken Sound CIMD**
SPA-26-03/CIMD/SPA) (PZSPA-2026-00010)

LOCATION:	**5901 and 6001 NW Broken Sound Parkway (west side of NW Broken Sound Parkway, approximately 1,500 feet south of Clint Moore Road**
SITE AREA:	**11.0 acres**
APPLICANT / AGENT:	**6001 BSP Associates, LTD/ Vander Ploeg and Associates, Inc. and Carl E. Klepper, Jr.**
OWNER:	**6001 BSP Associates, LTD and Brookwood Sabre 5901 LLC**
EXISTING LAND USE:	**Two (2) Office Buildings with surface level parking**
FUTURE LAND USE CATEGORY:	**Planned Mobility (PM)**
ZONING DISTRICT:	**Light Industrial Research Park (LIRP)**

APPLICATION REQUEST(S)	SUBJECT PROPERTY LOCATION MAP
Site plan amendment for a Commercial Industrial Multifamily Development to authorize construction of a new 8-story, 60-unit, approximately 139,663 square foot multifamily residential building with an integrated, 50,675 square foot internal parking structure (including 10% percent, or 6, affordable housing units), a new 2.5 level freestanding parking structure, and a new approximately 2,664 square foot retail/restaurant building, with related on-site and off-site improvements, and considering the abandonment of a portion of a 12-foot water and sewer easement.	

Staff Recommendation:

☒	Approval with conditions
☐	Denial

I. SUMMARY AND PROJECT DESCRIPTION

6001 BSP Associates, LTD and Brookwood Sabre 5901 LLC (collectively, the "Applicant") owners, respectively, of the approximately 5.09-acre property at 6001 Northwest Broken Sound Parkway and the 5.91 acre property at 5901 Northwest Broken Sound Parkway (together, the approximately 11.0-acre "Property") has submitted an application to amend the Property's site plan for a Commercial Industrial Multifamily Development ("CIMD") to authorize the construction of a 60-unit, eight (8)-story, 84 feet, 11 inch tall, multifamily residential building (including 10 percent, or 6, affordable units) with an integrated 121-space internal parking structure ("Multifamily Residential Building") an approximately 2,664 square feet, one (1)-story, 18 feet tall retail/restaurant building ("Retail/Restaurant Building"), and a 2.5-level, 28 feet, seven (7) inch tall, 284-space parking structure ("New Parking Structure") (the "Project"), together with a request to abandon a portion of an existing water and sewer easement adjacent to the Retail/Restaurant Building (collectively, the "Application"). The Property includes two (2) existing, six 6-story office buildings, each totaling approximately 103,250 square feet, which are proposed to remain. The northern office building is approximately 74 feet tall and referred to hereinafter as the "6001 Existing Office Building," while the southern office building is approximately 79 feet, 8 inches tall and referred to hereinafter as the "5901 Existing Office Building" (collectively, the two office buildings are referred to as the "Existing Office Buildings."

The Project's scope of work also includes the demolition of approximately 309 existing surface parking space with associated landscaping north of 6001 Existing Office Building reconfiguration of existing surface parking spaces (east of each of the Existing Office Buildings), construction of new/reconfigured driveways associated with the Multifamily Residential Building on the northern portion of the Property, relocation of a shuttle stop on the southern portion approximately 400 feet to the north, and construction of a new eight (8)-foot shared use pathway with street trees for the entire length of the Property.

Pursuant to the CIMD requirements, of the 60 dwelling units, ten (10) percent, or six (6) units, will be affordable units (the Applicant is not proposing any additional "workforce" units)

The Property meets the CIMD eligibility requirements set forth in City Code Section 28-1642, and the Application complies with the development standards for CIMDs. Pursuant to City Code Section 28-1644(1(a), because the Project includes 10 percent affordable housing units (with no additional 5 percent workforce housing units), the maximum density is 20 dwelling units per acre. As a result of the 6001 Existing Office Building, 5901 Existing Office Building, and the proposed 2,664 square foot free-standing retail/restaurant space fronting on Northwest Broken Sound Parkway being components of this Project, the Project complies with the CIMD requirements, set forth in City Code Section 28-1644(2)(a), for non-residential uses on-site or in proximity, in this case all on-site.

Pursuant to City Code Section 28-1644(14), a condition of approval has been included in the accompanying site plan resolution requiring that the Applicant execute a restrictive covenant agreement to ensure 10 percent (6 units) are Affordable Units for 30 years after a Certificate of Occupancy is issued for the Multifamily Residential Building, which will also ensure that occupants of the affordable units have access to common area amenities, free of fees, on the same basis as occupants of market rate units. To date, there have been 1,961 CIMD units approved of the 2,500-unit bank, pursuant to City Code Section 28-1645, with an additional 340 CIMD units at the Boca Raton Tri-Rail station that are not subject to the 2,500-unit bank. If approved, this Application would utilize 60 units of the remaining 539 units permitted for CIMDs citywide authorized pursuant to City Code Section 28-1645.

The proposed Multifamily Residential Building will provide residential amenities on the second floor of the building including a spa, club room, fitness center, golf simulator, and conference spaces for the exclusive use

of residents and their guests and employees of the Existing Office Buildings. The outdoor amenities include a swimming pool on the second floor and a linear park, a landscaped pedestrian spine with outdoor lighting, walkways, and site furnishings, situated between the New Parking Structure and the Multifamily Residential Building. As noted above, in terms of public improvements, there will be a new bus/shuttle shelter stop, along with a new eight (8)- foot-wide shared-use pathway along the entire length of Northwest Broken Sound Parkway.

There are no variances or technical deviations associated with this Application. Staff recommends approval of the Application, for the reasons set forth in the analysis and findings in this staff memorandum, subject to the recommended conditions of approval in the attached resolution.

II. BOARD RECOMMENDATIONS

A. RECOMMENDATION FROM THE COMMUNITY APPEARANCE BOARD

The Project was heard at the September 15, 2026 Community Appearance Board ("CAB") meeting for a formal recommendation of its architectural elevations and landscaping to the City Council. The CAB recommended approval with no conditions by a vote of 5-0. As part of CAB's discussion of the Project, the Chair of the CAB indicated that the mechanical equipment on top of the Retail/Restaurant Building could be better screened. In response to this comment, the Applicant revised the height of the Retail/Restaurant Building from 19 feet and 7 inches to 18 feet to allow four foot and 8 inches parapets, along the east and west portions of that building, to better screen the roof top mechanical equipment (See Elevation Sheet AE-8). Also at the meeting, the Applicant provided updated elevation depictions of the 6001 Parking Structure to more closely match the 6001 Existing Office Building's color finishes. These revisions are reflected in Elevation Sheets AE-9 and AE-10.

B. RECOMMENDATION FROM THE PLANNING AND ZONING BOARD

This Application was heard at the October 15, 2026 Planning and Zoning Board ("Board") meeting. The Board voted unanimously to approve the Project in a vote of 6-0 with limited discussion. Board member Camejo discussed the parapets that exceed the five (5) foot maximum height of the multifamily residential building and the screening of mechanical equipment on that building. Brandon Schaad, Development Services Director, indicated that although mechanical equipment must be screened, the City Code states that parapets more than five (5) over the maximum building height of the building to screen the equipment are not allowed. Mr. Camejo also asked that Board be provided with a status update of all CIMD projects in the pipeline including approved CIMD units and approved affordable units. Mr. Schaad indicated that an update would be provided to the Board in the near future.

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III. BACKGROUND

A. PROPERTY CONTEXT

Commercial Office to the North

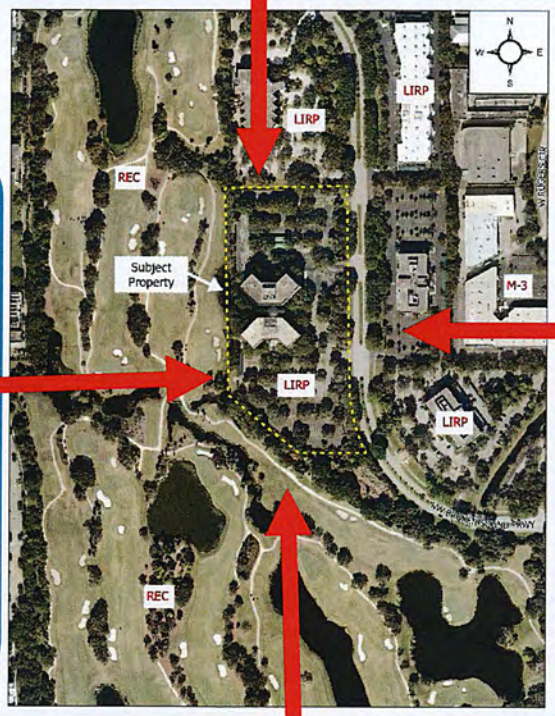
Adjacent and north of the property is the Atrium Office Building which is also approved for a CIMD multifamily development and part of the Park at Broken Sound.

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

Recreational to the West

Adjacent to the Property to the west is the golf course called The Old Course at Broken Sound.

Zoning = Recreational (REC)
FLU = Recreation and Open Space (PR)



Commercial Office and Warehouse to the East

Across Broken Sound Parkway are office and warehouse buildings which are part of The Park at Broken Sound.

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

Recreational to the South

Adjacent the Property to the south is the golf course called The Old Course at Broken Sound.

Zoning = Recreational (REC)
FLU = Recreation and Open Space (PR)

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.

SOURCES: Google Street View, dated April 2024 and obtained September 1, 2026.

- On June 28, 1984 (and subsequently March 14, 1985), the Planning and Zoning Board ("Board") adopted Resolution No. 84-38R (SPA-84-29), granting site plan approval to authorize the construction of the Linpro-Sabre Center (consisting of two (2) 6-story office buildings of 103,250 square feet each [total of 206,500 square feet in two (2) phases] under the address of 5901 Northwest Broken Sound Parkway.

- In 1984, a Unity of Title was recorded for the Property (for both Existing Office Buildings) under the address of 5901 Northwest Broken Sound Parkway which was the first phase of the Linpro-Sabre Center. In 1991, the City granted a Release of the Unity of Title for the Property.

C. COMMUNITY OUTREACH AND PUBLIC INPUT

This Project was presented to the Arvida Park of Commerce (APOC) West Association ("APOC Association"). The APOC Association reviewed the Project and recommended approval on May 20, 2026. In addition, the APOC Association accepted all the driveway entrances associated with the Project. Staff has conditioned the Project to require the Applicant to return to the APOC Association for final approval of all plans associated with the Project and to accept a change to the Project's northern driveway requested by staff in August after the APOC Association's prior meeting. The Applicant will be required to obtain all necessary authorizations from the APOC Association for all associated improvements, prior to the issuance of a building permit.

The Applicant has indicated that no additional 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.

E. COMMUNITY APPEARANCE BOARD REVIEW

At their September 15, 2026 meeting, the Community Appearance Board (CAB) reviewed the Project and voted to recommend Approval with no conditions. As part of CAB's discussion of the Project, the Chair of the CAB indicated that the mechanical equipment on top of the Retail/Restaurant Building could be better screened. In response to this comment, the Applicant revised the height of the Retail/Restaurant Building from 19 feet and 7 inches to 18 feet to allow four foot and 8 inches parapets, along the east and west portions of that building, to better screen the roof top mechanical equipment (See Elevation Sheet AE-8). Also at the meeting, the Applicant provided updated elevation depictions of the 6001 Parking Structure to more closely match the 6001 Existing Office Building's color finishes. These revisions are reflected in Elevation Sheets AE-9 and AE-10.

IV. ZONING/DIMENSIONAL REQUIREMENTS

A. DIMENSIONAL REQUIREMENTS OF THE BUILDINGS

The Project meets or exceeds all the following dimensional and density requirements without the need for a technical deviation or variance.

		CIMD/LIRP		Proposed
		Minimum (1)	Maximum (1)	
Yards (Setbacks)				
Yards (Setbacks) (2)	**Front (East)**	25'-0"	N/A	25'-1"
	Side (North)	15'-0"		17'-8"
	Side (South)	15'-0"		214'-2" (from 5901 Existing Office Building)
	Rear (West)	25'-0"		50'-2"
Development Parameters				
Height of Multifamily Residential Building		N/A	85'-0"	84'-11"
Height of Restaurant/Retail Building				18'
Height of Parking Structure				28'- 7"
Height of 6001 Existing Office Building				74'
Height of 5901 Existing Office Building				79'- 8"
Density		N/A	20 Dwelling Units per Acre (11 acres)(3)	5.5 Dwelling Units per Acre (60 units)
Floor Area Ratio (FAR)		N/A	1.0	0.73
Building Coverage		N/A	0.40	0.25
Plot Size		25,000 sq ft	N/A	479,147 square feet (11.0 acres)
Open Space		25%	N/A	≥ 45% (≥215,611square feet)
Unit Size				
Efficiency		N/A	N/A	N/A
1 Bedroom		N/A		N/A
2 Bedroom		750 square feet		1,587 square feet (minimum)
3 Bedroom		750 square feet (5)		2,513 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 City Code Section 28-1644(5), the minimum required yards are applicable to the Property's perimeter for the CIMD buildings (Multifamily Residential Building/Restaurant & Retail Building). 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 3-bedroom units in CIMD regulations, therefore the 2-bedroom minimum was applied.*

B. UNIT QUANTITY BY UNIT TYPE

Unit Type	Number of Units	Percentage of Total
Efficiency	0	0.0%
One Bedroom	0	0.0%
Two Bedroom	40	66.5%
Three Bedroom	20	33.5%

C. AFFORDABLE AND WORKFORCE UNITS

The Project meets the minimum requirement of City Code Section 28-1644(14) by providing 10 percent of the units as Affordable (6 units). There are no Workforce units associated with this Project.

Units	Minimum Required	Provided
Residential (60 Units)		
10% Affordable	6	6
	TOTAL	**6**

According to City Code Section 28-1644(13), the type of Affordable dwelling units (by number of bedrooms), and quantity of such Affordable dwelling units in a CIMD, shall be approximately proportional (+/- 5%) to the type of market rate units. The percentage of Affordable units relative to the percentage of market-rate units by number of bedrooms is approximately proportional.

For example, 66.5 percent of the Affordable units are two (2)-bedrooms, and 66.7 percent of the market rate units are 2-bedrooms.

Total Units = 60	Total Units	10% Affordable	Total Affordable	Total Market Rate	Percent of Affordable	Percent of Market Rate
Efficiency	0	0	0	0	0%	0%
One-Bedroom	0	0	0	0	0%	0%
Two-Bedroom	40	4	4	36	66.5%	66.7%
Three-Bedroom	20	2	2	18	33.5%	33.3%
TOTAL	**60**	**6**	6	54	**100.0%**	**100.0%**

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: A total of 206,500 square feet of office is located in the Existing Office Buildings on the Property.
- Proposed: 2,664 square feet of retail/restaurant space in the proposed Retail/Restaurant Building adjacent to Northwest Broken Sound Parkway.

The Project meets the minimum requirements of City Code Section 28-1644(2)(a) by providing more than 5,000 square feet of office and more than 2,000 square feet of retail/restaurant use.

NON-RESIDENTIAL USES	
Office (2 Existing Office Buildings)	206,500 SF
Retail/Restaurant	2,664 SF

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 (MFR Building)	2 spaces per unit	72 spaces	843 Spaces	5% of Required Parking or 6 Spaces	14 spaces	23 EV Ready Spaces
Three Bedroom[4] (MFR Building)	2 spaces per unit	36 spaces				

Office Buildings	1 Space per 200 SF for 1st 4,000 SF, 1 Space per 300 SF over 4,000 SF	626 Spaces		5% of Required Parking (32); 80% Long Term (26), at least 5% Short Term (2)	28 Spaces (14 Long Term Parking Spaces) (14 Short Term Parking Spaces)[5]	
TOTAL	—	**734 spaces**	**843 spaces**	**38 spaces**	**42 spaces**	**23 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, the first 5,000 SF of restaurant (retail) use does not require parking – City Code Section 28-1644(2)(b). Therefore, the 2,664 Retail/Restaurant Building was not included in this table.
(4) There is no minimum floor area for 3-bedroom units in CIMD regulations, therefore the 2-bedroom minimum was applied.

It should be noted that the 6001 Existing Office Building and 5901 Existing Office Building have reciprocal easements/agreements with respect to vehicular and pedestrian access rights and parking rights in which the City is not signature party. However, the Property will be subject to a Unity of Control which will address parking, access, and existing/future lot configurations for the Property in which the City will be a signature party.

To ensure there is no operational downtime for the 6001 Existing Office Building and to ensure that the temporary reduction in on-site parking will be accommodated resulting from the construction, the Project will be subject to coordinated, construction sequencing stages ("Construction Sequencing Plan") and a construction parking staging plan ("Temporary Parking Plan") as a condition in the Project's resolution. The Applicant has provided the following general concept for the Construction Sequencing Plan:

- **Sequence 1 (Parking Reconfiguration):** Construction will commence with the reconfiguration of the surface parking area south of the proposed Retail/Restaurant Building. This area utilizes existing reciprocal cross-easements shared with the adjacent 5901 Property (Parcel 2). The reconfigured lot will be designed to current engineering standards, providing substantially the same parking capacity. No operational impacts or circulation disruptions are anticipated for the 5901 Property.
- **Sequence 2 (Demolition and Parking Structure Construction):** Following Phase 1 completion, the parking area where the proposed 6001 Property Parking Structure will be constructed will be demolished-including existing site structures, drainage systems, canopies, and luminaires. Construction will then begin on the new 2.5- story 6001 Parking Structure. Once the 6001 Property Parking Structure is operational, the new Retail/Restaurant Building will be constructed.
- **Sequence 3 (Multifamily Residential Building):** Simultaneously, the remaining surface parking north of the 6001 Property Parking Structure will be demolished for the construction of the 8-story Multifamily Residential Building.

F. ACCESS

Vehicular access to the Property is currently provided by four (4) driveways on Northwest Broken Sound Parkway.

There currently is no sidewalk fronting the Property. Pedestrian access is currently provided by a six (6)-foot wide sidewalk along the east side of Northwest Broken Sound Parkway. With this Project, a new eight (8)-foot wide shared-use pathway with shade trees will be provided along the entire Property's frontage on the west side of Northwest Broken Sound Parkway. See Section V.A., Mobility, of this staff memorandum for further information on pedestrian and bicycle mobility related to this Project.

With this Project, the Applicant is proposing a total of five (5) driveways. The 6001 Existing Office Building currently has two (2) driveways providing direct/adjacent access to the building: one full access south driveway along Northwest Broken Sound Parkway classified as an intermediate driveway, and a right out/left in/right in at the northernmost driveway classified as a minor driveway. The Applicant proposes adding a third driveway, classified as a minor driveway, which will operate as right out only and will be located between the two (2) existing driveways to the 6001 Existing Office Building along Northwest Broken Sound Parkway. This new third driveway will be for merchandise deliveries, food delivery, ridesharing and resident drop-off to the new proposed Multifamily Residential Building.

With this Project, a new southbound right-turn lane will now also be required for the southern 6001 Existing Office Building driveway, immediately north of the proposed Retail/Restaurant Building, that provides direct/adjacent access to the 6001 Existing Office Building.

The Project does not affect the two (2) southernmost existing driveways on the Property, in proximity to the Existing 5901 Existing Office Building, and as such an analysis of these driveways was not required.

V. MOBILITY

A. MULTI-MODAL TRANSPORTATION

Pedestrian access will be provided to the Property by an internal walkway system connected to the external sidewalk network (which will include a new shared use pathway) at three (3) new locations along the west side of Northwest Broken Sound Parkway. These new pedestrian connections to Northwest Broken Sound Parkway will be located adjacent to the Multifamily Residential Building, adjacent to the south side of the proposed New Parking Structure, and on the north and south side of the proposed Retail/Restaurant Building, which will provide direct pedestrian access to this building, which will be open to the public, and access to the 6001 Existing Office Building. In terms of external pedestrian improvements, both of the Existing Office Buildings will now be adjacent to a new proposed crosswalk from the east to west side of Northwest Broken Sound Parkway, which will connect to the Property just south of the proposed Retail/Restaurant Building, and replaces an existing crosswalk that is further south.

While there are no dedicated bicycle lanes, Northwest Broken Sound Parkway connects to Congress Avenue and Clint Moore Road which have dedicated, unprotected bicycle lanes. As part of this Project, the Applicant will construct an eight-foot-wide concrete shared-use pathway, for both bicycle and pedestrian purposes, along the entire approximately 1,000-foot length of Northwest Broken Sound Parkway roadway frontage along the Property. This new shared-use path will connect to the existing pedestrian infrastructure at Northwest Broken Sound Parkway to the east by a proposed east-west midblock pedestrian crosswalk at the south side of the proposed Retail/Restaurant Building. At this new pedestrian crosswalk, the Applicant has agreed to also install enhanced flashing yellow LED signs activated by push button at the crosswalk and a stop bar forty (40)-feet south of the crosswalk and "Crosswalk Ahead" signs. All of these improvements will be located south of the proposed Retail/Restaurant Building on the east side of Northwest Broken Sound Boulevard (northward direction) to further enhance the proposed pedestrian crosswalk.

The shared use pathway is proposed to terminate at the Property's southern boundary and at the adjacent Atrium Residential CIMD property to the north, generally located at 6111 Northwest Broken Sound Parkway. If the Atrium Residential CIMD is constructed, that project includes continuation of the shared use pathway to Clint Moore Road, about 1/3 of a mile north of the Property. In addition, the Property is approximately one (1) mile west of the El Rio Trail, which is an approximately seven (7) mile shared use pathway that begins at Congress Avenue to the north and ends at Glades Road to the south. The Trail is primarily used for walking, running, biking, and fishing and it provides connections to both the Yamato Road Tri-Rail station and Florida Atlantic University. To access the El Rio Trail from the Property, a pedestrian/bicyclist would traverse north approximately 1/3 of a mile to Clint Moore Road, and then approximately 2/3 of a mile east to the El Rio Trail, which is approximately 1/4 of a mile east of the Clint Moore Road and Congress Avenue intersection. Bicycle infrastructure near the Property is identified in the table below.

This Application also proposes updating the current street trees along the Property's frontage by removing most of the Ficus trees along Northwest Broken Sound Parkway and replacing them with shade trees (Silver Buttonwoods). The street trees will be located between the new shared-use pathway and roadway to provide shade and serve as a physical buffer for pedestrians and cyclists between the shared-use path and vehicular travel lanes pursuant to express CIMD requirements, a significant benefit of this Project.

The Applicant has indicated that existing Ficus trees along the southernmost portion of the Property within the Northwest Broken Sound Parkway right-of-way will not be removed. The Applicant states that there are four (4) existing Ficus trees that will remain at this location and two (2) proposed street trees will be added to this southernmost portion of the Property. Due to an existing 4 foot utility force main going through the swale in this location, the Applicant states that they are using smaller species with root barriers.

In terms of transit service, the Property is currently served by the Park at Broken Sound Shuttle. This is a free shuttle service that is offered by the City and operates Monday through Friday between the times of 6:30 a.m. and 7:30 p.m. The shuttle going southbound/east on Northwest Broken Sound Parkway provides access to Palm Tran Route 2 bus stops (some of which are sheltered) on Congress Avenue at the Northwest Broken Sound Parkway and Congress Avenue intersection going both northbound and southbound on Congress Avenue and to the nearby Tri-rail station that runs south to Miami International Airport and Downtown Miami and north to West Palm Beach. There are no Palm Tran routes that directly serve the Property, although Palm Tran can be accessed via the shuttle as described above.

At present, there is a shuttle stop without a shuttle shelter located at the most southern driveway to the Property, which will be relocated adjacent to the Retail/Restaurant Building which is south of the Property's middle driveway. As part of this Application, the Applicant will install a transit (shuttle) shelter at this stop and will maintain it in perpetuity. In terms of a school bus shelter for this Project, the Palm Beach County School District has indicated that the City shuttle/school bus shared shelter at the adjacent Atrium Residential CIMD project, approximately 1/8 of mile north of this Project's Multifamily Residential Building, can also serve as a school bus shelter for this Project.

For the most part, the design of the Project provides good connectivity between existing and proposed buildings on the Property, direct pedestrian connections for someone who might live and work onsite, as well as connections to a shared use pathway and adjacent sidewalks and shuttle stops on Northwest Broken Sound Parkway.

Further details concerning mobility are available in the Applicant's Narrative Package.

B. TRAFFIC

The Applicant's traffic consultant, JMD and Associates, Inc., prepared a site-specific traffic study dated August 12, 2026, and estimated the Project's trip generation as provided in the table below:

TRIP GENERATION- Bertani at Broken Sound CIMD				
Scenario		**Trip Generation (trips)**		
Development	**Intensity**	**Daily**	**AM Peak Hour**	**PM Peak Hour**
Existing Development				
Two (2) Office Buildings	206,500 SF	2,014	282	268
Proposed Development				
Two (2) Office Buildings	206,500 SF			
Retail	2,664 SF	2,289	302	289
Multifamily Residential Building	60 Units			
	Net New Trips	**275**	**20**	**21**

The Project is expected to result in a net increase of 275 daily trips, an increase of 20 AM peak hour trips, and an increase of 21 PM peak hour trips compared to the Existing Office Buildings on the Property. Based on the Palm Beach County (PBC) Traffic Division's review and approval letter (issued on May 14, 2026), the Project met the PBC Traffic Performance Standards (TPS) Ordinance. The Project is liable for fair share road impact fees.

VI. ANALYSIS

A. REVIEW CRITERIA

. Site Plan

Pursuant to City Code **Section 28-54(1)**, the Board or City Council, 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 Council or the Board, as applicable, shall consider, but the consideration shall not be limited to, the following factors when reviewing a site plan application:

a) All Code and other technical regulation requirements, and the intent of the Code and the Comprehensive Plan;
(b) The method of pedestrian and vehicular ingress and egress;
(c) Internal traffic circulation and vehicular parking, and the traffic impact upon abutting properties, particularly where the abutting properties are residential;
(d) 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 Findings & Conclusions: Staff has reviewed the Application and supports the Applicant's request. The site plan meets the above site plan criteria, the requirements for a CIMD, and is consistent with the Goals, Objectives and Policies in the City's Comprehensive Plan. The Project increases the number of Affordable Housing units in the City by six (6) units.

The Project is architecturally consistent and appropriate with adjacent office and warehouse uses in terms of use, bulk and height and is compatible with surrounding uses by providing a transition from the passive golf course parcel to the south and west to the office and warehouse buildings on the west and east sides of Northwest Broken Sound Parkway. The Project is also compatible in terms of use, bulk, and height with the adjacent Atrium CIMD project to the north which also has an existing office building and a proposed multifamily residential building.

The Project will enhance the pedestrian environment by providing off-site improvements that include a new transit (shuttle) shelter, new eight (8)-foot wide shared use pathway, and a new pedestrian crosswalk across Northwest Broken Sound Parkway which will have inground lights to serve the proposed shared use pathway and include the installation of a new Rectangular Rapid Flashing Beacon (RRFB) at the proposed pedestrian crosswalk.

2. Easement Abandonment

Pursuant to Section 25-39(1), Code of Ordinances:

> Section 25-39 states, in part, that an abandonment of a required right-of-way or required easement wherein the abandonment is necessitated by, and/or is a condition of, a proposed site plan, such abandonment(s) shall be considered contemporaneously with the proposed site plan, and the procedures for applications for abandonment specified in Sections 25-34 through 25-37, as appropriate, shall be applicable. The authority to grant or deny an application for an abandonment of a required rights-of-way or required special purpose easement as provided in this section shall be assigned to the body that has the authority to act upon the proposed site plan, and shall be acted upon by such body as part of the site plan development order (or, in the case of an Individual Development Approval, by the Community Redevelopment Agency Board of Commissioners). In making its determination on an abandonment, the authorized body shall take such action in accordance with the best interests of the public welfare. Further provided, that the standards in Section 25-38(2) shall be applicable."

Staff Findings & Conclusions: The Application includes the abandonment of a portion (0.1633 acres, 7,115 square feet) of an existing 12-foot water and sewer easement, recorded in Official Records Book 4985, Page 1807 of the Official Records of Palm Beach County. This easement is located at the proposed site of the Retail/Restaurant Building, which must be abandoned for construction of the Retail/Restaurant Building to occur. It is anticipated that, at this time, certain utility infrastructure that is currently located in the easement will be relocated to the remaining portion of the easement that is to remain. Staff has included a condition of approval in the resolution associated with this Project which will require the Applicant to relocate affected utility infrastructure, and submit an easement to replace the portion that is to be abandoned, prior to building permit issuance for the Project. Utility Services has reviewed the Application and has no concerns with the abandonment.

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 Project is consistent with the Boca Raton Comprehensive Plan, including the PM Future Land Use designation. Additionally, the Project is consistent with Housing Element Policy 1.5.3. which states "Where affordable housing and Workforce housing (as defined in Policy 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 10 percent (or more) Affordable housing, and at a density of up to 25.0 dwelling units per acre for a development containing both 10 percent (or more) Affordable housing and 5 percent (or more) Workforce housing" and with Transportation Element Goal TRAN 3.0.0 that require 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.

As described in Section 5.A.1 of this memorandum, the Application is consistent with the Boca Raton Comprehensive Plan.

C. SITE DESIGN/ URBAN DESIGN/ ARCHITECTURE

According to the Applicant, the Project's site design ensures clear, independent vehicular circulation for both the 6001 Existing Office Building and the new Multifamily Residential Building's components, featuring dedicated entrances, exits, parking structures, and ingress/egress points. In terms of pedestrian circulation, a network of marked crosswalks and sidewalks connect the 6001 Existing Office Building, the New Parking Structure, the Multifamily Residential Building, the Retail/Restaurant Building, and Northwest Broken Sound Parkway. However, it should be noted that there is a misalignment of the covered walkway from the building entrance of the 6001 Existing Office Building to the proposed New Parking Structure. The entrance from the New Parking Structure to the 6001 Existing Office Building takes a slight easterly turn along its path, which eventually leads into a courtyard between the 6001 Existing Office Building and the 5901 Existing Office Building. A realignment of this covered walkway could allow the occupants of both the Existing 6001 Office Building and Existing 5901 Existing Office Building (through the middle courtyard) to have a straight line direct pedestrian connection to a proposed linear park adjacent to the Multifamily Residential Building (described further below), as well as a direct straight line connection to the New Parking Structure. Staff asked for this misalignment to be corrected, but the Applicant did not agree to the requested modification. In addition, the pedestrian walkway from the Retail/Restaurant Building to Northwest Broken Sound Parkway is adjacent to three (3) non-City utility boxes which are visually unappealing to pedestrians coming to the Property, and to passing pedestrians, bicyclists, and

vehicles. Staff requested these utility boxes be relocated or undergrounded but the Applicant was unwilling to relocate or underground them. Staff has provided a condition in the Project's accompanying resolution requiring the Applicant to provide plans and receive approval from Public Works Review staff for the relocation or undergrounding of the utilities associated with the three (3), non-City, utility boxes, prior to issuance of any building permit for the Project.

The Applicant has designed the New Parking Structure to be positioned between the 6001 Existing Office Building and the proposed Multifamily Residential Building. The Applicant states that this placement provides a substantial physical and psychological buffer, preserving openness, natural light, and privacy for both office and residential occupants.

The Project provides what the Applicant calls a "linear park," which is a landscaped pedestrian spine approximately 33 feet wide equipped with outdoor lighting, walkways, and site furnishings, situated between the New Parking Structure and the Multifamily Residential Building. However, despite the Applicant's use of the word "park," this is not an amenity open to the public, and is instead limited to a residents and employees on a portion of the Property. Staff requested the Applicant widen the "linear park" to make it more functional and provide street furniture. The Applicant states that the "linear park" serves as a functional amenity space for residents of the Multifamily Residential Building and will only be accessible to occupants of the Multifamily Residential Building and the 6001 Existing Office Building, and did not believe its widening was necessary. Staff inquired as to whether street furniture (benches) would be provided in the "linear park," and the Applicant has indicated that benches and additional outdoor lighting are planned. Staff has included a condition in the accompanying site plan resolution to require these items to be provided prior to building permit issuance.

Staff also suggested that the Applicant modify the covered drop-off area to the Multifamily Residential Building and consider removing the proposed covered drop-off area and redesigning the entryway to create a pedestrian-oriented plaza that provides connectivity to the above-mentioned "linear park" between the New Parking Structure and Multifamily Residential Building. This proposal would support walkability goals and activate the streetscape with a more inviting, public-facing design. The Applicant declined to modify the covered drop-off area stating, that this type of covered entry is very common in many multi-family residential buildings and that the entire carport area will be aesthetically pleasing, with decorative pavers, high-end finishes, lighting and landscape. The Applicant noted that the "linear park" is connected to the reception area sidewalk as well as the carport.

In terms of architectural style and massing, the Multifamily Residential Building utilizes an "L-shaped" configuration. The Applicant states that this primary orientation runs east/west, with the west wing running north/south, to maximize long view corridors and views of the golf course to the west. The Applicant states that the residential floors are centered over a secure parking podium to maximize privacy from adjacent properties.

The Applicant indicates that the Multifamily Residential Building follows a classic three (3) part organized design featuring a defined one-story base, a cohesive middle section, and a variegated crown/cornice upper element, and that deep, angled architectural balconies provide shade, thermal depth, and rain protection while mitigating building massing.

As stated previously, the main entrance to the Multifamily Residential Building faces east with an architectural canopy and porte-cochere. There is a 1,179 square foot lobby adjacent to the porte-cochere, which is in a contemporary design, that features expansive 2-story glass glazing and an angled, perforated metal screen. The Applicant states that pedestrian flow within the Multifamily Residential Building will move seamlessly from the ground-floor reception area toward the second floor to access the primary residential elevator bank and amenities (spa, club room, fitness center, pool, and conference spaces). Most of the amenities in the Multifamily Residential Building will be located on the second floor.

In terms of the proposed architecture of the New Parking Structure, the Applicant states that its architectural envelope is fully compatible with the 6001 Existing Office Building's tower, mirroring its horizontal banding, spandrels, reveal patterns, finishes, and color palette.

According to the Applicant, the free-standing, one-story, Retail/Restaurant building, which will be located south of the New Parking Structure and southern driveway into the 6001 Property, will serve as a visual element (aesthetic bridge") between the existing office and the new Multifamily Residential Building. The Applicant indicates that this building features a clean, contemporary design with expansive storefront glazing and clerestory windows to emphasize verticality. The Applicant notes that structural wall reveals within this building follow a geometric pattern strictly coordinated with the storefront mullions and the placement of the north and south pedestrian canopies.

D. LAND USE COMPATIBILITY

The Project is adjacent to Light Industrial Research Park (LIRP)-zoned properties to the east, a LIRP-zoned property also with a CIMD approval to the north, and the Recreation (REC) zoned golf course property to the south and west. The Project is consistent with adjacent office and warehouse buildings, in terms of use, bulk and height and is compatible with surrounding uses by providing a transition from the passive golf course parcel to the west to the office and warehouse buildings on both the west and east sides of Northwest Broken Sound Parkway.

The proposed Multifamily Residential Building is also compatible with and complementary to the two (2) Existing Office Buildings on the Property, as well as adjacent office and warehouse buildings within the LIRP district and the Park at Broken Sound.

VII. FINDINGS

1. The Project is consistent with the Comprehensive Plan.
2. There is adequate infrastructure to serve the Project.
3. The Project will provide an additional 60 dwelling units in the City, with six (6) being Affordable housing rental units.
4. The Project is consistent and compatible with adjacent land uses. The Project is located along the west side of Northwest Broken Sound Parkway, adjacent to professional offices, another proposed CIMD multifamily development with office building to the north, and other light industrial and warehouse uses.
5. The Project, as designed, supports goals, objectives, and policies in the Comprehensive Plan related to pedestrian, bicycle, and transit mobility. The Project includes a new external shared use pathway, and internal pathways that connect to a new proposed shared use pathway and adjacent public sidewalks and is served by a new transit (shuttle) transit stop with a new shelter adjacent to the Property.
6. 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, and street trees.
7. The Project complies with all applicable Code requirements.

