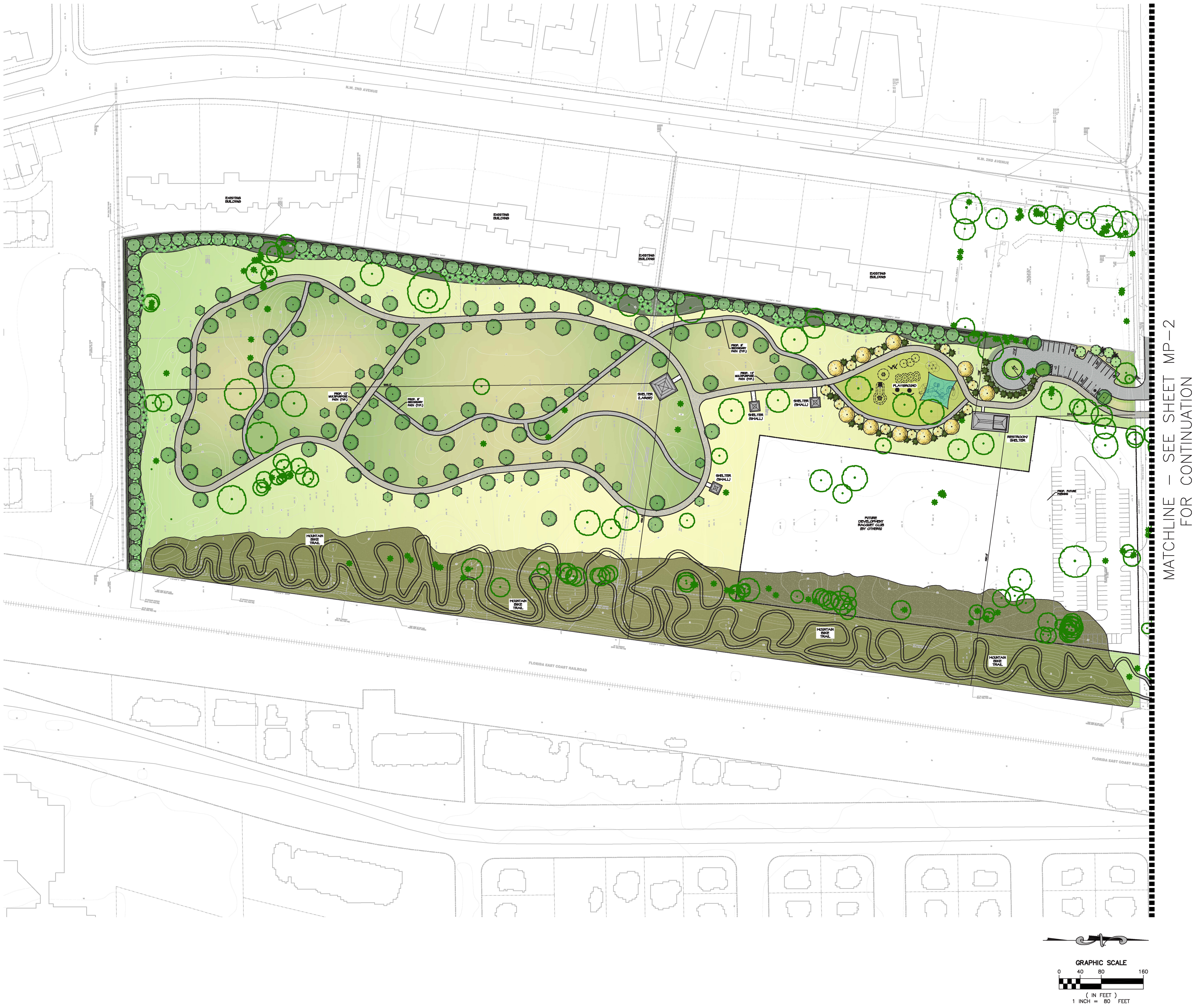
SITE PLAN DATA TABLE		
SITE AREA		
3,110,850 SF = 71.42 ACRES		
ZONING		
REC - Recreation		
LANDUSE		
PR - Recreation & Open Space		
BUILDING HEIGHT		
Provided	30'	
BUILDING GROSS AREA BREAKDOWN		
Maintenance Building	3,350 SF	
Restrooms (3 x 1,440)	4,320 SF	
Large Shelters (5 x 625)	3,125 SF	
Small Shelters (11 x 225)	2,475 SF	
Community Garden Shed	200 SF	
VUA		
Provided	133,371 SF	
LANDSCAPE AREA (PERVIOUS)		
Proposed	2,803,920 SF	
IMPERVIOUS AREA		
Proposed	306,930 sf	
SETBACKS		
	Provided	
North Quadrant North	77' 5"	
North Quadrant South	114' - 0"	
North Quadrant West	157' - 5"	
North Quadrant East	85' - 5"	
South Quadrant North	244' - 5"	
South Quadrant South	1000' - 0"	
South Quadrant West	158' - 0"	
South Quadrant East	460' - 0"	
PARKING		
	Required	Provided
Total:	135	285

PARKING REQUIREMENTS
(Sec. 28-1655. Required off-street parking / Palm Beach County ULDC Article 6 Chapter B Section B.)

