

### SITE DATA:

APPLICATION/PROJECT NAME:	VERDURA FARMS PUD	CONTROL NO.:	2006-00017
CONTRIBUTOR:	DRO-2024-00635	BCC APPROVAL:	02-22-2024
RESOLUTION #:	R-2024-0208	ORDINANCE #:	ORD-2024-002
TIER:	RURAL TIER	FUTURE LAND USE:	LR-2 PUD
ZONING DISTRICT:	COBWRRA	NEIGHBORHOOD PLAN:	TROTTER CENTER OVERLAY
OVERLAY:	00-42-43-27-05-044-0110, 00-41-45-12-00-000-3150	PCN (S):	00-41-45-12-00-000-3090, 00-41-45-12-00-000-7190, 00-41-45-12-00-000-7200
GROSS SITE AREA:	96.14 AC.	LWDD DEDICATION:	1.99 AC.
NET SITE AREA:	94.15 AC.	DENSITY:	1.51 D.U./AC.

### CONCURRENCY\*

SINGLE FAMILY DWELLING UNIT:	145 D.U.
CIVIC POD:	8,364 SF
GOVERNMENT OFFICE:	

### OPEN SPACE TABULAR

OPEN SPACE REQUIRED (40% OF 96.138)	38.46 AC.	40.0%
OPEN SPACE PROVIDED	39.29 AC.	40.9%
PRIVATE RECREATION	1.77 AC.	
WATER MANAGEMENT TRACTS	16.5 AC.	
CIVIC POD	1.92 AC.	
LWDD EASEMENTS	1.99 AC.	
OPEN SPACE (INCLUDING OPEN SPACE WITHIN RESIDENTIAL PODS)	17.11 AC.	

### ORDINANCE CONDITIONS OF APPROVAL, ORD 2024-002

COND 1: PER LGA 2024-001, CONDITION 1: RESIDENTIAL DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF 145 UNITS WITH NO FURTHER DENSITY INCREASES PERMITTED THROUGH DENSITY BONUS PROGRAMS.

COND 2: PER LGA-2024-001, CONDITION 2: THE ZONING DEVELOPMENT ORDER SHALL REQUIRE A MINIMUM OF 10% OF THE TOTAL DWELLING UNITS TO BE PROVIDED AS OFFSITE WORKFORCE HOUSING UNITS, THROUGH THE OFFSITE CONSTRUCTION/ SAME DEVELOPER OPTION OF THE WORKFORCE HOUSING PROGRAM (WHP). THE WORKFORCE HOUSING UNITS ARE SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE WHP IN ARTICLE 5.6.1 OF THE ULDC.

TOTAL UNITS PROPOSED (LIMITED BY COND. 1, ORD. 2024-002) 145 D.U.  
(UNIT TYPE - FOR SALE SINGLE FAMILY)

- SINGLE FAMILY - 69' x 140': 121 D.U.
- SINGLE FAMILY - 0.5 ACRE: 18 D.U.
- SINGLE FAMILY - 1 ACRE: 4 D.U.
- SINGLE FAMILY - 3 ACRE: 2 D.U.

WHP UNITS REQUIRED (10% PER COND. 2, ORD. 2024-002) 15 WHP UNITS  
WHP PROVIDED (OFFSITE PER COND. 2, ORD. 2024-002) 15 WHP UNITS  
WHP PROVIDING (OFFSITE OPTION) SAME DEVELOPER PER ULDC ARTICLE 5.6.1, C.4.B.1. VIA APPLICATION DROE-2024-035 AS FOLLOWS: 14 TO COTTAGE DISTRICT PROJECT IN THE CITY OF BOYNTON BEACH AND 1 TO CARVER SQUARE IN THE CITY OF DELRAY BEACH AS FOR-SALE UNITS

PARKING REQUIRED/PROVIDED: 310 SPACES  
2 SPACES PER UNIT - 145 x 2 = 290  
RECREATION PARKING REQUIRED = 20

MAXIMUM BUILDING HEIGHT: 35' MAX.  
MAXIMUM NUMBER OF STORIES: 1 & 2 STORIES  
REQUIRED RECREATION: 0.87 AC (145 x 0.006 = 0.87 AC)  
PROVIDED RECREATION: 1.77 AC  
REQUIRED CIVIC DEDICATION: 1.92 AC (96.138 AC x 2% = 1.92 AC)  
CIVIC DEDICATION PROVIDED: 1.92 AC  
TRAFFIC ANALYSIS ZONE: 742  
OWNERSHIP OF COMMON AREA & RECREATION: HOA PRIVATE  
RESIDENTIAL DEVELOPMENT AREA COMPRISED OF 0.5 ACRE  
LOTS (INCLUDING ROADWAY SERVING LOTS):  
REQUIRED: 20%, 19.23 AC  
PROVIDED: 21.3%, 20.41 AC

