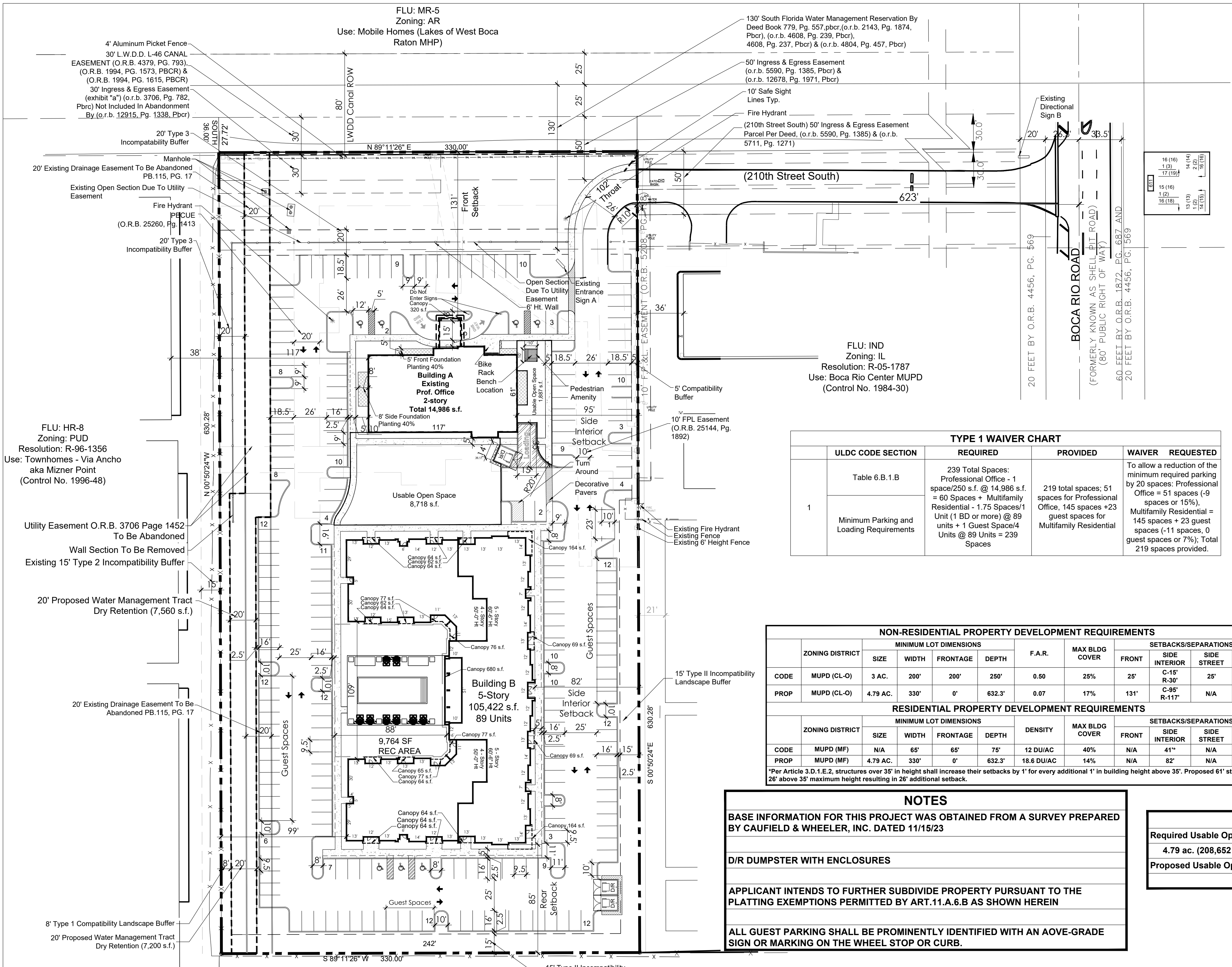




FLU: HR-8
Zoning: PUD
Resolution: R-96-1356
Use: Townhomes - Via Ancho
aka Mizner Point
(Control No. 1996-48)

Utility Easement O.R.B. 3706 Page 1452
To Be Abandoned
Wall Section To Be Removed
Existing 15' Type 2 Incompatibility Buffer

20' Proposed Water Management Tract
Dry Retention (7,560 s.f.)

20' Existing Drainage Easement To Be
Abandoned PB.115, PG. 17

8' Type 1 Compatibility Landscape Buffer
20' Proposed Water Management Tract
Dry Retention (7,200 s.f.)



FLU: MR-5
Zoning: AR
Use: Mobile Homes (Lakes of West Boca
Raton MHP)

130' South Florida Water Management Reservation By
Deed Book 779, Pg. 557, pbc, (o.r.b. 2143, Pg. 1874,
Pbc), (o.r.b. 4608, Pg. 239, Pbc),
4608, Pg. 237, Pbc) & (o.r.b. 4804, Pg. 457, Pbc)

50' Ingress & Egress Easement
(o.r.b. 5590, Pg. 1385, Pbc) &
(o.r.b. 12678, Pg. 1971, Pbc)
10' Safe Sight
Lines Typ.
Fire Hydrant
(210th Street South) 50' Ingress & Egress Easement
Parcel Per Deed, (o.r.b. 5590, Pg. 1385) & (o.r.b.
5711, Pg. 1271)

FLU: IND
Zoning: IL
Resolution: R-05-1787
Use: Boca Rio Center MUPD
(Control No. 1984-30)

TYPE 1 WAIVER CHART				
	ULDC CODE SECTION	REQUIRED	PROVIDED	WAIVER REQUESTED
1	Table 6.B.1.B	239 Total Spaces: Professional Office - 1 space/250 s.f. @ 14,986 s.f. = 60 Spaces + Multifamily Residential - 1.75 Spaces/1 Unit (1 BD or more) @ 89 units + 1 Guest Space/4 Units @ 89 Units = 239 Spaces	219 total spaces; 51 spaces for Professional Office, 145 spaces + 23 guest spaces for Multifamily Residential	To allow a reduction of the minimum required parking by 20 spaces: Professional Office = 51 spaces (-9 spaces or 15%), Multifamily Residential = 145 spaces + 23 guest spaces (-11 spaces, 0 guest spaces or 7%); Total 219 spaces provided.
	Minimum Parking and Loading Requirements			

NON-RESIDENTIAL PROPERTY DEVELOPMENT REQUIREMENTS											
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				F.A.R.	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	MUPD (CL-O)	3 AC.	200'	200'	250'	0.50	25%	25'	C-15' R-30'	25'	N/A
PROP	MUPD (CL-O)	4.79 AC.	330'	0'	632.3'	0.07	17%	131'	C-95' R-117'	N/A	82'
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	MUPD (MF)	N/A	65'	65'	75'	12 DU/AC	40%	N/A	41"	N/A	41"
PROP	MUPD (MF)	4.79 AC.	330'	0'	632.3'	18.6 DU/AC	14%	N/A	82'	N/A	85'
*Per Article 3.D.1.E.2, structures over 35' in height shall increase their setbacks by 1' for every additional 4' in building height above 35'. Proposed 61' structure is 26' above 35' maximum height resulting in 28' additional setback.											

NOTES

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAUFIELD & WHEELER, INC. DATED 11/15/23

D/R DUMPSTER WITH ENCLOSURES

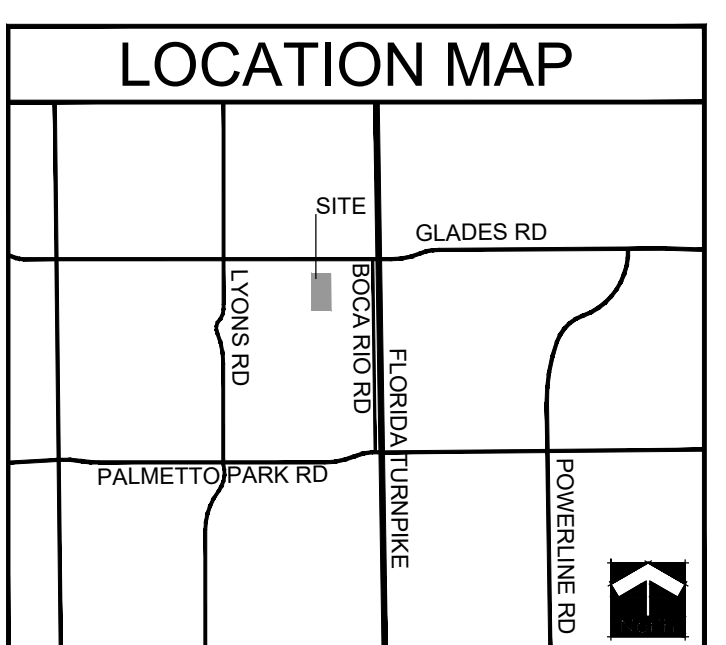
APPLICANT INTENDS TO FURTHER SUBDIVIDE PROPERTY PURSUANT TO THE PLATTING EXEMPTIONS PERMITTED BY ART.11.A.6.B AS SHOWN HEREIN

ALL GUEST PARKING SHALL BE PROMINENTLY IDENTIFIED WITH AN AOVE-GRADE SIGN OR MARKING ON THE WHEEL STOP OR CURB.