FISCAL IMPACT: There is no fiscal impact associated with this Application.

STRATEGIC IMPACT: This Application supports the Strategic Focus Area of World Class Services.

Document originated by: Jim Bell, AICP, Long Range Project Manager

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:	THE BERTANI AT BROKEN SOUND
Address	6001 NW Broken Sound Parkway, Boca Raton, FL 33487
Applicant Name:	COMPSON ASSOCIATES, INC.
Date:	19 AUGUST 2026
Check off all application types that apply for the project:	☑ Site plan ☐ Conditional Use ☐ Text Amendment ☐ IDA ☐ Rezoning ☐ Abandonment ☐ Technical Deviation ☐ Comprehensive Plan Future Use Map Change ☐ Platting ☐ Master Plan ☐ Variance

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: The Bertani at Broken Sound
Location: 6001 NW Broken Sound Parkway, Boca Raton, FL 33487
Site Area 1:
116,628.18 SQ FT = 2.677 acres (Property to remain owned by 6001 BSP Associates, Ltd.)
Site Area 2:
105,199.82 SQ FT = 2.415 acres (Property to be developed by SPE developer)
Total Site Area: 221,828 SQ FT = 5.092 acres (per survey)

Existing Use: 6-story Office Building with surface parking.
Proposed Use: New 8-story Multi-Family Residential building, including 1 level of parking garage.
New 1-story 2,664 sq ft Retail/Service/Restaurant building.
New 2.5-story parking structure to support the existing 6001 Office building parking needs.

Scope:
• Demolition existing surface parking (north of existing 6-story office building).
• Reconfiguration of existing surface parking (east of existing 6-story office building), including a portion of the parking lot located within the 5901 NW Broken Sound Parkway property.
• Build new 2.5-level parking structure and adjacent surface parking for the existing 6-story office building.
• New 8-story residential building (60 dwelling units and amenities, including one level of parking garage).
• New access driveways for the residential building.
• New 1-story retail/service/ restaurant building, reconfigure parking around the new building pad area.
• Building Details:
The proposed 8-story multi-family building is comprised of the following elements:

1-level of parking	→ 50,675 sq ft	→ 121 parking spaces
7-levels of dwelling units &	→ 122,325 sq ft	→ 60 d.u.
Common areas and amenities	→ 17,338 sq ft	
8- levels	SUB-TOTAL → 190,338 sq ft	
+		
Retail/ Service component	→ 2,664 sq ft	
	TOTAL → 193,002 sq ft	

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

PROJECT NARRATIVE CONT.

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

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	11.78 d.u. / acre
F.A.R.	1	0.993
Min. Plot Size	25,000 SQ FT	221,828 SQ FT
Max. Build. Ht.	85 feet	85 feet
Min. Front Yard (East)	25 feet	RTL/REST: 25'-1" / MULTI-FAM: 68'-0" Bldg – 33'-0" to Canopy
Min. Rear Yard (West)	25 feet	50'-2"
Min. Side Yard (North)	15 feet	17'-8"
Open/green space	25%	38.82%
Parking required (5901+6001)	815 spaces	843 spaces (See plan SP-2 for detailed parking calculation)

In compliance with the minimum requirements of Section 28-1642 (1) (a) Affordable Housing; the proposed development includes 6 affordable housing units (10% of the total) as follows:
TOTAL UNIT MIX

3 BEDROOMS→ 20 D.U.
2 BEDROOMS→ 40 D.U.
TOTAL 60 D.U.

10% AFFORDABLE D.U.= 6 D.U. → 6 D.U.

AFFORDABLE UNIT MIX

3 BEDROOMS →2 D.U.
2 BEDROOMS →4 D.U.
TOTAL AFFORDABLE UNITS 6 D.U. DISTRIBUTED

Due to the proposed development's configuration, we are requesting modifications to the following easements:
1- O.R.B. 5451/428 10' FPL Easement→ Abandonment of the diagonal portion of the easement serving the 6001 Office Building, due to relocation of the transformer. ±368'-1" L x 10' W (3,736 sq ft – 0.086 acres).
2- O.R.B. 3985/1807 12' Sanitary Sewer→Abandonment of diagonal portion of the easement as shown on the EA +AB plan, 12'W x 142'-4 ½", due to the proposed retail/restaurant building's location. The easement will be reconfigured.

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	220,271	100%
USE	SQ FT	% OF TOTAL
Retail (New)	2,664	1.2%
Residential Building Amenities & Circulation	17,338	7.87%
6-story Office (Existing Building)	102,419	46.5%
Total Non-Residential Uses and Amenities	122,421	55.57%

*Therefore, a maximum of 10% of the CIMD has been excluded from the F.A.R. calculation, as allowed by 28-1644 (2) (b)
The overall Project is in conformance with the city's ordinance, Section 28-1644(2)(b), as the existing office (102,419 SQ. FT.±) is to remain, as well as the addition of a new 2,664 SQ. FT. free-standing commercial building fronting on Broken Sound Parkway, provide the mix of uses required by the ordinance, complimenting the residential component.

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 elei	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 (east frontage) and within the site. In addition, there is a network of walkways within the site as well as bicycle parking.
Future land use elei	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 elei	Policy LU.3.3.8 Policy LU.4.3.1	This project creates residential uses and has a retail component which will enhance the existing office and light industrial uses in the area.

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, angled balconies and cylindrical columns breaking down the facade and providing harmonious variety amongst the different elements. In addition, at grade level, the multifamily building will have an ample carport and inviting entry features promoting pedestrian circulation.
Transportation	Policy TRAN.1.2.3.c) Policy TRAN.3.2.1 Policy TRAN.1.2.4.b) and c)	This application proposes a new 8ft wide shared use pathway. 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 will be a starting point toward interconnection with both neighboring sites (north and south), as these properties do not currently have continuous sidewalks.
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 north and south neighboring properties, including those across the street (east) are of the same zoning and future land-use designations (LIRP/ PM).
The two properties to the west is the Broken Sound Golf course, zoned REC.
There is a 40' drainage easement along the west 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.

1. Project Overview & Zoning Intent
The proposed development introduces a high-quality, mixed-use environment on the subject site, integrating multi-family residential, retail/restaurant uses alongside existing office uses. The design strictly adheres to the purpose, physical requirements, and intent of the Central Boca Raton Innovation Mixed-Use District (CIMD) zoning regulations by transforming an underutilized surface parking area into a pedestrian-oriented, transit-supportive development.
2. Phasing & Construction Mitigation Plan
To ensure zero operational downtime for the existing 6-story (6001) office building, the project will be executed in highly coordinated, sequential phases:
• Phase 1 (Parking Reconfiguration): Construction will commence with the reconfiguration of the surface parking area south of the proposed retail/restaurant building. This area utilizes reciprocal cross-easements (O.R.B. 4492/1524) shared with the adjacent 5901 property. The reconfigured lot will be designed to current engineering standards, providing substantially the same parking capacity. No operational impacts or circulation disruptions are anticipated for the 5901 property.
• Phase 2 (Demolition & Garage Construction): Following Phase 1 completion, the parking area where the proposed garage structure will be constructed will be demolished—including existing site structures, drainage systems, canopies, and luminaires. Construction will then begin on the new 2.5-story parking garage. Once the garage structure is operational, the new retail building will be constructed.
• Phase 3 (Vertical Residential Development): Simultaneously, the remaining surface parking north of the parking structure will be demolished for the construction of the 8-story multi-family residential building ("The Bertani").
3. Site Layout, Circulation, & Pedestrian Connectivity
The site design ensures clear, independent vehicular circulation for both the corporate office and the new residential components, featuring dedicated entrances, exits, parking structures, and ingress/egress points.
• Pedestrian Network: A comprehensive network of marked crosswalks and sidewalks seamlessly interconnects the 6001 office building, the new parking garage, the residential building, and the public right-of-way.
• Open Space Buffer: The 2.5-story garage is strategically positioned between the 6-story office building and the 8-story residential building. This placement provides a substantial physical and psychological buffer, preserving openness, natural light, and privacy for both office occupants and residential units.
• Linear Park: A heavily landscaped pedestrian spine equipped with outdoor lighting, walkways, and site furnishings is situated between the garage and the residential building, serving as a functional amenity space for residents.
4. Architectural Style & Massing
• The Bertani (Residential): Located along the north and west sectors of the property, the building utilizes an "L-shaped" configuration. The primary orientation runs east/west, with the west wing running north/south to maximize long view corridors and golf course vistas. The residential floors are centered over a secure parking podium to maximize privacy from adjacent properties.
o Façade Articulation: The building follows a classic tripartite organization featuring a defined one-story base, a cohesive middle section, and a variegated crown/cornice upper element. Deep, angled architectural balconies provide shade, thermal depth, and rain protection while mitigating building massing.
o Lobby & Entry: The main entrance faces east, defined by a prominent architectural canopy and a porte-cochere. The contemporary lobby features expansive 2-story glass glazing and an angled, perforated metal screen. Visitor flow moves seamlessly from the ground-floor reception toward the second floor to access the primary residential elevator bank and amenities (spa, club room, fitness center, pool, and conference spaces).
• 6001 Parking Garage: The 2.5-story garage will exclusively serve the parking requirements of the 6001 office building. Its architectural envelope is fully compatible with the existing office tower, mirroring its horizontal banding, spandrels, reveal patterns, finishes, and color palette.
• Retail / Restaurant Building: Positioned south of the 6001 garage, this free-standing, one-story commercial building acts as an aesthetic bridge between the existing office and the new residential building. It features a clean, contemporary design with expansive storefront glazing and clerestory windows to emphasize verticality. Structural wall reveals follow a geometric pattern strictly coordinated with the storefront mullions and the placement of the north and south pedestrian canopies.
5. Modifications to 5901 NW Broken Sound Parkway
The proposed development includes modifications to the grade-parking area located south of the retail/ restaurant building and east of the 5901 6-story Office Building (within the neighboring property to the south).

The original site plan approval spa-6/24-29 for Linpro Sabre Center, June 21, 1984; was a phased development; the parking requirements for both buildings was determined and approved as a total of 695 spaces. When the parcel was subdivided into two separate ownerships, a portion of the required parking spaces for the 6001 Office Building (17 spaces) fell within the 5901 property. Both properties, known as "Linpro Sabre Center" have put in place reciprocal cross easements in respect utility services, vehicular and pedestrian access rights and parking rights (See O.R.B. 4492/1524).

The reconfigured parking area, allows us to build the new retail/restaurant building while providing almost the same amount of parking in that area. The modified parking area will be designed per current engineering standards and we do not anticipate any parking or circulation impacts to the 5901 property during the reconfiguration of the parking, which will be the first phase of this development. There is a separate/private agreement between the developer and the ownership in that regard. No modifications to the 5901 building are being proposed, therefore the current setbacks, access, landscape etc. will remain as they currently are

WALKABILITY / PEDESTRIAN INFRASTRUCTURE

Pedestrian Infrastructure

	Request	Infrastructure Type	Location	Width(s)	Relation to Street	Street Trees	Specifications
		SIDEWALK	EAST	8'	18'-7" W	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 across the street, but the sidewalks are not continuous along the west side of N.W. Broken Sound Parkway. The proposed development will provide a continuous 8' shared-use path along the entire 6001 and 5901 property frontage. There are three proposed accessible routes from the new shared-use path to the interior of the project, connecting all of the buildings to the public way. In addition, there is an existing crosswalk located at the south driveway of this development, we are proposing its relocation, south of the retail building, along with the new shuttle stop shelter.

BICYCLE INFRASTRUCTURE

Bicycle Infrastructure Near Project

Street	Location	Infrastructure Type	Width (ft)	Protected?	Designated?
BROKEI	EAST	SHARED BICYCLE PATH	8'		
	MULTI FAMILY	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.
This application proposes a new shared pedestrian/bike path along the frontage, providing a continuous 8' w path along the east property line (frontage).
The new 6001 parking structure will have 14 long-term bicycle parking spaces at level 1; 14 short-term bicycle parking at the entrance of the existing office building.
The new multi-family building will have 7 short-term bicycle parking located near the lobby.
In addition, the dwelling unit residents have access to storage units at the residential levels, 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
#3	1124	S	PALM BEACH GARDENS TO BOCA RATON VIA MILITARY TRAIL	NORTH MILITARY	0.8 MILES	CLINT MOORE RD AND MILITARY	N	SIDEWALK
#2	915	S	VIA CONGRESS AVENUE- WPB TO BOCA RATON	CONGRESS AVE	1.1 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 sidewalks / crosswalks along Broken Sound Parkway NW, although located at the opposite side of the street of this development.
The Park at Broken Sound shuttle route has a stop at the south driveway of this development (6001 Sabre Center), there is a concrete pad and a sign marking its location. We proposing the relocation of the shuttle stop to ±100' south of the south driveway.

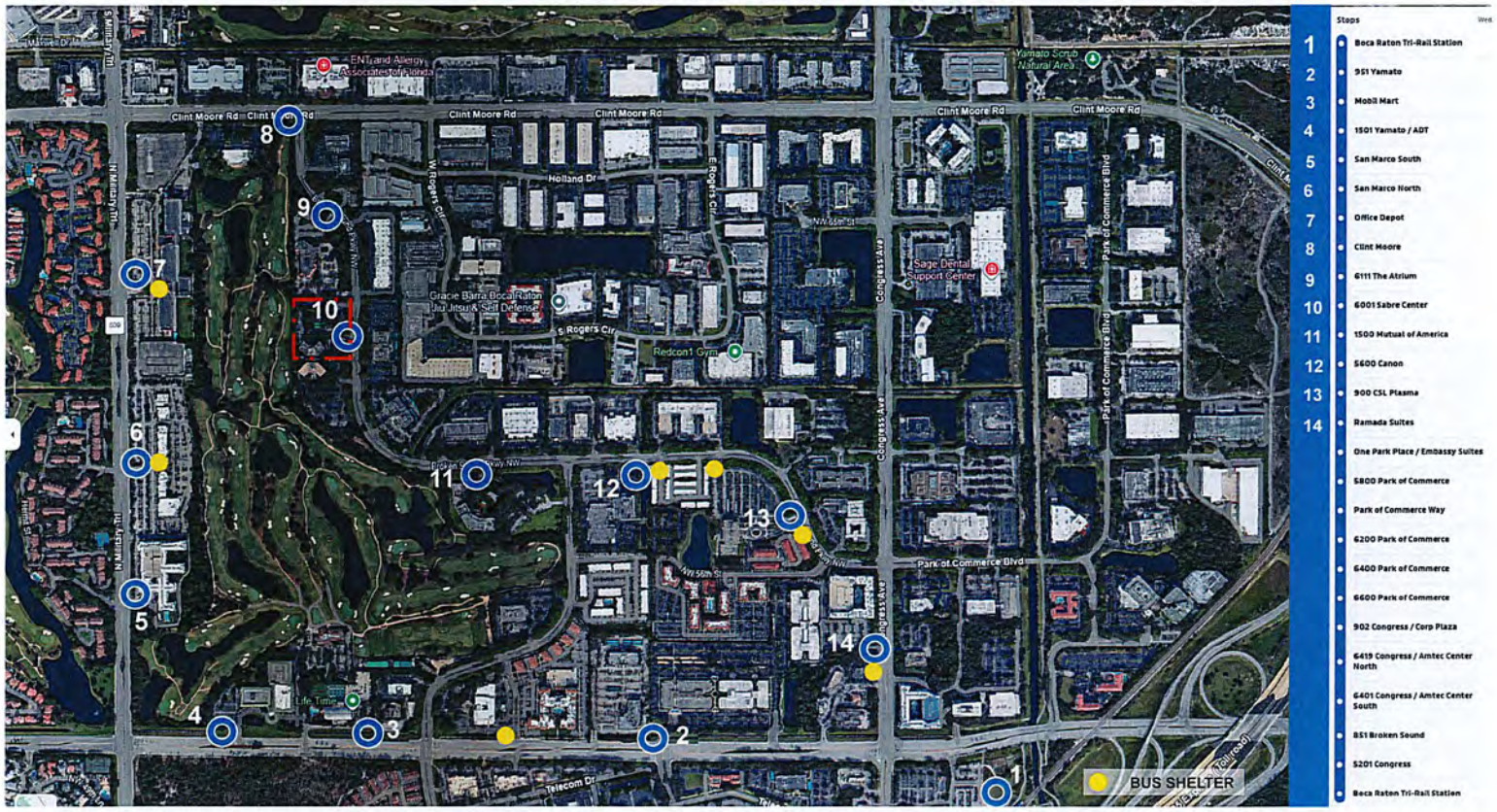
COMMUNITY OUTREACH

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.

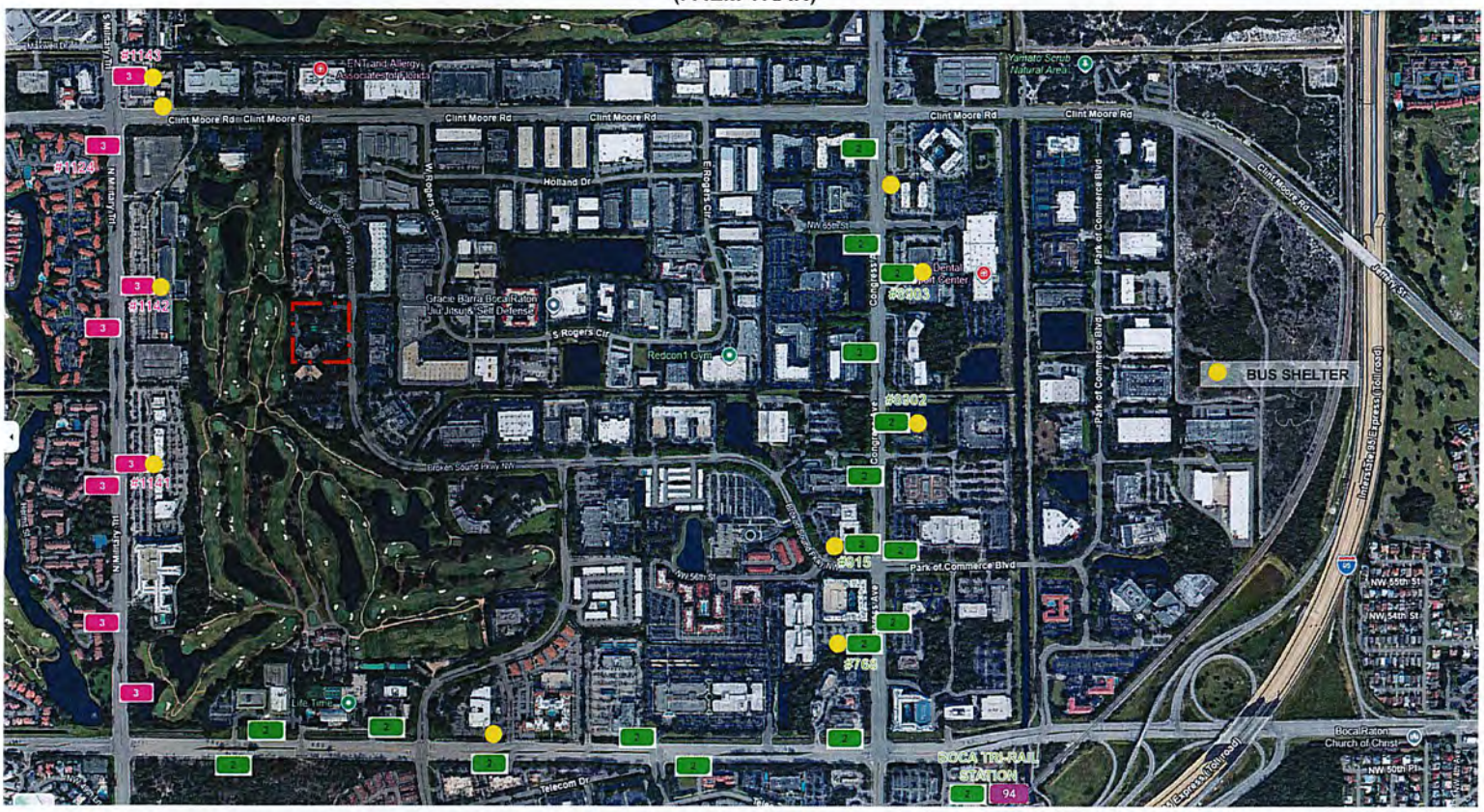
If letters were sent, please indicate how many letters were sent.

HAAG Management, Inc., agent for Arvida Park of Commerce West Association, Inc. granted preliminary site plan approval, per letters from February 25th, 2026 and May 20th 2026. A copy of the letter has been uploaded to the document's folder.

THE PARK AT BROKEN SOUND
SHUTTLE ROUTE MAP



TRANSIT BUS ROUTES
(PALM TRAN)



Vander Ploeg and Associates, Inc.

architects and planners
1615 South Federal Hwy, Suite 200 (561) 368-1403
boca raton, florida 33432 fax (561) 750-8051

THE BERTANI at BROKEN SOUND

NARRATIVE:

August 19th, 2026

Project Description:

Name: The Bertani at Broken Sound
Location: 6001 NW Broken Sound Parkway, Boca Raton, FL 33487
Site Area 1:
116,628.18 SQ FT = 2.677 acres (Property to remain owned by 6001 BSP Associates, Ltd.)
Site Area 2:
105,199.82 SQ FT = 2.415 acres (Property to be developed by SPE developer)
Total Site Area: 221,828 SQ FT = 5.092 acres (per survey)

Existing Use: 6-story Office Building with surface parking.
Proposed Use: New 8-story Multi-Family Residential building, including 1 level of parking garage.
New 1-story 2,664 sq ft Retail/Service/Restaurant building.
New 2.5-story parking structure to support the existing 6001 Office building parking needs.

Scope:

- Demolition of existing surface parking (north of existing 6-story office building).
- Reconfiguration of existing surface parking (east of existing 6-story office buildings), including a portion of the parking lot located within the 5901 NW Broken Sound Parkway property.
- Build new 2.5-level parking structure and adjacent surface parking for the existing 6-story office building.
- New 8-story residential building (60 dwelling units and amenities, including one level of parking garage).
- New access driveways for the multi-family residential building.
- New 1-story retail/service/ restaurant building, reconfigure parking around the new building pad area.

Project Components:

- Site Layout:
  The site's existing and proposed entry driveways are located along the east of the property, facing Broken Sound Parkway NW.
  The existing 6-story office building to remain is located at the south west area of the property.
  The existing office building main driveway is located north of the existing 6-story office building. The driveway curb-cuts are to remain in the current general location, with minor modifications at the interior of the site, the incorporation of a traffic divider and a deceleration right turn lane.
  The improved main driveway, provides access to the new 2.5-story parking structure, which is located north of the driveway and south of the new 8-story multifamily building.
  The proposed 8-story multifamily building will be located on the north side of the property. 8 new surface parking spaces are located immediately east of the new building. A new covered drop-off area (porte-cochere) is planned at the lobby's main entrance, facing Broken sound Parkway NW.
  The new retail/ service/ restaurant free-standing 1-story building, is anticipated to attract 1 or 2 service-oriented tenants, with surface parking between the retail and the 6-story office building.

- Building Details:

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

1-level of parking		→ 50,675 sq ft → 121 parking spaces
7-levels of dwelling units &		→ 122,325 sq ft → **60 d.u.**
Common areas and amenities		→ 17,338 sq ft
8- levels	SUB-TOTAL	→ 190,338 sq ft
		+
Retail/ Service component		→ 2,664 sq ft
	TOTAL	→ **193,002 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	11.78 d.u. / acre
F.A.R.	1	0.993
Min. Plot Size	25,000 SQ FT	221,828 SQ FT
Max. Build. Ht.	85 feet	85 feet
Min. Front Yard (East)	25 feet	RTL/REST: 25'-1" / MULTI-FAM: 68'-0" Bldg – 33'-0" to Canopy
Min. Rear Yard (West)	25 feet	50'-2"
Min. Side Yard (North)	15 feet	17'-8"
Open/green space	25%	38.82%
Parking required (both sites: 5901 + 6001)	815 spaces	843 spaces (See plan SP-2 for detailed parking calculation)

In compliance with the minimum requirements of Section 28-1642 (1) (a) Affordable Housing; the proposed development includes 6 affordable housing units (10% of the total) as follows:

TOTAL UNIT MIX

3 BEDROOMS	20	D.U.	
2 BEDROOMS	40	D.U.	
TOTAL	60	D.U.	
10% AFFORDABLE D.U.=	6	D.U. →	**6 D.U.**

AFFORDABLE UNIT MIX

3 BEDROOMS	2	D.U.
2 BEDROOMS	4	D.U.
TOTAL AFFORDABLE UNITS	6	D.U. DISTRIBUTED

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

N°	Official Records P.B.C.R.		Description	Request
	Book	Page		
1	5451	428	10' FPL Easement	Abandonment of the diagonal portion of the easement serving the 6001 Office Building, due to relocation of the transformer. ±368'-1" L x 10' W (3,736 sq ft – 0.086 acres). See plan EA+AB.
2	3985	1807	12' Sanitary Sewer	Abandonment of diagonal portion of the easement as shown on the EA+AB plan, 12'W x 142'-4 ½", due to the proposed retail/restaurant building's location. The easement will be reconfigured.

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	220,271	100%

USE	SQ FT	% OF TOTAL
Retail (New)	2,664	1.2%
Residential Building Amenities & Circulation	17,338	7.87%
6-story Office (Existing Building)	102,419	46.5%
Total Non-Residential Uses and Amenities	**122,421**	**55.57%**

*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 (102,419 SQ. FT.±) is to remain, as well as the addition of a new 2,664 SQ. FT. free-standing commercial building fronting on Broken Sound Parkway, provide the mix of uses required by the ordinance, complimenting the residential component.

SITE DESIGN AND ARCHITECTURAL STYLE

1. Project Overview & Zoning Intent

The proposed development introduces a high-quality, mixed-use environment on the subject site, integrating multi-family residential, retail/restaurant uses alongside existing office uses. The design strictly adheres to the purpose, physical requirements, and intent of the **Central Boca Raton Innovation Mixed-Use District (CIMD)** zoning regulations by transforming an underutilized surface parking area into a pedestrian-oriented, transit-supportive development.

2. Phasing & Construction Mitigation Plan

To ensure zero operational downtime for the existing 6-story (6001) office building, the project will be executed in highly coordinated, sequential phases:

- **Phase 1 (Parking Reconfiguration):** Construction will commence with the reconfiguration of the surface parking area south of the proposed retail/restaurant building. This area utilizes reciprocal cross-easements (O.R.B. 4492/1524) shared with the adjacent 5901 property. The reconfigured lot will be designed to current engineering standards, providing substantially the same parking capacity. No operational impacts or circulation disruptions are anticipated for the 5901 property.
- **Phase 2 (Demolition & Garage Construction):** Following Phase 1 completion, the parking area where the proposed garage structure will be constructed will be demolished—including existing site

structures, drainage systems, canopies, and luminaires. Construction will then begin on the new 2.5-story parking garage. Once the garage structure is operational, the new retail building will be constructed.

- **Phase 3 (Vertical Residential Development):** Simultaneously, the remaining surface parking north of the parking structure will be demolished for the construction of the 8-story multi-family residential building ("The Bertani").

3. Site Layout, Circulation, & Pedestrian Connectivity

The site design ensures clear, independent vehicular circulation for both the corporate office and the new residential components, featuring dedicated entrances, exits, parking structures, and ingress/egress points.

- **Pedestrian Network:** A comprehensive network of marked crosswalks and sidewalks seamlessly interconnects the 6001 office building, the new parking garage, the residential building, and the public right-of-way.
- **Open Space Buffer:** The 2.5-story garage is strategically positioned between the 6-story office building and the 8-story residential building. This placement provides a substantial physical and psychological buffer, preserving openness, natural light, and privacy for both office occupants and residential units.
- **Linear Park:** A heavily landscaped pedestrian spine equipped with outdoor lighting, walkways, and site furnishings is situated between the garage and the residential building, serving as a functional amenity space for residents.

4. Architectural Style & Massing

- **The Bertani (Residential):** Located along the north and west sectors of the property, the building utilizes an "L-shaped" configuration. The primary orientation runs east/west, with the west wing running north/south to maximize long view corridors and golf course vistas. The residential floors are centered over a secure parking podium to maximize privacy from adjacent properties.
    - *Façade Articulation:* The building follows a classic tripartite organization featuring a defined one-story base, a cohesive middle section, and a variegated crown/cornice upper element. Deep, angled architectural balconies provide shade, thermal depth, and rain protection while mitigating building massing.
    - *Lobby & Entry:* The main entrance faces east, defined by a prominent architectural canopy and a porte-cochere. The contemporary lobby features expansive 2-story glass glazing and an angled, perforated metal screen. Visitor flow moves seamlessly from the ground-floor reception toward the second floor to access the primary residential elevator bank and amenities (spa, club room, fitness center, pool, and conference spaces).
- **6001 Parking Garage:** The 2.5-story garage will exclusively serve the parking requirements of the 6001 office building. Its architectural envelope is fully compatible with the existing office tower, mirroring its horizontal banding, spandrels, reveal patterns, finishes, and color palette.
- **Retail / Restaurant Building:** Positioned south of the 6001 garage, this free-standing, one-story commercial building acts as an aesthetic bridge between the existing office and the new residential building. It features a clean, contemporary design with expansive storefront glazing and clerestory windows to emphasize verticality. Structural wall reveals follow a geometric pattern strictly coordinated with the storefront mullions and the placement of the north and south pedestrian canopies.

5. Modifications to 5901 NW Broken Sound Parkway

The proposed development includes modifications to the grade-parking area located south of the retail/ restaurant building and east of the 5901 6-story Office Building (within the neighboring property to the south).

The original site plan approval spa-6/24-29 for Linpro Sabre Center, June 21, 1984; was a phased development; the parking requirements for both buildings was determined and approved as a total of 695 spaces. When the parcel was subdivided into two separate ownerships, a portion of the required parking spaces for the 6001 Office Building (17 spaces) fell within the 5901 property. Both properties, known as "Linpro

Sabre Center" have put in place reciprocal cross easements in respect utility services, vehicular and pedestrian access rights and parking rights (See O.R.B. 4492/1524) .

The reconfigured parking area, allows us to build the new retail/restaurant building while providing almost the same amount of parking in that area. The modified parking area will be designed per current engineering standards and we do not anticipate any parking or circulation impacts to the 5901 property during the reconfiguration of the parking, which will be the first phase of this development. There is a separate/private agreement between the developer and the ownership in that regard. No modifications to the 5901 building are being proposed, therefore the current setbacks, access, landscape etc. will remain as they currently are.

Sincerely,

Derek Vander Ploeg, AIA

President
VANDER PLOEG & ASSOCIATES, INC.

Vander Ploeg and Associates, Inc.

architects and planners
1615 South Federal Hwy, Suite 200 (561) 368-1403
boca raton, florida 33432 fax (561) 750-8051

September 3, 2026

THE BERTANI at BROKEN SOUND

EASEMENT ABANDONMENT NARRATIVE:

We are requesting the partial abandonment of a 12-foot sanitary sewer easement recorded in O.R.B. 4985/1807 of the Palm Beach County Records. The existing easement, in its diagonal configuration, follows an existing 8-inch-diameter sanitary sewer pipe that ties into the existing city sewer in the right-of-way.

Due to the proposed CIMD development—which includes an 8-story multifamily residential building, a 2.5-story parking structure, and a 1-story retail/service/restaurant building—there will be a substantial reconfiguration of the existing north parking lot area, as well as the area east of the existing 6-story office building.

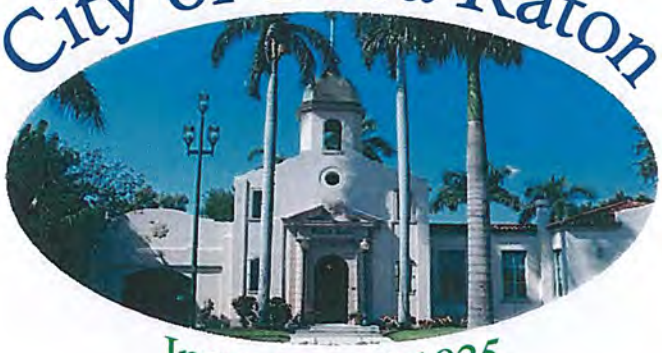
In order to allow for the construction of the new 1-story retail/service/restaurant building, a portion of the existing 8-inch sanitary sewer and the 12-foot sanitary sewer easement must be removed and abandoned, respectively. The 8-inch sanitary sewer will be rerouted per the engineering drawings prepared by Schnars Engineering Corporation, and a new easement will be recorded prior to C.O., as shown on the architectural drawings prepared by Vander Ploeg and Associates. All materials are included in the Site Plan Review application PZSPA-2026-00010: The Bertani at Broken Sound (SPA-26-03/CIMD). Thank you for your consideration of this request. We will be pleased to further supplement this application upon request.

Sincerely,

Derek Vander Ploeg, AIA

President
VANDER PLOEG & ASSOCIATES, INC.