	Code Requirements	Required	Provided
2 spaces for the first acre; plus 1 space for each additional 2 acres; additional parking shall be provided for each additional facility or land use constructed in the park as herein provided			
NORTH PARCEL (39.7 ac)	2 + (39/2) = 22 Spaces	22	83
Community Garden	4 spaces per garden	4	12
Dog Park (99,800 sf)	35	35	43
Playground (36,550 sf)	20	20	24
Mountain Bike Trail	25	25	28
Maintenance Buidling	3,350/750sf = 4.5	5	17
Overflow Parking			54
Sub Total:		111	261
SOUTH PARCEL (31.6 ac)	2 + (31/2) = 18 Spaces	18	18
Playground (23,200 sf)	6	6	6
Sub Total:		24	24
Total:		**135**	**285**
Electric Vehicle Parking	5% of Required Parking	7	7


N.W. 3RD AVENUE
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
PROP. 12' MULTIPURPOSE PATH (TYP.)
PROP. 8' SECONDARY PATH (TYP.)
999.5'
SHELTER (LARGE)
SHELTER (SMALL)
SHELTER (SMALL)
SHELTER (SMALL)
PLAYGROUND
RESTROOM/ SHELTER
FUTURE DEVELOPMENT RACQUET CLUB (BY OTHERS)
PROP. FUTURE PARKING
244.5'
490.6'
MOUNTAIN BIKE TRAIL
MOUNTAIN BIKE TRAIL
MOUNTAIN BIKE TRAIL
MOUNTAIN BIKE TRAIL
FLORIDA EAST COAST RAILROAD
MATCHLINE – SEE SHEET MP-2 FOR CONTINUATION
GRAPHIC SCALE
0 40 80 160
(IN FEET)
1 INCH = 80 FEET

APPROVED :
FLA. REGISTRATION NO. DATE :