Type 2 Variance Chart				
ULDC Section	Required	Provided	Variance	Approval Date/Resolution No.
Existing Variances				
V1	3.E.1.C.2.a.1 PDD Performance Standards	200' Frontage along arterial or collector street	0' of frontage	August 5, 2010/ZR-2010-012
V2	3.E.1.C.2.a.2 PDD Performance Standards	Legal access on an arterial or collector street	Legal access to an arterial or collector street	August 5, 2010/ZR-2010-012
V3	3.E.3.D MUPD Property Development Regulations	CL-O FLU minimum frontage 200'	0' of frontage	August 5, 2010/ZR-2010-012

DEVELOPMENT TEAM	
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
CIVIL ENGINEER/SURVEYOR	CAUFIELD & WHEELER 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 (561) 392-1991
TRAFFIC ENGINEER	PINDER TROUTMAN CONSULTING 601 HERITAGE DRIVE, SUITE 403 JUPITER, FL 33458 (561) 296-9698

FLU: IND
Zoning: IG
Resolution: R-3-C-66
Use: Government Services (Post Office)



SITE TABULAR DATA	
Application Name	Boca Raton Commerce Center III
Control Number	1997-00032
Application Number	CA/DOA-2024-0499
Last ZC/BCC Approval Date	8/5/2010
Tier	UIS
Existing Future Land Use Designation	CL-O/IND
Proposed Future Land Use Designation	CL-O/12
Existing Zoning District	MUPD
Proposed Zoning District	MUPD
Overlay	None
Property Control Numbers	00-42-47-20-20-001-0000; 00-42-47-20-20-000-0012; 00-42-47-20-20-000-0011
Existing Use	Professional Office; Vacant
Proposed Use	Professional Office; Multifamily Residential
Total Site Area	4.79 AC. (208,652 s.f.)
Total Gross Floor Area	156,269 s.f.
Professional Office	14,986 s.f.
Multifamily Residential (89 units)	105,422 s.f.
Gross Density	18.6 DU/AC.
Total Floor Area Ratio	0.51
Total Units	89
Total WHP Density Bonus Units	22 (37%)
Total TDR Units	10
Required WHP Units (25%)*	22
Provided WHP Units (25%)*	22
Total Building Coverage (including canopy of 3,976 s.f.)	14% (28,176 s.f.)
Building Height	max. 61'
Number of Stories	5
Parking Required	239 Spaces
Professional Office - 1 space/250 s.f. @ 14,986 s.f. = 60 Spaces	60 Spaces
Multifamily Residential - 1.75 Spaces/1 Unit (1 BD or more) @ 89 units = 156 + 1 Guest Space/4 Units @ 89 Units = 23 Spaces	179 Spaces
Proposed Parking	219 SPACES
Handicap Spaces Required	7
Handicap Spaces Proposed	10
Loading Required (15' x 55' Min.)	1
Loading Provided	1
Required Recreation Area	0.54 ac. (23,261 s.f.)
Proposed Recreation Area	0.22 ac. (9,746 s.f.)**
Required Usable Open Space	10,432.6 s.f.
Proposed Usable Open Space	10,605 s.f.
Traffic Analysis Zone	1471
Concurrency Reservation	
Multifamily Residential	89 units
Professional Office	14,986 s.f.
Notes	
*Rental Units - 25% as required by SCA-2024-008, ORD 2025-TBD Condition TBD.	
**THE PETITIONER IS REQUIRED TO PROVIDE A CHECK IN THE AMOUNT OF \$96,497.10 PAYABLE TO THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF PLAT TO "CASH OUT" 0.31 ACRES (13,515 SF) OF REQUIRED ONSITE RECREATION. THE FUNDS COLLECTED SHALL BE HELD IN PARK AND RECREATION TRUST FUND FOR ACQUISITION AND IMPROVEMENT OF COMMUNITY OR NEIGHBORHOOD PARKS LOCATED WITHIN FIVE MILES OF THE PROJECT SITE.	

USABLE OPEN SPACE TABULAR DATA	
Required Usable Open Space (per Art.3.E.3.B.2.E.4)	10,432.6 s.f.
4.79 ac. (208,652 s.f.) x 5% = 10,432.6 s.f.	
Proposed Usable Open Space	10,605 s.f.



Boca Raton Commerce Center

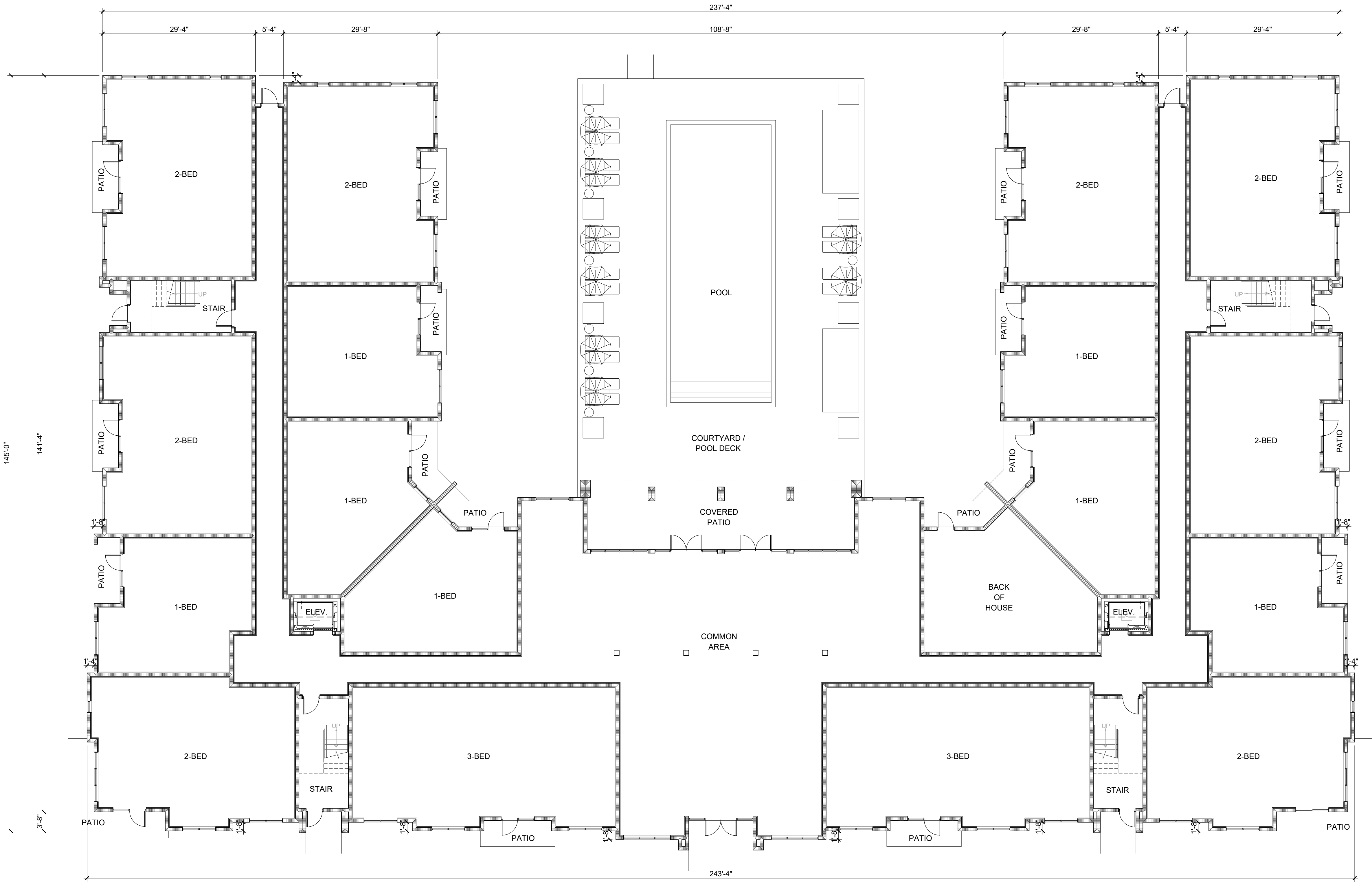
Palm Beach County, Florida

Date: 07/29/25
Scale: 1" = 30'
Design By: JS
Drawn By: DP
Checked By: CE
File No. 1167.01
Job No. 23-106