City of Boca Raton



Incorporated 1925

RESOLUTION

132-2026

A RESOLUTION OF THE CITY OF BOCA RATON CONSIDERING, FOR AN APPROXIMATELY 11.0-ACRE PROPERTY GENERALLY LOCATED AT 5901 AND 6001 NORTHWEST BROKEN SOUND PARKWAY, AN AMENDMENT TO AN APPROVED SITE PLAN (PLANNING AND ZONING BOARD RESOLUTION NO. 84-38, AS AMENDED BY RESOLUTION NO. 84-38R), FOR A COMMERCIAL INDUSTRIAL MULTIFAMILY DEVELOPMENT (CIMD), TO AUTHORIZE THE CONSTRUCTION OF A NEW EIGHT (8)-STORY, 60-UNIT, APPROXIMATELY 139,663 SQUARE FOOT MULTIFAMILY RESIDENTIAL BUILDING WHICH WILL INCLUDE TEN (10) PERCENT AFFORDABLE HOUSING UNITS, WITH AN INTEGRATED ONE (1)-LEVEL, APPROXIMATELY 50,675 SQUARE FOOT PARKING STRUCTURE, AN APPROXIMATELY 30-FOOT-TALL STANDALONE PARKING STRUCTURE, AND AN APPROXIMATELY 2,664

SQUARE FOOT, ONE (1)-STORY RETAIL/RESTAURANT, WITH RELATED ON-SITE AND OFF-SITE IMPROVEMENTS; AND CONSIDERING THE ABANDONMENT OF A PORTION OF A TWELVE (12)-FOOT WATER AND SEWER EASEMENT; PROVIDING FOR REPEALER; PROVIDING AN EFFECTIVE DATE (SPA-26-03/CIMD)

WHEREAS, 6001 BSP Associates, LTD and Brookwood Sabre 5901 LLC (collectively, the "Applicant"), owners, respectively, of the approximately 5.09-acre property generally located at 6001 Northwest Broken Sound Parkway and the approximately 5.91-acre property generally located at 5901 Northwest Broken Sound Parkway (together, the "Property," described in Section 1 hereof), have filed an application for a site plan amendment for a Commercial Industrial Multifamily Development ("CIMD") to authorize the construction of a new eight (8)-story, 60-unit, approximately 139,663 square foot multifamily residential building which will include ten (10) percent affordable housing units (or six (6) units), with an integrated one (1)-level approximately 50,675 square foot, parking structure (the "Multifamily Residential Building"), an approximately 30-foot-tall standalone parking structure (the "Parking Structure"), and an approximately 2,664 square foot, one (1)-story retail/restaurant building (the "Retail/Restaurant Building"), with related on-site and off-site improvements, and considering the abandonment of a portion of a 12-foot water and sewer easement (collectively, the "Application"); and

WHEREAS, the Application proposes certain improvements in the Northwest Broken Sound Parkway right-of-way, which is a private street controlled by the Arvida Park of Commerce West Association (the "APOC Association"), and as such these improvements are subject to final review and approval by the APOC Association. These improvements are either express requirements of the Code and/or are integral to the design proposed by the Applicant to satisfy

the requirements for site plan approval (including but not necessarily limited to the criteria for approval of a site plan set forth in Section 28-54(1), Code of Ordinances) and, as such, no building permit(s) pursuant to this Resolution can be issued by the City unless and until the APOC Association approves such improvements or, alternatively, that the Applicant seeks, and is granted, an amendment to this Resolution; and

WHEREAS, on June 28, 1984, the Planning and Zoning Board ("Board") adopted Resolution No. 84-38, granting site plan approval to authorize the construction of the Linpro-Sabre Center consisting of two (2), six (6)-story, approximately 103,250 square foot office buildings [total of 206,500 square feet]) in two (2) phases, which approval was amended by this Board through its adoption of Resolution No. 84-38R (SPA-84-29), which eliminated a requirement to construct a left turn lane as part of the project but added a condition of approval requiring a letter of credit for the cost of such a turn lane and required that it be constructed when deemed necessary by the City Manager. Two (2) office buildings were constructed on the Property under such approvals, individually the "5901 Existing Office Building" and the "6001 Existing Office Building," and together the "Existing Office Buildings," which are proposed to remain under the Application; and

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

WHEREAS, the Board, after notice and public hearing, has reviewed the Application and has submitted its recommendation; and

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

WHEREAS, the City Council has reviewed the Application and has considered the criteria for approval of a site plan set forth in Section 28-54, Code of Ordinances, as well as all applicable criteria for approval of a CIMD, including but not limited to locational, intensity, development standards, and affordable housing requirements, as set forth in Section 28-1641 through Section

28-1645, Code of Ordinances (the "CIMD Criteria") and the criteria for abandonment of a special purpose easement set forth in Section 25-39, Code of Ordinances; now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOCA RATON:

Section 1. The City Council finds that the criteria for approval of a site plan set forth in Section 28-54, Code of Ordinances, and the CIMD Criteria **[have/have not]** been satisfied, and finds that the Application is **[consistent/inconsistent]** with all other applicable requirements of the City's land development regulations and the Comprehensive Plan, and therefore the site plan amendment for a CIMD to authorize the construction of a new eight (8)-story, 60-unit, approximately 139,663 square foot multifamily residential building with ten (10) percent affordable housing units (six (6) units), with an integrated one (1)-level parking structure, an approximately 30-foot-tall standalone parking structure, and approximately 2,664 square feet of retail/restaurant one (1)-story building, with related on-site and off-site improvements, entitled "The Bertani at Broken Sound," prepared by Vander Ploeg and Associates, Inc., date stamped received by the Development Services Department on September 25, 2026, attached hereto and incorporated herein as Exhibit "A" ("Amended Site Plan"), is hereby **[approved/not approved]**, for the Property described below, subject to the conditions of approval set forth in Section 3 **[if approved]**.

PARCEL "A"
A PORTION OF PARCEL "M", ARVIDA PARK OF COMMERCE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 53 AND 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PARCEL "N", ARVIDA PARK OF COMMERCE PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "M"; THENCE NORTH 89 DEGREES 06 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL "M", A DISTANCE OF 264.62 FEET; THENCE NORTH 49 DEGREES 51 MINUTES 16 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "M", A DISTANCE OF 363.46 FEET, THENCE NORTH, ALONG THE WEST LINE OF SAID PARCEL "M", A DISTANCE OF 236.45 FEET TO THE POINT OF BEGINNING OF THIS

DESCRIPTION; THENCE EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH A DISTANCE OF 124.97 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 14.00 FEET TO THE INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 40 MINUTES 48 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY, EASTERLY, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 64.35 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 145.00 FEET TO THE INTERSECTION WITH THE ARC OF CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 40 MINUTES 48 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 32.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 173.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "N", SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE WEST RIGHT OF WAY LINE OF BROKEN SOUND PARKWAY NORTHWEST, AS SHOWN ON SAID PLAT; THENCE NORTH 00 DEGREES 11 MINUTES 25 EAST, ALONG SAID EAST LINE, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 420.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "N"; THENCE NORTH 89 DEGREES 48 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL "N", A DISTANCE OF 483.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "N"; THENCE SOUTH, ALONG THE WEST LINE OF SAID PARCEL "N", A DISTANCE OF 541.56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "N", SAID POINT BEING FURTHER DESCRIBED AS BEING THE NORTHWEST CORNER OF SAID PARCEL "M"; THENCE CONTINUE SOUTH, ALONG THE WEST LINE OF SAID PARCEL "M", A DISTANCE OF 38.55 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "B"

A PORTION OF PARCEL "N", ARVIDA PARK OF COMMERCE PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 110, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL "M", ARVIDA PARK OF COMMERCE PLAT NO, 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 53 AND 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 06 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL "M", A DISTANCE OF 264.62 FEET; THENCE NORTH 49 DEGREES 51 MINUTES 16 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "M", A DISTANCE OF 363.46 FEET; THENCE NORTH, ALONG THE WEST LINE OF SAID PARCEL "M", A DISTANCE OF 236.45 FEET; THENCE EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH, A DISTANCE OF 112.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 14.00 FEET TO THE INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 40 MINUTES 48 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY, EASTERLY THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 64.35 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 145.00 FEET TO THE INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 40 MINUTES 48 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 32.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 25 SECONDS WEST, A DISTANCE OF 22.00 FEET THENCE NORTH 89 DEGREES 48 MINUTES 35 SECONDS WEST, A DISTANCE OF 268.96 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 221,828 SQUARE FEET (5.092 ACRES) MORE OR LESS.

TOGETHER WITH:

PCN: 06-42-47-01-03-013-0010

A PORTION OF PARCEL M, ARVIDA PARK OF COMMERCE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 53 AND 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PARCEL N, ARVIDA PARK. OF COMMERCE PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 110, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL M, THENCE NORTH 89° 06' 49" WEST, ALONG THE SOUTH LINE OF SAID PARCEL M, A DISTANCE OF 264.62 FEET; THENCE NORTH 49° 51' 16" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL M, A DISTANCE OF 363.46 FEET; THENCE NORTH, ALONG THE WEST LINE OF SAID PARCEL M, A DISTANCE OF 236.45 FEET; THENCE EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH, A DISTANCE OF 112.97 FEET; THENCE SOUTH 89 º 48'35" EAST, A DISTANCE OF 268.96 FEET; THENCE NORTH 00 º 11'25" EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 89 º 48'35" EAST, A DISTANCE OF 173.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL N, SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE WEST RIGHT-OF-WAY LINE OF BROKEN SOUND PARKWAY, N.W., AS SHOWN ON SAID PLAT; THENCE SOUTH 00 º11'25" WEST, ALONG SAID EAST LINE, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 121.56 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL N, SAID POINT BEING FURTHER DESCRIBED AS BEING THE NORTHEAST CORNER OF SAID PARCEL M, THENCE CONTINUE SOUTH, 00 º 11'25" WEST, ALONG THE EAST LINE OF SAID PARCEL M, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 241.21 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF

SAID CURVE, HAVING A RADIUS OF 617.08 FEET, ALONG SAID EAST LINE OF SAID PARCEL M, ALONG SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 279.91 TO THE SOUTHEAST CORNER OF SAID PARCEL M AND THE POINT OF BEGINNING OF THIS DESCRIPTION.
SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 257,319 SQUARE FEET (5.9072 ACRES) MORE OR LESS.

PARCEL 2: (EASEMENT PARCEL)
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE EASEMENT AGREEMENT BETWEEN LINPRO SABRE LAND PARTNERS LIMITED AND LINPRO SABRE OFFICES I LIMITED FILED MARCH 15, 1985 IN OFFICIAL RECORDS BOOK 4492, PAGE 1524 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3: (EASEMENT PARCEL)
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE EASEMENT AGREEMENT BETWEEN MANOR INVESTMENT COMPANY, A MARYLAND CORPORATION AND NORTHFOX PROPERTIES, INC. A MASSACHUSETTS CORPORATION, FILED SEPTEMBER 2, 1991 IN OFFICIAL RECORDS BOOK 7380, PAGE 734, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4: (EASEMENT PARCEL)
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE GRANT OF EASEMENT ("PARCEL 2 DRAINAGE EASEMENT") FILED SEPTEMBER 30, 1983 IN OFFICIAL RECORDS BOOK 4051, PAGE 583, AS AFFECTED BY THE QUIT CLAIM DEED TO TISHMAN SPEYER-EQUITABLE SOUTH FLORIDA VENTURE RECORDED IN OFFICIAL RECORDS BOOK 4680, PAGE 351. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 479,147 SQUARE FEET (10.99 ACRES) MORE OR LESS.

Section 2. The City Council finds that the criteria for abandonment of a required special purpose easement set forth in Section 25-39, Code of Ordinances, **[have/have not]** been satisfied, and declares that it **[is/is not]** in the best interests of the City and the public to vacate and abandon portions of a deeded water and sewer easement, as more particularly described in Exhibit "B," attached hereto (the "Partial Easement Abandonment"), and the same **[is/is not]** hereby vacated and abandoned, subject to the conditions of approval set forth in Section 3 **[if approved]**, specifically Condition Nos. 5(q)(vi) and 5(t). **[if approved]** Perfection of the Partial

Easement Abandonment" shall be documented by the City's recording of a notification of such abandonment in the Official Records of Palm Beach County, Florida.

Section 3. ***Conditions of Approval* [if approved]*:***

For purposes herein, the term "Applicant" shall include the property owner, applicant, petitioner, lessee, tenant, heirs, successors in title, or any other party having a lawful interest in the Property for which this resolution is granted. The conditions of approval set forth in Planning and Zoning Board Resolution No. 84-38R are hereby amended as follows:

(1) Plans and drawings submitted with the building permit application for the improvements authorized with this Application shall be consistent with the plans and drawings submitted by the Applicant for this approval, specifically the Amended Site Plan entitled "The Bertani at Broken Sound," prepared by Vander Ploeg and Associates, Inc., date stamped received by the Development Services Department on September 25, 2026, attached hereto as Exhibit "A", except architectural elevations and roof plans (i.e., Sheets AE-3 and RP-1) must be revised to reduce the height of all parapets as referenced in condition no. 3.(5)(u).

(2) The plans and drawings may be modified as required by the Code of Ordinances or by the Community Appearance Board (CAB) acting within the scope of its powers and duties, as set forth in Section 2-128, Code of Ordinances.

(3) If, during the preparation for a building permit and/or throughout the development process leading to a certificate of occupancy (CO), City staff determines that authorized easements to be granted to the City require amendments or new easements need to be granted to effectively carry out the development or for other necessary purposes, and these amendments or new easements do not significantly deviate from the original development plan or materially impact it, City staff shall have the authority to administratively accept these modifications as part of the development approval process.

(4) The Applicant shall obtain all main use building permits for development which is subject to concurrency testing pursuant to the roadway level-of-service standards of the

Comprehensive Plan, by December 31, 2029, the latest date for which background traffic was analyzed. Failure to obtain all main use building permits by this date shall require the Applicant, with regard to any main use buildings for which a main use building permit has not been issued, to provide a revised traffic study to include the then existing background traffic and to retest for concurrency and consistency. If the study shows a failure of any test, as determined by the City, then this approval shall be null and void.

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

(a) Submit water, sewer, paving, and drainage plans for on-site and off-site improvements, subject to review and approval by City Staff Responsible for Public Works Review (PWR) and other required government agencies.

(b) Submit, subject to review and approval by PWR, plans for the relocation of the 12-foot APOC drainage easement located approximately 20 feet to the east and 10 feet to the south of the 5901 Existing Office Building, as indicated on the Amended Site Plan, specifically as Note #12 and graphically depicted on the Alta Survey for the 5901 Existing Office Building; provided, however, submission and approval of such plans shall only be required upon a determination by PWR that it is necessary for the easement to be relocated. *[This condition replaces Condition No. 2 from Planning and Zoning Board Resolution No. 84-38R.]*

(c) Submit, subject to review and approval by PWR, plans the relocation or undergrounding of the utilities associated with the three (3), non-City utility boxes along Northwest Broken Sound Parkway adjacent to the proposed Retail/Restaurant Building.

(d) Submit, subject to review and approval by PWR, the placement of street furniture, including benches, and pedestrian lighting in the "linear park," as depicted on the Amended Site Plan, Sheets SP-0, SP-1, and SP-3.

(e) Provide a letter of credit or cash bond, in the form attached to the agenda materials in connection with this Amended Site Plan, in an amount equal to 110% for the cost of construction of:

i. All off-site improvements;

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

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

(f) Submit a construction sequencing plan ("Construction Sequencing Plan") detailing the sequencing and timing of all infrastructure, building(s), and other site improvements during PWR. The Construction Sequencing Plan shall include consideration of staging areas, construction parking (including off-site parking at other properties/addresses), impacts on other areas of the property, maintenance of traffic, and any temporary use of right-of-way. The Construction Sequencing Plan shall be subject to review and approval by PWR.

(g) Submit, subject to review and approval by PWR, a "Temporary Parking Plan" based on the Development Phasing Plan, Sheet DPH, of the Amended Site Plan, demonstrating how the temporary reduction in on-site parking resulting from construction will be accommodated. The Temporary Parking Plan shall identify the number of parking spaces temporarily displaced by construction and demonstrate that sufficient parking will be provided to satisfy the applicable parking requirements for the Existing Office Buildings during the construction period.

(h) To the extent temporary off-site parking is necessary to address any parking deficiency, the Temporary Parking Plan shall include:

1. The location and number of temporary off-site parking spaces.

2. A description of the means of access between the off-site parking and the Existing Office Buildings, including shuttle service details, if provided.

3. Confirmation that the required number of accessible parking spaces will remain available in accordance with the Florida Building Code.

4. Documentation demonstrating that the temporary off-site parking spaces are surplus spaces and are not required to satisfy the minimum parking requirements of the property on which they are located.

5. An executed agreement between the Applicant and the owner of the off-site parking facility authorizing use of the identified parking spaces for the duration of construction, specifying the number of spaces, term of use, authorized users, hours of availability, and other applicable conditions.

(ii) The Temporary Parking Plan shall remain in effect only for the duration of construction. Upon 60 days after the issuance of a Certificate of Occupancy for the improvements authorized by this Amended Site Plan, or upon expiration of this Amended Site Plan, whichever occurs first, the authorization for any temporary off-site parking shall automatically terminate.

(iii) During the construction period, the Applicant shall implement the approved Temporary Parking Plan and maintain sufficient parking to satisfy the applicable parking requirements for the Existing Buildings, as adjusted by the approved Temporary Parking Plan, and at all times shall provide any documentation requested by the City demonstrating continued compliance with the approved Temporary Parking Plan.

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

(i) Demonstrate that all onsite elements, including parking stall size, wheel stoppers, bike parking facilities, etc., as shown on the Amended Site Plan, are consistent with the City's Engineering Design Standards Manual.

(j) Provide long-term bicycle parking (26 spaces) in the 6001 Existing Office Building which can be in the form of a bike rack under stairwells or in bike lockers.

(k) Provide the location of any existing or proposed reserved parking spaces on PWR plans and demonstrate that the number of reserved parking spaces on the Property does not exceed ten percent (10%) of the number of provided parking spaces on the Property, subject to review and approval by PWR as referenced in City Code Section 28-1651(1)(d).

(l) Remit payment of all applicable impact fees pursuant to the Palm Beach County (PBC) Unified Land Development Code, Article 13: "Impact Fee" Ordinance.

(m) Obtain all approvals of design plans and necessary permits or other final required authorizations from the APOC Association, Palm Beach County (PBC), and PWR (as applicable) to design and construct the following improvements (failure to obtain any such authorizations shall result in no building permit being issued, and shall require an amendment to this Amended Site Plan):

(i) a minimum eight (8)-foot wide shared use pathway and street trees adjacent to the Property frontage along Northwest Broken Sound Parkway as indicated on the Amended Site Plan (specifically, Sheets SP-3 and LP.1, and LP.1A). The Applicant shall be required to comply with any roadway improvements, easements, and right-of-way dedications identified by the Association; and

(ii) a transit (shuttle) shelter adjacent to the Property frontage along Northwest Broken Sound Parkway, as indicated on the Amended Site Plan (Sheets SP-0, SP-1, and SP-3). The shelter shall be designed to include a bench to accommodate a minimum of three (3) seats, a wheelchair area, a waste receptacle, and a bicycle rack in accordance with the City's and Palm Tran's design standards.

The Applicant shall be required to comply with any roadway improvements, easements, and right-of-way dedications identified by the Association.

(iii) The following driveway modifications at the Property driveway connections located on Northwest Broken Sound Parkway, as depicted on the Amended Site Plan:

a. A new right-out driveway connection approximately 100 feet to the south of the Property's existing northernmost driveway on Northwest Broken Sound Parkway; and

b. A southbound right-turn lane at the driveway between the proposed 6001 Parking Structure and Retail/Restaurant Building;

iv. The following off-site improvements on Northwest Broken Sound Parkway, as

depicted on the Amended Site Plan, Sheet C-3:

a. Removal of the existing crosswalk at the southern driveway of the 5901 Property;

b. Construction/installation of: (i) special midblock pedestrian crosswalk with enhanced flashing yellow LED signs activated by a push button, and (ii) "Crosswalk Ahead" signs, south of the proposed Retail/Restaurant Building on the east side of Northwest Broken Sound Boulevard (northbound direction);

c. A stop bar forty (40)-feet in advance of the midblock pedestrian crosswalk, in accordance with Florida Department of Transportation (FDOT) Florida Design Manual (FDM);

(n) Submit certification by a design professional that the engineering plans for the two (2) proposed parking structures are consistent with the City's Engineering Design Standards Manual and the Americans with Disabilities Act (ADA) and comply with the following:

i. Minimum of 84-inch vertical clearance throughout the parking structures;

ii. Minimum of 98-inch vertical clearance for any van accessible parking spaces and along a least one vehicle access route to such spaces from the entrance and exit;

iii. Minimum of 2-ft buffer distance between any parking stalls and adjacent walls and columns;

iv. Maximum 5% ramp with parking and maximum 10% ramp without parking;

v. Maximum 2% ramp for all handicapped parking spaces and accessible routes;

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

vii. Electronic signage and/or mirrors at the entry/exit and transitions areas in the parking structures to properly warn vehicles of turning traffic flows within the parking structures; and,

viii. All double-striped parking stalls.

In the event that either or both of the parking structures needs to be redesigned to meet the above requirements, and falls below the required parking space requirements, a new development approval shall be required.

(o) 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 along the southernmost portion of Northwest Broken Sound Parkway. The Applicant shall also provide a utility report identifying the exact locations and depths (within one foot) of all utilities within the right-of-way, including the City-owned water main. Based on the arborist and utility reports, the Development Services Director shall determine whether any existing street trees require replacement; where poor tree conditions or utility conflicts are identified, the Applicant shall replace the affected trees, and properly site such street trees in accordance with the Engineering Design Standards Manual (EDSM) and City Code Chapter 27. If there are any conflicts between the street trees and utilities, the Applicant shall submit design plans to demonstrate how those utility conflicts will be resolved, including but not limited to utility relocation if determined to necessary by the Development Services Director, with all work performed by the Applicant, at the Applicant's sole expense. Any new street trees must be appropriately sized canopy species with root barriers installed where utilities are present, and must be provided adequate soil volume using tree vaults, Silva Cells, or structural soil beneath the proposed sidewalk. Full mitigation shall be provided for all tree removals.

(p) Submit, subject to review and approval by PWR, a "Wayfinding Sign Plan" depicting clear, consistent and visible wayfinding signage throughout the Property to direct vehicles to available parking areas in all sections of the Property. The signage should be strategically placed at key locations such as site entrances, major intersections and surface parking areas, and structured parking entrances.

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

i. A shared use path easement along the Property's Northwest Broken Sound Parkway frontage for all shared use path pavement encroaching on the private property.

ii. 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 into the Unity of Control.

iii. A declaration of covenants and restrictions, which shall contain the following restrictions:

a. Solid Waste Collection:

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

2. The City will not be responsible for pickup of solid waste generated by any use on the Property;

3. The solid waste service will be contracted by the Applicant, and the costs of the solid waste service, including any solid waste service and all franchise and applicable solid waste disposal fees, shall be the sole responsibility of the Applicant, its successors and/or assigns, without recourse to the City; and

4. The Applicant may change the solid waste service with which the Applicant contracts at any time without the written consent of the City, provided that any and all solid waste services with which the Applicant contracts are franchised by the City and provides a written acknowledgment that there will not be any recourse to the City; and

b. All resident amenity areas of the Multifamily Residential Building, with the exception of the leasing office, shall not be open to the general public and are for the private use of the tenants of the Multifamily Residential Building, 6001 Existing Office Building, and the 5901 Existing Office Building and their guests only.

c. A notice shall be posted on an 11-inch by 17-inch sign in a clear and visible location in all leasing offices in the Multifamily Residential Building, and on all rental or lease agreements and contracts for the Multifamily Residential Building units, 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.

This location is subject to frequent low-flying aircraft and subject to effects thereof including but not limited to noise, vibrations, fumes, dust, fuel particles, and other effects as may be inherent in the safe operation of aircraft and aircraft engines.

iv. 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.

v. A public utility easement in a location and form approved by the City, which shall encumber those lands to be determined and approved by the City, prior to the relocation of affected utilities pursuant to Condition No. 5(t).

(r) Submit evidence to the City from Florida Power and Light of approval for the abandonment of the diagonal portion of the 10 foot Florida Power and Light easement (ORB 5451, Page 428) serving the 6001 Existing Office Building, due to the relocation of the transformer.

(s) File Federal Aviation Administration ("FAA") Form 7460-1 "Notice of Proposed Construction or Alteration" for the Multifamily Residential Building and any construction equipment that will exceed the final height of the Multifamily Residential Building with the FAA and provide the City with a copy of the FAA's requirements and recommendations resulting from the 7460-1 filing.

(t) Relocate any existing utilities/equipment lying within the water and sewer easement vacated pursuant to Section 2 of this Resolution, to those lands to be determined and approved by the City, in advance of relocation. Such relocation shall be at the Applicant's sole

cost and expense and in a manner acceptable to the City.

(u) Submit, subject to review and approval by the Development Services Director, revisions to Elevation Sheet AE-3, north elevation of the Multifamily Residential Building, and Roof Plan Sheet RP-1, to reduce the height of both the 6 foot and 7 foot, 1 inch parapets to 5 feet consistent with the definition of "height of building or height of structures" set forth in Section 28-2, Code of Ordinances, which limits parapets to no greater than five (5) feet above the maximum building height. Any changes directly resulting from such decrease in the parapet height, including but not necessarily limited to any additional mechanical equipment screening necessary to comply with applicable requirements, shall also be subject to review and approval by the Development Services Director.

(v) Remit to the City the voluntarily proffered contribution of $72,170 to the City's Beautification Program. *[It should be noted that the Property never previously contributed to the Beautification Program. This contribution reflects that circumstance.]*

(w) Remit to the City the voluntarily proffered contribution of $32,692.00 suggested by The School District of Palm Beach County ("District") in the District's School Capacity Availability Determination ("SCAD") letter dated April 10, 2026. The City shall hold such voluntarily contributed funds, together with any other SCAD contributions received by the City, and the City shall determine, in its sole discretion, how and when to expend such funds in a manner that serves, benefits, improves and invests in public schools located within the City.

(6) During construction, any temporary closing or obstruction of public sidewalks or roadway lanes shall require advance approval by PWR.

(7) No valet parking operation shall be allowed on this Property as the Property has not been designed to accommodate a valet service.

(8) The proposed parking structure adjacent to the 6001 Existing Office Building and the proposed parking structure adjacent to the Multifamily Residential Building of this Project do not include the installation of gates. If gates are proposed in the future, after the completion of

this project, the Applicant shall submit plans and obtain approval by PWR.

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

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

(b) Provide for any utility relocations that may be required to comply with Condition No. (5)(o), in order to accommodate street trees on the Property.

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

~~(1) This approval is based on the site plan entitled "Linpro Sabre Center", prepared by Barretta & Associates, dated received by the Department of Community Development June 21, 1984.~~ *[This condition is no longer applicable]*

~~(2) That the 12 foot drainage easement on the site shall be relocated prior to issuance of a building permit for Phase II.~~ *[This condition has been replaced in connection with this Amended Site Plan as set forth in condition no. (5)(b)].*

~~(3) That all buildings shall have automatic fire alarms and sprinkler systems.~~ *[This condition has been satisfied.]*

~~(4) That all irrigation shall be by City water.~~ *[This condition has been satisfied.]*

~~(5) A letter of credit in the amount of $15,000.00 shall be given to the City of Boca Raton~~

~~for a left turn lane into this site. The turn lane shall be constructed by the applicant when deemed necessary by the City Manager or his designee.~~ *[This condition has been deleted since the Traffic Engineering Division has determined that a turn lane into the Property is no longer required.]*

Section 4. ***Conditions Enforceable*** **[if approved]**: The Applicant represents to the City of Boca Raton that it is the express intent of the Applicant to be governed by the conditions contained herein, which conditions shall govern development of the Property, and that said conditions shall bind the Applicant. These conditions are adopted pursuant to the City's authority and all applicable provisions of law. Adherence by the Applicant to these conditions is deemed by the City to be an integral part of its determination that adoption of this resolution is an appropriate exercise of its power to approve the Amended Site Plan with respect to the Property. If any condition set forth herein is declared invalid or unenforceable for any reason, the City expresses its intent that it would not have enacted this resolution without each of said conditions. In addition to any and all available remedies, failure to abide by each of these conditions may result in the revocation of this development approval and the rendering of the use of the Property as contemplated in this Amended Site Plan approval unlawful pursuant to the City's Code of Ordinances.

Section 5. ***Repealer:*** All resolutions or parts of resolutions in conflict herewith shall be and hereby are repealed.

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

Section 7. ***Expiration of Approval:*** **[if approved]** This Amended Site Plan approval shall remain effective for 24 months from the date of approval of this resolution, and shall expire at that time, and be null and void and of no further effect, unless a main use building permit has been issued. Thereafter, the Amended Site Plan shall remain in effect only with respect to improvements for which a permit has been timely issued and construction has proceeded

thereunder through issuance of a certificate of occupancy or completion (and shall be null and void and of no further effect with respect to improvements for which no permit has been issued, or the permit has expired or has been abandoned).

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

Approved as to form:

_____
Execution Date

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

Exhibit “A”- Site Plan

Exhibit “B”- Partial Easement Abandonment

PAR PZPAR-2026-00001: JAN 30TH 2026

PZSPA-2026-00010 SPA SET:
CYCLE 1: MAR 27TH 2026
CYCLE 2: JUNE 17TH 2026
CYCLE 3: AUG 18TH 2026

THE BERTANI at BROKEN SOUND

6001 N.W. BROKEN SOUND PARKWAY
BOCA RATON, FL 33432

6001 N.W. BROKEN SOUND PARKWAY, LLC
1075 BROKEN SOUND PARKWAY NW, SUITE 103, BOCA RATON, FL 33487

COMPSON
ASSOCIATES, INC.

DRAWING LIST

SHEET #	DESCRIPTION
CS	COVER SHEET
G	AERIALS, ZONING & LAND USE MAP
SP-0	OVERALL SITE PLAN (5901 & 6001 COMPOSITE)
SP-1	SITE PLAN
SP-2	SITE, BUILDING, PARKING, FAR TABULAR DATA
SP-3	RENDERED SITE PLAN
SP-4	ENTRY COURTYARD AT 6001 BUILDING - PEDESTRIAN CANOPY
OS	OPEN SPACE PLAN
PM	PEDESTRIAN MOBILITY PLAN
EA+AB	EASEMENTS, ABANDONMENTS and DEDICATIONS PLAN
SD-1	SITE DETAILS
SD-2	SIDE DETAILS
AF-2	LEVEL 2 FLOOR PLAN
AF-3	LEVELS 3-8 FLOOR PLAN
AF-9	DWELLING UNITS ENLARGED PLANS
AF-10	DWELLING UNITS ENLARGED PLANS
RP-1	ROOF PLAN
AE-0	EAST ELEVATION COMPOSITE
AE-1	MULTI-FAMILY BUILDING EAST ELEVATION
AE-2	MULTI-FAMILY BUILDING NORTH AND SOUTH ELEVATIONS (OVERALL)
AE-3	MULTI-FAMILY BUILDING NORTH ELEVATION -EAST END)
AE-4	MULTI-FAMILY BUILDING NORTH ELEVATION (WEST END)
AE-5	MULTI-FAMILY BUILDING WEST ELEVATION
AE-6	MULTI-FAMILY BUILDING SOUTH ELEVATION (WEST END)
AE-7	MULTI-FAMILY BUILDING SOUTH ELEVATION (EAST END)
AE-8	RETAIL/ RESTAURANT BUILDING ELEVATIONS
AE-9	6001 GARAGE NORTH AND SOUTH ELEVATIONS
AE-10	6001 GARAGE EAST AND WEST ELEVATIONS
AR-1	AERIAL VIEW- NORTH EAST
AR-2	AERIAL VIEW- NORTH WEST
AR-3	OBLIQUE VIEWS - SOUTH EAST & NORTH WEST
AR-4	OBLIQUE VIEWS- SOUTH WEST & NORTH WEST
AR-5	STREET VIEWS
AR-6	PEDESTRIAN CANOPY VIEWS
AS-1	RESIDENTIAL BUILDING SECTIONS
AS-2	6001 OFFICES PARKING STRUCTURE SECTION
AS-3	PEDESTRIAN CANOPY SECTIONS
TR-1	TREE DISPOSITION PLAN
TR-2	TREE DISPOSITION CHART
LP-1	PRELIMINARY LANDSCAPE PLAN
LP-1A	LANDSCAPE PLAN -5901 STREET TREES
LP-2	VEHICULAR USE AREA PLAN
LP-3	DETAILS AND SPECIFICATIONS
C-1	CIVIL DEMOLITION PLAN
C-2	PRELIMINARY ENGINEERING PLAN
C-3	HORIZ. GEOMETRY AND PAVEMENT, MARKING AND SIGNAGE PLAN
C-4	FIRE TRUCK - PASSENGER VEHICLE CIRCULATION
C-5	CONSTRUCTION DETAILS
C-6	CONSTRUCTION DETAILS
C-7	CONSTRUCTION DETAILS
C-8	CONSTRUCTION PERIOD STORMWATER POLLUTION PREVENTION PLAN
C-9	CONSTRUCTION PERIOD STORMWATER POLLUTION PREVENTION DETAILS
DPH	DEVELOPMENT PHASING PLAN
SUR-1	SURVEY PAGE 1
SUR-2	SURVEY PAGE 2
SUR-3	SURVEY 5901 PROPERTY
PL-01	ARVIDA PARK OF COMMERCE PLAT No 2 (1 OF 2)
PL-02	ARVIDA PARK OF COMMERCE PLAT No 2 (2 OF 2)
PL-03	ARVIDA PARK OF COMMERCE PLAT No 4 (1 OF 2)
EX-1	6001 GARAGE RAMP AXD
EX-2	6001 GARAGE RAMP AXD
EX-3	6001 GARAGE RAMP AXD
EX-4	GARBAGE TRUCK CIRCULATION
EX-5	MOVING VEHICLE CIRCULATION
EX-6	SHUTTLE STOP RELOCATION EXHIBIT

SCHNARS ENGINEERING CORPORATION
948A Clint Moore Road
Boca Raton, Florida 33487
Certificate of Authorization #6540
Tel: (561) 241-6455
Fax: (561) 241-5182

Vander Ploeg and Associates, Inc.
architects and planners
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boca raton, florida 33432
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AGTLAND
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com

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Date: 2026.08.20 15:05:30 -04'00'

AERIAL MAP
SCALE N.T.S

AERIAL MAP
SCALE N.T.S

PM: PLANNED MOBILITY

FUTURE LAND USE MAP
SCALE N.T.S

LIRP: LIGHT INDUSTRIAL RESEARCH PARK

ZONING MAP
SCALE N.T.S

AERIALS - ZONING & LAND USE MAPS

Derek Vander Ploeg_AA00839 2

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Date: 2026.06.17 15:51:54 -04'00'

sign

a seal of the Architect's initials, the date and notification number are the authentic electronic building mode.