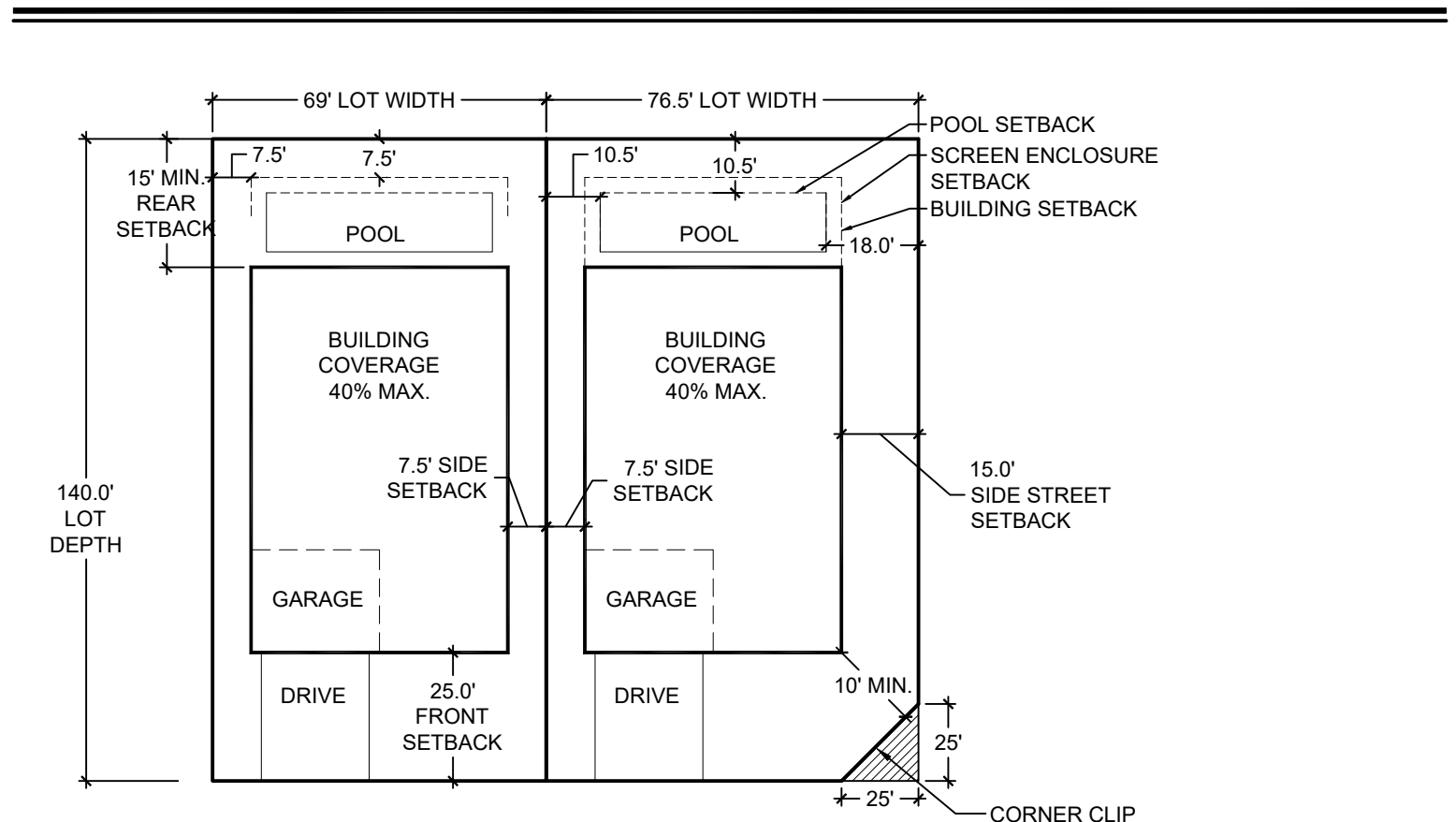
### PROPERTY DEVELOPMENT REGULATIONS:

ZONING DISTRICT	MINIMUM LOT DIMENSIONS			SETBACKS/SEPARATIONS				
	SIZE	WIDTH & FRONTAGE	DEPTH	BLDG COVER	FRONT	SIDE	SIDE STREET	REAR
SF REQUIRED	6000 SF	65'	75'	40%	25'	7.5'	15'	15'
SF PROVIDED	9660 SF	69'	140'	40%	25'	7.5'	15'	15'

### DEVELOPMENT PHASING TABLE:

PHASE	PHASING	PROPOSED USES	UNITS	ACREAGE & PERCENTAGE OF LAND
ONE	TWO YEARS	SINGLE FAMILY RESIDENTIAL	18	20.26 AC 21.5%
TWO	TWO YEARS	SINGLE FAMILY RESIDENTIAL	77	34.63 AC 36.8%
THREE	TWO YEARS	SINGLE FAMILY RESIDENTIAL	50	39.26 AC 41.7%