REVISIONS / SUBMISSIONS

PRELIMINARY
SITE
PLAN

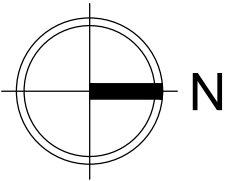
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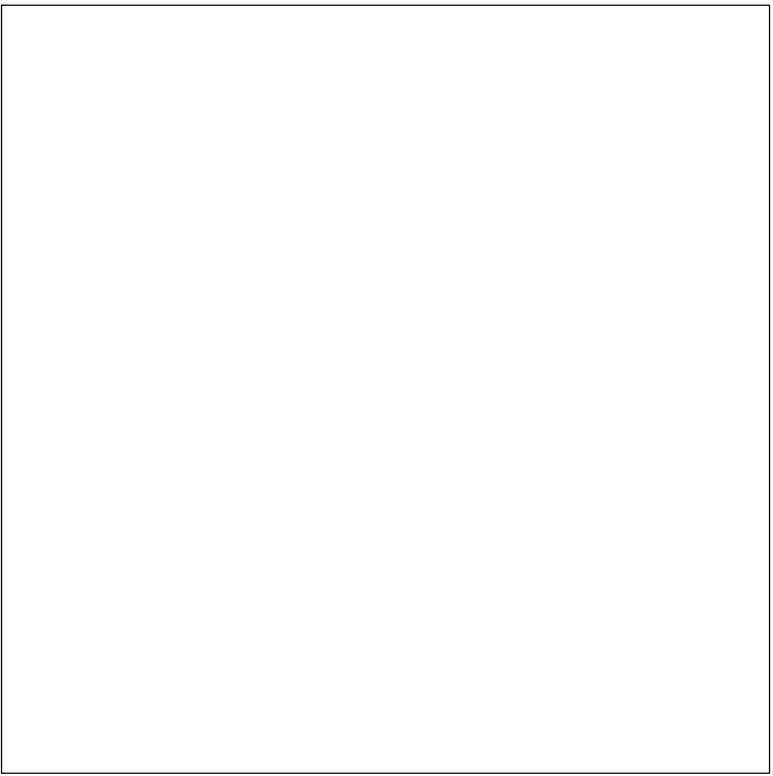
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FIRST FLOOR PLAN

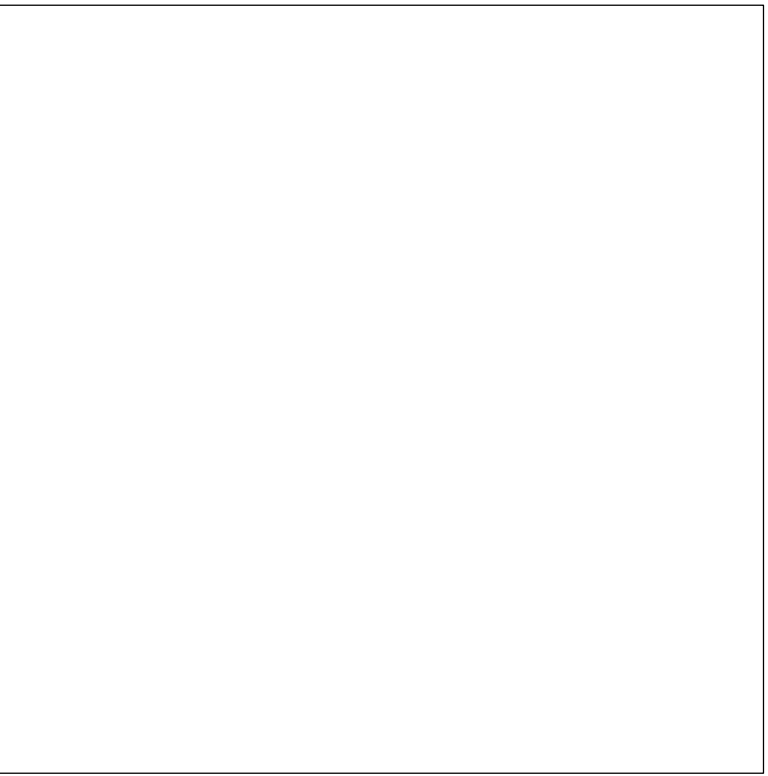
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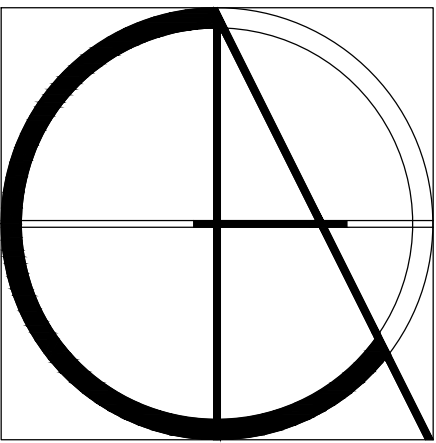
AREA TABULATION			UNIT TABULATION			
FLOOR	CONDITIONED	NON-CONDITIONED	FLOOR	1-BED	2-BED	3-BED
1ST	23,181 SF	3,106 SF	1ST	7	8	2
2ND	23,620 SF	1,768 SF	2ND	8	11	2
3RD	23,620 SF	1,768 SF	3RD	8	11	2
4TH	23,620 SF	1,768 SF	4TH	8	11	2
5TH	11,381 SF	786 SF	5TH	2	5	2
SUB-TOTAL	105,422 SF	9,196 SF	SUB-TOTAL	33	46	10
TOTAL	114,618 SF		TOTAL	89		



AMENDMENT STAMP



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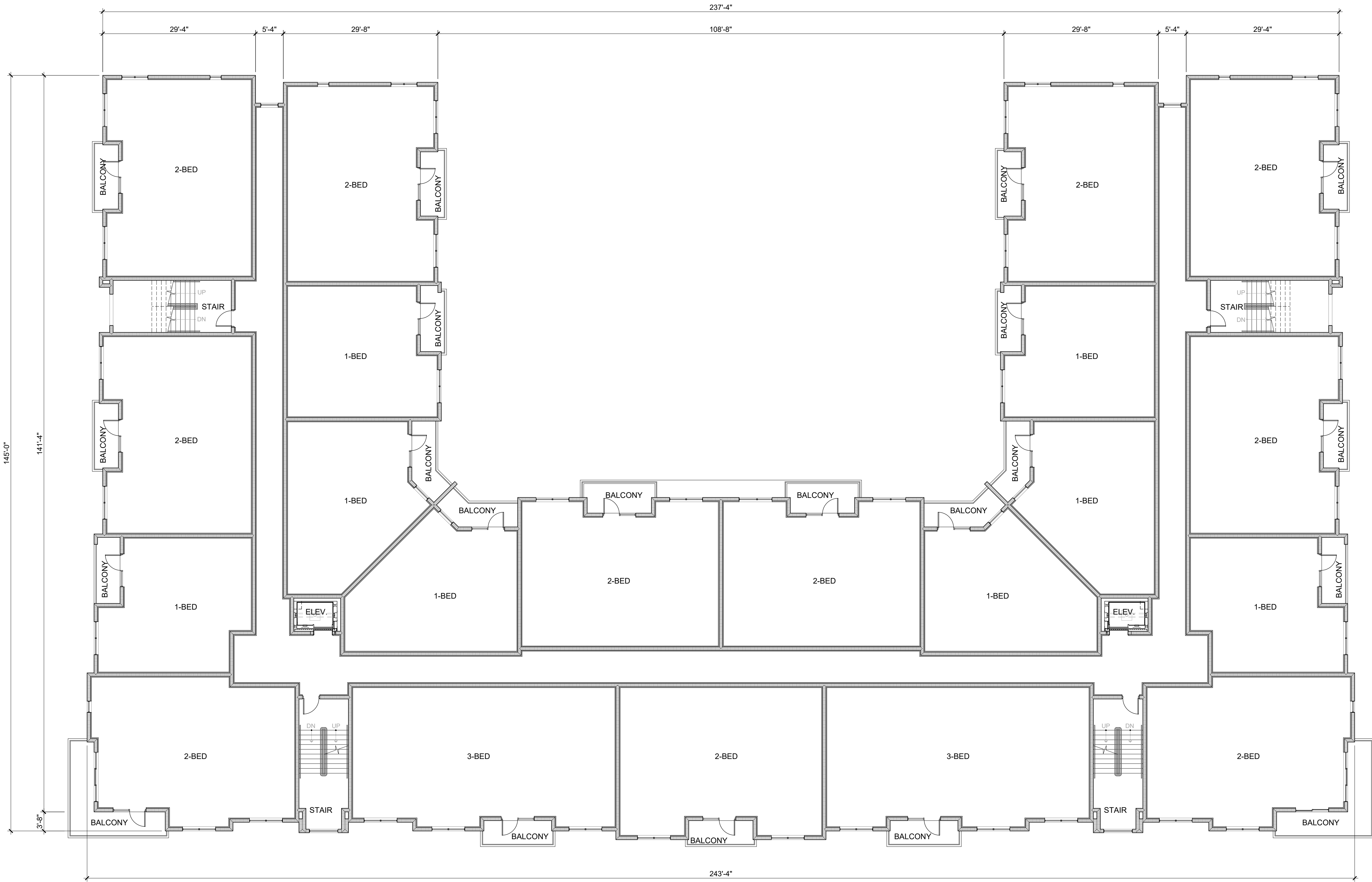
SEAL