Vander Ploeg and Associates, Inc.
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architects and planners
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boca raton, florida 33432
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COMPSON ASSOCIATES, INC.

project: the park AT BROKEN SOUND — THE BERTANI at BROKEN SOUND, 601 NW BROKEN SOUND PARKWAY, BOCA RATON, FL 33487

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

project no.	24004
drawn	DVP
date	17 JUNE 2026
sheet no.	G

remarks:

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6001 & 5901 Broken Sound Parkway NW, Boca Raton, FL 33487
PARKING CALCULATION - City of Boca Raton -Code of Ordinances - Sec. 28-1655

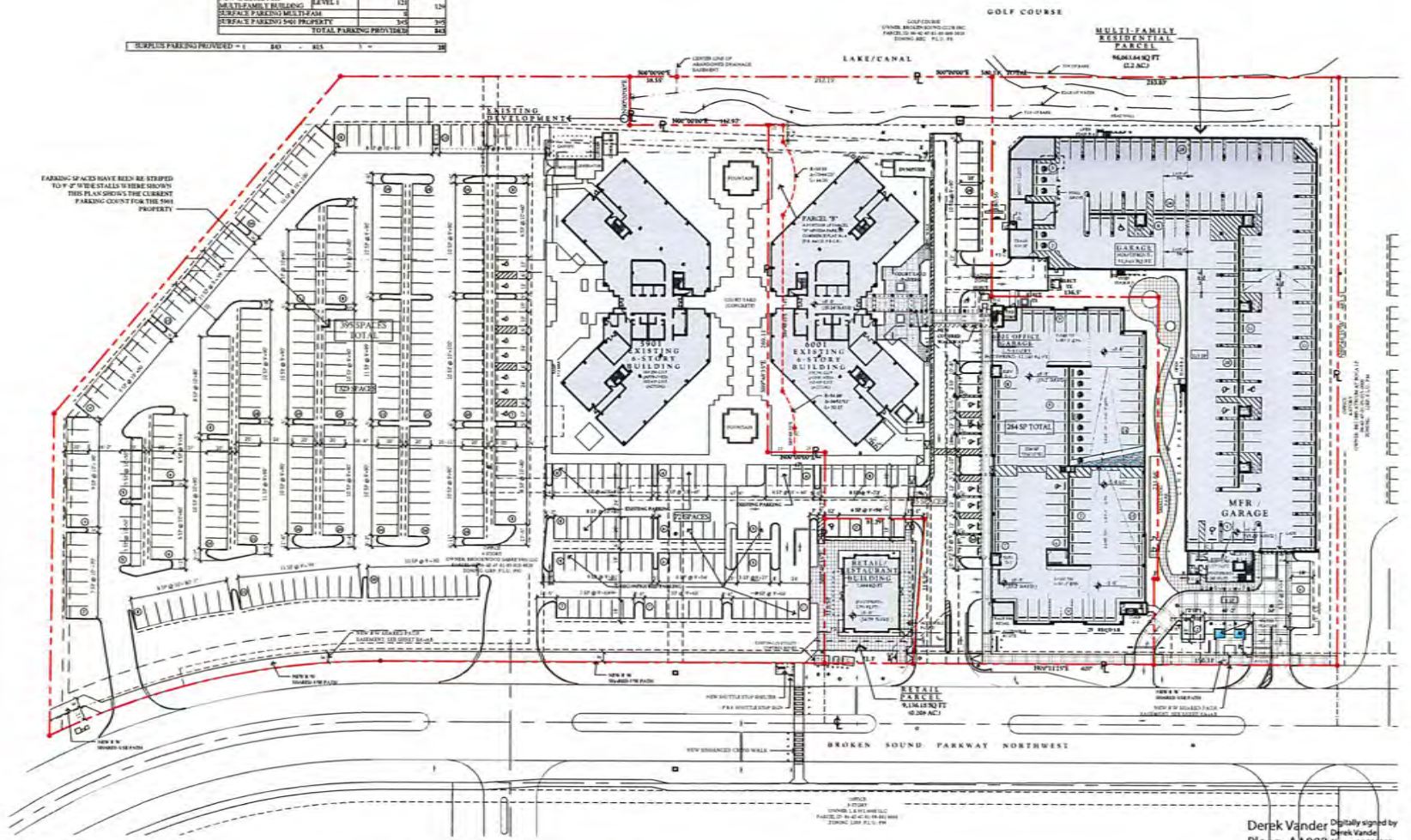
BUILDING	USE	REQUIREMENT	UNIT			Required spaces Sub-Total	90% of Required parking	Total Spaces Required	
EXIST. OFFICE BLDG.	Office Buildings Phase I & II of SPA 6/84-29 - 296,500 SQ FT of Office; 165,250 SQ FT EA.	1/200 G.S.F. first 4,000 G.S.F.	4,000 G.S.F.	=	20.00	695.00	N/A	695	
		1/300 G.S.F. over 4,000 G.S.F.	292,500.00 G.S.F.	=	675.00				
		SUB-TOTAL EXISTING OFFICE BUILDINGS - PHASE I & PHASE 2=						695	(A)
NEW MULTI-FAMILY BUILDING	Multi-Family- 80 D.U.'s/ DWELLING UNIT		80D.U.	=	1.25	120	N/A	120	
	Retail (2,064 G.S.F.@1/175 G.S.F.		2,064 G.S.F.	=	17.75	15.75	83.7%	5	*
	SUB-TOTAL NEW MULTI-FAMILY BUILDING (6001 BROKEN SOUND PARKWAY NW)=							120	(B)
						TOTAL PARKING REQUIRED=		815	(A) + (B)

* RETAIL COMPONENT EXEMPT FROM PARKING REQUIREMENT PER Sec. 28-1644 (2) (b)

PARKING PROVIDED

NEW GARAGE FOR 6001 OFFICE	LEVEL 1	114	284
	LEVEL 2	109	
	ROOF (LS)	71	
SURFACE PARKING 6001 PROPERTY		35	35
NEW GARAGE FOR MULTI-FAMILY BUILDING	LEVEL 1	121	129
SURFACE PARKING MULTI-FAM		8	
SURFACE PARKING 5901 PROPERTY		345	345
	TOTAL PARKING PROVIDED		843

SURPLUS PARKING PROVIDED = (843 - 815) = 28



OVERALL SITE PLAN
SCALE: 1" = 40'

Derek Vander Ploeg_AA0008392
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Date: 2026.09.22 16:35:54 -04'00'

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

Vander Ploeg and Associates, Inc.
architects and planners
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COMPSON ASSOCIATES, INC.

project: the park AT BROKEN SOUND — THE BERTANI at BROKEN SOUND — 6001 NW BROKEN SOUND PARKWAY, BOCA RATON, FL 33487

developed by: COMPSON ASSOCIATES, INC. — 1075 BROKEN SOUND PARKWAY NW, BOCA RATON, FL 33487

project no. 24012
drawn TVP
date 09 SEPT 2026
sheet no. SP-0
revisions

OVERALL SITE PLAN

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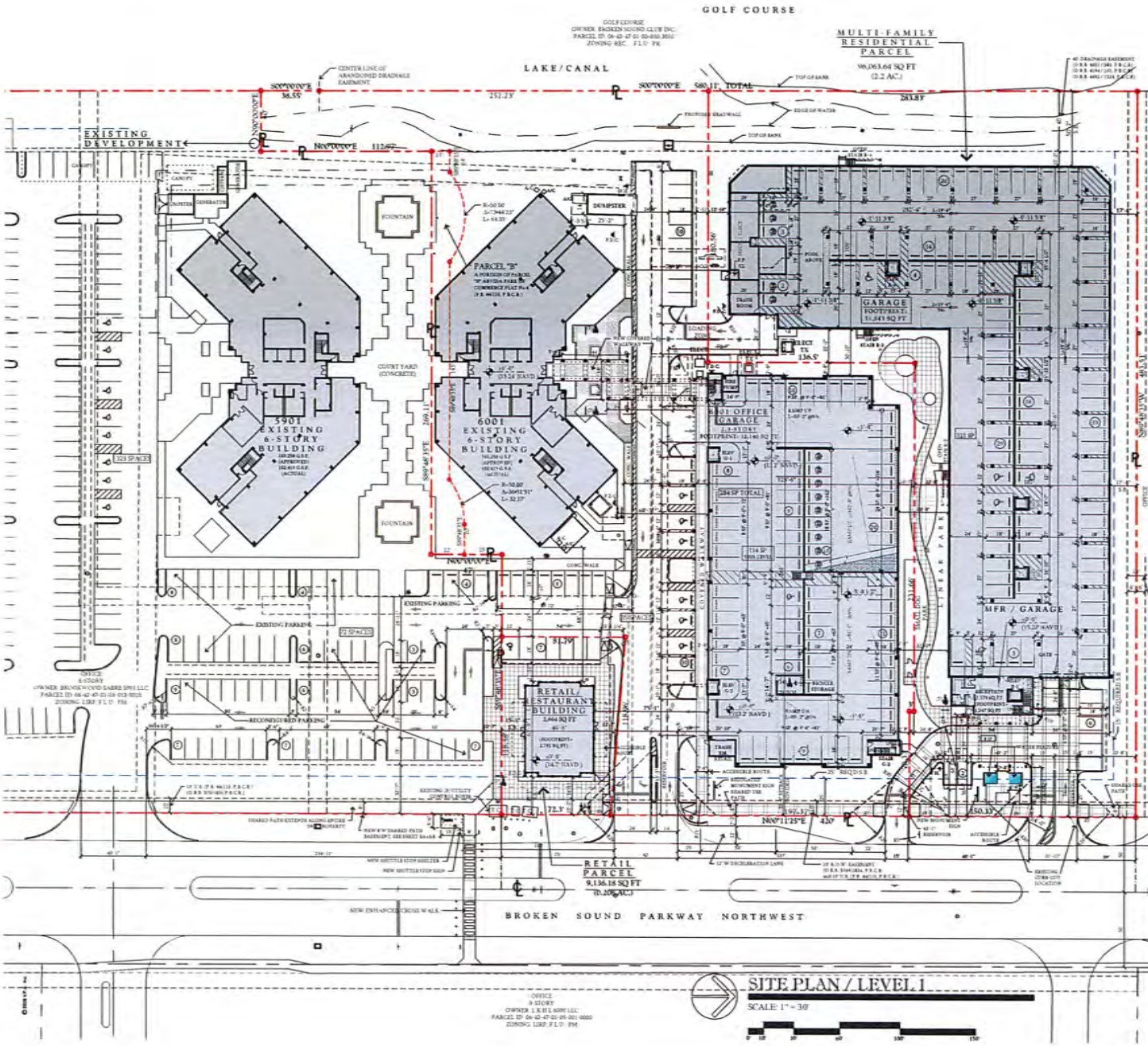

SITE PLAN / LEVEL 1

SCALE: 1" = 30'

0' 15' 30' 60' 100' 150'

LAND LEGAL DESCRIPTION:

PARCEL "A"

A PORTION OF PARCEL "M", ARVIDA PARK OF COMMERCE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 53 AND 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PARCEL "N", ARVIDA PARK OF COMMERCE PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "M"; THENCE NORTH 89 DEGREES 56 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL "M", A DISTANCE OF 284.62 FEET; THENCE NORTH 49 DEGREES 51 MINUTES 16 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "M", A DISTANCE OF 363.46 FEET; THENCE NORTH, ALONG THE WEST LINE OF SAID PARCEL "M", A DISTANCE OF 236.45 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EAST, A DISTANCE OF 46.00 FEET; THENCE NORTH, A DISTANCE OF 124.97 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 14.00 FEET TO THE INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 46 MINUTES 48 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY, EASTERLY, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 64.35 FEET TO A POINT, THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 145.00 FEET TO THE INTERSECTION WITH THE ARC OF CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 46 MINUTES 48 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 46.00 FEET; THENCE NORTH A DISTANCE OF 124.97 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY, EASTERLY, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 64.35 FEET TO A POINT, THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 145.00 FEET TO THE INTERSECTION WITH THE ARC OF CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 46 MINUTES 48 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 46.00 FEET; THENCE NORTH A DISTANCE OF 124.97 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 14.00 FEET TO THE INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 46 MINUTES 48 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 64.35 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 145.00 FEET TO THE INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES 46 MINUTES 48 SECONDS EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 32.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 29.66 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 25 SECONDS WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 35 SECONDS WEST, A DISTANCE OF 268.96 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 221,828 SQUARE FEET (5.092 ACRES) MORE OR LESS.

SITE PLAN LEGEND

LIGHT FIXTURES
- EXISTING SITE LUMINAIRE TO REMAIN
- STREET LIGHT

SHORT TERM BICYCLE PARKING
- BICYCLE RACK - 7 BIKES/RACK

FIRE DEVICES
- FDC — FIRE SIAMESE
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE DEVICE
- WATER & SEWER LINE

ELECTRICAL EQUIPMENT
- EL / TX — ELECTRICAL PAD MOUNTED TRANSFORMER
- SS — NEW
- EX — EXISTING

Derek Vander Ploeg #AR0008392
Digitally signed by Derek Vander Ploeg #AR0008392
Date: 2026.09.03 10:59:14 -04'00'

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

SITE PLAN

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

COMPSON ASSOCIATES, INC.

project: the park at BROKEN SOUND — THE BERTANI — 6001 NW BROKEN SOUND PARKWAY, BOCA RATON, FL 33487

developed by: COMPSON ASSOCIATES, INC. — 1075 BROKEN SOUND PARKWAY NW, BOCA RATON, FL 33487

project no. 2401.2
drawn ENP
date 04 SEPT 2026
sheet no. SP-1
revisions

6001 & 5901 Broken Sound Parkway NW, Boca Raton, FL 33487
PARKING CALCULATION - City of Boca Raton -Code of Ordinances - Sec. 28-1655

BUILDING?	USE	REQUIREMENT	UNIT			Required spaces Sub-Total	60% of Required parking	Total Spaces Required	
EXIST. OFFICE BLDNG.	Office Buildings Phase I & II of SPA 84-29 (206,506 SQ FT of Office, 169,250 SQ FT EA	1/250 G.S.F. first 4,000 G.S.F.	4,000 G.S.F.	=	29.00	695.00	N/A	695	
		1/500 G.S.F. over 4,000 G.S.F.	202,500.00 G.S.F.	=	675.00				
			SUB-TOTAL EXISTING OFFICE BUILDINGS - PHASE I & PHASE 2=					695	(A)
NEW MULTI-FAMILY BUILDING	Multi-Family- 60 DU	2 x DWELLING UNIT	60DU	=	120	120	50 A	120	
	Retail (2,944 G.S.F.)	1/250 G.S.F.	2,944 S.F.	=	15.23	15.23	15 %	0*	
			SUB-TOTAL NEW MULTI FAMILY BUILDING (6001 BROKEN SOUND PARKWAY NW)=					120	(B)
						TOTAL PARKING REQUIRED=		815	(A) + (B)

* RETAIL COMPONENT EXEMPT FROM PARKING REQUIREMENT PER Sec. 28-1644 (2) (b)

PARKING PROVIDED

NEW GARAGE FOR 6001 OFFICE	LEVEL 1	114	284
	LEVEL 2	160	
	ROOF (2.5)	70	
SURFACE PARKING 6001 PROPERTY		35	35
NEW GARAGE FOR MULTI-FAMILY BUILDING	LEVEL 1	121	121
SURFACE PARKING MULTI-FAM.		0	
SURFACE PARKING 5901 PROPERTY		395	395
TOTAL PARKING PROVIDED=			835

SURPLUS PARKING PROVIDED = (643 - 815) = 20

NEW PARKING STRUCTURE (6001 OFFICE) - PARKING BY TYPE

LOCATION	STANDARD 1 (9'x 18')	STANDARD 2 (8'x20')	STANDARD 3 (10'x20')	COMPACT (8'x16')	ADA (12'x20')	TOTAL PER LEVEL	BICYCLE PARKING
LEVEL 1	105	0	0	0	9	114	14
LEVEL 2	160	0	0	0	0	160	0
ROOF (LEVEL 2.5)	70	0	0	0	0	70	0
TOTAL	285	0	0	0	9	284	14
%	99.65%	0.00%	0.00%	0.00%	0.35%	100.00%	

NEW MULTI FAMILY BLDG. GARAGE - PARKING BY TYPE

LOCATION	STANDARD 1 (9'x 18')	STANDARD 2 (8'x20')	STANDARD 3 (10'x20')	COMPACT (8'x16')	ADA (12'x20')	TOTAL PER LEVEL	BICYCLE PARKING
LEVEL 1	116	0	0	0	5	121	0
TOTAL	116	0	0	0	5	121	0
%	95.87%	0.00%	0.00%	0.00%	4.13%	100.00%	

*14 SHORT-TERM BICYCLE PARKING SPACES LOCATED AT ENTRANCE PORTE-COCHERE

SURFACE PARKING SPACES - PARKING BY TYPE

LOCATION	STANDARD 1 (9'x 18')	STANDARD 2 (8'x20')	STANDARD 3 (10'x20')	COMPACT (8'x16')	ADA (12'x20')	TOTAL SURFACE PARKING	BICYCLE PARKING
SITE - 6001 OFFICE	28	0	0	0	7	35	14
SITE- 5901 OFFICE	39	260	148	0	8	395	
SITE- MULTI-FAMILY	0	0	0	0	0	0	14
TOTAL	67	260	148	0	15	430	28
%	15.60%	45.60%	35.70%	0.00%	3.00%	100.00%	

TOTAL PARKING BY TYPE

LOCATION	STANDARD 1 (9'x 18')	STANDARD 2 (8'x20')	STANDARD 3 (10'x20')	COMPACT (8'x16')	ADA (12'x20')	TOTAL DEVELOPMENT	BICYCLE PARKING
TOTAL	47	260	148	0	19	844	42
%	36.23%	23.72%	17.50%	0.00%	2.49%	100.00%	4.98% (OF TOTAL)

ACCESSIBLE PARKING SPACES CALCULATION

BUILDING	TOTAL PARKING SPACES PROVIDED=	ADA SP REQD PER ACCESSIBILITY T.208.2	FBC ADA SP PROVIDED
5901 OFFICE	319	(301 to 400) = 8	8
5901 OFFICE	395	(301 to 400) = 8	8
MULTI-FAMILY	129	(101 to 150) = 5	5
TOTAL	448	21	21

NOTE: ALL PROVIDED ACCESSIBLE SPACES IN THIS DEVELOPMENT COMPLY WITH THE MIN. HEADROOM REQUIREMENT (98") FOR VAN ACCESSIBILITY.

6001 OFFICE BICYCLE PARKING SPACES CALCULATION

TOTAL PARKING REQUIRED	REQUIRED % OF TOTAL REQUIRED	PROVIDED
345	28	8%

* 14 SPACES TO BE LONG-TERM, LOCATED AT LEVEL 1 OF THE GARAGE
14 SPACES TO BE SHORT-TERM LOCATED AT ENTRANCE OF OFFICE BUILDING

ELECTRIC VEHICLE PARKING

BUILDING	EV READY PARKING PROVIDED	LOCATION
6001 OFFICE	38	NEW PARKING STRUCTURE
MULTI-FAMILY	5	MULTI-FAM GARAGE

RESIDENTIAL BUILDING SETBACKS

	FRONT SETBACK (EAST)		SIDE SETBACK (NORTH)		REAR SETBACK (WEST)		INT. SIDE SETBACK (SOUTH)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LEVEL 1	25'-0"	35'-0" / 68'-0"	15'-0"	17'-6"	25'-0"	50'-2"	N/A	52'-7" / 75'-0"
LEVEL 2		68'-0"		29'-10"		73'-0"		45'-0" / 130'-8"
LEVEL 3		111'-10"		29'-10"		73'-0"		45'-1" / 130'-8"
LEVEL 4		111'-10" / 334'-2"		29'-10"		73'-0"		234'-8" / 135'-8"
LEVEL 5		111'-10" / 334'-2"		29'-10"		73'-0"		234'-8" / 135'-8"
LEVEL 6		111'-10" / 334'-2"		29'-10"		73'-0"		234'-8" / 135'-8"
LEVEL 7		111'-10" / 334'-2"		29'-10"		73'-0"		234'-8" / 135'-8"
LEVEL 8		111'-10" / 334'-2"		29'-10"		73'-0"		234'-8" / 135'-8"
ROOF		111'-10" / 334'-2"		29'-10"		73'-0"		188'-2" / 257'-2"

(a) SETBACKS PER SECTION 28-1644 (2)

RETAIL BUILDING SETBACKS

	FRONT SETBACK (EAST)		INT. SIDE SETBACK (NORTH)		INT. REAR SETBACK (WEST)		SIDE SETBACK (SOUTH)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LEVEL 1	25'-0"	25'-1"	N/A	79'-1"	N/A	495'-11"	15'-0"	15'-1"

(a) SETBACKS PER SECTION 28-1644 (3)

6001 OFFICE - GARAGE STRUCTURE SETBACKS

	FRONT SETBACK (EAST)		INT. SIDE SETBACK (NORTH)		INT. REAR SETBACK (WEST)		INT. SIDE SETBACK (SOUTH)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LEVEL 1	25'-0"	32'-0"	N/A	32'-7"	N/A	50'-10"	N/A	60'-7"
LEVEL 2		32'-0"		43'-0"		41'-10"		60'-7"
ROOF		32'-0"		43'-1"		41'-10"		60'-7"

(a) SETBACKS PER SECTION 28-1644 (2)

6001 OFFICE BUILDING (EXISTING)

	FRONT SETBACK (EAST)		INTERIOR SIDE SETBACK (NORTH)		REAR SETBACK (WEST)		INT. SIDE SETBACK (SOUTH)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LEVEL 1	100'	177'-9 5/8"	N/A	60'-3" / 179'-8"	10'-0"	60'-3 5/8"	N/A	50'-1"
LEVEL 2		177'-9 5/8"		60'-3" / 130'-8"		60'-3 5/8"		50'-1"
LEVEL 3		177'-9 5/8"		60'-3" / 130'-8"		60'-3 5/8"		50'-1"
LEVEL 4		177'-9 5/8"		234'-4" / 135'-8"		60'-3 5/8"		50'-1"
LEVEL 5		177'-9 5/8"		234'-4" / 135'-8"		60'-3 5/8"		50'-1"
LEVEL 6		177'-9 5/8"		234'-4" / 135'-8"		60'-3 5/8"		50'-1"
ROOF		177'-9 5/8"		234'-4" / 135'-8"		60'-3 5/8"		50'-1"

(a) REQUIRED SETBACKS PER LIRF LIGHT INDUSTRIAL AND RESEARCH ZONING DISTRICT SEC. 28-496(d)

OVERALL SITE SETBACKS

	FRONT SETBACK (EAST)		SIDE SETBACK (NORTH)		REAR SETBACK (WEST)		SIDE SETBACK (SOUTH)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
ALL BUILDINGS	25'-0" (c)	25'-1"	15'-0" (c)	17'-8"	25'-0" (c)	50'-2"	35'-0" (d)	314'-1 1/2"

(c) SETBACKS PER SECTION 28-1644 (3)
(c) SETBACKS PER LIRF LIGHT INDUSTRIAL AND RESEARCH ZONING DISTRICT SEC. 28-496(d)

SITE ANALYSIS

ZONING	LIRF (LIGHT INDUSTRIAL RESEARCH PARK
FUTURE LAND USE	LIRF (LIGHT INDUSTRIAL RESEARCH PARK
	PMD (COMMERCIAL MULTI-FAMILY DEVELOPMENT)
	CHAPTER 28-ZONING - ARTICLE XV-DIVISION 15.
MAX. F.A.R.	PROVIDED: 0.995
MAX. HEIGHT	PROVIDED: 60'-11"
MAX. DENSITY	25 du's / ACRE = 100 d.u. MAX. (10% AFFORDABLE = 10 d.u.)

		AREA (SQ. FT.)	% OF SITE
A	TOTAL LOT AREA	221,818.00 =	5.092 AC
B	BUILDING FOOTPRINT		
1	EXISTING OFFICE BUILDING		
	(a) OFFICE BLD FOOTPRINT	17,217	
	(b) NEW GARAGE	32,140	
	SUB-TOTAL	49,357 =	22.25%
2	NEW MULTI-FAMILY BUILDING		
	(a) AMENITIES	3,247	
	(b) RETAIL	2,944	
	(d) GARAGE	39,849	
	SUB-TOTAL	95,564 =	25.13%
3	TOTAL BUILDING:	195,111 =	47.38%
C	IMPERVIOUS AND PERVIOUS AREAS		
1	IMPERVIOUS		
	(a) BUILDING FOOTPRINT	195,111 =	47.38%
	(b) SIDEWALKS		
	(i) SIDEWALKS UNCOVERED	14,484	
	(ii) SIDEWALKS UNDER CANOPY	4,044	
		18,528 =	8.36%
	(c) VEHICULAR USE AREA		
	(i) DRIVEWAYS UNCOVERED	27,259	
	(ii) DRIVEWAYS UNDER CANOPY	700	
		27,959 =	12.61%
	(d) OTHER STRUCTURES		
	(i) DUMPSTER	353	
	(ii) TCEs/ GENERATOR PADS	706	
	(iii) OTHER		
		1,061 =	0.48%
	(e) IMPERVIOUS TOTAL	152,488 =	68.81%
2	PERVIOUS		
	(a) LANDSCAPE	64,800 =	
	(b) PARKING SPACES LANDSCAPE	2,340 =	
	(c) PERVIOUS TOTAL	69,140 =	31.17%
D	OPEN SPACE CALCULATION		
	(a) SIDEWALKS	18,528	
	(b) LANDSCAPE	64,800	
	(c) DRIVEWAY UNDER CANOPY	700	
	(d) TOTAL OPEN SPACE	84,028 =	38.92%

*BUILDING FOOTPRINT AREAS MEASURED ALONG EXTERIOR FACE OF BUILDINGS

LOWEST F.F.E. MULTI-FAMILY

FIRM MAP N° 12099C0968G	
COMMUNITY / PANEL N° 120195 / C0968 - G	
SPECIAL FLOOD HAZARD AREA ZONE X, ZONE AE	
BASE FLOOD ELEVATION (BFE): 11 FT / NA (NAVD 88)	
BUILDING RISK CATEGORY (F.B.C. T1604.5): II	

CRITERIA (THE HIGHEST OF ITEMS i-iv)	
(i) BASE FLOOD ELEVATION (B.F.E.)	11'
(ii) DESIGN FLOOD ELEVATION (D.F.E. +1')	12'
(iii) SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUIRED FINISH FLOOR ELEVATION	15'
(iv) 2.5 FT ABOVE THE CROWN OF ROAD ELEVATION (AVERAGE CROWN OF ROAD = 13.7 FT NAVD 88)	15.2 FT

THEREFORE, MIN. F.F.E. = 15.2 FT (NAVD 88)

PROPOSED F.F.E. = 15.2 FT (NAVD 88)
* PER TABLE SUMMARY OF FLOOD ZONE AND ELEVATION REQUIREMENTS OF SECTION 19-258

LOWEST F.F.E. RETAIL-RESTAURANT

FIRM MAP N° 12099C0968G	
COMMUNITY / PANEL N° 120195 / C0968 - G	
SPECIAL FLOOD HAZARD AREA ZONE X, ZONE AE	
BASE FLOOD ELEVATION (BFE): 11 FT / NA (NAVD 88)	
BUILDING RISK CATEGORY (F.B.C. T1604.5): II	

CRITERIA (THE HIGHEST OF ITEMS i-iv)	
(i) BASE FLOOD ELEVATION (B.F.E.)	11'
(ii) DESIGN FLOOD ELEVATION (B.F.E. +1')	12'
(iii) SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUIRED FINISH FLOOR ELEVATION	13'
(iv) 2.5 FT ABOVE THE CROWN OF ROAD ELEVATION (AVERAGE CROWN OF ROAD = 13.2 FT NAVD 88)	14.7 FT

THEREFORE, MIN. F.F.E. = 14.7 FT (NAVD 88)

PROPOSED F.F.E. = 14.7 FT (NAVD 88)
* PER TABLE SUMMARY OF FLOOD ZONE AND ELEVATION REQUIREMENTS OF SECTION 19-258

PROJECTED WATER AND SEWER FLOW (AVERAGE DAILY FLOW)

WATER:
- PROPOSED:
  - 60 MULTIFAMILY UNITS X 150 GPD / PERSON X 2.5 PERSONS PER UNIT = 22,500 GPD
  - 2,944 SF RETAIL = 0.157 GPD/SF = 940 GPD

TOTAL PROPOSED WATER DEMAND: 23,440 GPD

- EXISTING (6001 BROKEN SOUND PARKWAY NW - TO REMAIN): 169,250 SF OFFICE X 0.157 GPD / SF = 26,656 GPD

NET INCREASE IN WATER DEMAND = 23,440 GPD

SEWER:
- PROPOSED:
  - 60 MULTIFAMILY UNITS X 90 GPD / PERSON X 2.5 PERSONS PER UNIT = 12,420 GPD
  - 2,944 SF RETAIL = 0.157 GPD/SF = 264 GPD

TOTAL PROPOSED SEWER DEMAND: 12,684 GPD

- EXISTING (6001 BROKEN SOUND PARKWAY NW - TO REMAIN): 169,250 SF OFFICE X 0.08 GPD / SF = 19,320 GPD

NET INCREASE IN SEWER DEMAND = 13,684 GPD

UNIT TYPE & AREA BREAKDOWN

UNIT TYPE	UNIT A1	UNIT A2	UNIT B	UNIT C1	UNIT C2	UNIT C3	UNIT D1	UNIT D2	UNIT D3	UNIT E	UNIT F		
# BEDROOMS	3	3	2	2	2	2	2	2	2	3	3		
UNIT AREA (SF)	2,446	2,515	1,976	1,956	1,949	1,863	1,657	1,935	1,567	2,395	2,263		
1st Level - GARAGE	0	0	0	0	0	0	0	0	0	0	0	0	0
2nd Level	0	1	0	1	0	1	0	1	1	0	1	6	11,811
3rd Level	1	1	2	1	1	0	1	1	0	1	0	9	18,429
4th Level	1	1	2	1	1	0	1	1	0	1	0	9	18,429
5th Level	1	1	2	1	1	0	1	1	0	1	0	9	18,429
6th Level	1	1	2	1	1	0	1	1	0	1	0	9	18,429
7th Level	1	1	2	1	1	0	1	1	0	1	0	9	18,429
8th Level	1	1	2	1	1	0	1	1	0	1	0	9	18,429
Total per Type	6	7	12	7	6	1	6	7	1	6	1	60	122,325
% of Total	10%	12%	20%	12%	10%	2%	10%	12%	2%	10%	2%	100%	
Average Unit size	2,439 SF												

TOTAL UNIT MIX

1 BEDROOMS	20	D.U.
2 BEDROOMS	40	D.U.
TOTAL	60	D.U.
10% AFFORDABLE D.U.=	6.00	D.U. → 6 D.U.

AFFORDABLE UNIT MIX

1 BEDROOMS	2	D.U.
2 BEDROOMS	4	D.U.
TOTAL AFFORDABLE UNITS	6	D.U. DISTRIBUTED

6001 BROKEN SOUND PARKWAY NW
FLOOR AREA RATIO CALCULATION - City of Boca Raton -Code of Ordinances - Sec. 28-307 (1) (2)

SITE AREA	221,818.00 SQ FT	=	5.092 ACRES

EXISTING OFFICE BUILDING

LEVEL	OFFICE (SQ FT)	
LEVEL 1	16,750	
LEVEL 2	16,826	
LEVEL 3	16,467	
LEVEL 4	17,090	
LEVEL 5	17,303	
LEVEL 6	17,360	
TOTAL	102,496* (A)	(103,250 SQ FT APPROVED PER SPA 6/84-29)

NEW MULTIFAMILY RESIDENTIAL BUILDING

LEVEL	AMENITIES (SQ.FT)	COMMON AREA (SQ.FT)	RESIDENTIAL UNITES (SQ.FT)	RETAIL/ RESTAURANT (SQ.FT)	TOTAL FLOOR AREA (SQ.FT)
LEVEL 1	3,247	-	-	2,664	5,911
LEVEL 2	7,492	4,067	11,811		23,370
LEVEL 3	-	767	18,429		19,196
LEVEL 4	-	767	18,429		19,196
LEVEL 5	-	767	18,429		19,196
LEVEL 6	-	767	18,429		19,196
LEVEL 7	-	767	18,429		19,196
LEVEL 8	-	767	18,429		19,196
TOTAL	10,739	8,809	122,325	2,664	145,257* (B)

TOTAL GSBD FLOOR AREA (A)* + (B)*	248,506 SQ FT	
10% OF GSBD ALLOWED TO BE EXCLUDED 28-1644 (5)(b) (25,000 MAX)	24,472 SQ FT	
TOTAL FLOOR AREA SUBJECT TO F.A.R.	224,034 SQ FT	
MAX F.A.R. ALLOWED = 1 =	221,818 SQ FT	
PROVIDED F.A.R.=	220,271 SQ FT	0.993
	(1,547) SQ FT	UNDER

*ALL FLOOR AREAS ARE NET GROSS AREAS MEASURED FROM THE INTERIOR FACES OF EXTERIOR WALLS PER SEC. 28-307 (2)(a)

RESIDENTIAL GARAGE (FOOTPRINT)	39,849	SQ FT
6001 GARAGE (FOOTPRINT)	32,140	SQ FT

Derek Vander Ploeg_AA0008392
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Date: 2026.05.01 13:24:24 -04'00'

SITE - BUILDING DATA TABULATIONS

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

COMPSON ASSOCIATES, INC.

project: the park at BROKEN SOUND
6001 NW BROKEN SOUND PARKWAY
BOCA RATON, FL 33487

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

project no.	24004
drawn	DVP
date	18 AUGUST 2026
sheet no.	SP-2

revisions

Derek Vander Ploeg_AA 008392

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Date: 2026.09.03 10:50:36 -04'00'

SITE PLAN

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

COMPSON ASSOCIATES, INC.

project : the park AT BROKEN SOUND — THE BERTANI at BROKEN SOUND
6001 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

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

comm. no. 24012
drawn EP/JP
date 19 AUGUST 2026
sheet no. SP-3

revisions

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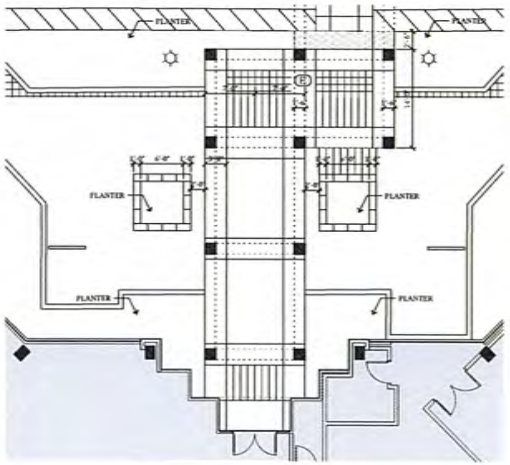
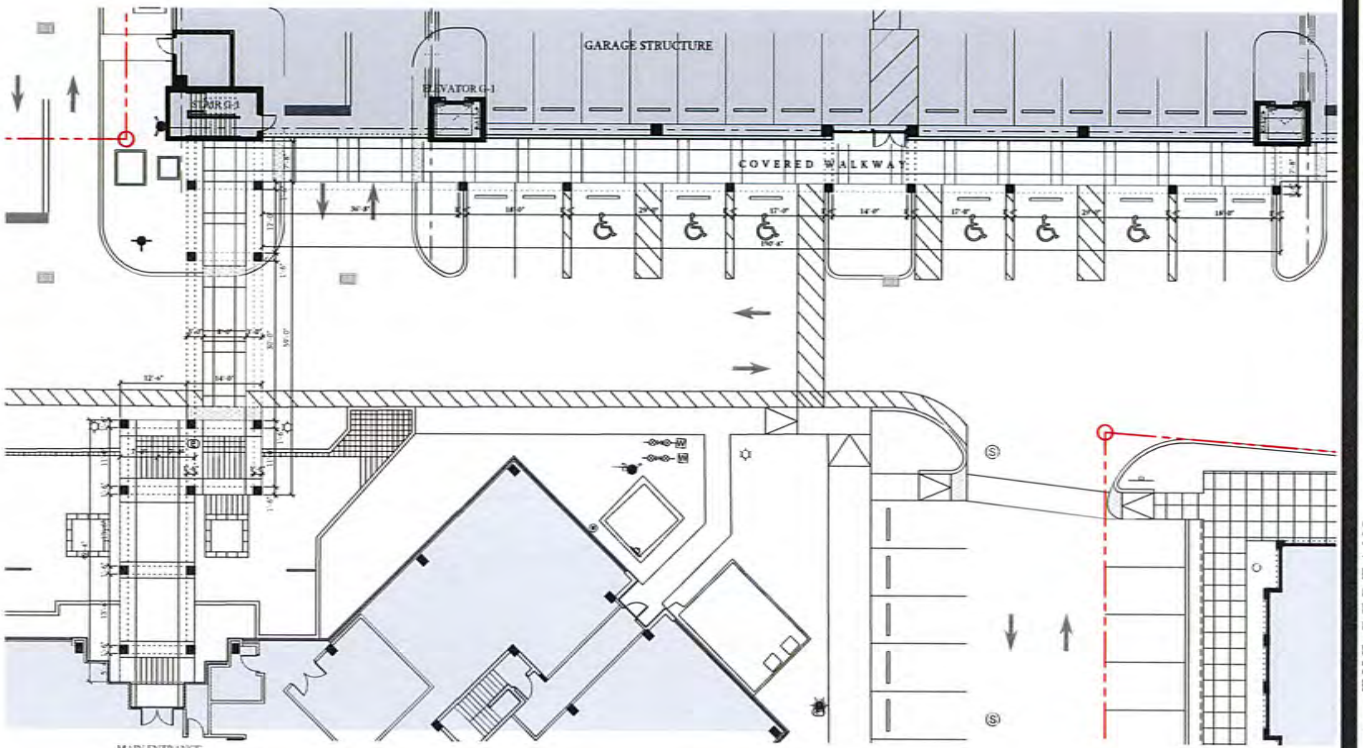


2 HARDSCAPE PLAN
SP-4 SCALE: 1/8" = 1'-0"



6001 OFFICE BUILDING

6001 BUILDING COURTYARD AND CANOPY
SCALE: 3/32" = 1'-0"

6001 BUILDING - PEDESTRIAN CANOPY

Derek Vander Ploeg_AA008392
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Date: 2026.08.19 13:28:42 -04'00'

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

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COMPSON ASSOCIATES, INC.

project: the park at BROKEN SOUND
THE BERTANI at BROKEN SOUND
6001 NW BROKEN SOUND PARKWAY.
BOCA RATON, FL 33487

developed by: COMPSON ASSOCIATES, INC.
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project no: 24012
drawn: DWP
date: 18 AUGUST 2026
sheet no: SP-4

revisions:

