# Bluffs at Boca

## Lot 1 (lot 7) Development Matrix

| | |
|---|---|
| **Lot Area** | 4,997 sf |
| **1st Floor** | 1,742 sf |
| **2nd Floor** | 1,722 sf |
| **Livable Total** | 3,464 sf |
| **Basement** | 1,418 sf |
| **Garage** | 763 sf |
| **Building Footprint** | 1,742 sf |
| **Building Coverage** | 34.9% |
| **FAR** | 0.69 |
| **Frontyard Area** | 1,170.3 sf |
| **Frontyard Hardscape** | 478.5 sf / 41% |
| **Frontyard Landscape** | 691.8 sf / 59% |

## Lot 2 (lot 8) Development Matrix

| | |
|---|---|
| **Lot Area** | 5,469 sf |
| **1st Floor** | 1,735 sf |
| **2nd Floor** | 1,548 sf |
| **Livable Total** | 3,283 sf |
| **Basement** | 1,491 sf |
| **Garage** | 694 sf |
| **Building Footprint** | 1,735 sf |
| **Building Coverage** | 31.7% |
| **FAR** | 0.60 |
| **Frontyard Area** | 1,449.1 sf |
| **Frontyard Hardscape** | 1,012.8 sf / 69.8% |
| **Frontyard Landscape** | 436.3 sf / 30.2% |

## Lot 3 (lot 9) Development Matrix

| | |
|---|---|
| **Lot Area** | 13,064 sf |
| **1st Floor** | 2,028 sf |
| **2nd Floor** | 1,779 sf |
| **3rd Floor** | 1,791 sf |
| **Livable Total** | 5,598 sf |
| **Basement** | 1,557 sf |
| **Garage** | 958 sf |
| **Building Footprint** | 2,028 sf |
| **Building Coverage** | 15.5% |
| **FAR** | 0.43 |
| **Frontyard Area** | 1,114.4 sf |
| **Frontyard Hardscape** | 613.7 sf / 55% |
| **Frontyard Landscape** | 500.7 sf / 45% |