PROJECT #		24-010
DATE		3-15-24
REV #	DATE	
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4	5-23-2025	

PFP-1

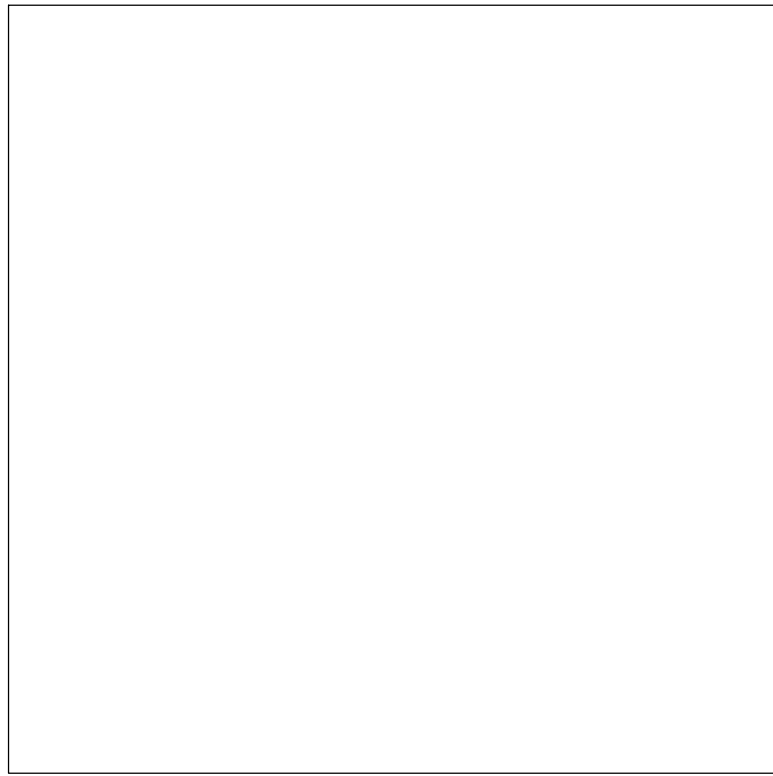
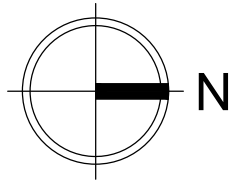
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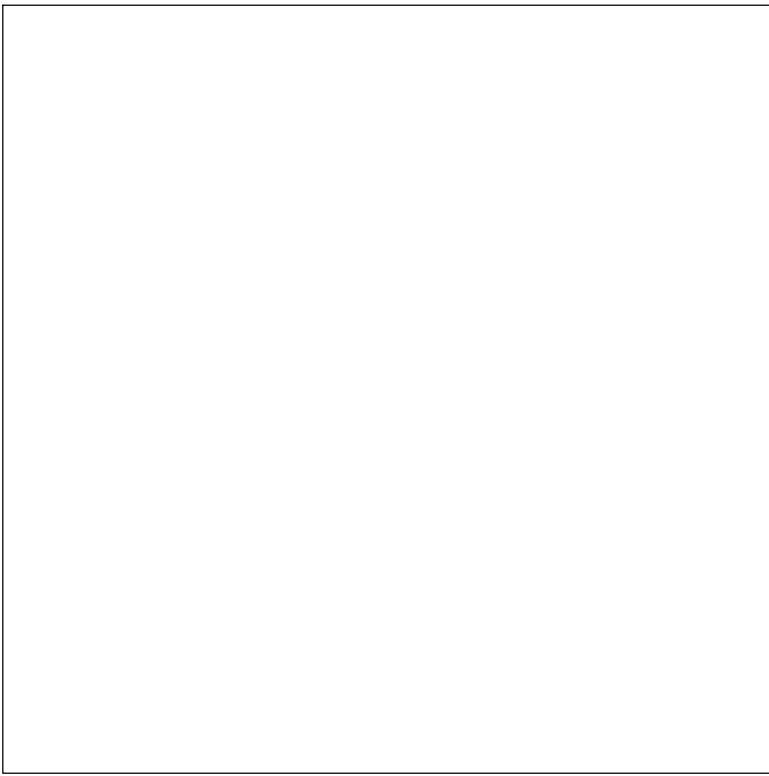


01 SECOND THROUGH FOURTH FLOOR PLAN

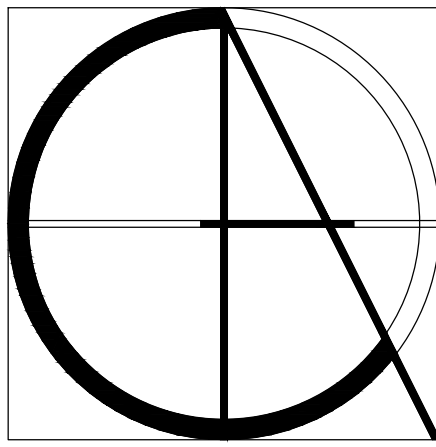
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AMENDMENT STAMP

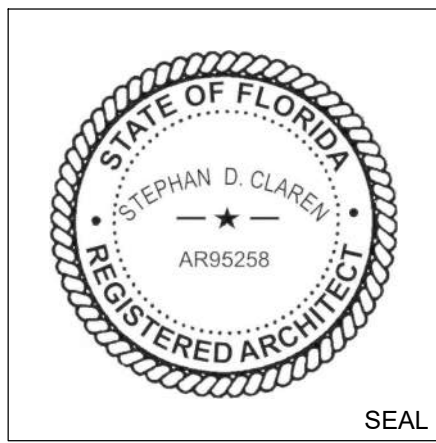


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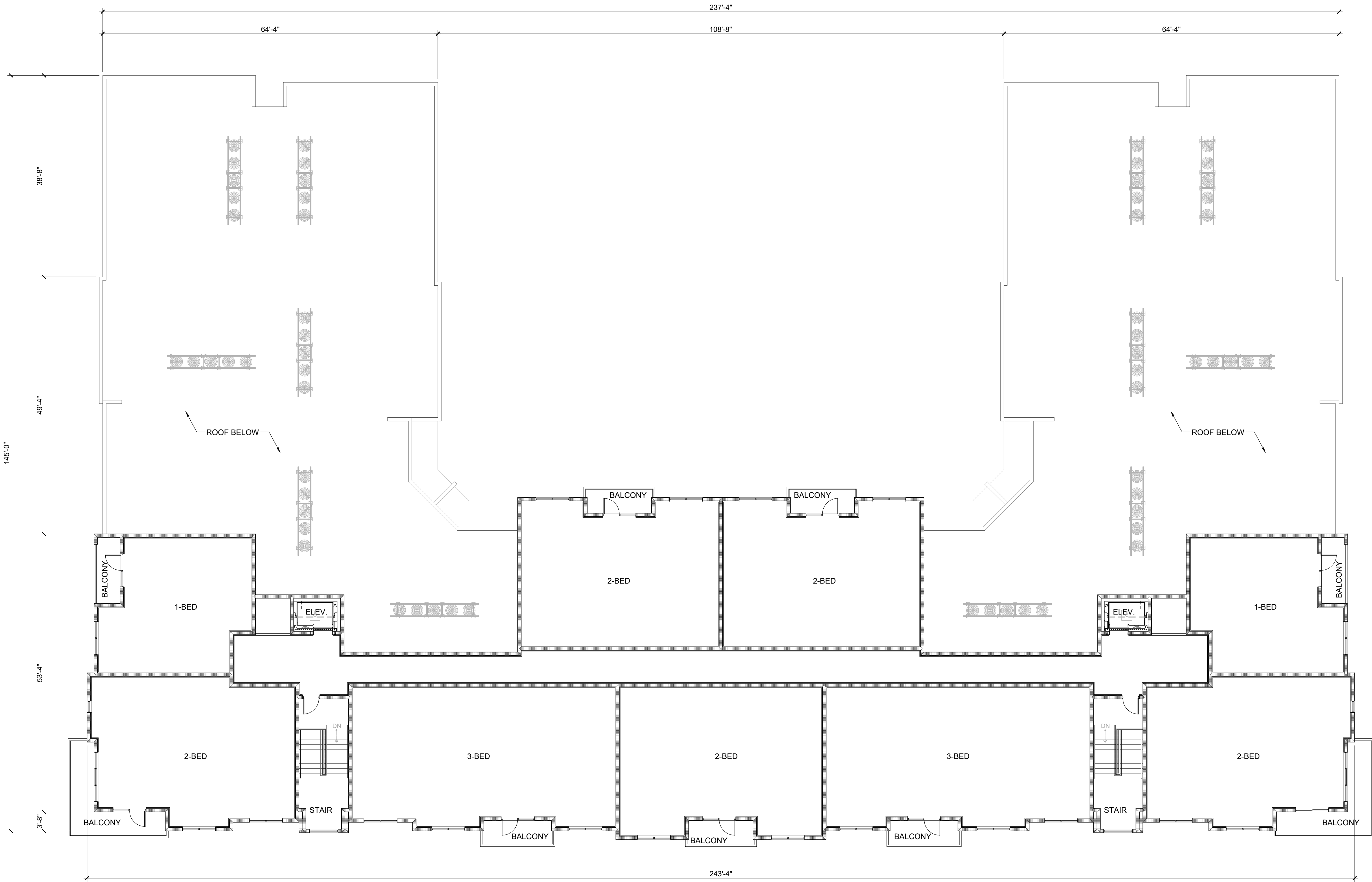
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Palm Beach County, Florida