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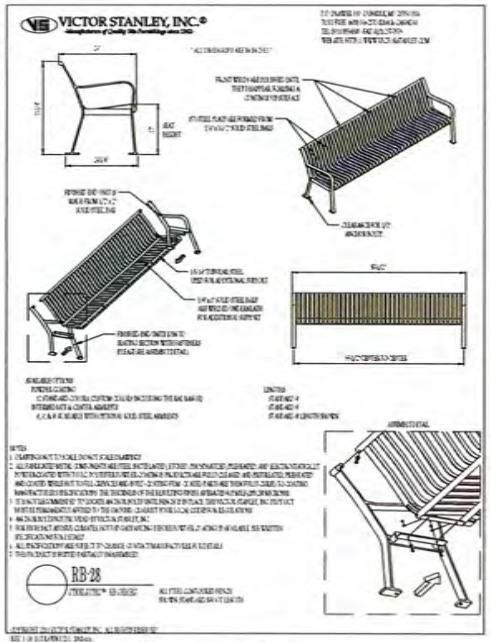
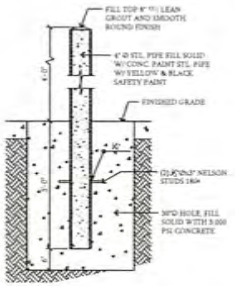
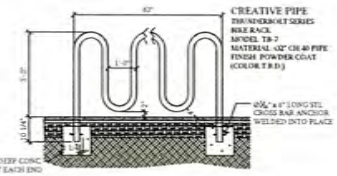


11 TYP. BENCH DETAILS
SD-1 SCALE: 3/4" = 1'-0"



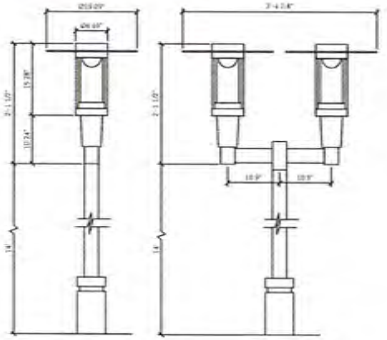
10 BOLLARD
SD-1 SCALE: 3/4" = 1'-0"



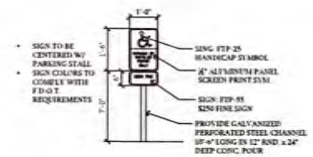
9 BICYCLE RACK
SD-1 SCALE: 1/2" = 1'-0"

MODEL: ZAT430-FT LED
STREET AND AREA LIGHTING
WE-EF LIGHTING USA, LLC

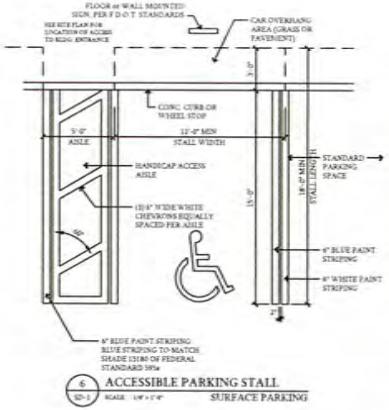
COLOR: GREY METALLIC



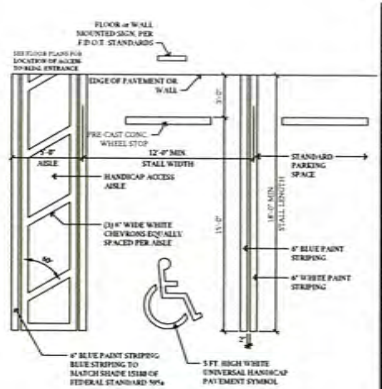
7 SITE LUMINAIRE
SD-1 SCALE: 1" = 1'-0"



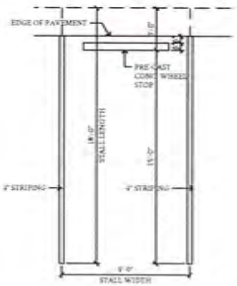
8 ACCESSIBLE PARKING SIGN
SD-1 SCALE: 1/2" = 1'-0"



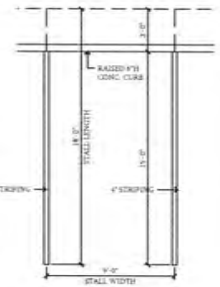
6 ACCESSIBLE PARKING STALL
SD-1 SCALE: 3/8" = 1'-0" SURFACE PARKING



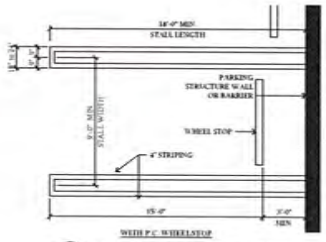
3 ACCESSIBLE PARKING @ GARAGE
SD-1 SCALE: 3/8" = 1'-0"



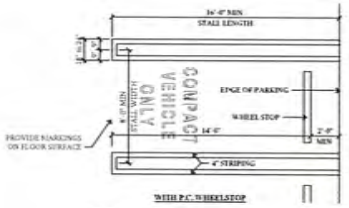
WITH PRE-CAST WHEEL STOP
5 TYP. STANDARD PARKING STALL
SD-1 SCALE: 3/8" = 1'-0" SURFACE PARKING



WITH CONTINUOUS CONC. CURB
4 TYP. STANDARD PARKING STALL
SD-1 SCALE: 3/8" = 1'-0" SURFACE PARKING



2 STANDARD PARKING @ GARAGE
SD-1 SCALE: 3/8" = 1'-0"



1 COMPACT PARKING
SD-1 SCALE: 3/8" = 1'-0"

Derek Vander Ploeg_AR0008392
2

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

SITE DETAILS

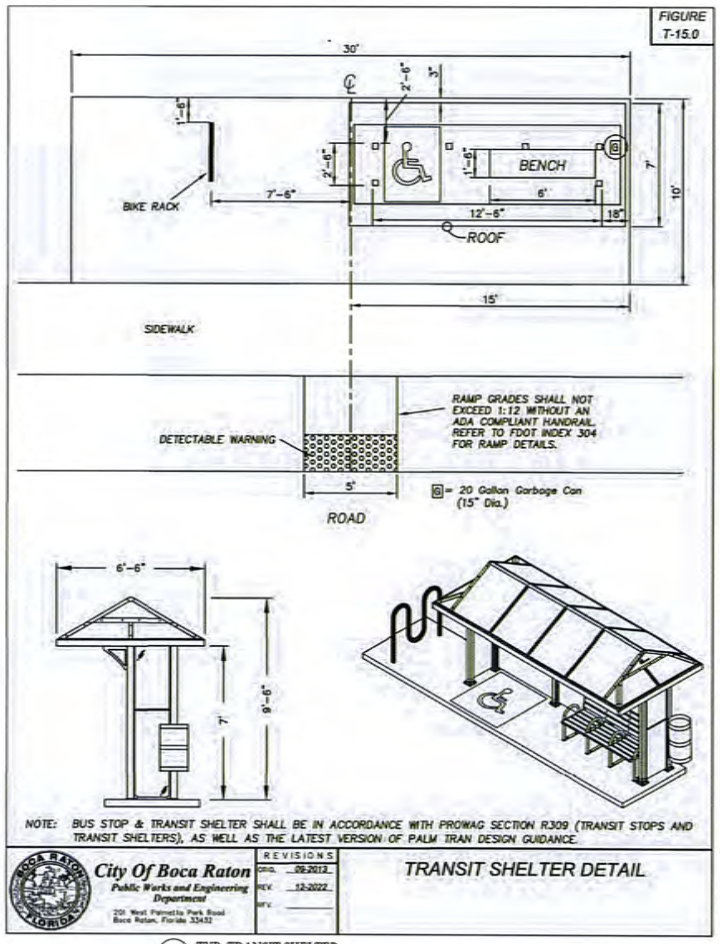
Vander Ploeg and Associates, Inc.
AR0008392
architects and planners
1615 South Federal Hwy, suite 200
boca raton, florida 33432
(561) 368-1403 PH

COMPSON ASSOCIATES, INC.

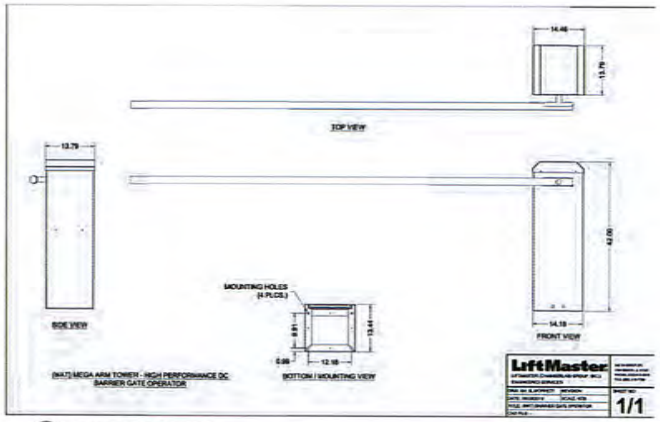
project: the park AT BROKEN SOUND
THE BERTANI at BROKEN SOUND
601 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

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

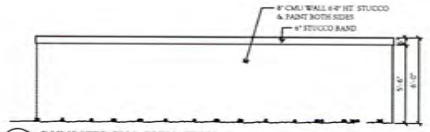
issues: 24004
drawn: DVP
date: 27 MAR 2024
sheet no: SD-1
revisions:



6 SD-2 TYP. TRANSIT SHELTER

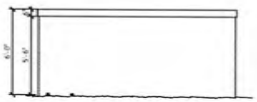


5 SD-2 BARRIER GATE DETAILS

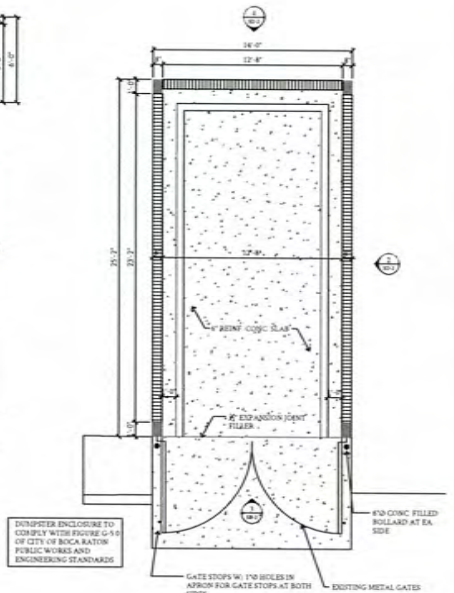


2 SD-2 DUMPSTER ENC. ELEVATION

3 SD-2 DUMPSTER ENC. ELEVATION



4 SD-2 DUMPSTER ENC. ELEVATION



1 SD-2 EXISTING DUMSPTER

Derek Vander Ploeg_AA0008392
Digitally signed by Derek Vander Ploeg_AA0008392
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SITE DETAILS

Vander Ploeg and Associates, Inc.
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1615 South Federal Hwy, suite 200
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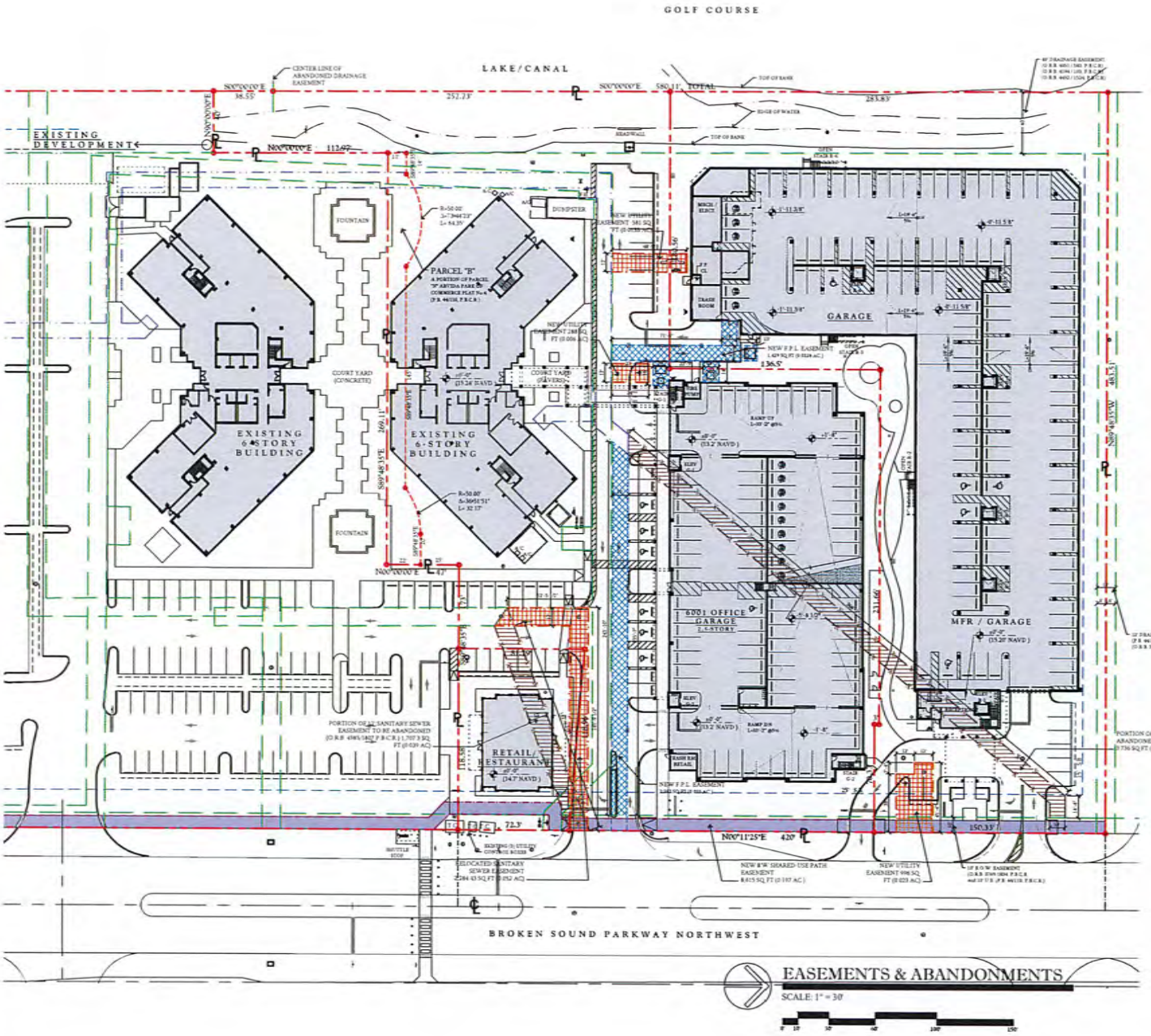
(561) 368-1403 PH

COMPSON ASSOCIATES, INC.

project: the park at BROKEN SOUND
THE BERTANI at BROKEN SOUND
601 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

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

project no. 24004
drawn: DWP
date: 17 JUNE 2026
sheet no. SD-2
revisions



EASEMENTS & ABANDONMENTS

SCALE: 1" = 30'

0 15 30 60 100 150

Derek Vander Ploeg_AA0008392

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Date: 2026.09.03 10:55:09 -04'00'

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

EASEMENTS AND ABANDONMENTS PLAN

the park at BROKEN SOUND

THE BERTANI at BROKEN SOUND
6001 NW BROKEN SOUND PARKWAY
BOCA RATON, FL 33487

developed by:
COMPSON ASSOCIATES, INC.
1079 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
AR0008392
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COMPSON ASSOCIATES, INC.

project no. 24012
drawn DVP
date 04 SEPT 2026
sheet no. EA+AB
revisions

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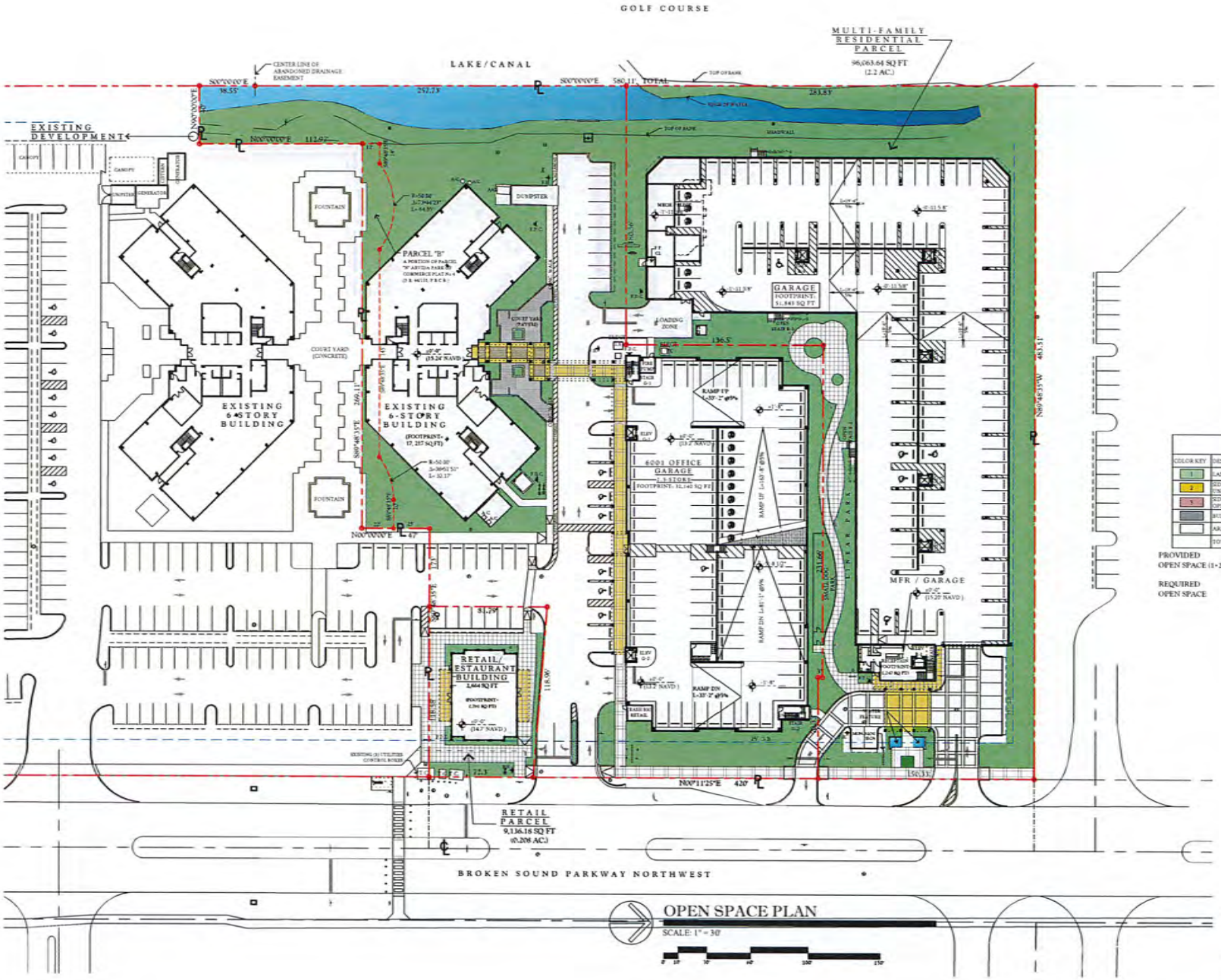

SITE AREAS		
COLOR KEY	DESCRIPTION	AREA (SQ FT)
1	LANDSCAPE AREAS	66,800.00
2	SIDEWALKS/CROSSWALKS UNDER COVER/ARCADE	4,812.00
3	SIDEWALKS/CROSSWALKS OPEN TO SKY	14,454.00
	BUILDING FOOTPRINT	105,110.00
	AREA NOT INCLUDED	30,453.00
	TOTAL SITE	221,828.00

PROVIDED
OPEN SPACE (1+2+3) =86,106 (38.82% OF SITE)

REQUIRED
OPEN SPACE =55,457 (25% OF SITE)

Derek Vander Ploeg_AA0008392
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Date: 2026.09.03 10:34:32 -04'00'

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

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

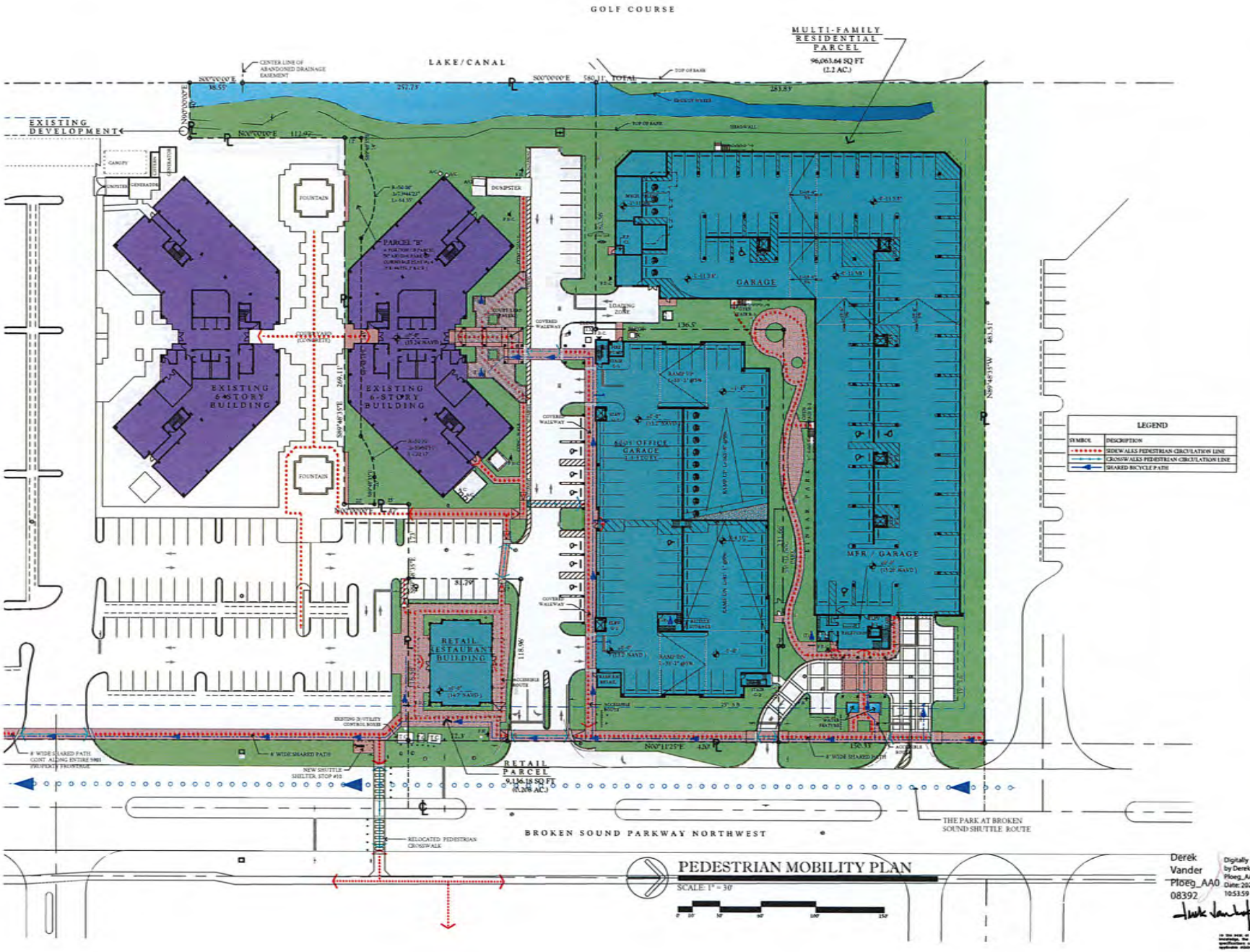
COMPSON ASSOCIATES, INC.

project: the park AT BROKEN SOUND — THE BERTANI at BROKEN SOUND
6001 NW BROKEN SOUND PARKWAY.
BOCA RATON, FL 33487

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

OPEN SPACE PLAN

project no. 24012
drawn: DVP
date: 01 SEPT 2026
sheet no.: OS
revisions:



PEDESTRIAN MOBILITY PLAN

SCALE: 1" = 30'

Derek Vander Ploeg_AA0 08392

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Date: 2026.09.03 10:53:59 -04'00'

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COMPSON ASSOCIATES, INC.

project: the park AT BROKEN SOUND — THE BERTANI at BROKEN SOUND
6601 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

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

project no.: 24012
drawn: DVP
date: 01 SEPT 2026
sheet no.: PM
revisions:

PEDESTRIAN MOBILITY PLAN

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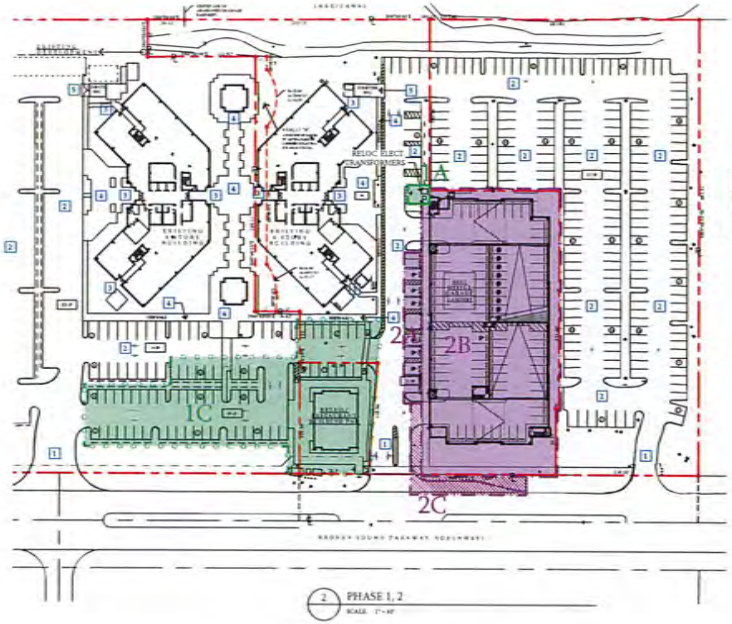
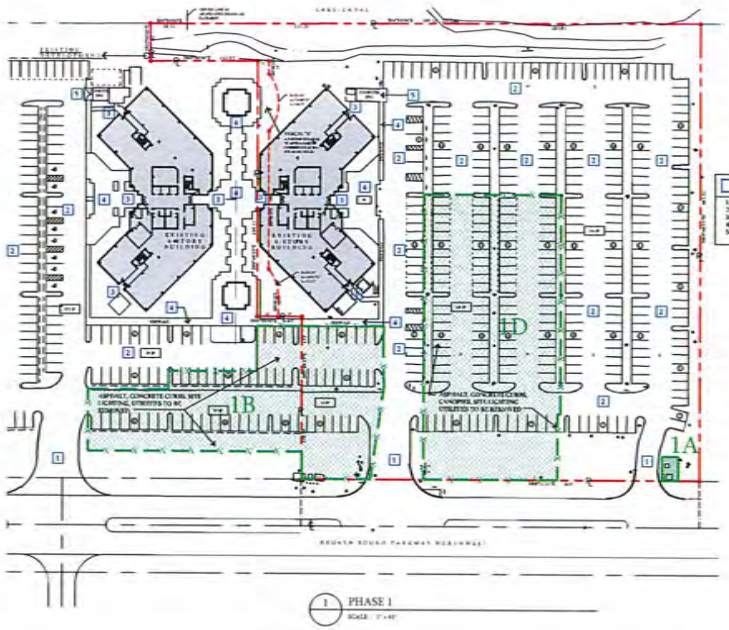


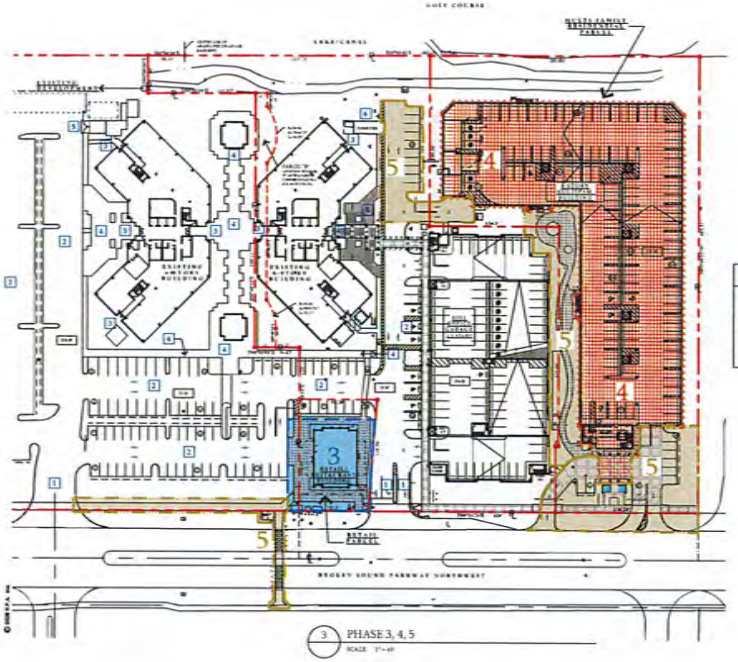
2 PHASE 1, 2
SCALE: 1" = 60'

NOTES:
1. DRIVEWAY ACCESS TO REMAIN OPERATIONAL
2. PARKING AREA TO REMAIN OPERATIONAL
3. BUILDING ENTRANCE TO REMAIN OPERATIONAL
4. SIDEWALKS TO REMAIN OPEN
5. TRASH AREAS TO REMAIN OPEN



1 PHASE 1
SCALE: 1" = 60'

NOTES:
1. DRIVEWAY ACCESS TO REMAIN OPERATIONAL
2. PARKING AREA TO REMAIN OPERATIONAL
3. BUILDING ENTRANCE TO REMAIN OPERATIONAL
4. SIDEWALKS TO REMAIN OPEN
5. TRASH AREAS TO REMAIN OPEN



3 PHASE 3, 4, 5
SCALE: 1" = 60'

NOTES:
1. DRIVEWAY ACCESS TO REMAIN OPERATIONAL
2. PARKING AREA TO REMAIN OPERATIONAL
3. BUILDING ENTRANCE TO REMAIN OPERATIONAL
4. SIDEWALKS TO REMAIN OPEN
5. TRASH AREAS TO REMAIN OPEN
6. TRASH AREA TEMPORARILY CLOSED
7. NON-ENTRANCE TEMPORARILY CLOSED DURING THE CONSTRUCTION OF THE PEDESTRIAN CANOPY
8. ENTRY COURTYARD TEMPORARILY CLOSED DURING RE-CONFIGURATION AND PAVERS INSTALLATION

PHASE

1A	RELOCATION OF EXISTING 6001 OFFICE BUILDING'S ELECTRICAL TRANSFORMER
1B	CLEAR SITE STRUCTURES, LANDSCAPE, UTILITIES AND FIXTURES TO MAKE READY FOR RETAIL BUILDING'S PAD AND RECONFIGURED PARKING
1C	SITE WORK: RECONFIGURE PARKING AREA AND CLEAR RETAIL BUILDING PAD
1D	CLEAR SITE STRUCTURES, LANDSCAPE, UTILITIES AND FIXTURES TO MAKE READY FOR NEW PARKING STRUCTURE
2A	SITE WORK: NEW PARKING AREA
2B	CONSTRUCTION OF NEW PARKING STRUCTURE
2C	CONSTRUCTION OF DIESEL LANE AND SITEWORK AROUND PARKING STRUCTURE
3	CONSTRUCTION OF NEW 1-STORY RETAIL BUILDING
	CONSTRUCTION OF NEW 4-STORY MULTIFAMILY BUILDING
5	COMPLETE SITE WORK

PARKING DURING CONSTRUCTION

PHASE	REQUIRED	PROVIDED	DEFICIT	SURPLUS
1A	695(1)	742(2&3)	0	47
1B	695(1)	679	-16	
1C	695(1)	679	-16	
1D	695(1)	646	-49	
2A to 2B	695(1)	627	-68	
3	695(1)	705	0	10
4 to 5	695(1)	705	0	10
COMPLETION	915	843	0	28

(1) PARKING REQD FOR THE TWO 6-STORY OFFICE BUILDINGS (6001 & 6101) (SEE SHEET SP-2 & SP-3). THE OFFICE BUILDINGS WILL BE OPERATIONAL DURING CONSTRUCTION

(2) THE DEVELOPER WILL SECURE PARKING OFF-SITE DURING PHASES 1B TO 2B TO ACCOMMODATE THE EXISTING 6-STORY BUILDING'S PARKING NEEDS AS NEEDED

(3) THE 6001/6001 GARAGE AND SURFACE PARKING SOUTH OF THE GARAGE WILL BE OPERATIONAL

(4) THE EXISTING NUMBER OF PARKING SPACES IS 340 FOR THE 6001 PROPERTY AND 362 FOR THE 6001 PROPERTY, PER SURVEYS (AFTER RE-STRIPING TO 8'-0" WIDE STALLS)

DEVELOPMENT PHASING PLAN

SCALE: 1" = 60'

0' 30' 60' 100' 200' 300'

Derek Vander Ploeg_AA0008392
2
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Date: 2024.08.20 11:58:01-04'00'

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

Vander Ploeg and Associates , Inc.
architects and planners
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AR0008392
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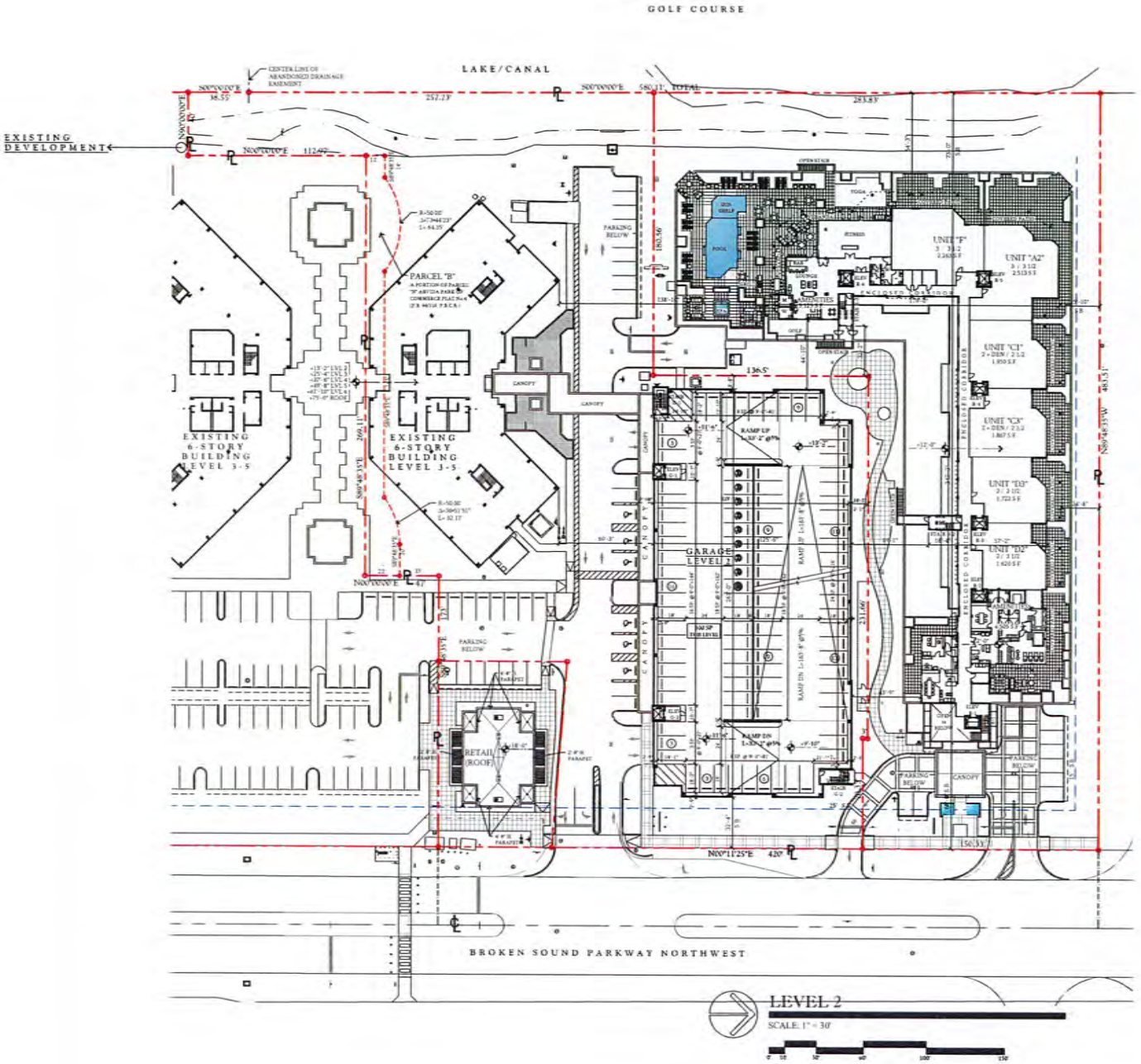
COMPSON ASSOCIATES, INC.

