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		
Provded	133,371 SF	
LANDSCAPE AREA (PERVIOUS)		
Proposed	2,803,920 SF	
IMPERVIOUS AREA		
Proposed	306,930 sf	
SETBACKS		
	Provded	
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 provded for each additional facility or land use constructed in the park as herein provded			
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

MATCHLINE – SEE SHEET MP-2 FOR CONTINUATION

GRAPHIC SCALE
0 40 80 160
(IN FEET)
1 INCH = 80 FEET

APPROVED : _____
FLA. REGISTRATION NO. _____ DATE : _____

CONCEPTUAL PLAN

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

REVISIONS

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida - 33309-2354
954-438-7000 - Fax: 954-438-8664
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION
EB7318 LB6680 LC0337

DES.	DWN.	CHK.
LF	LF	MK

PROJECT FILE NO.
21-00121

DRAWING NO.
MP-1

DATE DRAWN
8/18/23

SHEET 1 OF 2

V:\PROJECTS\2021\21-00121 - BOCA RATON (NORTH BREEZE MASTER PLAN)_AS I WILD AND TRAILS\DRAWINGS\21-00121.JXP - CONCEPTUALDWG 8/18/23 by LEGENTS

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

GRAPHIC SCALE
0
40
80
160
1 INCH = 80 (IN FEET) FEET
FLORIDA EAST COAST RAILROAD
SPANISH RIVER BOULEVARD
NE 2ND AVENUE
NE 5TH AVENUE
NE 6TH AVENUE
NE 7TH AVENUE
NE 8TH AVENUE
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