

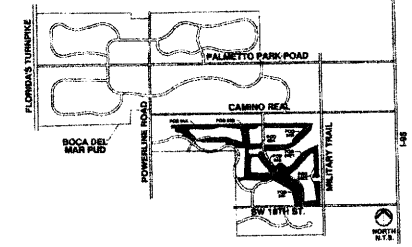
# POD 64C "COPPER COVE"



### LEGEND

- AC = ACRES
- B.U.E. = BOCA RATON UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.R.O. = DEVELOPMENT REVIEW OFFICERS
- D.U. = DWELLING UNITS
- ENT = EASEMENT
- EX = EXISTING
- F.U. = FUTURE LAND USE
- L.A.E. = LIMITED ACCESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- O.M.E. = OVERHANG/MAINTENANCE EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- O.S. = OPEN SPACE
- P.B. = PLANT BED
- P.D.R. = PROPERTY DEVELOPMENT REGULATIONS
- P.D.E. = PUBLIC DRAINAGE EASEMENT
- P.G. = PAGE
- R = RADIOS
- R.A.S. = RESIDENTIAL ACCESS STREET
- R.C.W. = RIGHT-OF-WAY
- R.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- T.A. = TO BE ABANDONED
- T.P.W. = TEMPORARY
- TYP = TYPICAL
- U.E. = UTILITY EASEMENT
- U.L.C. = UNIMPROVED LAND DEVELOPMENT CODE
- W.H. = WOOD-BORNE HOUSING
- T.R. = TRAFFIC TRIPS = AM (PPH)

### LOCATION MAP



#### PROPERTY DEVELOPMENT REGULATIONS (25' MAX. HT.)

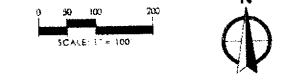
ZONING DISTRICT (PUD)	LOT DIMENSIONS	MIN. SETBACKS							
SIZE	WIDTH/FRONTAGE	DEPTH	MAX. HEIGHT	BLDG. COVER	FRONT	SIDE	REAR		
TH REQUIRED	800 SF	16'	50'	<35'	100%	15' FRONT GARAGE	15'	25'	25'
TH PROVIDED	2368 SF	25'	100'	<35'	100% MAX	25'	15'	25'	25'

#### PLANNED DEVELOPMENT TABULAR DATA

CURRENT DAO APPROVAL										NEW SUBMITTAL		
POD	POD TYPE & NAME	ACRE	LATEST BCC UNIT APPROVAL	TYPE	UNIT	DENSITY	CLASS	TYPE	UNITS	DENSITY	CLASS	CHANGE
MULTI-FAMILY	RESIDENTIAL FAMILY	64C	12,232 AC	N/A	N/A	N/A	N/A	TH	36 DU	1.51 DU / AC	RESIDENTIAL	N/A

### NOTES

- ALL RESIDENTS AND GUESTS TO HIZNER VILLAGE WILL HAVE ACCESS TO THE MAIN RECREATION POOL LOCATED IN POD 64A.
- HAIR SERVICE WILL BE PROVIDED IN THE MAIN RECREATION POOL LOCATED IN POD 64A.
- ALL CITY OF BOCA RATON UTILITY EASEMENTS WILL BE DEDICATED BY SEPARATE INSTRUMENT.



### SITE DATA

APPLICATION NUMBER: DRO2-2019-174  
 CONTROL NAME: BOCA DEL MAR PUD  
 APPLICATION NAME: COPPER COVE AT HIZNER VILLAGE (AKA POD 64C OF HIZNER TRAIL AT BOCA DEL MAR PUD)  
 CONTRACT NUMBER: 107518 (R-2018-1698)  
 LAST BCC APPROVAL DATE: 04-12-18  
 FUTURE LAND USE: H.A.18  
 ZONING DISTRICT: OVERLBT  
 SECTION/TOWNSHIP/RANGE: 26/47/42, 27/47/42  
 PCH: 00-47-26-26-64-1880  
 EXISTING USES: RESIDENTIAL/VACANT  
 PROPOSED USES: RESIDENTIAL - TOWNHOUSE  
 GROSS SITE AREA: 17,232 AC  
 PROPOSED D.U.: 26 D.U.  
 ALL PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF BOCA RATON'S UTILITY EASEMENT SCHEDULE.  
 PROPOSED DENSITY: 1.51 DU / AC  
 MAX. BUILDING HEIGHT: <35' (2 STORIES)  
 TAZ: 545  
 TOTAL OPEN SPACE: 14.20 AC  
 GENERAL OPEN SPACE (INCLUDES BUFFERS): 12.41 AC  
 LAKE TRACTS: 1.35 AC  
 NEIGHBORHOOD PARKS: 0.44 AC

### AMENDMENTS

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### ZONING STAMP

Project No.: 0205-060  
 Control No.: 1984-00152  
 Application No.: DRO2-2019-00176  
 Resolution No.: R-2018-1698  
 Exhibit #: 350  
 Superseded Exhibit #: N/A  
 Date Approved: 12/06/2019  
 Project Manager: D. Adelsperger

COPPER COVE AT HIZNER VILLAGE  
 (AKA POD 64C OF HIZNER TRAIL AT BOCA DEL MAR PUD)  
 FINAL SUBDIVISION PLAN

SHEET:  
 FSBP.1