### TYPICAL SINGLE FAMILY LOT LAYOUT DETAIL:



### DEVELOPMENT TEAM:

APPLICANT: PULTE GROUP  
4400 PGA BLVD SUITE 700  
PALM BEACH GARDENS, FLORIDA 33410

TRAFFIC ENGINEER: JFO GROUP INC  
COA NUMBER 32276  
6671 W. INDIANTOWN ROAD, SUITE 50-324  
JUPITER, FL 33458

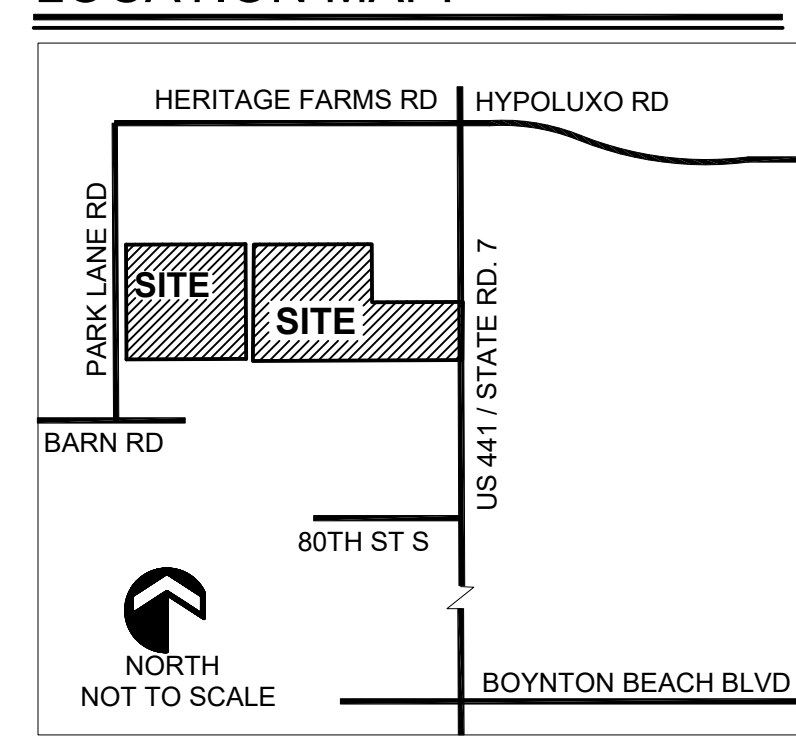
CIVIL ENGINEER: SCHNARS ENGINEERING  
947 CLINT MOORE ROAD  
BOCA RATON, FL 33487  
PHONE: (561) 241-5182

SURVEYOR: CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL 33434  
PHONE: (561) 392-1991

PLANNER: URBAN DESIGN STUDIO  
610 CLEMATIS STREET, SUITE CU02  
WEST PALM BEACH, FL 33401  
PHONE: (561) 366-1100

ENVIRONMENTAL: EW CONSULTANTS, INC.  
2501 METROCENTRE BLVD., STE. 1  
WEST PALM BEACH, FL 33407  
PHONE: (561) 291-7950

### LOCATION MAP:



### PBC Amendments:

PROJECT #: 01000-086  
CONTROL #: 2006-00017  
APPLICATION #: DRO-2024-00635  
RESOLUTION #: R-2024-0208

EXHIBIT # 4 (Page 1 of 4)  
SUPERSEDES EXH. #: N/A

DATE APPROVED: 10/03/2024  
PROJECT MANAGER: M. Boyd

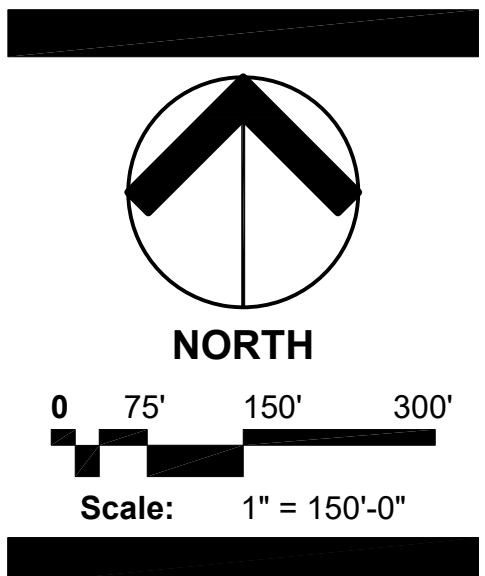
### PBC Zoning Stamp:

REVISION DATES:

- 04-17-2024 SUBMITTAL
- 06-24-2024 RESUBMITTAL #1
- 07-22-2024 RESUBMITTAL #2
- 08-12-2024 RESUBMITTAL #3
- 08-26-2024 RESUBMITTAL #4
- 09-09-2024 RESUBMITTAL #5
- 09-23-2024 RESUBMITTAL #6

# Verdura Farms PUD

Palm Beach County, Florida  
Final Subdivision Plan



Date: APRIL 2024  
Project No.: 21-092.000  
Designed By: WJT  
Drawn By: WJT  
Checked By:

# FSBP-1

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