project: the park AT BROKEN SOUND — THE BERTANI at BROKEN SOUND
601 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

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

DEVELOPMENT PHASING PLAN

issued on:
drawn: DVP
date: 08 AUGUST 2024
sheet no.: DPH
revisions:



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COMPSON ASSOCIATES, INC.

project: the park at BROKEN SOUND
THE BERTANI at BROKEN SOUND
601 NW BROKEN SOUND PARKWAY.
BOCA RATON, FL 33487

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

project no: 24012
drawn: ENP
date: 01 SEPT 2026
sheet no: AF-2

revisions

LEVEL 2

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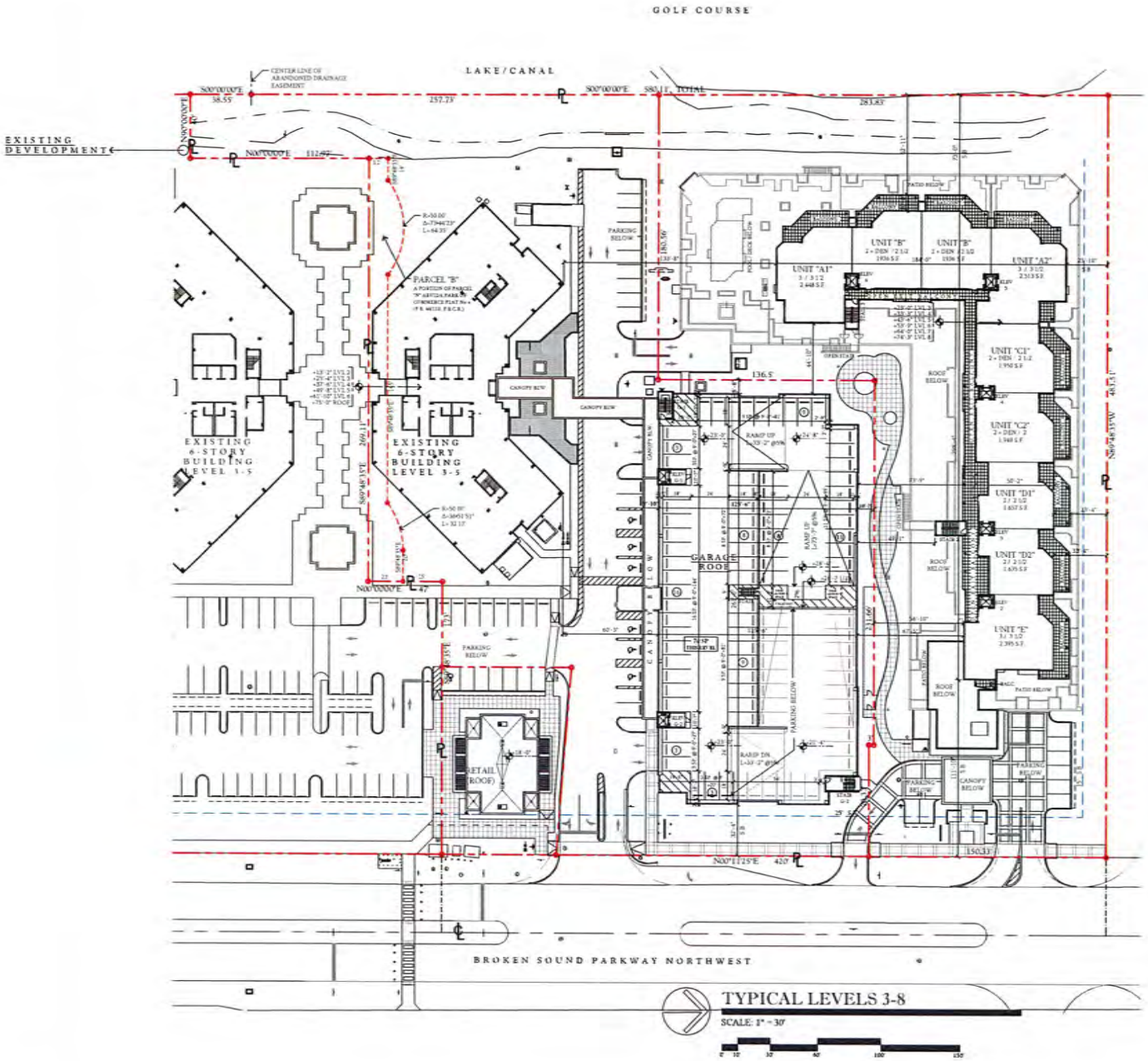

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Date: 2026.09.22 14:38:21 -04'00'

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TYPICAL FLOORS 3-8

project: the park at BROKEN SOUND — THE BERTANI at BROKEN SOUND, 6601 NW BROKEN SOUND PARKWAY, BOCA RATON, FL 33487

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

COMPSON ASSOCIATES, INC.

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project no.	24012
drawn	DVP
date	01 SEPT 2026
sheet no.	AF-3
revisions	

6001 GARAGE - SECTION THROUGH EAST RAMPS

EAST RAMP ISOMETRIC

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Date: 2026.03.27 18:10:37 -04'00'

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

Vander Ploeg and Associates, Inc.
AR008392
architects and planners
400 south dixie highway, suite 220
boca raton, florida 33432
(561) 368-1403 PH
(561) 750-8051 FAX

project: THE BERTANI at BROKEN SOUND
6001 NW Broken Sound Parkway
Boca Raton, FL 33487

developed by: COMPSON ASSOCIATES, INC.
1075 BROKEN SOUND PARKWAY
BOCA RATON, FL 33487

comm # : 24012
drawn by : Author
date : 27, MARCH 2026
sheet no. EX-1
Site Plan Approval
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6001 GARAGE = SECTION THROUGH WEST RAMP

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Date: 2026.03.27 18:11:22 -04'00'

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

WEST RAMP ISOMETRIC

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project
THE BERTANI at BROKEN SOUND
6001 NW Broken Sound Parkway
Boca Raton, FL 33487

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

comm # : 24012
drawn by : Author
date : 27, MARCH 2026
sheet no. EX-2
Site Plan Approval
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6001 GARAGE - SECTION THROUGH NORTH RAMPS

NORTH RAMP ISOMETRIC

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Date: 2026.03.27 18:12:11 -04'00'

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

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boca raton, florida 33432
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(561) 750-8051 FAX

project
THE BERTANI at BROKEN SOUND
6001 NW Broken Sound Parkway
Boca Raton, FL 33487

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

comm # : 24012
drawn by : Author
date : 27, MARCH 2026
sheet no: EX-3
Site Plan Approval

Rev. ▲	Rev. Date

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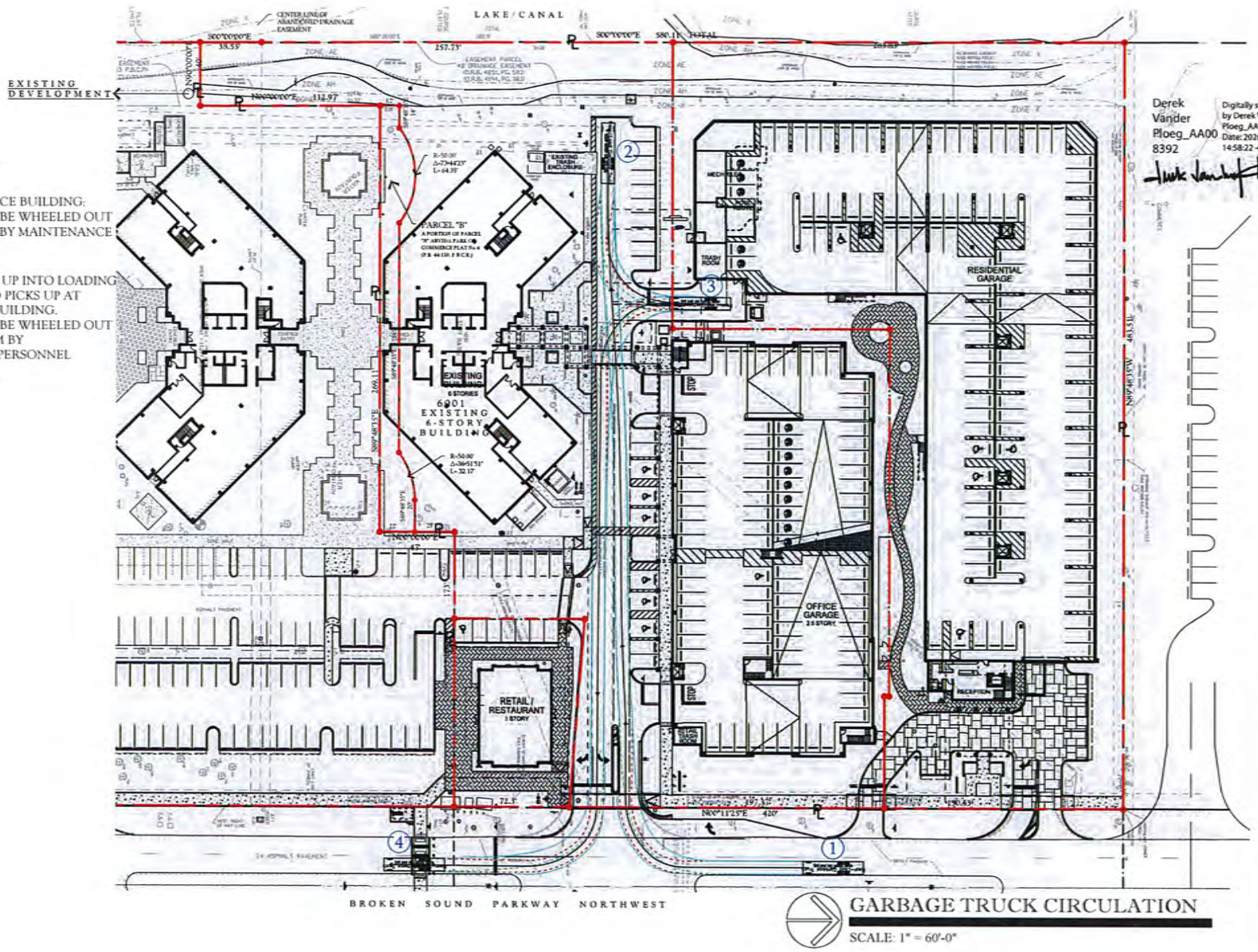

1. ACCESS TO SITE
2. PICK UP AT OFFICE BUILDING: CONTAINER TO BE WHEELED OUT OF ENCLOSURE BY MAINTENANCE PERSONNEL
3. VEHICLE BACKS UP INTO LOADING ZONE AREA AND PICKS UP AT MULTI-FAMILY BUILDING. CONTAINER TO BE WHEELED OUT OF TRASH ROOM BY MAINTENANCE PERSONNEL
4. EXIT FROM SITE

GARBAGE TRUCK CIRCULATION

SCALE: 1" = 60'-0"

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GARBAGE TRUCK CIRCULATION EXHIBIT

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COMPSON ASSOCIATES, INC.

project: 6001 BROKEN SOUND PARKWAY NW
6001 BROKEN SOUND PARKWAY NW
BOCA RATON, FL 33487

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

drawn: DVP
date: 18 AUG 2026
sheet no.: EX-4
revisions:

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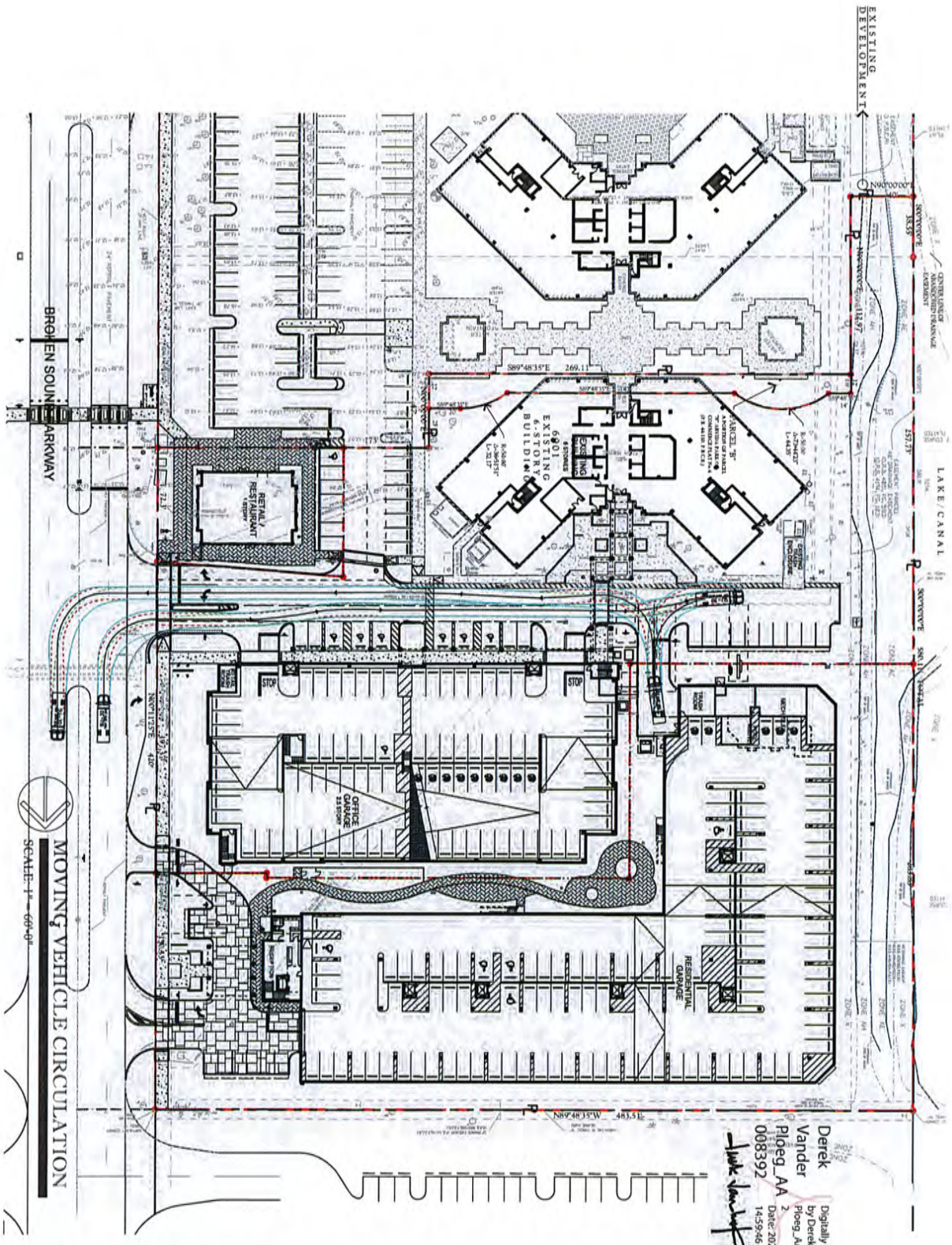

MOVING VEHICLE CIRCULATION EXHIBIT

EX-5

project: 6001 BROKEN SOUND PARKWAY NW
6001 BROKEN SOUND PARKWAY NW
BOCA RATON, FL 33487

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

COMPSON ASSOCIATES, INC.

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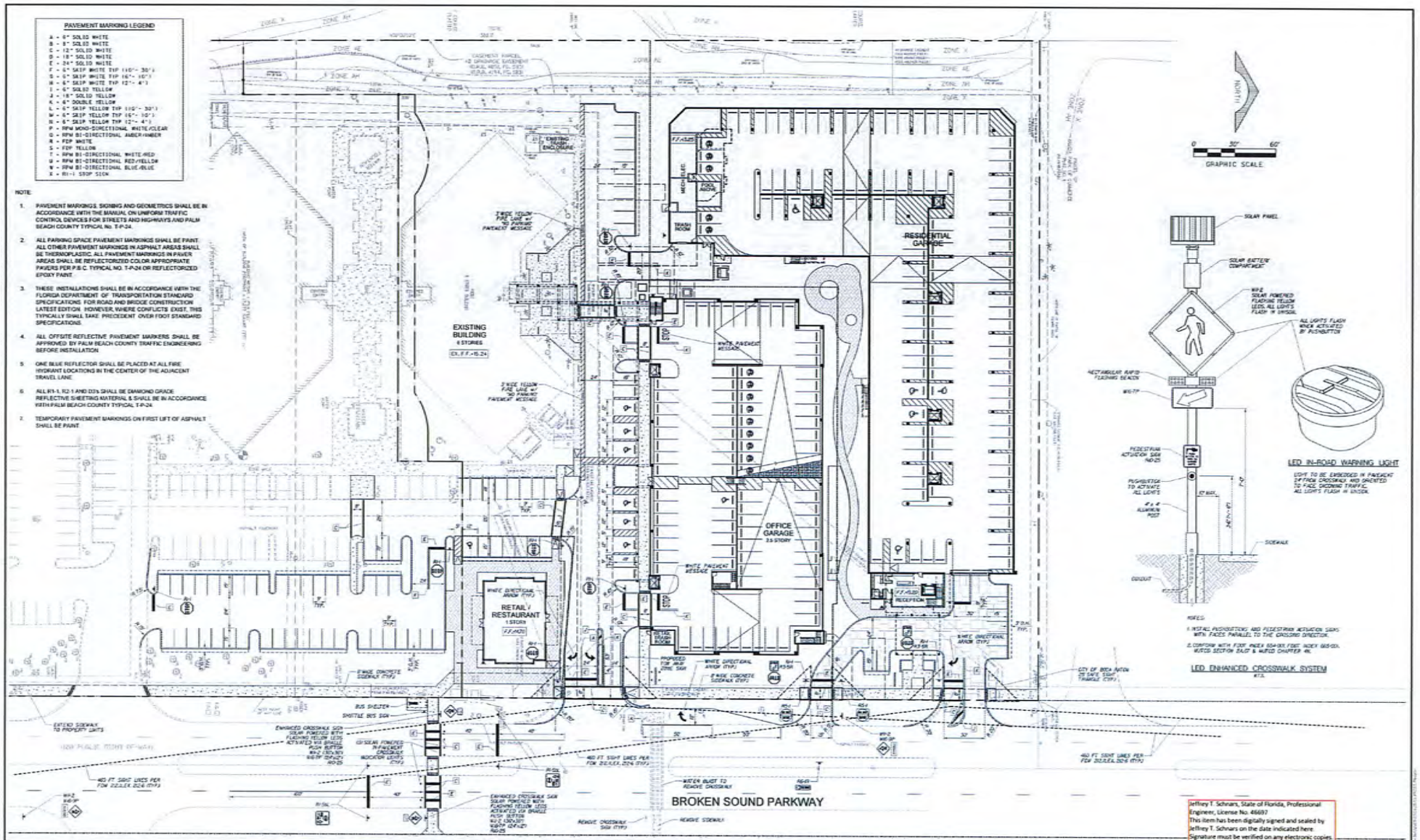

Jeffrey T. Schnars, State of Florida, Professional Engineer, License No. 46697
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SCHNARS ENGINEERING CORPORATION
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
TEL: (561) 241-6455
FAX: (561) 241-5182

OWNER: COMPSON ASSOCIATES
1075 NW BROKEN SOUND PARKWAY, SUITE 103
BOCA RATON, FLORIDA 33487

PROJECT: THE BERTANI AT BROKEN SOUND
6001 BROKEN SOUND PARKWAY
BOCA RATON FLORIDA

TASK: HORIZONTAL GEOMETRY & PAVEMENT MARKING & SIGNAGE PLAN

ORIGINAL: MARCH 2026
REVISIONS:
1 5/21/26 CITY COMMENTS
2 7/28/26 CITY COMMENTS
3 8/30/26 CITY COMMENTS
4
5
6
7
8
9
10
11
12

Jeffrey T Schnars — Digitally signed by Jeffrey T Schnars Date: 2026.08.20 13:47:51 -04'00'

JOB NO. 25155
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DESIGNED JTS
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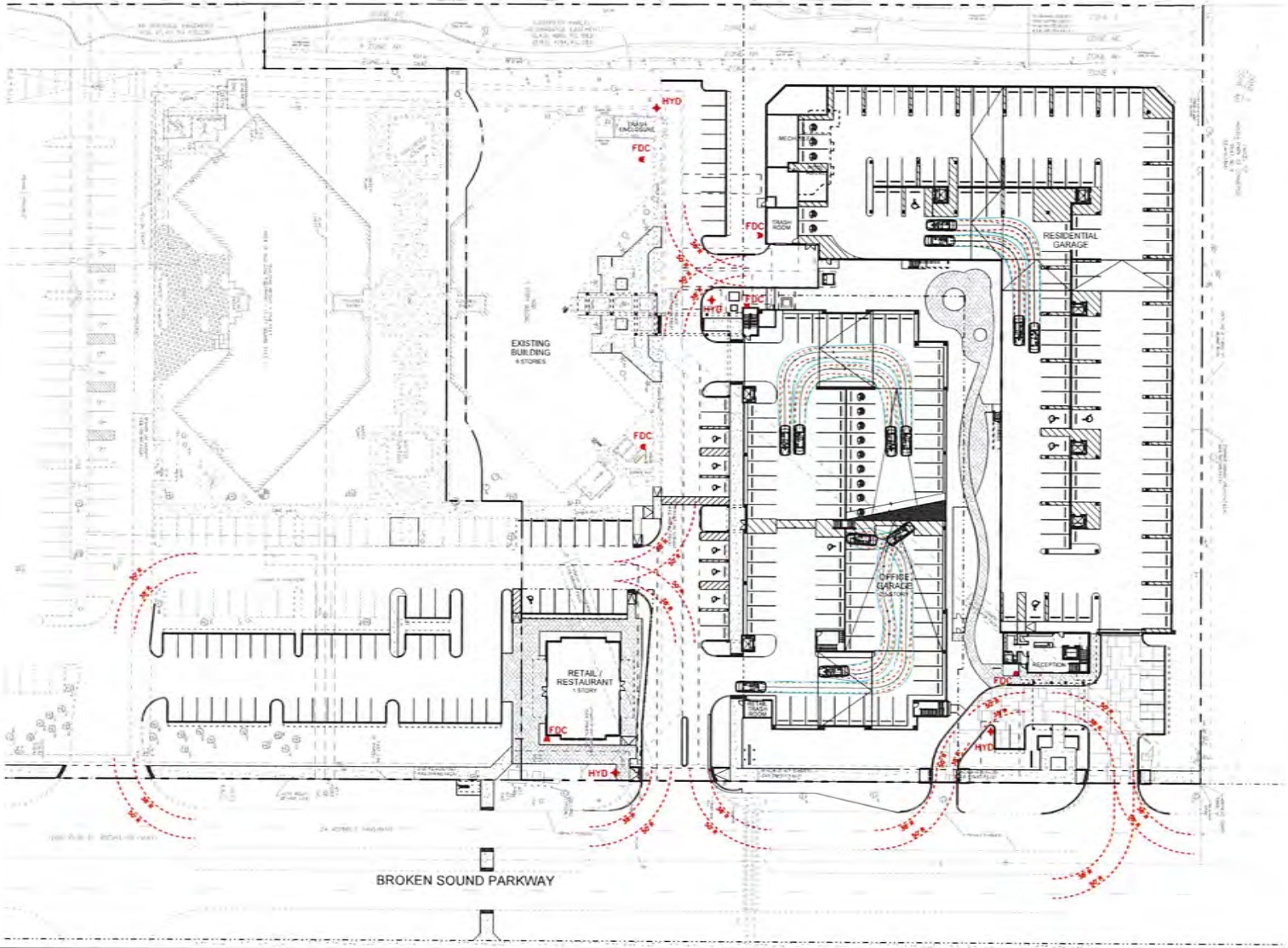
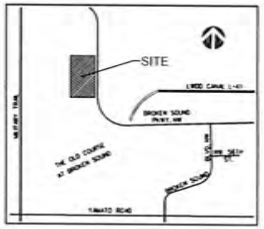
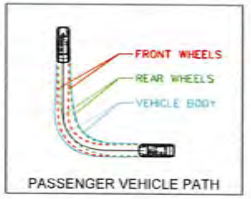
SHEET C3 OF 9







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BOCA RATON, FLORIDA 33487
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FAX: (561) 241-5182

OWNER:	COMPSON ASSOCIATES
	1075 NW BROKEN SOUND PARKWAY, SUITE 103
	BOCA RATON, FLORIDA 33487
PROJECT:	THE BERTANI AT BROKEN SOUND
	6001 BROKEN SOUND PARKWAY
	BOCA RATON FLORIDA
TASK:	FIRE TRUCK ROUTE PLAN

ORIGINAL: MARCH 2026
REVISIONS:
1 5/29/26 CITY COMMENTS
2 7/28/26 CITY COMMENTS
3 8/20/26 CITY COMMENTS
4
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Jeffrey T Schnars
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Date: 2026.08.20 13:48:24 -04'00'

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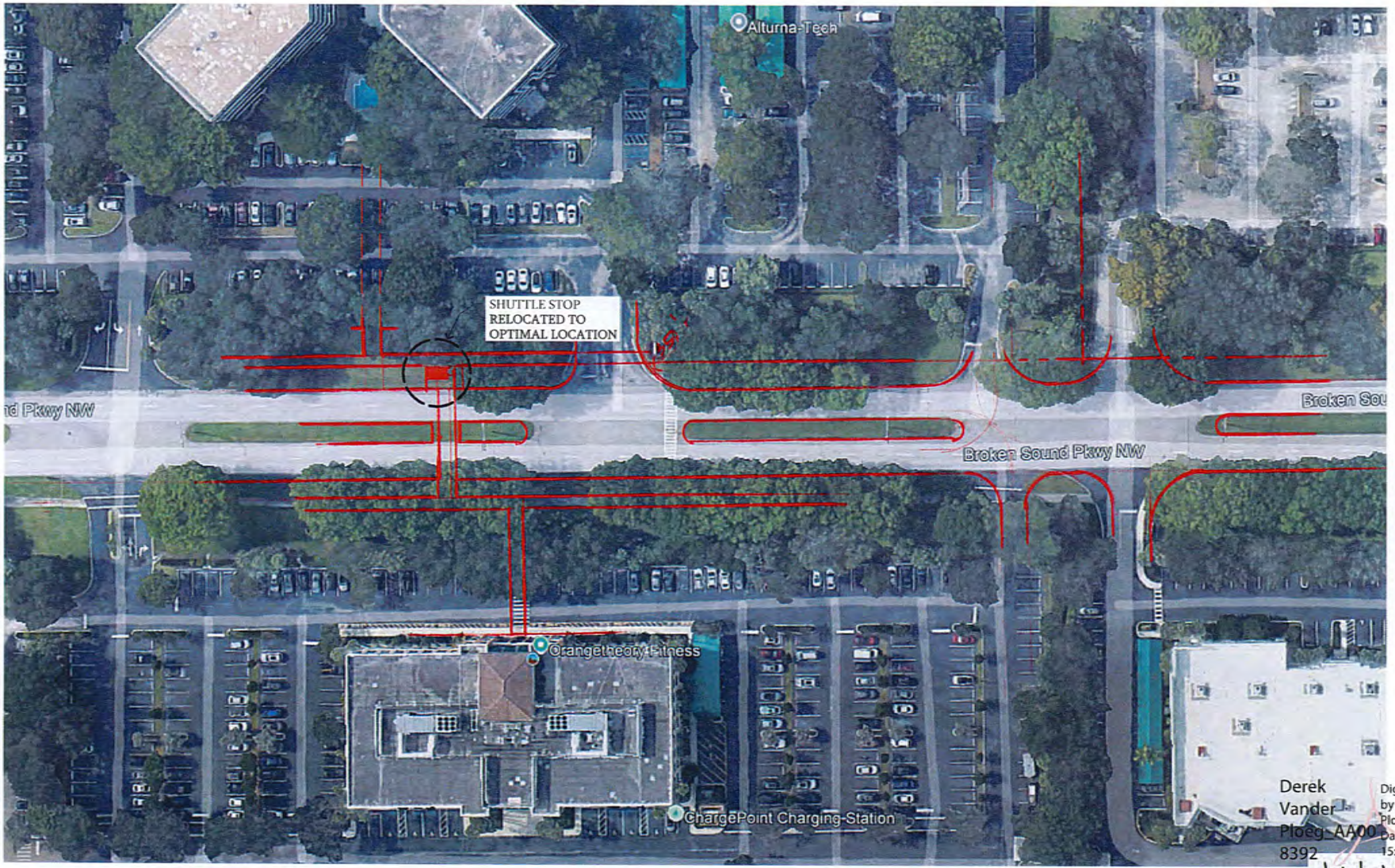
SHEET C4 OF 9



Derek Vander Ploeg_AA008392

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Date: 2026.08.20 15:02:04 -04'00'

SHUTTLE STOP LOCATION

SCALE: 1/64" = 1'-0"

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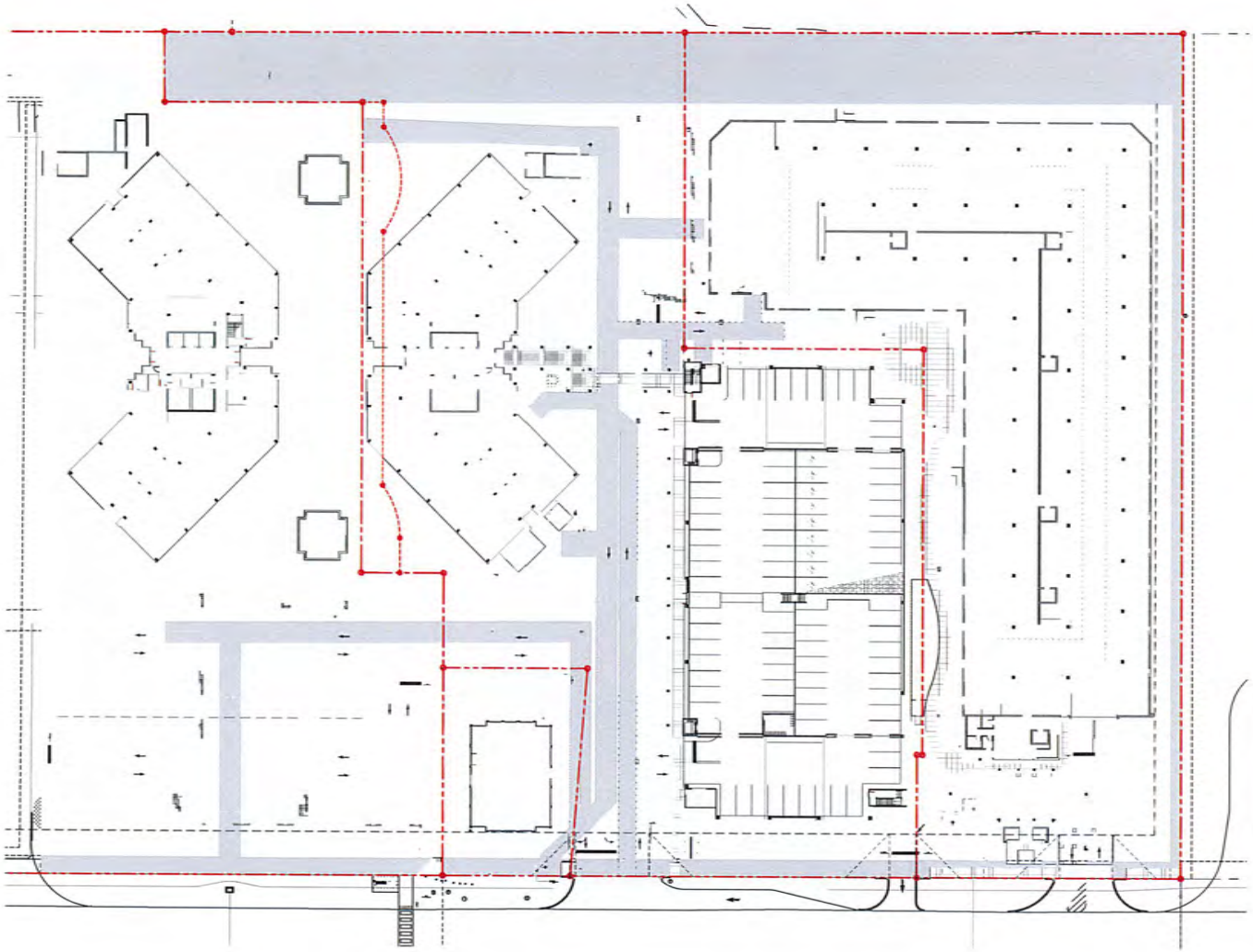
(561) 368-1403