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REV #	DATE	
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4	5-23-2025	

PFP-2
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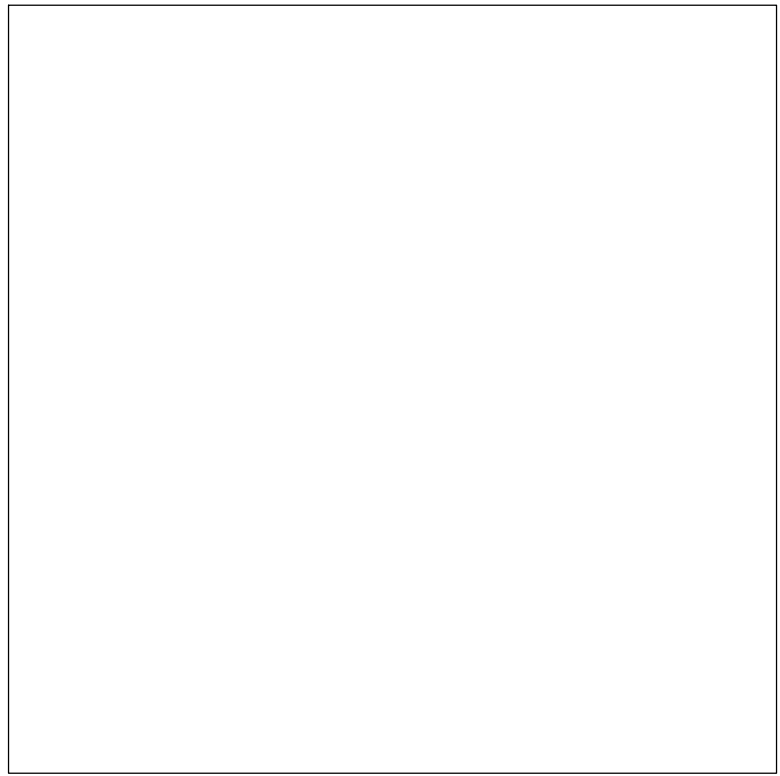
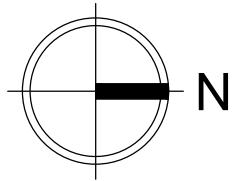
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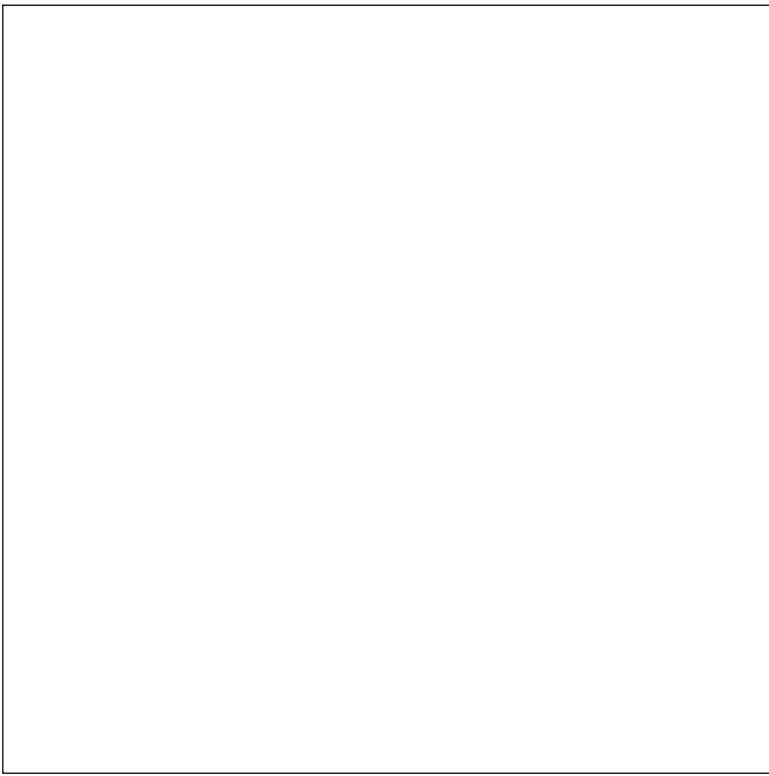
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FIFTH FLOOR PLAN

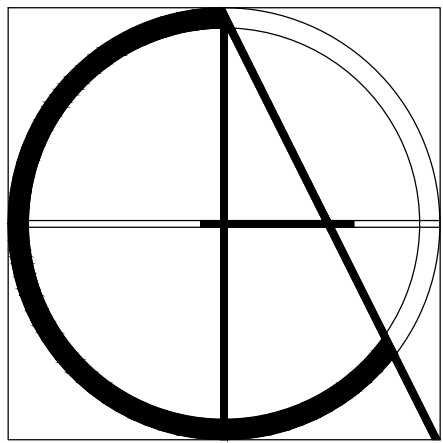
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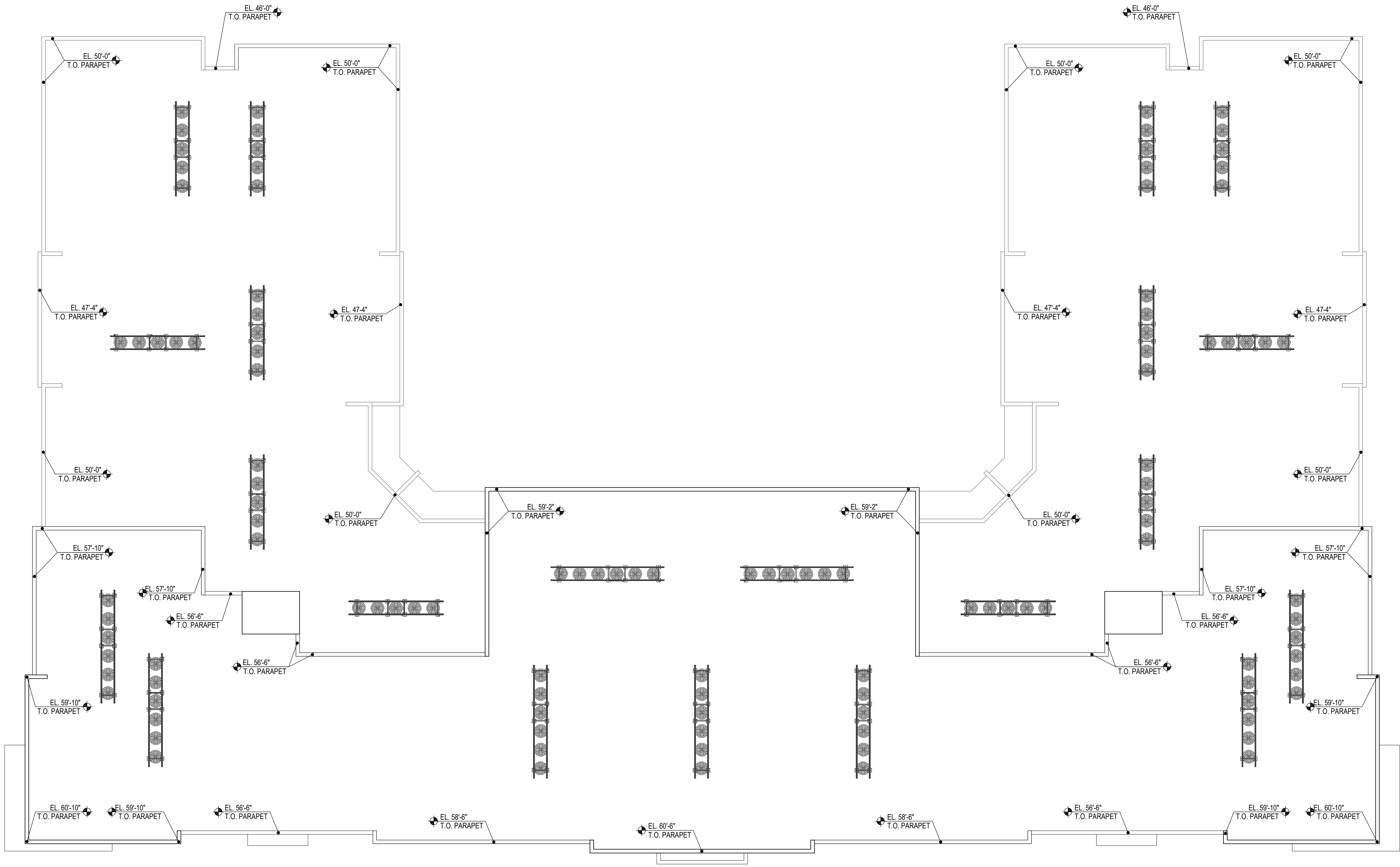
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REV #	DATE	
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4	5-23-2025	