REVISIONS

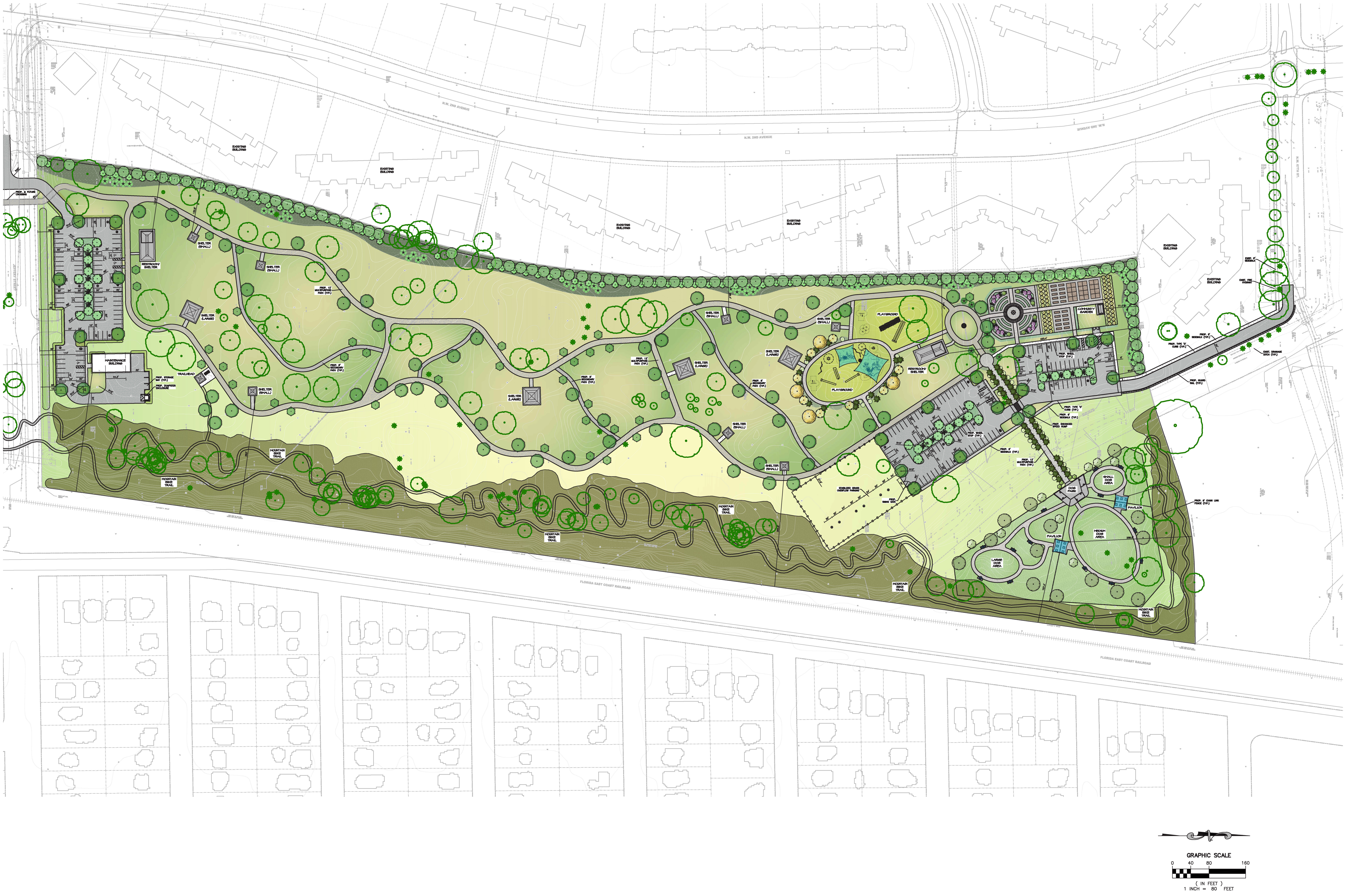
NORTH PARK
BOCA RATON, FLORIDA
GREATER BOCA RATON BEACH & PARK DISTRICT

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida · 33309-2364
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

CONCEPTUAL PLAN

CERTIFICATES OF AUTHORIZATION:		
EB7318	LB6680	LC0337
LF	LF	MK
DES.	DWN.	CHK.
PROJECT / FILE NO.		
21–00121		
DRAWING NO.		
MP–1		
DATE DRAWN: 8/18/23	SH. 1 OF 2	

V:\PROJECTS\2021\21-00121 – BOCA RATON OCEAN BREEZE MASTER PLAN_AS 1 HILLS AND TRAILS\DRAWINGS\21-00121_LNP – CONCEPTUAL.DWG 8/18/23 by LFUENTES


EXISTING BUILDING
N.W. 2ND AVENUE
N.W. 67TH ST.
JEFFERY STREET
PROP. & FUTURE CROSSING
RESTROOM/ SHELTER
SHELTER (SMALL)
SHELTER (LARGE)
PROP. 12' MULTIPURPOSE PATH (TYP.)
PROP. 8' SECONDARY PATH (TYP.)
MAINTENANCE BUILDING
TRAILHEAD
PROP. STORAGE BAY (TYP.)
PROP. DUMPSTER ENCLOSURE
MOUNTAIN BIKE TRAIL
PLAYGROUND
COMMUNITY GARDEN
PROP. WHEEL STOP (TYP.)
PROP. TYPE 'D' CURB (TYP.)
PROP. 6' SIDEWALK (TYP.)
PROP. ENHANCED SPEED HUMP
STABILIZED GRASS OVERFLOW PARKING
PROP. SWING GATE
DOG PARK
SMALL DOG AREA
MEDIUM DOG AREA
LARGE DOG AREA
PAVILION
PROP. 6' CHAIN LINK FENCE (TYP.)
EXIST. 6' SIDEWALK
EXIST. FIRE HYDRANT
EXIST. DRAINAGE DITCH (TYP.)
PROP. GUARD RAIL (TYP.)
FLORIDA EAST COAST RAILROAD
GRAPHIC SCALE
0
40
80
160
(IN FEET)
1 INCH = 80 FEET

REVISIONS

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CERTIFICATES OF AUTHORIZATION:
EB7318 LB6680 LC0337

LF	LF	MK
DES.	DWN.	CHK.

PROJECT / FILE NO.
21-00121

DRAWING NO.
MP-2

DATE DRAWN:
8/18/23

SH. 2 OF 2

CONCEPTUAL PLAN

APPROVED :
FLA. REGISTRATION NO. DATE :

V:\PROJECTS\2021\21-00121 - BOCA RATON OCEAN BREEZE MASTER PLAN_AS 1 HILLS AND TRAILS\DRAWINGS\21-00121_LNP - CONCEPTUAL.DWG 8/18/23 by LFUENTES