PLANT LIST

REPLACEMENT INCHES		KEY	TREES	QTY	PLANT AND SPECIFICATION
24	** N	AG		12	Annona glabra (Pond Apple) 8' ht., 4' spr., 3" dbh., full
10		BA		5	Bursesia arborea (Whitewood) 12' ht., 5' spr., standard, 5' c.t., 2" dbh., matched, full
12	** N	BS		3	Bursera simaruba (Gumbo Limbo) 18' ht., 5' spr., standard, 5' c.t., 5" dbh., matched, full
12	** N	CD		6	Coccoloba diversifolia (Pigeon Plum) 12' ht., 5' spr., 3' c.t., 2" dbh., matched
88	** N	CE		22	Conocarpus erectus (Green Buttonwood) 14'-16' ht., 6' spr., standard, 4" dbh., matched, full
12	** N	CES		6	Conocarpus erectus 'sericeus' (Silver Buttonwood) 12' ht., 5' spr., 5' c.t., 2" dbh., matched
77	** N	CES2		5	Conocarpus erectus 'sericeus' (Silver Buttonwood) 12' ht., 5' spr., multi-trunk, 5' c.t., character branching, matched
28		CJ		14	Cleyera japonica (Japanese Blueberry) 12' ht., 5' spr., standard, 5' c.t., 2" dbh, matched
3		FD		1	Ficcus deciplens (Lagoness Fern Tree) 12' ht., 5' spr., standard, 5' c.t., 3" dbh
29	** N	IA		13	Ilex attenuata 'Eagleston' (Eagleston Holly) 12' ht., 5' spr., standard, 5' c.t., 2" dbh., matched, full
24	**	LI		8	Lagerstroemia indica 'Muskogee' (Lavender Crape Myrtle) 14' ht., 6' spr., standard, 5' c.t., 3" dbh., matched, full
38		WL		19	Pyrostria lanigfolia 'Pendula' (Weat Tree) 12' ht., 5' spr., standard, 3" dbh., matched, full to base
108	** N	QV		18	Quercus virginiana (Live Oak) 16'-20' ht., 6'-8' spr., standard, 6" dbh., matched, full
12	** N	SC		4	Simarouba glauca (Paradise Tree) 14' ht., 6' spr., standard, 3" dbh., matched, full
3	**	TA		1	Tabebuia argentea (Yellow Trumpet) 14' ht., 6' spr., standard, 3" dbh., matched, full
TOTAL: 405"					
		PALMS			
		PS		37	Ptychosperma wegiana (Alexander Palm) 16' ht., single, matched
		PS3		10	Ptychosperma wegiana (Triple Alexander Palm) 14' ht., triple, matched
	**	PM		15	Phoenix d. 'Medjool' (Medjool Date Palm) 12' g.w., full canopy, matched
	** N	SP		23	Sabal palmetto (Sabal Palm) 16', 20', and 24' o.a. ht., heavy
	N	TR		9	Thrinax radiata (Thatch Palm) 5' c.t., matched, heavy
	**	VM		2	Veitchia montgomeryana (Montgomery Palm) 22' o.a. ht., matched, single
	**	VM3		9	Veitchia montgomeryana (Triple Montgomery Palm) 22' o.a. ht., matched, triple
		SHRUBS			
		ALC		9	Alcantarea odorata (Giant Silver Bromeliad) 30" o.a., full
		ALC2		14	Alcantarea imperialis (Imperial Bromeliad) 30" o.a., full
		ALV		12	Alpinia z. 'Variegata' (Variegated Ginger) 36" ht., 36" spr., 3 o.c., full to ground
		ANS		60	Schefflera arboricola 'Variegata' (Variegated Trivette) 24" ht., 20" spr., 24" o.c., full
	N	ARD		8	Ardisia escallonioides (Marlberry) 5' ht., 30" spr., clear/trunk, full to ground, matched
		BRO		20	Aechmea 'Alvaro' (Variegated Bromeliad) 12" o.c., 3 p.p.p., full
		EEG		58	Epipremnum 'Angel Wing' (White Angel Wing Begonia) 24" o.c., full
	**	EGU		63	Bougainvillea s. 'Miss Alice' (White Dwarf Bougainvillea) 18" ht., 18" spr., 18" o.c., full
	**	EGV		6	Bougainvillea (Fire Bougainvillea) 6' ht., 36" spr., full, trained to wall with stainless wires
	**	CLU		89	Clusia guttifera (Clusia Hedge) 5' ht., 30" spr., 30" o.c., full to ground
	**	CRI		31	Crinum sp. (Green Crinum) 3' o.a., full clump
	**	CHA		3	Chamaerops humilis (European Fan Palm) 36" ht., 36" spr., full, 3 trunk min., matched
	** N	CHM		258	Chrysobalanus icaco 'Red Tip' (Red Tip Cocoplum) 30" ht., 24" spr., 24" o.c., full
	**	FCI		1,001	Ficus m. 'Green Island' 14" ht., 14" spr., 16" o.c.
	** N	ILV		382	Ilex vomitoria 'Schillings Dwarf' (Dwarf Yaupon Holly) 12" ht., 12" spr., 18" o.c.
		LIC		5	Ligustrum japonicum (Japanese Privet) 8' ht., 5' spr., 5' c.t., multi-trunk, matched
		LIR		180	Liriope muscari (Lily turf) 14" ht., 14" spr., 18" o.c.
		MKC		130	Microsorum scolopendria (Wart Fern) 12" ht., 14" spr., 16" o.c.
	**	MGR		51	Moraea Iridoides (African Iris) 18" ht., 14" spr., 18" o.c., full
		MON		48	Monstera deliciosa (Swiss Cheese Plant) 30" o.a., full
	** N	NEP		95	Nephrolepis exaltata (Boston Fern) 18" ht., 18" spr., 20" o.c., full clump
	**	PRS		8	Phoenix roebelenii (Pygmy Date Palm) 5' o.a., triple, full, matched
		PRC		178	Philodendron 'Royal Congo' (Royal Congo Philodendron) 24" ht., 24" spr., matched
		PRI		744	Podocarpus m. 'Wringes' (Wringes nedge) 14" ht., 14" spr., 18" o.c.
	N	PEY		297	Psychotria ierviqui (Wild Coffee) 30" ht., 24" spr., 30" o.c., full
	N	PEY2		130	Peperomia ligustrifolia (Baloina Wild Coffee) 16" ht., 16" spr., full, 2' o.c.
	**	PLU		88	Plumbago auriculata (Blue Plumbago) 30" ht., 18" spr., 18" o.c., full
	** N	SER		15	Serenoa repens 'Cinera' (Silver Saw Palmetto) 30" o.a., full clump
	**	STR		16	Strelitzia reginae (Orange Bird of Paradise) 5' o.a. ht., full clump
	**	SCH		181	Schefflera arboricola (Green Trivesta) 30" ht., 20" spr., 24" o.c., full
	** N	TRI		44	Tripsacum floridanum (Fakahatchee Grass) 30" o.a., 3' o.c., full clump
	**	VIB		160	Viburnum suspensum 30" ht., 24" spr., 24" o.c., full

ANT TURF	Artificial Turf, contractor to determine quantity
MRR	Mexican River Rock, 2"S x 1... 6"-12", black, grayland, contractor to verify quantity
SOD	St. Augustine 'Palmetto', contractor to determine quantity
MULCH	3" depth, dark brown, non-Cypress mulch, contractor to determine quantity

** DENOTES DROUGHT-TOLERANT SPECIES
N DENOTES NATIVE SPECIES

MATCHLINE LP-1A
MATCHLINE LP-1

GOLF COURSE
LAKE/CANAL
BROKEN SOUND PARKWAY NORTHWEST

6001 EXISTING 6-STORY BUILDING
MULTI-FAMILY RESIDENTIAL
6001 OFFICE GARAGE 5-STORY
RETAIL/RESTAURANT BUILDING
EXISTING PARKING
RECONFIGURED PARKING

ROOT BARRIER DETAIL

MITIGATION NOTES

TOTAL DBH INCHES REMOVED: 88"
TOTAL DBH INCHES REPLACED: 405"
TOTAL TO BE PAID INTO TREE TRUST FUND: $24" DBH(S) @ $325 = $[illegible]
TOTAL PALMS REMOVED: 15 Palms
TOTAL PALMS REPLACED: 15 Palms
TOTAL PALMS RELOCATED: 17 Palms

REMOVAL SUMMARY

TOTAL TREES REMOVED: 88 Trees
TOTAL PALMS REMOVED: 15 Palms
TOTAL PALMS RELOCATED: 17 Palms

XERISCAPE CALCS

CITY OF BOCA RATON CALC
XERISCAPE POINT SYSTEM

	Points Available	Quantities Thrg Plan	Points Thrg Plan
Irrigation System Mechanical Rain Sensor Plan submitted with low irradiance and high water usage zoning sections	5 5		5 5
Mulch Over 50% of the total quantity of plants from the list, but no more than 75% of the total quantity of plants from the list, but defined as "very drought tolerant" in 3.3 of the Xeriscape Plant Guide	5 10	150	5 10
Trees Over 50% of the total quantity of plants from the list, but no more than 75% of the total quantity of plants from the list	5 10	150	5 10
Large Shade/Canopy Trees or Native Oak Trees 25% more than required 50% more than required total required: 6 total provided: 6 ea. @ max. +4	5 10		0 0
Sod Areas Sod area less than 50% of Landscape Area	5		5
		Total Points	50

TREE LEGEND

EXISTING TREE TO REMAIN IN PLACE

STREET TREE NOTE

STREET TREES REQUIRED BY THE CITY ARE PROPOSED WITHIN 8.5' FROM THE EDGE OF STREET AT THE DIRECTION OF THE CITY OF BOCA RATON

TREE ABBREVIATION KEY

AC	YOND APPLE
BB	BLACK OLIVE
CB	BRAZILIAN BEAUTY LEAF
FN	FICUS
HKO	HONG KONG ORCHID
LC	CHINESE FAN PALM
LS	QUEEN CRAPE MYRTLE
TC	YELLOW TABEBUIA
MG	MAGNOLIA
PM	DATE PALM
QV	LIVE OAK
SP	SABAL PALM
SM	MAHOGANY
TC	TABEBUIA
WB	FONTAIL PALM

AGTLAND
LANDSCAPE ARCHITECTURE

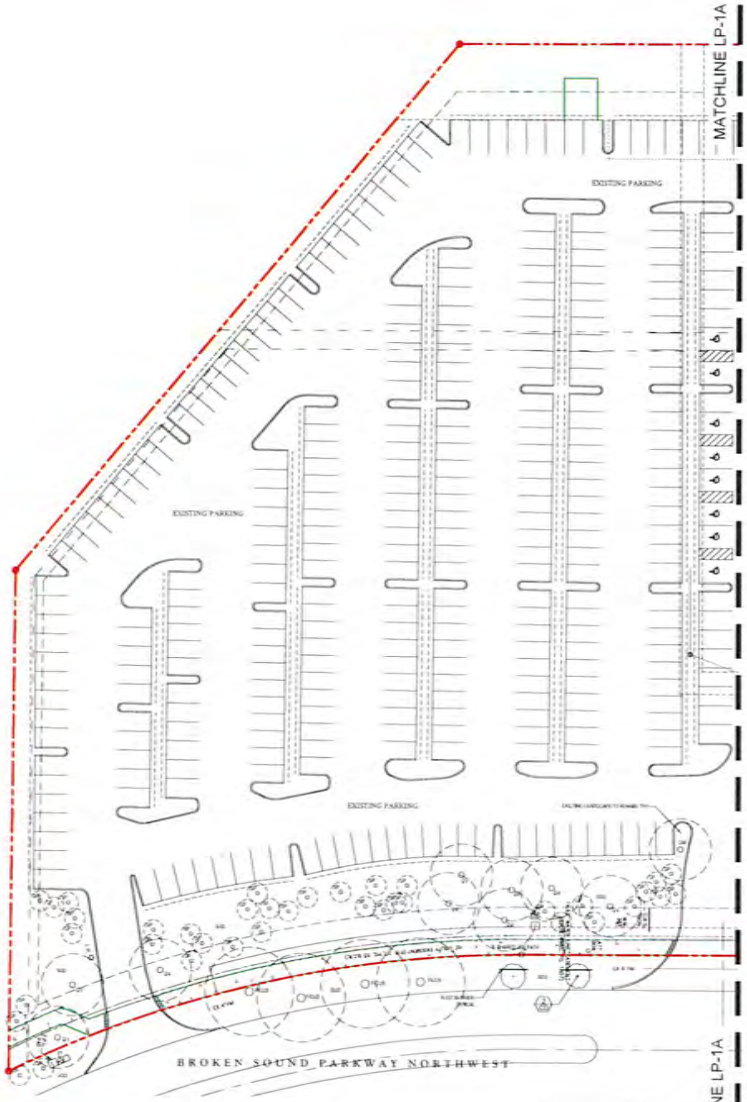
SCALE: 1"=30'-0"

PROJECT
6001 BROKEN SOUND PARKWAY
BOCA RATON, FL

TITLE
LANDSCAPE PLAN

PROJ NO	
FILE NAME	
DRAWN	DB
DATE	01-28-26
REV.	03-25-26
	05-04-26
	05-20-26

SHEET
LP-1
3



TREE LEGEND

EXISTING TREE TO REMAIN IN PLACE

STREET TREE NOTE

STREET TREES REQUIRED BY THE CITY ARE PROPOSED WITHIN 6.5' FROM THE EDGE OF STREET AT THE DIRECTION OF THE CITY OF BOCA RATON.

TREE ABBREVIATION KEY

AC	POND APPLE
BB	BLACK OLIVE
CB	BRAZILIAN BEAUTY LEAF
FN	FICUS
HKC	HONG KONG ORCHID
LC	CHINESE FAN PALM
LS	QUEEN CRAPE MYRTLE
TC	YELLOW TABEBUIA
MG	MAGNOLIA
PM	DATE PALM
QV	LIVE OAK
SP	SABAL PALM
SM	MAHOGANY
TC	TABEBUIA
WF	FOXTAIL PALM

SCALE 1"=30'-0"

0 15' 30' 60'

AGTLAND
LANDSCAPE ARCHITECTURE

132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 274-1052
www.agtland.com

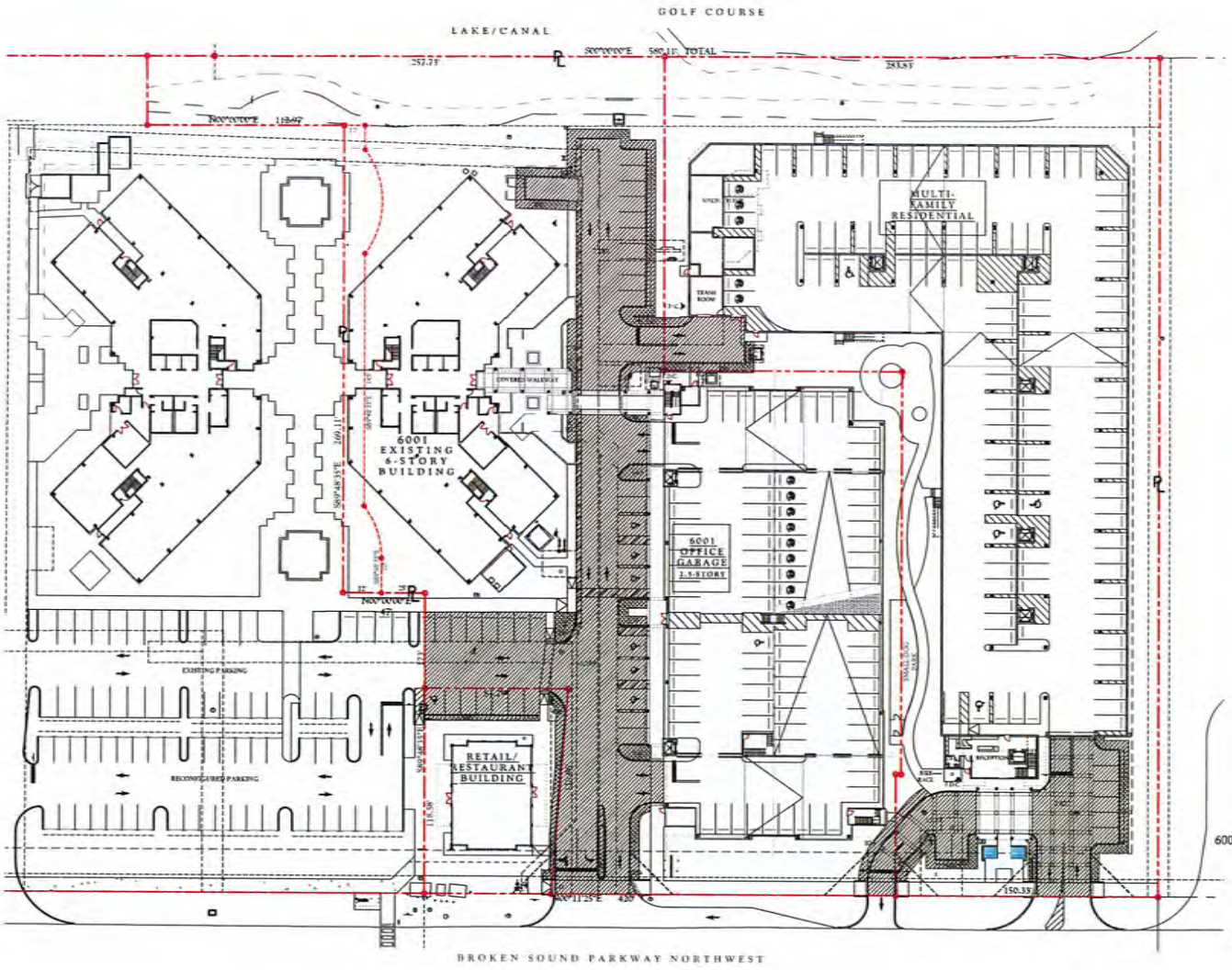
PROJECT
6001 BROKEN SOUND PARKWAY
BOCA RATON, FL

TITLE
LANDSCAPE PLAN
6901 STREET TREES

PROJ. NO.
FILE NAME
BB DRAWN
08-20-25 DATE
09-23-25 REV.

SHEET
LP-1A
3 OF

\\Waterwaytech\Jobs\Drawings\Work Projects\Trees\6001 Broken Sound\Arch\LP-1.dwg Saved: 9/23/2025 10:52 AM



LANDSCAPE AREA WITHIN THE GROSS VEHICULAR USE AREA

- LANDSCAPE WITHIN VEHICULAR USE AREA = 6,577 SF
- VEHICULAR USE AREA = 28,916 SF
- GROSS VEHICULAR USE AREA (GVUA) = 34,493 SF

LANDSCAPE AREA REQUIRED = GVUA X 15% = 5,174 SF
LANDSCAPE AREA PROVIDED = 19.2% = 6,577 SF

AGTLAND
LANDSCAPE ARCHITECTURE

Carol B Perez
Digitally signed by Carol B Perez
Date: 2026.08.19 16:41:04 -04'00'

SCALE: 1"=30'-0"

PROJECT
6001 BROKEN SOUND PARKWAY
BOCA RATON, FL

TITLE
VEHICULAR USE AREA PLAN

PROJ. NO.	
FILE NAME	
BB	DRAWN
03-25-26	DATE
06-04-26	REV.
08-20-26	

SHEET
LP-2
3

I. GENERAL CONDITIONS

A. SCOPE

1. Contractor shall furnish labor, equipment, and materials required to perform all work necessary for the construction of the project as indicated in the drawings. Such work includes but is not limited to the following:

   a. Finish grading of planting areas.
   b. Planting.
   c. Sodding (if required).

2. Contractor shall have a competent representative at the site who shall be capable of reading and understanding plans, specifications, and other contract documents. The representative shall be knowledgeable in all areas of landscape construction in Florida.

3. Contractor shall be responsible for knowledge of the contents of these specifications and the requirements of any accompanying drawings.

B. DRAWINGS

The drawings and plant lists together with these written specifications shall be considered as one contract document and shall be accordingly read together. The drawings and specifications remain the property of the Landscape Architect and, if required, shall be returned to him upon completion of the work. The contractor shall keep one copy of the drawings and the specifications at the construction site for the use of the Landscape Architect, Owner, and their representatives.

C. REQUIREMENTS OF REGULATORY AGENCIES

1. Perform work in accordance with all applicable codes, laws, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State, and local authorities in furnishing, transporting and installing materials.

2. Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificates with Landscape Architect or Owner after acceptance of material. Inspection by Federal or State Governments at place of growth does not preclude rejection of plants at project site.

D. PROTECTION OF WORK AND PROPERTY

1. Contractor is responsible for maintaining adequate protection of his work from injury and loss resulting from the execution of this contract. He must make good all repairs and replacements to the satisfaction of the Landscape Architect or the Owner except where caused by the Owner or his agents. He must provide all safety or protective measures required by public authorities or local conditions.

2. Existing plant material to remain must be protected by barriers or fences at the drip line surrounding the material. No burning, storage, or parking shall be permitted within these protected areas. Contractor shall notify the Landscape Architect or Owner of any situation he feels may damage the existing plants to remain in the normal execution of this contract. Do not proceed with such work until directed by the Landscape Architect or Owner. Contractor damaged plants shall be replaced with plants of the same species, size, and quality as those damaged at no cost to the Owner. The Landscape Architect shall determine the extent and value of the damaged plants.

E. CHANGES IN THE WORK

1. The Owner reserves the right to make changes in the work and thereby changes in the cost of the work within the conditions of the original contract. All changes shall be in written form and once accepted, shall become a part of the contract documents.

2. The Contractor shall not begin any work on extras or changes from the contract document before written approval has been given by the Owner or Owner's representative. Any work done prior to such written approval may or may not be paid for, at the discretion of the Owner.

F. OWNER'S RIGHT TO DO WORK

The Owner reserves the right, upon two (2) days written notice to the Contractor to remedy any neglected provisions of the contract and to deduct the cost of the work or deficiencies from the contract payments.

G. SURFACE AND SUBSURFACE OBSTRUCTIONS

It is the Contractor's responsibility to acquaint himself with the existence and location of all surface and subsurface structures and installations, existing or proposed, before commencing work. Any damage by the Contractor during the execution of this contract shall be made good at the Contractor's own time and expense. If subsurface construction or obstructions are encountered during planting, alternate locations may be selected by the Landscape Architect or Owner.

H. OWNER'S RIGHT TO TERMINATE

Should the Contractor at any time fail, refuse, or neglect to comply with the provisions of this contract, the Owner or his representative shall without prejudice to any other rights or remedy and after having given seven (7) days written notice to the Contractor, terminate the contract and take possession of the premises. The cost of completion will be deducted from the amount of the contract.

I. COORDINATION OF WORK

Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

J. INSPECTION OF SITE

1. Contractor shall visit the site and inspect site conditions as they exist prior to submitting bid.

2. No additional compensation nor relief from any obligation of the contract will be granted because of lack of knowledge of the site or of the conditions under which the work will be accomplished.

II. PLANTING SPECIFICATIONS

A. PLANT MATERIALS

1. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project, unless otherwise noted.

2. Quantities, sizes, and spacing will be determined by the drawings and specifications. Where discrepancies exist, the Landscape Architect or Owner is to be notified for clarification. Contractor shall be responsible for completing installation as called for in the plans, plant lists, and specifications.

B. ABBREVIATIONS ON PLANT LIST

B&B – Balled and burlapped. Plants shall be dug with a firm natural ball of earth of sufficient size to encompass the fibrous root system necessary for recovery of the plant. Broken or loose balls will not be accepted.

G. – One (1) gallon container.
R.C. – Rooted cutting. A cutting which has callousred and produced roots. Applies equally to cuttings rooted in a propagation bed or in individual containers.
D.B.H. – Diameter at breast height. Diameter of trunk measured four (4) feet above the ground.
C.T. – Clear trunk. Measurement from top of root ball to first branching.
G.B. – Gray wood area on palms between ground level and base of fronds.
OA. Ht. – Overall height from ground level to midpoint of current season's growth.
SPR. – Spread measured across the average diameter of plant.
O.C. – On center. Horizontal spacing of plants center to center.
P.P.P. – Plants per pot.

Container sizes are only a guide. Contractor is responsible for size and quantity of plant material as specified. No container material shall be rootbound. Where B&B material is specified, container material will not be accepted without written consent of Landscape Architect or Owner.

C. QUALITY AND SIZE

Plants shall have a habit of growth which is normal for the species and shall be free from physical damage, insects or pests, and adverse conditions that would prevent thriving growth. Measurements specified in the plant list are the minimum acceptable sizes. All plant materials used shall be true to name and size in conformance with the Grades and Standards for Nursery Plants, State Plant Board of Florida, American Standards for Nursery Stock, and shall be graded Florida No. 1 or greater, except where noted in the contract documents. Plants shall be graded before pruning. Any necessary pruning shall be done after planting, and with the consent of the Landscape Architect or Owner. Plants which do not meet the requirements will not be accepted.

D. SUBSTITUTIONS

No substitutions shall be accepted without the written consent of the Landscape Architect, Owner or their representatives. Proof must be submitted that the plant in question is not available in the type or size specified. The Landscape Architect or Owner shall determine the nearest equivalent replacement.

E. TRANSPORTATION AND STORAGE

All plant material shall be protected from possible injury or breakage of branches. All plants shall be delivered adequately covered to prevent windburn, drying, or damage. Plants which can not be planted immediately shall be adequately heeled in and protected from the drying of sun and wind. All plants shall be watered as necessary until planting. Storage period shall not exceed 72 hours. All palms shall have their buds tied with burlap stripe to remain in place until the tree is well established in its new location (this may be waived with the consent of the Landscape Architect or Owner). Trees moved by crane or winch shall be adequately protected from chain marks and girdling by approved methods.

F. INSPECTION

No plant material shall be planted until it is inspected and approved by the Landscape Architect, Owner, or their representatives. Contractor shall give the Landscape Architect or Owner two (2) days notice for inspection of plant material. Inspection may be waived at the discretion of the Landscape Architect or Owner, in which case, the Contractor will still be responsible for complying with all specifications. Contractor shall be responsible for all inspections of plant material that may be required by State or Federal authorities and inspection certificates shall be submitted to the Landscape Architect or Owner. Rejected material shall be replaced at no additional cost. Landscape Architect, at his discretion, may tag soil or plant material in the nursery.

G. PLANTING SOIL

Planting soil shall consist of fertile friable soil of a sandy loam nature and shall be derived from 50% minimum amount of decomposed organic matter (muck or peat) and 50% clean sand with no trace of salinity. There must be a slight acid reaction to the soil. Planting soil shall be free from stones, plants, roots, clods, sticks and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Planting soil shall be applied in accordance with the Methods of Installation and details.

H. MULCH

Mulch shall be approved (as per Municipality) non-cypress mulch, unless otherwise specified, and shall be free of weeds, seed seeds, sticks and other foreign materials. It shall be applied to a minimum three (3) inch depth, unless otherwise specified, and moistened at the time of application to prevent wind displacement.

I. COMMERCIAL FERTILIZER

Commercial fertilizer shall be an organic fertilizer containing equal percentages of nitrogen, phosphoric acid and potash as available plant food by weight. 50% of the nitrogen shall be derived from natural organic sources. The trace elements of iron and magnesium must also be present. The minimum analysis acceptable shall be 6%N–6%P–6%K. Fertilizer shall be dry, free flowing, and delivered to the site in unopened original containers, each bearing the manufacturers guaranteed analysis. If Milorganite with trace elements is to be used, application rates are as follows:

Trees : 12 lbs./2"–3" caliper tree
7gal + : 4 lbs./container
3gal : 1 lb./container
1 Gal. Can : 0.5 lbs/container
4" Pot : 0.25 lbs./container
Groundcover Beds : 10 lbs./100 sq. ft.

Fertilizer shall be spread before laying mulch and all the above recommended rates, unless otherwise specified. If plant tablets are called for, they shall be Agriform 20–10–5 formula, 21 gram tablets. Tablets shall be placed mid-way to the plant ball in the back fill material and at manufacturer's rates, unless otherwise specified.

J. WATER

Water is to be furnished by the Owner. The Contractor shall transport as required.

K. SOD (WHEN APPLICABLE)

Sod shall be one year old and of the variety indicated in the plant list. Sod shall be dense, vigorous, and green, with the grass having been mowed at least three times at ± 2"–2 1/2" height before lifting from the field. Sod shall have a good root development and compact growth and contain no weeds, vermin, fungus, or other diseases. No sod shall be used which is not certified as being free of the imported fire ant. All sticks, stones, and other foreign material over one inch in diameter shall be removed from the top 2" of soil. Grade areas to be sodded so that the top of sod will be the finished grade. Solid sod shall be laid with closely abutting joints with a tamped or rolled even surface. Avoid a continuous seam along the line of water flow in swales. Place sod at right angles to slope. All sod edges shall be neat and even and conform to the shape of the planting plans. Rolling may be required at the discretion of the Landscape Architect or Owner. If the Landscape Architect or Owner determines that top–dressing is required after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in. Rolling and top–dressing shall be done at no extra cost to the Owner.

L. SEED (WHERE APPLICABLE)

Grass seed shall be of the mixture called for in the plant list. It shall be a standard grade seed of the current or last year's crop. Seed which has become wet, moldy, or otherwise damaged will not be accepted. Seed must come in unopened packages with the procurer's guaranteed analysis attached. Weed seed content shall not exceed 0.25%. Before any planting, the ground shall be plowed or scarified to a depth of at least 4" and shall be raked and smoothed evenly to establish a final grade. All sticks, and other foreign material over one inch in diameter shall be removed. Contractor shall use the Hydromulch seeding method and supply all material and equipment necessary to perform the specified work. Seed shall be applied at a rate of 2–3 pounds per 1000 sq. ft. (90–100 lbs./acre). Mulch shall be "Silva Fiber" processed wood fiber or approved equal and applied at the rate of 50 lbs./acre. All materials shall be uniformly blended in an agitating system using clean water and applied uniformly at the rates specified. Contractor shall be responsible for proper watering of the seeded areas in order to avoid runoff, and for keeping the ground moist until the grass is reestablished, and watering for proper growth until the work is accepted. Contractor shall repair erosion caused by excessive rainfall or watering at no extra cost to the Owner. Any areas which are damaged or do not germinate within the first thirty (30) days shall be re–seeded and maintained until grass is established. Grass shall be vigorous and healthy and coverage shall be at least 95% prior to final acceptance.

III. METHODS OF INSTALLATION

A. LAYOUT

Location of plants and layout of all beds are indicated on the plans. Plant locations are to be staked in the field by the Contractor. Landscape Architect or Owner will check staking of plants in the field and shall adjust to his satisfaction before planting begins. Where surface or subsurface obstructions are encountered or where changes have been made in construction, necessary adjustments will be approved by the Landscape Architect or Owner.

B. EXCAVATION FOR PLANTING

Shrub beds are to be excavated a minimum of 2.5 – 3 times the size of the rootball with planting soil as defined in Section II, G and as shown on details.

Tree and palm planting holes shall be excavated to a minimum 2.5 – 3 times deeper than the depth of the root ball except for trees over 10 feet in height (see section III, C).

Holes shall be a minimum of 2.5 – 3 times greater in diameter than the root ball for shrubs and 2.5 – 3 times greater in diameter for trees. A solid soil pedestal shall be provided before all plant material to avoid settling. All existing vegetation, including sod, shall be completely removed from all planting beds before planting. Four (4) inches of planting soil shall be incorporated into all planting beds for rooted cuttings. Where applicable, planting holes for all trees, shrubs, and groundcovers shall be excavated through any compacted building subgrade or road rock to undisturbed subsoil or clean sand fill. All excess excavation material shall be removed from the site by the Contractor. Holes shall be back–filled with planting soil as defined in Section II, G and as shown in details. The following is a guide for planting soil quantities:

Trees – 10" or greater 18 cu. ft.
Trees – 6" ht. 12 cu. ft.

Quantities of planting soil needed may be greater if excavation of building subgrade or roadrock is necessary.

C. SETTING TREES AND SHRUBS

All trees and shrubs are to be planted plumb on four (4) inches of planting soil and centered in the planting hole so as to give the best appearance in relation to adjacent plants and structures. Trees over ten (10) feet in height shall be planted directly on the undisturbed subgrade. The finished grade level of the plant after settlement shall be the same as that at which the plant was grown. Rootballs on container grown material shall be scarified to prevent a rootbound condition. When the plant holes have been backfilled approximately 2/3 full with planting soil, water thoroughly, saturating rootball, before installing remainder of planting soil to top of hole, eliminating all air pockets. After settlement, add planting soil to the level of the finished grade, allowing three (3) inches for mulch. Form a shallow saucer around each plant by forming a ridge of soil along the edge of the planting hole. All Sabal palmetto are to be planted in sand. Water all plants immediately after planting.

D. PRUNING

Remove dead and broken branches from all plant material. Prune with sharp instrument flush with trunk or branch so as to leave no stubs. Prune to retain typical growth habit of the particular species. Paint cuts over 1 1/2" in diameter with a waterproof antiseptic tree paint.

E. STAKING AND GUYING

Staking and guying of trees, where specified, is an option to be used by the Contractor, who will be responsible for material remaining plumb and straight for all given conditions through the guarantee period. The Landscape Architect, Owner or Owner's representative may require that a tree or trees be staked or guyed if the tree(s) are obviously unstable or pose a threat to person or property. If they should fail, Tree support, if required by Landscape Architect or Owner, shall be done according to staking details provided. Staking and guying shall be done at no extra cost to the Owner. No method of support shall be permitted which causes physical damage to the plant. Any method of staking or guying not shown must be approved by the Landscape Architect.

F. MULCHING

All tree and shrub beds shall be mulched immediately after planting to a three (3) inch depth and thoroughly wetted down. Unless otherwise specified, the following configurations will apply:

Trees and Palms: 3' diameter ring
Hedges: 3' wide beds
Shrub masses: continuous bed extending 3' outside of plants, in configurations shown on plans
Groundcover beds: entire surface (mulching of certain groundcover plants may be waived by Landscape Architect)

G. FINISH GRADES

1. Finish grades for all sod areas after settlement shall be 1/2" below top of adjacent curbs, walks, walls, and abutments.

2. Finish grade of all ground cover beds after mulching and settling shall be 1/2" below finish grade of sod, adjacent curbs, walks and walls.

3. Finish grading shall include the removal of all surface rock and other debris that prevents a smooth level surface.

H. CLEANUP

All areas shall be kept clean and orderly as the work progresses. Upon completion of planting, all excess deleterious materials and debris shall be removed from the site or disposed of as directed by the Landscape Architect or Owner. All tags and ribbons shall be removed from trees and shrubs.

I. MAINTENANCE

A maintenance period shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance of new planting shall consist of watering, cultivating, weeding, mulching, restaking, repairing and tightening guys, resetting plants to proper grades and positions, removal of dead materials, restoration of planting saucers, maintaining any barriers or fences, and any other necessary operations. Any damage created by the planting operation shall be repaired promptly. All trees and other B&B material shall be deep watered for a period of least twenty one (21) days after installation and at least once every other day during the (21) day period.

IV. FINAL INSPECTION AND ACCEPTANCE

A. Inspection of work to determine completion of contract, but exclusive of the replacement of plant materials under the Warranty Period, will be made by the Landscape Architect or Owner at the conclusion of all planting and at the written request of the Contractor.

B. The Contractor will be notified by the Landscape Architect or Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to Warranty.

V. WARRANTY PERIOD AND REPLACEMENT

A. The Contractor, as part of this contract, shall guarantee all materials, workmanship, and plant materials for a period of twelve (12) months from the time of final acceptance. Exception: sod shall be guaranteed for thirty (30) days. Guarantee shall apply to the position, health, shape, condition, and specified size and quality of all plant material.

B. The guarantee shall be null and void for plant material that is damaged or dies as a result of freeze, hail or hurricane force winds, provided the material was properly planted and in a healthy growing condition prior to such acts of Nature.

C. The Contractor shall not be held responsible for failures due to neglect by Owner or acts of vandalism during the Warranty Period.

D. During, or at the end of the Warranty Period, any plant that is dead or not in satisfactory condition, as determined by the Landscape Architect or Owner, shall be replaced by the Contractor at no cost to the Owner. Subsequent replacement costs shall be shared equally by the Owner and the Contractor, should the replacement not survive, unless the plant(s) have not been planted in accordance with previous specifications as determined by the Landscape Architect or Owner. All replacements shall be furnished and planted as specified herein.

E. The Warranty Period for replaced plant material shall commence on the date of acceptance of the replaced item(s) of plant material.

VI. ADDENDA

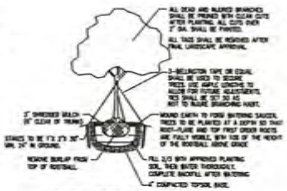
All addenda apply to section(s) specified in the contract documents and therefore are to be considered a part of the contract.

SITE RESTORATION

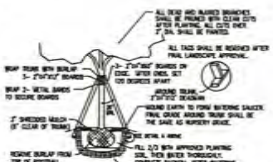
The contractor shall remove all excess material and shall clean up and restore the site to its original condition or better. All damage, as a result of work under this Contract, done to existing structure, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basins, flagstones, mulched, graveled or stabilized areas or driveways and including all obstructions not specifically named herein, shall be repaired and restored to a condition acceptable to the Landscape Architect or owner.

CONTRACTOR TO CHECK DRAWINGS AND DATA

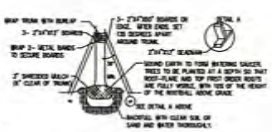
The Contractor shall verify all dimensions, quantities, locations, materials and details shown on the Drawings, supplementary drawings, schedules or other data received from the Landscape Architect, and shall notify him of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct errors, conflicts or discrepancies shall not relieve the Contractor of full responsibility for unsatisfactory work, faulty construction, or improper operation resulting therefrom nor from rectifying such condition at his own expense. He will not be allowed to take advantage of any error or omissions, as full instructions will be furnished by the Landscape Architect or Owner, should any error or omissions be discovered. All schedules are given for the convenience of the Client, Landscape Architect and Contractor and are not guaranteed to be complete.



PLANTING AND STAKING DETAIL – TO 6" CAL.