PFP-3

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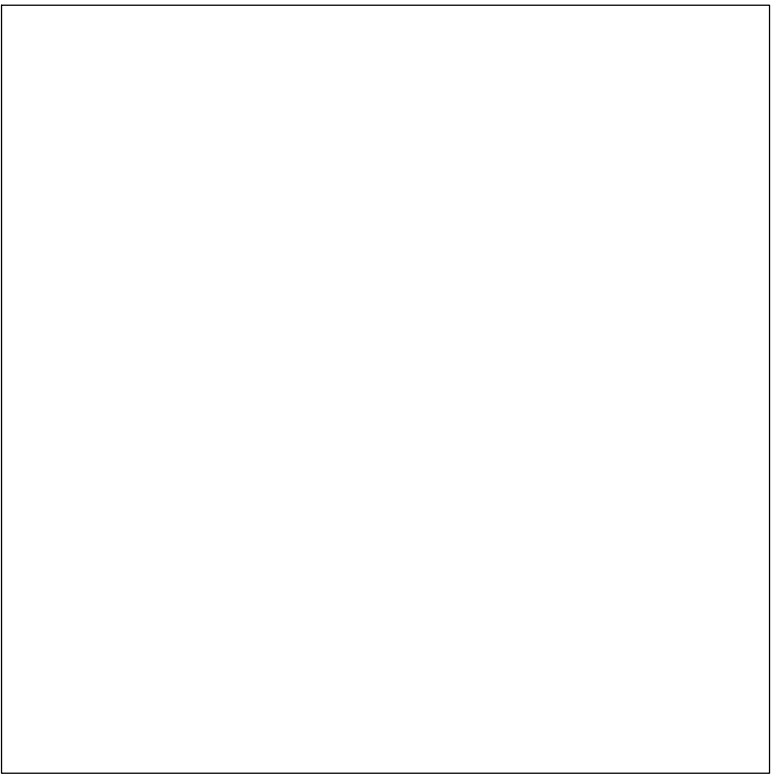
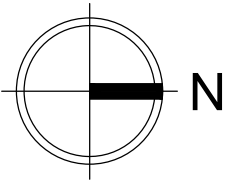
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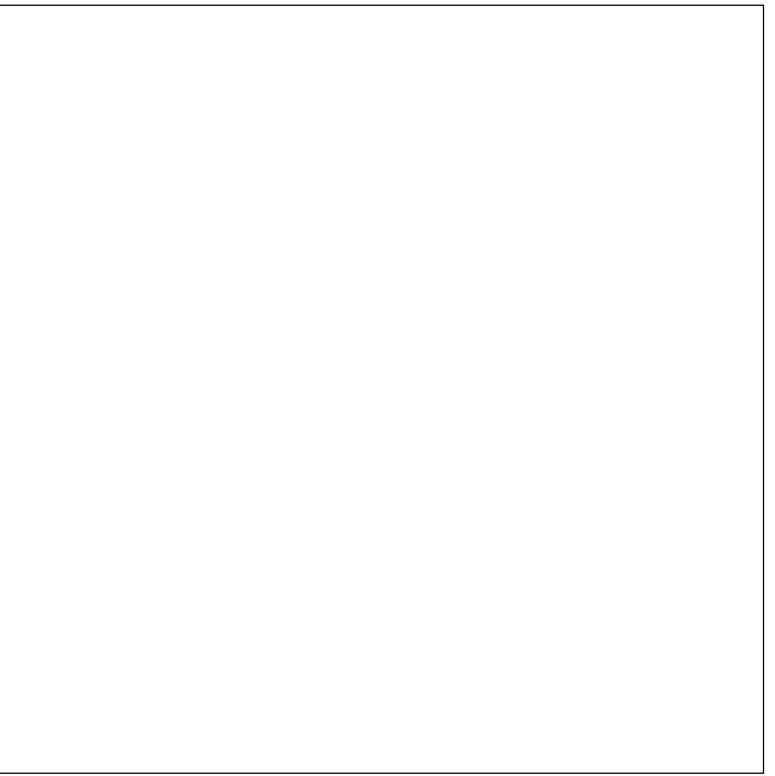
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ROOF PLAN

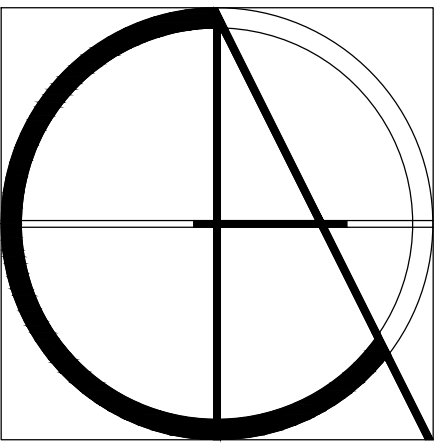
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AMENDMENT STAMP



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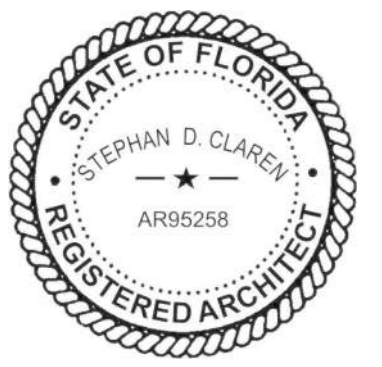


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REV #	DATE
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4	5-23-2025
SHEET #	

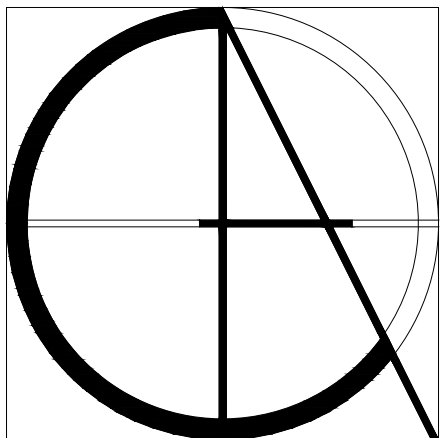
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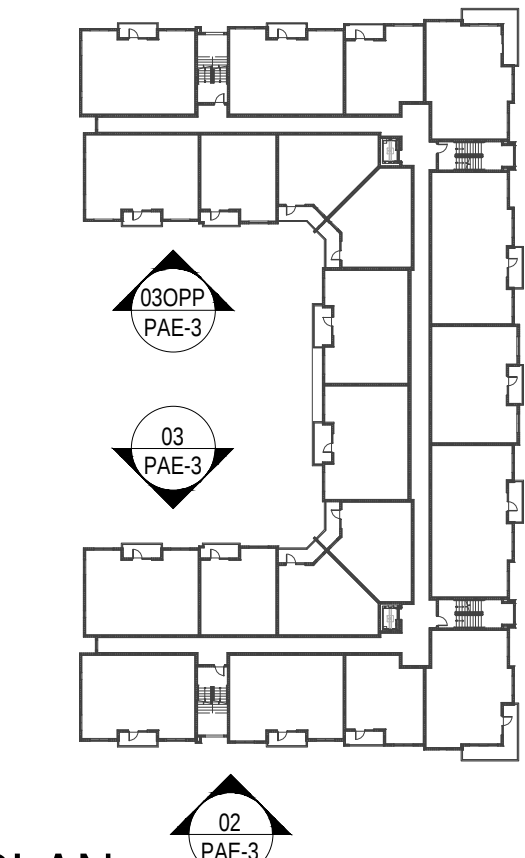
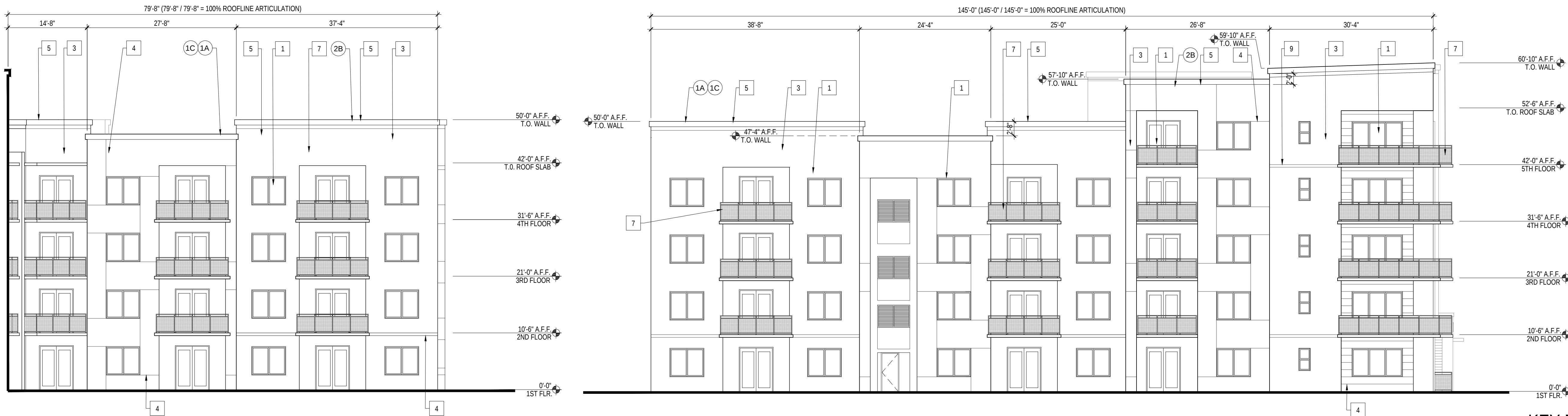