## Lot 4 (lot 10) Development Matrix

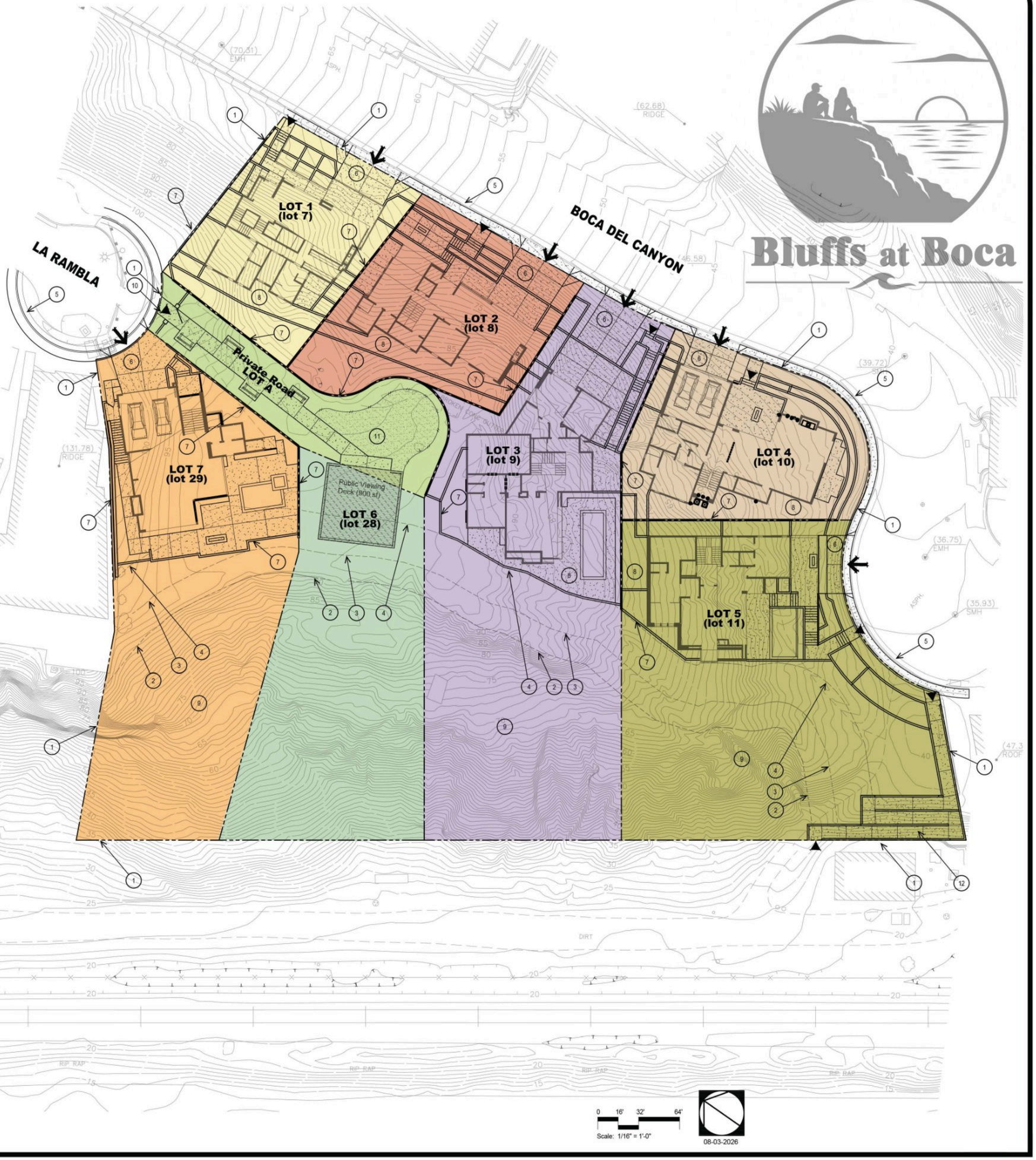
| | |
|---|---|
| **Lot Area** | 5,531 sf |
| **1st Floor** | 1,763 sf |
| **2nd Floor** | 1,922 sf |
| **Livable Total** | 3,685 sf |
| **Basement** | 1,049 sf |
| **Garage** | 473 sf |
| **Building Footprint** | 1,763 sf |
| **Building Coverage** | 31.9% |
| **FAR** | 0.67 |
| **Frontyard Area** | 1,145.3 sf |
| **Frontyard Hardscape** | 344.7 sf / 30.1% |
| **Frontyard Landscape** | 800.6 sf / 69.9% |

## Lot 5 (lot 11) Development Matrix

| | |
|---|---|
| **Lot Area** | 13,778 sf |
| **1st Floor** | 1,677 sf |
| **2nd Floor** | 1,509 sf |
| **Livable Total** | 3,186 sf |
| **Basement** | 1,382 sf |
| **Garage** | 504 sf |
| **Building Footprint** | 1,677 sf |
| **Building Coverage** | 12.2% |
| **FAR** | 0.23 |
| **Frontyard Area** | 1,317.8 sf |
| **Frontyard Hardscape** | 330.6 sf / 25% |
| **Frontyard Landscape** | 656.6 sf / 75% |

## Lot 7 (lot 29) Development Matrix

| | |
|---|---|
| **Lot Area** | 12,064 sf |
| **Main Floor** | 1,958 sf |
| **Upper Floor** | 1,688 sf |
| **Livable Total** | 3,646 sf |
| **Basement** | 1,617 sf |
| **Garage** | 535 sf |
| **Building Footprint** | 1,958 sf |
| **Building Coverage** | 16.2% |
| **FAR** | 0.30 |
| **Frontyard Area** | 675.5 sf |
| **Frontyard Hardscape** | 526.0 sf / 77.9% |
| **Frontyard Landscape** | 149.5 sf / 12.1% |




**LEGEND**

1. Property line.
2. Top of the bluff line.
3. 10' Hardscape set-back line from top of the bluff.
4. 25' Bluff set-back line.
5. Curb and gutter
6. Private driveway
7. Property wall/Retaining Wall per engineering study.
8. Private yard, by homeowner.
9. Private slope, maintain by homeowner.
10. Public access to viewing deck and park
11. Public park and viewing deck, design and install by project developer and maintain by HOA.
12. New beach access pathway.

Vehicular Entry of Parcel

Pedestrian entry

0 16' 32' 64'

Scale: 1/16" = 1'-0"

08-03-2026