PLANTING AND STAKING DETAIL – 6" CAL. & UP



PLANTING AND STAKING DETAIL – PALMS

PLANTING DETAIL – GROUNDCOVERS

PLANTING DETAIL – CONTAINER SHRUBS

PLANTING DETAIL – UTILITY SCREENING

AGTLAND
LANDSCAPE ARCHITECTURE

1310 NORTHWINDSUN AVENUE
DELRAY BEACH, FL 33444
T (561) 274-9888
www.agtland.com

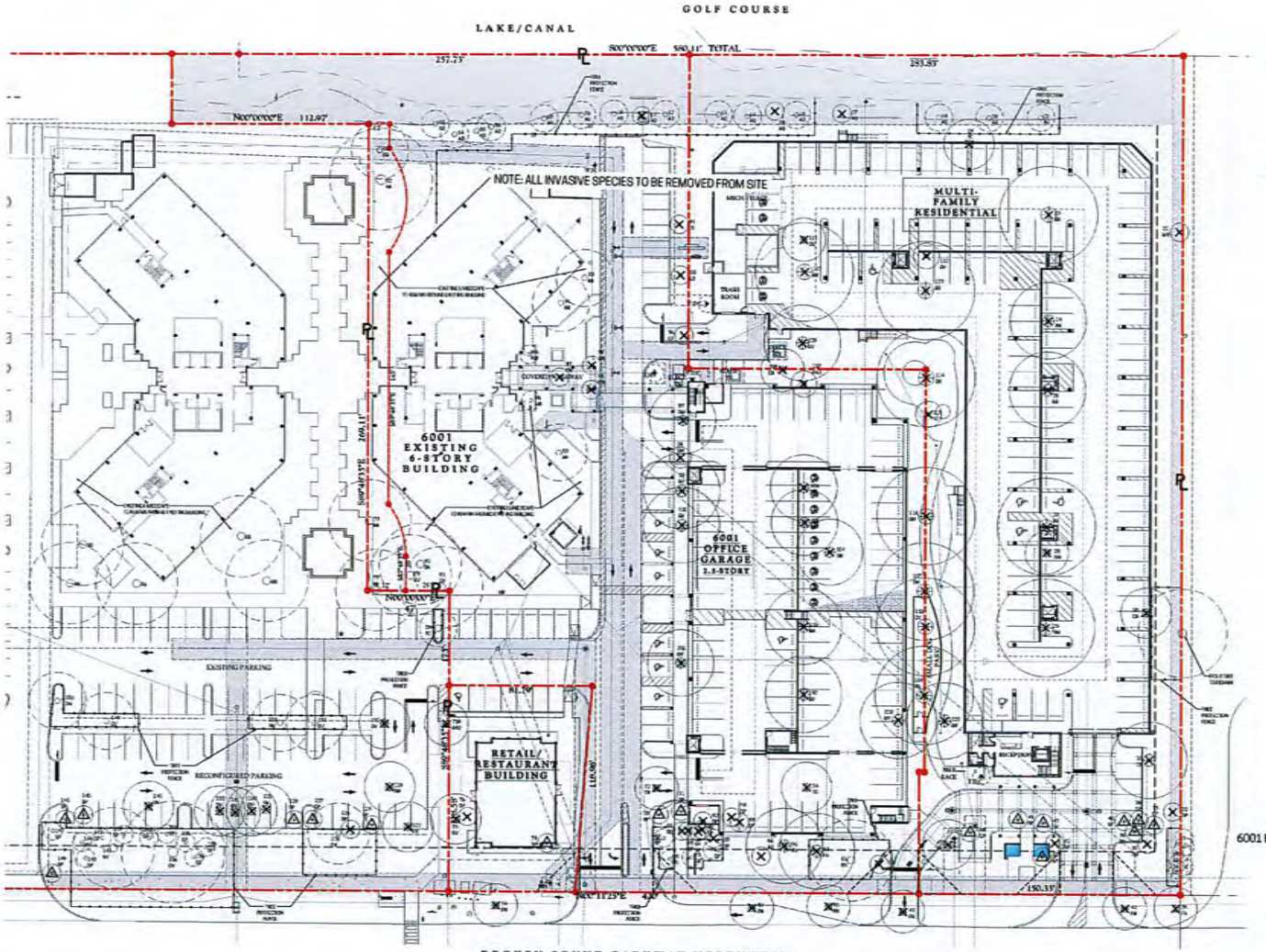
Carol B Perez
Digitally signed by Carol B Perez
Date: 2026.08.19 16:41:44 -04'00'

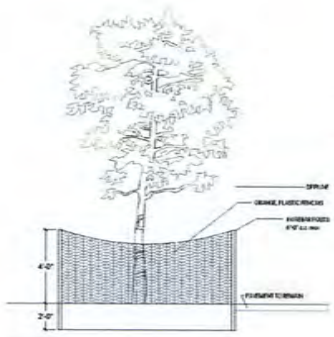
PROJECT
6001 BROKEN SOUND PARKWAY
BOCA RATON, FL

TITLE
DETAILS & SPECIFICATIONS

PROJECT NO.	
FILE NAME	
BB	DRAWN
03–25–26	DATE
06–04–26	REV.
08–20–26	

SHEET
LP-3
3





PLACE ORANGE PLASTIC FENCING (BY TYDEM OR OTHER APPROVED EQUAL) AROUND NEIGHBORING TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY LOCATION WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE TREE CANOPY OR CLOSER FROM THE TREE AS POSSIBLE WHERE THE CANOPY DOES NOT EXTEND THAT FAR. BARRIER SHALL BE MAINTAINED IN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION DETAIL

ALL EXISTING TREES AND SHRUBS TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE BY EACH HERB BY INSTALLING TEMPORARY TREE PROTECTION FENCE AND INSTALLED AS INDICATED ON PLAN. SUITABLE TREE PROTECTION METHODS SHALL BE APPROVED BY THE CITY.

MITIGATION NOTES

TOTAL DBH INCHES REMOVED: 886"
TOTAL DBH INCHES REPLACED: 410"
TOTAL TO BE PAID INTO TREE TRUST FUND: 501" DEFICIT
501" x $200 = $103,300

TOTAL PALMS REMOVED: 15 Palms
TOTAL PALMS REPLACED: 15 Palms
TOTAL PALMS RELOCATED: 17 Palms

REMOVAL SUMMARY

TOTAL TREES REMOVED: 66 Trees

TOTAL PALMS REMOVED: 15 Palms

TOTAL PALMS RELOCATED: 17 Palms

TREE RELOCATION AND PROTECTION NOTES

1. All trees to be relocated to be tagged in field with orange tree tape.
2. Tree relocation areas to be selectively cleared and set at final design grade prior to general site clearing and grubbing and according to city code requirements.
3. 8 trees and 32 Sabal Palms to be tagged and shall be relocated on site.
4. If possible all relocations to be done by 90° tree spade. If relocation by tree spade is not feasible, then hand digging will be required.
5. Tree relocation to be coordinated with general contractor on site to determine schedule.
6. Identify all underground utilities prior to tree relocation.
7. Temporary automatic watering system to be in place prior to commencement.
8. Relocated trees to be set at final design grade.
9. All relocated trees to be watered on a daily basis so as to maintain a permanently moist root ball until tree is established.
10. All existing trees and shrubs to remain in place shall be protected from damage by mandatory by installing temporary tree protection fence and installed as indicated on plan. Suitable tree protection methods shall be approved by the City.
11. Trees over four inches in caliper that are to be relocated will be root pruned at least eight weeks in advance of their moving date.

TREE LEGEND

- EXISTING TREE TO REMAIN IN PLACE
- EXISTING TREE TO BE REMOVED

TREE ABBREVIATION KEY

AG	POND APPLE
BB	BLACK OLIVE
CB	BRAZILIAN BEAUTY LEAF
FN	FICUS
HKO	HONG KONG ORCHID
LC	CHINESE FAN PALM
LS	QUEEN CRAPE MYRTLE
TC	YELLOW TABEBUIA
MG	MAGNOLIA
PM	DATE PALM
QV	LIVE OAK
SP	SABAL PALM
SM	MAHOGANY
TC	TABEBUIA
WB	FOXTAIL PALM

AGTLAND
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170 NORTHEASTERN AVENUE
DELRAY BEACH, FL 33444
T: (561) 274-0200
www.agtland.com

Carol B Perez
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Date: 2026.08.20 12:01:40 -04'00'

SCALE: 1"=30'-0"
0 15 30 60

PROJECT
6001 BROKEN SOUND PARKWAY
BOCA RATON, FL

TITLE
TREE DISPOSITION PLAN

PROJ NO.	
FILE NAME	
BB	DRAWN
03-25-26	DATE
06-04-26	REV
08-20-26	

SHEET
TR-1
2 OF

TREE DISPOSITION CHART

TREE NO.	ABBR.	SCIENTIFIC NAME	COMMON NAME	DBH	HT./SPR. FACTOR	SPREAD	CONDITION	DISPOSITION	MITIGATION
1	BB	*Bursera bursera*	Black Olive	11"	30'	7'x28	45%	REMAIN	
2	BB	*Bursera bursera*	Black Olive	24"	45'	26x60	65%	REMAIN	
3	AG	*Annona glabra*	Pond Apple	12"	17'	14x18	45%	REMAIN	
4	AG	*Annona glabra*	Pond Apple	20"	17'	28x34	45%	REMAIN	
5	AG	*Annona glabra*	Pond Apple	24"	17'	30x34	50%	REMAIN	
6	AG	*Annona glabra*	Pond Apple	8"	17'	2.5x10	25%	REMAIN	
7	AG	*Annona glabra*	Pond Apple	12"	17'	24x30	40%	REMAIN	
8	AG	*Annona glabra*	Pond Apple	10"	17'	26x34	45%	REMAIN	
9	AG	*Annona glabra*	Pond Apple	10"	17'	28x32	50%	REMAIN	
10	AG	*Annona glabra*	Pond Apple	10"	17'	28x32	30%	REMOVE	3"
11	AG	*Annona glabra*	Pond Apple	11"	17'	27x32	50%	REMAIN	
12	AG	*Annona glabra*	Pond Apple	12"	17'	28x26	45%	REMAIN	
13	AG	*Annona glabra*	Pond Apple	12"	17'	28x26	45%	REMAIN	
14	AG	*Annona glabra*	Pond Apple	8"	17'	2.5x30	50%	REMAIN	
15	AG	*Annona glabra*	Pond Apple	8"	17'	18x18	25%	REMOVE	2"
16	AG	*Annona glabra*	Pond Apple	10"	17'	28x34	45%	REMAIN	
17	AG	*Annona glabra*	Pond Apple	10"	17'	2.5x30	20%	REMOVE	2"
18	AG	*Annona glabra*	Pond Apple	11"	17'	28x32	40%	REMAIN	
19	TC	*Tabebuia chrysotricha*	Yellow Tabebuia	16"	25'	25x30	45%	REMOVE	3"
20	AG	*Annona glabra*	Pond Apple	11"	17'	34x32	50%	REMAIN	
21	AG	*Annona glabra*	Pond Apple	12"	17'	28x32	45%	REMAIN	
22	MQ	*Melaleuca quinquenervia*	Melaleuca	9"	35'	8x6	25%	REMOVE	2"
23	BB	*Bursera bursera*	Black Olive	21"	35'	30x30	40%	REMOVE	21"
24	BB	*Bursera bursera*	Black Olive	21"	30'	45x40	45%	REMOVE	21"
25	BB	*Bursera bursera*	Black Olive	24"	30'	52x32	45%	REMOVE	24"
27	BB	*Bursera bursera*	Black Olive	21"	30'	35x40	45%	REMOVE	21"
28	SM	*Swietenia mahagoni*	Mahogany	17"	30'	30x25	45%	REMOVE	17"
29	SM	*Swietenia mahagoni*	Mahogany	22"	30'	44x44	35%	REMOVE	22"
30	CB	*Calophyllum brasiliense*	Brazilian Beauty Leaf	21"	30'	32x21	35%	REMOVE	21"
31	CB	*Calophyllum brasiliense*	Brazilian Beauty Leaf	17"	30'	47x40	45%	REMOVE	17"
32	SP	Sabal Palmetto	Sabal Palm		19'	12x12	70%	REMOVE	1 PALM
33	CC	*Chrysalidocarpus cabadae*	Chinese Fan Palm		12'	12x12	70%	REMAIN	
34	CC	*Livistonia chinensis*	Chinese Fan Palm		8'	12x12	70%	REMAIN	
35	FB	*Ficus benjamina*	Weeping Fig	32"	35'	38x44	55%	REMOVE	2"
36	SP	Sabal Palmetto	Sabal Palm		20'	12x12	70%	RELOCATE	
37	SM	*Swietenia mahagoni*	Mahogany	8"	15'	2x2	70%	REMOVE	2"
38	SP	Sabal Palmetto	Sabal Palm		23'	12x12	70%	RELOCATE	
39	SP	Sabal Palmetto	Sabal Palm		22'	12x12	70%	RELOCATE	
40	SP	Sabal Palmetto	Sabal Palm		20'	12x12	70%	RELOCATE	
41	FB	*Ficus benjamina*	Weeping Fig	12"	35'	28x44	55%	REMOVE	2"
42	SP	Sabal Palmetto	Sabal Palm		28'	12x12	70%	REMOVE	1 PALM
43	SP	Sabal Palmetto	Sabal Palm		20'	12x12	70%	RELOCATE	
44	SP	Sabal Palmetto	Sabal Palm		20'	12x12	70%	RELOCATE	
45	SP	Sabal Palmetto	Sabal Palm		20'	12x12	70%	RELOCATE	
46	SP	Sabal Palmetto	Sabal Palm		21'	12x12	70%	RELOCATE	
47	CW	*Cuercus virginiana*	Live Oak	20"	35'	54x30	40%	REMOVE	20"
48	FB	*Ficus rubida*	Weeping Fig	20"	35'	52x46	55%	REMOVE	2"
50	CV	*Cuercus virginiana*	Live Oak	7"	25'	14x12	50%	REMOVE	2"
51	CV	*Cuercus virginiana*	Live Oak	25"	28'	60x45	50%	REMAIN	
52	FB	*Ficus rubida*	Weeping Fig	44"	35'	52x46	55%	REMOVE	2"
53	FA	*Ficus aurea*	Strangler Fig	30"	30'	57x40	55%	REMOVE	2"
54	TC	*Tabebuia chrysotricha*	Yellow Tabebuia	20"	25'	38x30	55%	REMOVE	19"
55	CV	*Cuercus virginiana*	Live Oak	25"	35'	55x50	55%	REMOVE	25"
56	AG	*Annona glabra*	Pond Apple	17"	20'	28x30	45%	REMOVE	13"
57	FB	*Ficus rubida*	Weeping Fig	42"	35'	52x46	55%	REMOVE	2"
58	SP	Sabal Palmetto	Sabal Palm		25'	12x12	70%	REMOVE	1 PALM
59	SP	Sabal Palmetto	Sabal Palm		22'	12x12	70%	REMOVE	1 PALM
60	SP	Sabal Palmetto	Sabal Palm		22'	12x12	70%	REMOVE	1 PALM
61	SP	Sabal Palmetto	Sabal Palm		17'	12x12	70%	REMAIN	
62	SP	Sabal Palmetto	Sabal Palm		22'	12x12	70%	REMOVE	1 PALM
63	SP	Sabal Palmetto	Sabal Palm		22'	12x12	70%	REMOVE	1 PALM
64	SP	Sabal Palmetto	Sabal Palm		20'	12x12	70%	REMOVE	1 PALM
65	SP	Sabal Palmetto	Sabal Palm		21'	12x12	70%	REMOVE	1 PALM
66	SP	Sabal Palmetto	Sabal Palm		20'	12x12	70%	REMOVE	1 PALM
67	SP	Sabal Palmetto	Sabal Palm		20'	12x12	70%	REMAIN	
68	SP	Sabal Palmetto	Sabal Palm		18'	12x12	70%	REMAIN	
69	SP	Sabal Palmetto	Sabal Palm		22'	12x12	70%	REMAIN	
70	SP	Sabal Palmetto	Sabal Palm		23'	12x12	70%	RELOCATE	
71	SP	Sabal Palmetto	Sabal Palm		22'	12x12	70%	RELOCATE	
72	CB	*Calophyllum brasiliense*	Brazilian Beauty Leaf	36"	28'	28x26	40%	REMOVE	36"
73	SP	Sabal Palmetto	Sabal Palm		23'	12x12	70%	RELOCATE	
74	FB	*Ficus rubida*	Weeping Fig	42"	35'	60x60	50%	REMOVE	2"
75	SP	Sabal Palmetto	Sabal Palm		23'	12x12	70%	REMOVE	1 PALM
76	CV	*Cuercus virginiana*	Live Oak	21"	35'	55x30	45%	REMOVE	21"
76B	MQ	*Bruyhiia blakeana*	Hong Kong Orchid	21"	30'	38x28	40%	REMOVE	13"
77	BB	*Bursera bursera*	Black Olive	21"	35'	45x45	50%	REMAIN	
78	BB	*Bursera bursera*	Black Olive	21"	35'	44x32	50%	REMAIN	
79	CV	*Cuercus virginiana*	Live Oak	32"	35'	45x45	50%	REMAIN	
80	CV	*Cuercus virginiana*	Live Oak	21"	30'	32x40	45%	REMAIN	
81	CV	*Cuercus virginiana*	Live Oak	27"	30'	46x32	50%	REMAIN	
82	BB	*Bursera bursera*	Black Olive	23"	30'	32x40	40%	REMAIN	
83	WR	*Wodyetia bifurcata*	Foxtail Palm		15'	24x16	70%	REMOVE	1 PALM
84	WR	*Wodyetia bifurcata*	Foxtail Palm		15'	24x16	70%	REMOVE	1 PALM
85	PW	*Phoenix dactylifera*	Medjool Date Palm		25'	22x22	70%	REMOVE	1 PALM
86	WR	*Wodyetia bifurcata*	Foxtail Palm		25'	24x26	30%	REMAIN	
89	WR	*Wodyetia bifurcata*	Foxtail Palm		25'	24x26	50%	REMAIN	
90	BB	*Bursera bursera*	Black Olive	21"	35'	48x40	50%	REMAIN	
91	BB	*Bursera bursera*	Black Olive	36"	35'	52x42	50%	REMAIN	
92	QS	*Lagerstroemia speciosa*	Queen Crape Myrtle	9"	20'	14x14	45%	REMOVE	9"
93	QS	*Lagerstroemia speciosa*	Queen Crape Myrtle	9"	20'	12x10	70%	REMOVE	9"
94	QS	*Lagerstroemia speciosa*	Queen Crape Myrtle	4"	20'	20x10	60%	REMOVE	4"
97	SM	*Swietenia mahagoni*	Mahogany	21"	30'	51x40	45%	REMOVE	21"
98	SM	*Swietenia mahagoni*	Mahogany	8"	15'	18x14	35%	REMOVE	8"
99	CV	*Cuercus virginiana*	Live Oak	28"	30'	52x40	45%	REMOVE	28"
100	CV	*Cuercus virginiana*	Live Oak	12"	30'	52x48	40%	REMOVE	12"
101	CV	*Cuercus virginiana*	Live Oak	24"	25'	52x42	45%	REMOVE	24"
102	CV	*Cuercus virginiana*	Live Oak	18"	30'	52x52	50%	REMOVE	18"
103	BB	*Bursera bursera*	Black Olive	21"	35'	48x40	50%	REMOVE	21"
104	SM	*Swietenia mahagoni*	Mahogany	28"	35'	58x38	40%	REMOVE	28"
105	BB	*Bursera bursera*	Black Olive	17"	35'	52x40	35%	REMOVE	3"
106	SM	*Swietenia mahagoni*	Mahogany	26"	30'	40x38	40%	REMOVE	26"
107	MQ	*Bruyhiia blakeana*	Hong Kong Orchid	12"	20'	36x14	40%	REMOVE	12"
108	CB	*Calophyllum brasiliense*	Brazilian Beauty Leaf	24"	25'	48x28	40%	REMOVE	24"
109	CV	*Cuercus virginiana*	Live Oak	26"	30'	52x40	45%	REMOVE	26"
110	BB	*Bursera bursera*	Black Olive	28"	30'	60x50	55%	REMOVE	28"
111	CV	*Cuercus virginiana*	Live Oak	12"	30'	28x22	40%	REMOVE	12"
112	CV	*Cuercus virginiana*	Live Oak	7"	30'	28x26	50%	REMOVE	7"
113	BB	*Bursera bursera*	Black Olive	26"	30'	34x30	40%	REMOVE	26"
113	CV	*Cuercus virginiana*	Live Oak	24"	30'	50x40	45%	REMOVE	24"
115	TC	*Tabebuia chrysotricha*	Yellow Tabebuia	16"	25'	18x15	25%	REMOVE	3"
116	SM	*Swietenia mahagoni*	Mahogany	21"	30'	45x40	45%	REMOVE	24"
117	SM	*Swietenia mahagoni*	Mahogany	28"	30'	55x45	45%	REMOVE	28"
118	CV	*Cuercus virginiana*	Live Oak	6"	30'	18x20	20%	REMOVE	3"
119	CV	*Cuercus virginiana*	Live Oak	21"	30'	48x32	40%	REMOVE	21"
120	CV	*Cuercus virginiana*	Live Oak	28"	35'	52x48	45%	REMOVE	28"
121	CV	*Cuercus virginiana*	Live Oak	19"	30'	52x48	45%	REMOVE	19"
122	CV	*Cuercus virginiana*	Live Oak	25"	35'	55	45%	REMOVE	25"
123	SM	*Swietenia mahagoni*	Mahogany	28"		30'	40%	REMOVE	28"
124	SP	Sabal Palmetto	Sabal Palm		25'		70%	RELOCATE	
125	SP	Sabal Palmetto	Sabal Palm		25'		70%	REMOVE	1 PALM
126	CV	*Cuercus virginiana*	Live Oak	22"		30'	50%	REMAIN	
127	SP	Sabal Palmetto	Sabal Palm		27'		70%	RELOCATE	
128	SP	Sabal Palmetto	Sabal Palm		26'		70%	RELOCATE	
129	CW	*Cuercus virginiana*	Live Oak	22"		30'	40%	REMOVE	22"
130	CV	*Cuercus virginiana*	Live Oak	21"		27'	50%	REMOVE	21"
131	CV	*Cuercus virginiana*	Live Oak	21"		30'	50%	REMOVE	21"
132	CV	*Cuercus virginiana*	Live Oak	12"		25'	30%	REMOVE	12"
133	SP	Sabal Palmetto	Sabal Palm		23'		70%	REMAIN	
134	SP	Sabal Palmetto	Sabal Palm		20'		50%	REMAIN	
135	SP	Sabal Palmetto	Sabal Palm		17'		70%	REMAIN	
136	CV	*Cuercus virginiana*	Live Oak	30"		35'	50%	REMAIN	
137	SP	Sabal Palmetto	Sabal Palm		22'		50%	REMAIN	
138	SP	Sabal Palmetto	Sabal Palm		22'		70%	REMAIN	
139	SP	Sabal Palmetto	Sabal Palm		18'		70%	REMAIN	
140	CV	*Cuercus virginiana*	Live Oak	22"		30'	45%	REMAIN	22"
141	CV	*Cuercus virginiana*	Live Oak	20"		30'	45%	REMAIN	
142	SP	Sabal Palmetto	Sabal Palm		20'		70%	REMAIN	
143	SP	Sabal Palmetto	Sabal Palm		12'		70%	REMAIN	
144	SP	Sabal Palmetto	Sabal Palm		22'		70%	REMAIN	
145	SP	Sabal Palmetto	Sabal Palm		23'		70%	RELOCATE	
146	SP	Sabal Palmetto	Sabal Palm		21'		70%	RELOCATE	
147	SP	Sabal Palmetto	Sabal Palm		12'		70%	REMAIN	
148	SP	Sabal Palmetto	Sabal Palm		14'		70%	RELOCATE	
149	CV	*Cuercus virginiana*	Live Oak	28"		30'	45%	REMAIN	
150	SM	*Swietenia mahagoni*	Mahogany	25"		30'	40%	REMAIN	
151	CV	*Cuercus virginiana*	Live Oak	21"		25'	35%	REMOVE	21"
152	CV	*Cuercus virginiana*	Live Oak	16"		30'	45%	REMOVE	16"
153	SM	*Swietenia mahagoni*	Mahogany	17"		30'	45%	REMAIN	

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1524 NORTH BRIDGE AVENUE
DELRAY BEACH, FL 33444
(561) 272-1480
www.agtland.com

Carol B Perez

Digitally signed by Carol B Perez
Date: 2026.08.19 16:43:22 -04'00'

SCALE: 1"=30'-0"

0 15 30 60

PROJECT

6001 BROKEN SOUND PARKWAY
BOCA RATON, FL

TITLE

TREE DISPOSITION CHART

PROJ. NO.

FILE NAME

BB DRAWN

03-25-26 DATE

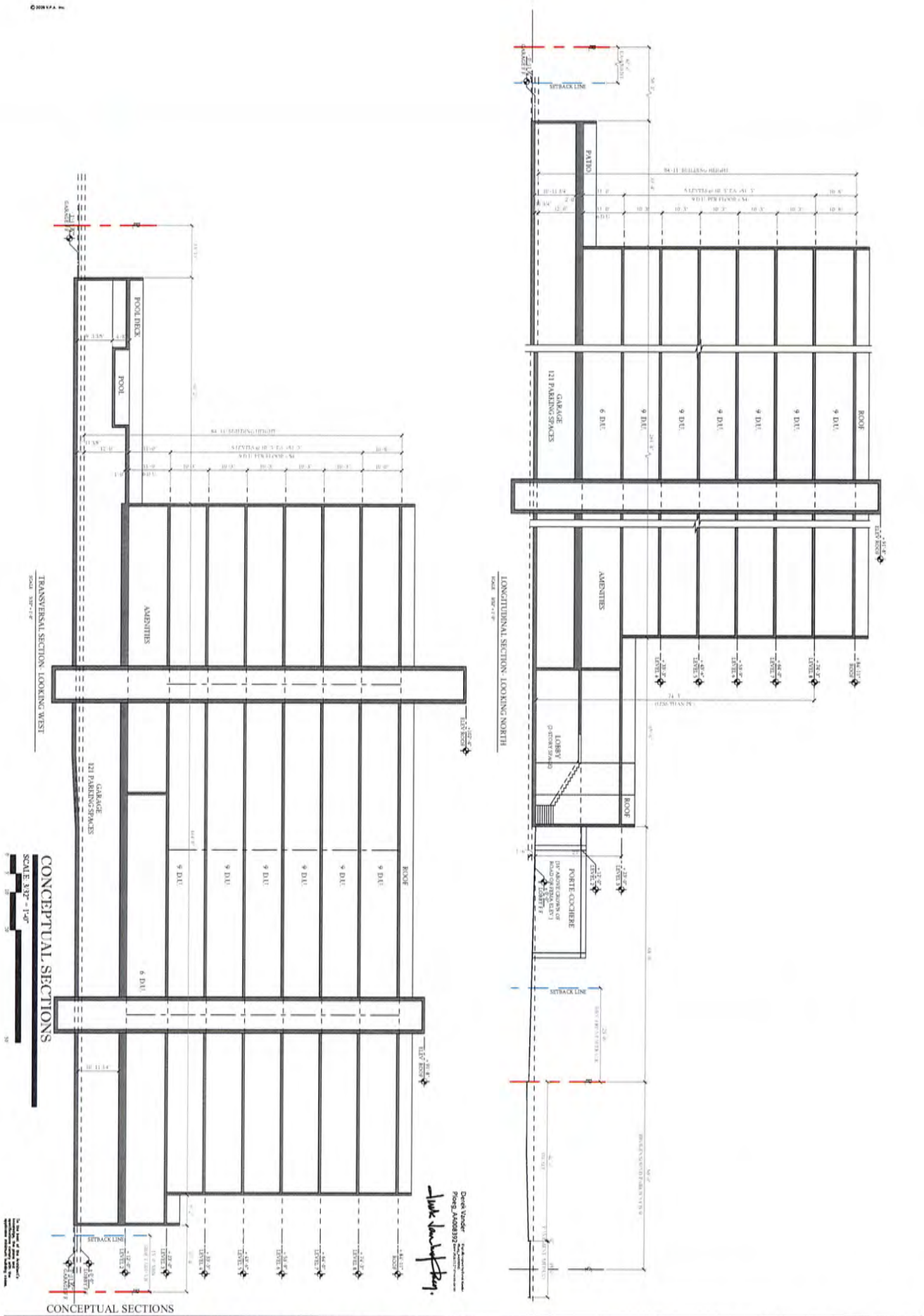
06-04-26 REV.

08-20-26

SHEET

TR-2

2 OF



CONCEPTUAL SECTIONS

SCALE 3/32" = 1'-0"

CONCEPTUAL SECTIONS

Derek Vander Ploeg, AA0008392

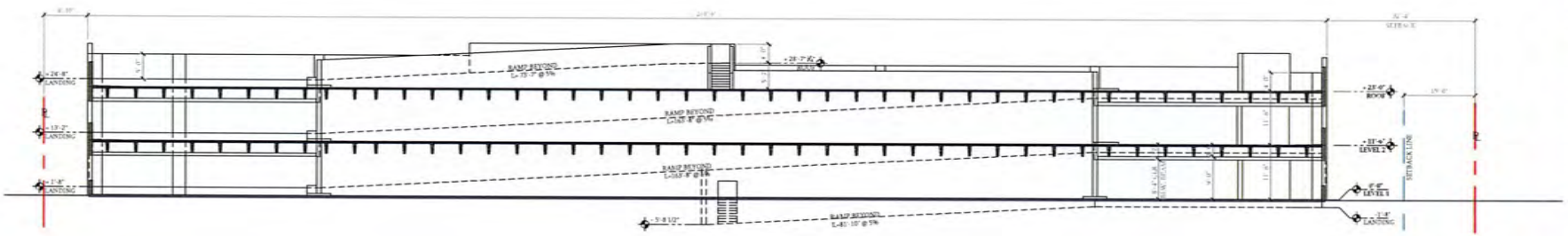
AS-1

project: the park AT BROKEN SOUND — THE BERTANI at BROKEN SOUND
6001 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

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

COMPSON ASSOCIATES, INC.

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



LONGITUDINAL SECTION- LOOKING NORTH

SCALE: 1/32" = 1'-0"

6001 PARKING STRUCTURE

SCALE: 3/32" = 1'-0"

Derek Vander Ploeg_AA0008392

6001 PARKING STRUCTURE CONCEPTUAL SECTION

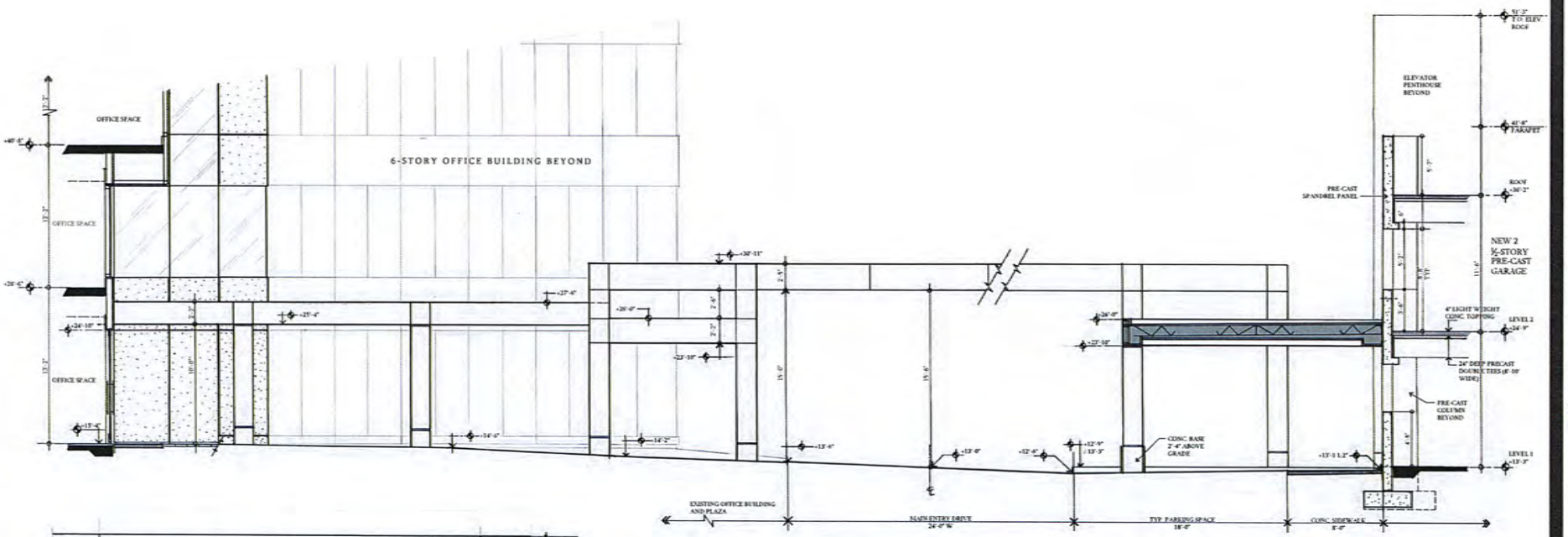
Vander Ploeg and Associates, Inc.
architects and planners
1615 South Federal Hwy, suite 200
boca raton, florida 33432
AR0008392
(561) 368-1403 PH

COMPSON ASSOCIATES, INC.

project: the park at BROKEN SOUND
THE BERTANI at BROKEN SOUND
6001 NW BROKEN SOUND PARKWAY.
BOCA RATON, FL 33487

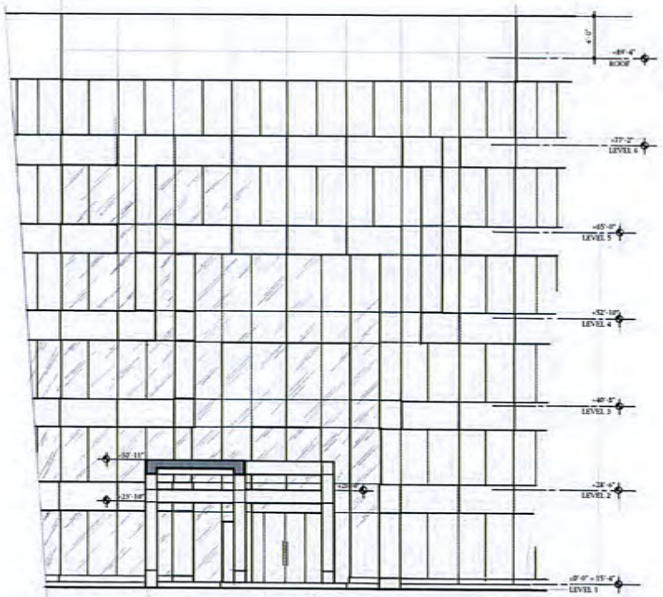
developed by: COMPSON ASSOCIATES, INC.
1075 BROKEN SOUND PARKWAY NW, BOCA RATON, FL 33487

comm. no. 24032
drawn DWP
date 27 MAR 2026
sheet no. AS-2
revision



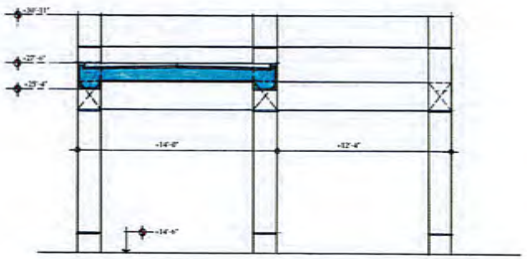
EAST ELEVATION / SECTION @ CONNECTING COVERED WALKWAY / PARKING CANOPY

SCALE: 1/4" = 1'-0"



NORTH ELEVATION / SECTION

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



SOUTH ELEVATION / SECTION

SCALE: 1/4" = 1'-0"

6001 BUILDING - CANOPY SECTIONS / ELEVATIONS

Derek Vander Ploeg_AA008392

Digitally signed by Derek Vander Ploeg_AA008392
Date: 2026.06.17 15:46:32 -04'00'

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

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

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project: the park at BROKEN SOUND — THE BERTANI at BROKEN SOUND
6001 NW BROKEN SOUND PARKWAY,
BOCA RATON, FL 33487

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