MATERIAL LEGEND	
1	IMPACT RATED ALUMINUM WINDOW/ SLIDING GLASS DOOR W/ BRONZE FRAMES & GRAY TINTED GLASS
2	IMPACT RATED STOREFRONT SYSTEM W/ BRONZE FRAMES & GRAY TINTED GLASS
3	SMOOTH STUCCO FINISH
4	1/2\" STUCCO REVEAL, TYP.
5	PRE-FINISHED ALUMINUM FASCIA
6	IMPACT RATED METAL DOOR
7	DARK BRONZE ALUMINUM RAILING WITH MESH PANELS
8	IMPACT RATED ALUMINUM LOUVER
9	RAISED STUCCO BAND



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New Development for:

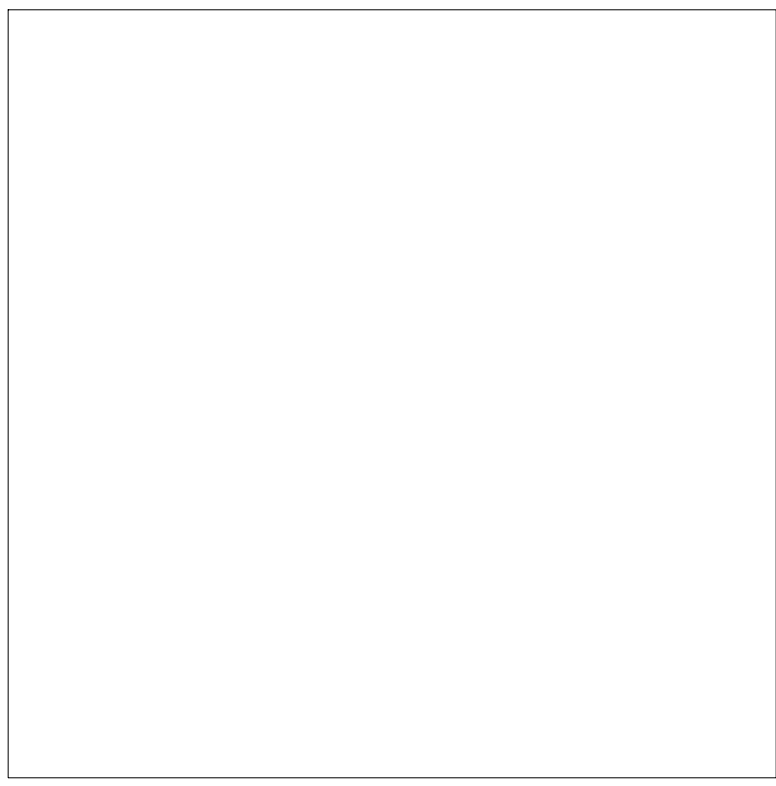
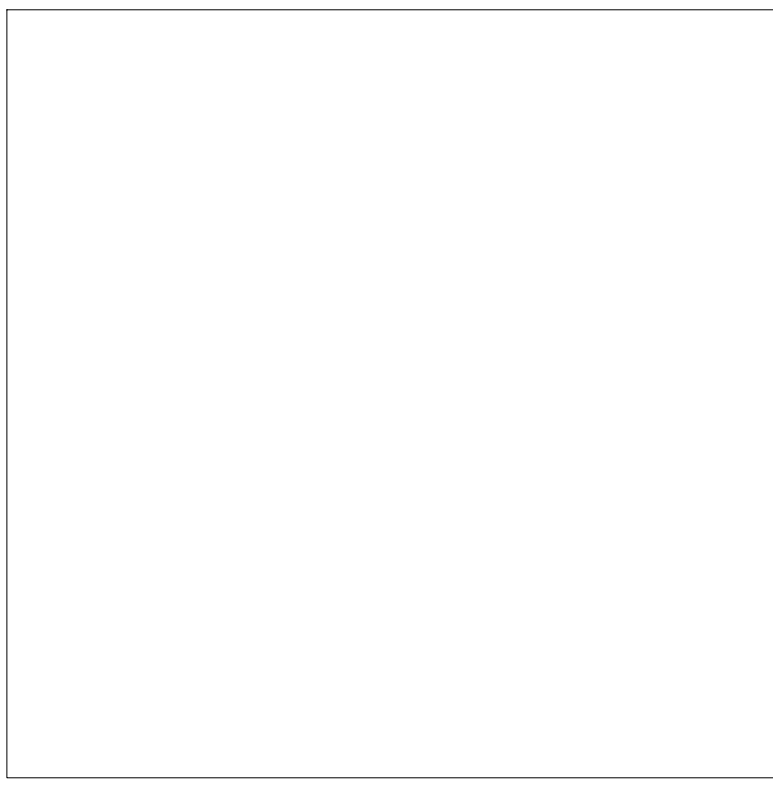
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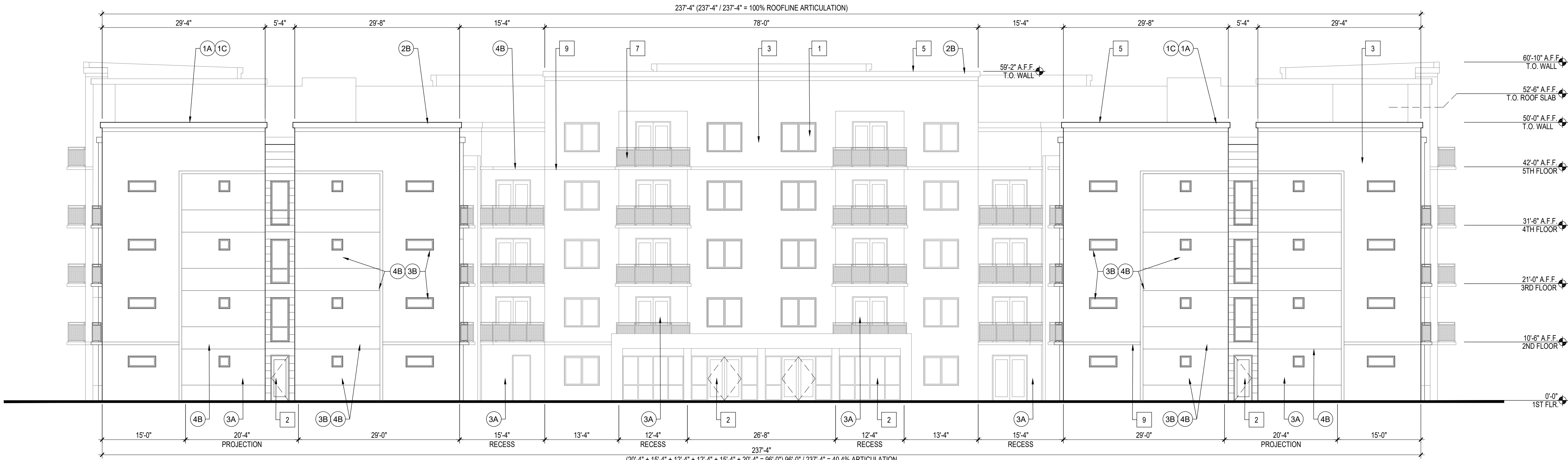
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3	1-21-2025
4	5-23-2025
5	6-09-2025
SHEET #	
PAE-1	
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ULDC REFERENCE		ID1		ID2		REQUIREMENT		ARCHITECTURAL DESIGN STANDARDS			
								FRONT (EAST) PROVIDED		REAR (WEST) PROVIDED	
S.C.1.H.ROOFLINE - PRIMARY: ONE REQUIRED, OR ANY COMBINATION OF A, B & C		1		A		ARTICULATED PARAPET ALONG 30% OF ROOFLINE W/ 10\"/>		243'-4\"/>		237'-4\"/>	
S.C.1.H.ROOFLINE - SECONDARY:		2		A		DECORATIVE ROOF DETAILS		DECORATIVE CORNICE & ARCHITECTURAL FEATURES @ ENTRY		DECORATIVE CORNICE	
S.C.1.H.1.1 - FACADE - REQUIRED ELEMENTS		3		A		FACADES GREATER THAN 50' SHALL PROVIDE RECESS/ PROJECTION NO BLANK WALLS EXCEEDING 10W X 20L, PATTERNS TO BE 10\"/>		NOT APPLICABLE. HOWEVER, RECESSES & PROJECTIONS AND DECORATIVE WALL TREATMENTS ARE PROVIDED THROUGHOUT		96'-0\"/>	
S.C.1.H.1.2 - ADDITIONAL FACADE DESIGN ELEMENTS		4		B		ARCHITECTURAL FEATURES PROVIDED ALONG 60% MIN.		NOT APPLICABLE. HOWEVER, ARCHITECTURAL FEATURES ARE PROVIDED THROUGHOUT		237'-4\"/>	
S.C.1.H.2.0 - PRIMARY ENTRY DESIGN ELEMENTS		5		A		CANOPIES, PORTE-COCHERE OR PORTICOS		CANOPIES, WALL PROJECTIONS AND ARCHITECTURAL BANDING PROVIDED AT ENTRY		N/A	
S.C.1.H.2.0 - SECONDARY ENTRY DECORATIVE ELEMENT		6		B		OVERHANDS, CORNICES, AND EAVES		CANOPIES, WALL PROJECTIONS AND ARCHITECTURAL BANDING PROVIDED AT ENTRY		N/A	
S.C.1.H.2 - BALCONIES/ PATIOS		7		A		PROVIDE BALCONIES/ PATIOS FOR A MIN. OF 20% OF UNITS FOR EA. BUILDING		20% OF UNITS = 18 TOTAL NUMBER OF UNITS WITH BALCONIES/ PATIOS = 89			



AMENDMENT STAMP

ZONING STAMP



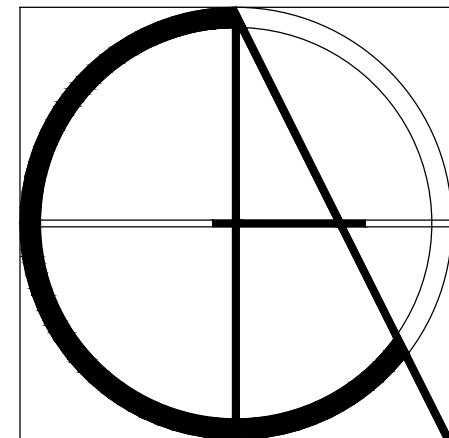
01 WEST ELEVATION
SCALE: 3/32" = 1'-0"



02 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- 1 IMPACT RATED ALUMINUM WINDOW/ SLIDING GLASS DOOR W/ BRONZE FRAMES & GRAY TINTED GLASS
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New Development for:

Boca Raton
Commerce Center
Palm Beach County, Florida



SEAL

KEY PLAN

SCALE: NTS



ZONING STAMP

AMENDMENT STAMP

ULDC REFERENCE					ARCHITECTURAL DESIGN STANDARDS				MUPD ARCHITECTURAL COMPLIANCE CHART		
	ID1	ID2	REQUIREMENT	FRONT (EAST) PROVIDED	REAR (WEST) PROVIDED	SIDE (SOUTH) PROVIDED	SIDE (NORTH) PROVIDED	EXISTING OFFICE BUILDING		PROPOSED MULTI-FAMILY BUILDING	
S.C.1.H.ROOFLINE - PRIMARY: ONE REQUIRED, OR ANY COMBINATION OF A, B & C	A	1	A	ARTICULATED PARAPET ALONG 30% OF ROOFLINE W/ 10" MAX SPACING	243'-4" / 243'-4" = 100% ROOF ARTICULATION & MORE THAN TWO PLANE BREAKS	237'-4" / 237'-4" = 100% ROOF ARTICULATION & MORE THAN TWO PLANE BREAKS	145'-0" / 145'-0" = 100% ROOF ARTICULATION & MORE THAN TWO PLANE BREAKS	145'-0" / 145'-0" = 100% ROOF ARTICULATION & MORE THAN TWO PLANE BREAKS	1. SITE LIGHTING - WHITE FIXTURES ON CONCRETE POLES	1. SITE LIGHTING - WHITE FIXTURES ON CONCRETE POLES	
	B		B	PITCHED ROOF WITH MIN. 12-INCH OVERHANGING EAVES							
	C		C	TWO OR MORE PLANE BREAKS OR SLOPES PER ELEVATION							
S.C.1.H.ROOFLINE - SECONDARY:	A	2	A	DECORATIVE ROOF DETAILS	DECORATIVE CORNICE & ARCHITECTURAL FEATURES @ ENTRY	DECORATIVE CORNICE	DECORATIVE CORNICE	DECORATIVE CORNICE	2. NEUTRAL COLOR PALETTE	2. NEUTRAL COLOR PALETTE	
	B		B	CORNICES W/ DECORATIVE MOLDINGS							
	C		C	PEDIMENTS, PORTICOS, ARCHITECTURAL FEATURES AT ENTRYWAYS							
S.C.1.H.1.1 - FACADE - REQUIRED ELEMENTS	A	3	A	FACADES GREATER THAN 5' SHALL PROVIDE RECESS/ PROJECTION	NOT APPLICABLE. HOWEVER, RECESSES & PROJECTIONS AND DECORATIVE WALL TREATMENTS ARE PROVIDED THROUGHOUT	96'-0" / 237'-4" = 40.4% RECESSES/ PROJECTIONS NO BLANK WALLS	NOT APPLICABLE. HOWEVER, RECESSES & PROJECTIONS AND DECORATIVE WALL TREATMENTS ARE PROVIDED THROUGHOUT	NOT APPLICABLE. HOWEVER, RECESSES & PROJECTIONS AND DECORATIVE WALL TREATMENTS ARE PROVIDED THROUGHOUT	3. HORIZONTAL BANDING	3. HORIZONTAL BANDING	
	B		B	NO BLANK WALLS EXCEEDING 10' X 20', PATTERNS TO BE 10" O.C.							
S.C.1.H.1.2.2 - ADDITIONAL FACADE DESIGN ELEMENTS	A	4	B	ARCHITECTURAL FEATURES PROVIDED ALONG 60% MIN.	NOT APPLICABLE. HOWEVER, ARCHITECTURAL FEATURES ARE PROVIDED THROUGHOUT	237'-4" / 237'-4" = 100% ARCHITECTURAL FEATURES	NOT APPLICABLE. HOWEVER, ARCHITECTURAL FEATURES ARE PROVIDED THROUGHOUT	NOT APPLICABLE. HOWEVER, ARCHITECTURAL FEATURES ARE PROVIDED THROUGHOUT	4. LARGE, UNADOORNED, VERTICALLY ORIENTED WINDOWS	4. LARGE, UNADOORNED, VERTICALLY ORIENTED WINDOWS	
	B		B	CANOPIES, PORTE-COCHERE OR PORTICOS							
S.C.1.H.2.4 - PRIMARY ENTRY DESIGN ELEMENTS	A	5	A	WALL RECESS OR PROJECTION (MIN 12" DEEP)	CANOPIES, WALL PROJECTIONS AND ARCHITECTURAL BANDING PROVIDED AT ENTRY	N/A	N/A	N/A	5. GRAY METAL LOUVERED MECHANICAL SCREEN ENCLOSURES	5. GRAY VENTILATION LOUVERS THROUGHOUT	
	B		B	OVERHANGS, CORNICES, AND EAVES							
S.C.1.H.2.4 - SECONDARY ENTRY DECORATIVE ELEMENT	A	6	A	DECORATIVE TRIMS AROUND WINDOWS AND DOORS	CANOPIES, WALL PROJECTIONS AND ARCHITECTURAL BANDING PROVIDED AT ENTRY	N/A	N/A	N/A	6. DARK BRONZE METALS (CAR CANOPIES, FENCING, BENCHES, TRASH CANS, ETC.)	6. DARK BRONZE METALS (RAILINGS, FENCING, BENCHES, TRASH CANS, ETC.)	
	B		B	ARCHITECTURAL DETAILS, SUCH AS BANDING							
S.C.1.H.2 - BALCONIES/ PATIOS	A	7	A	PROVIDE BALCONIES/ PATIOS FOR A MIN. OF 20% OF UNITS FOR EA. BUILDING	20% OF UNITS = 18 TOTAL NUMBER OF UNITS WITH BALCONIES/ PATIOS = 89						
	B		B								