

SITE DATA

APPLICATION NAME: TROTTER CENTER PUD
 CONTROL NUMBER: 1983-00017
 APPLICATION DATE: DRO-2023-00347
 LAST BCC APPROVAL DATE(S): FEBRUARY 23, 2023
 RESOLUTIONS: R-2023-0236, R-2023-0237
 TIER: RURAL
 EXISTING LAND USE DESIGNATION: LR-2 WITHIN TROTTER CENTER OVERLAY
 EXISTING ZONING DISTRICT: PUD
 OVERLAY(S): TROTTER CENTER & COBWA
 PROPERTY CONTROL NUMBERS: 00-42-43-27-05-044-0170, 00-41-45-12-00-000-7210, 00-41-45-12-00-000-7230, 00-41-45-12-00-000-7390, 00-41-45-12-00-000-7380, 00-41-45-12-00-000-3091
 EXISTING USE: SINGLE FAMILY, EQUESTRIAN
 PROPOSED USE: SINGLE FAMILY
 GROSS/NET SITE AREA: 105.98 AC. / 1.57 DU/AC.
 GROSS DENSITY: 166 DU
 TOTAL RESIDENTIAL UNITS (PER CONDITION 1, ORD. 2023-008): 166 DU
 PROPOSED SINGLE-FAMILY HOMES: 166 DU
 WFH REQUIRED: 10% (17 UNITS) PER CONDITION 2, ORD. 2023-008
 WFH PROVIDED: 17 UNITS OFF-SITE PER CONDITION 2, ORD. 2023-008

CONCURRENCY RESERVATION

SINGLE-FAMILY	166 UNITS
PUBLIC CIVIC POD	EQUIVALENCY OF 8 SINGLE-FAMILY UNITS

TRAFFIC CONCURRENCY FOR THE ABOVE USES HAS BEEN REQUESTED. THE EQUIVALENCY OF 8 SINGLE-FAMILY UNITS IS FOR CONCURRENCY PURPOSES ONLY AND MAY REQUIRE FUTURE APPROVALS TO BE UTILIZED AS RESIDENTIAL.

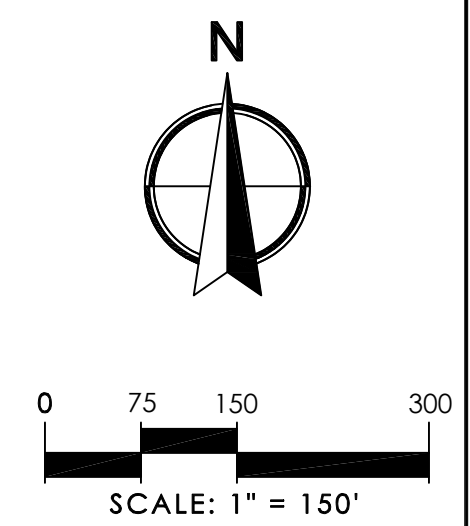
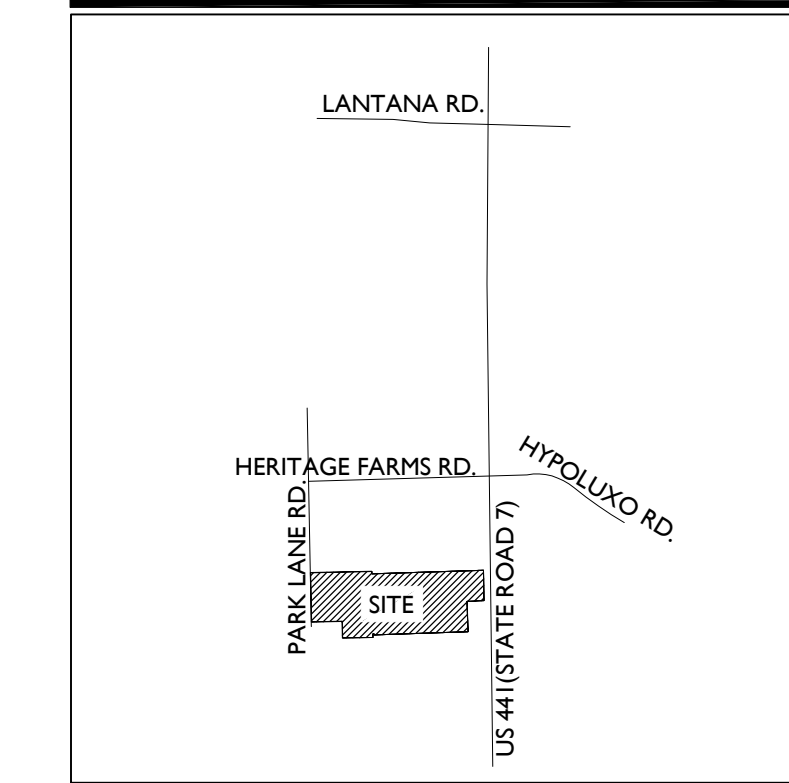
NOTES

1. FOUNTAIN LOCATION IS CONCEPTUAL AND MAY BE POSITIONED ANYWHERE WITHIN THE SAME LAKE.
2. DECORATIVE STREET LIGHTING SHALL BE PROVIDED WITHIN ENTRANCE AREA.
3. DECORATIVE PAVING SHALL BE PROVIDED WITHIN ENTRANCE AREA AND WITHIN RECREATION PODS.
4. FOCAL POINT LOCATIONS SHOWN ON FSLP.

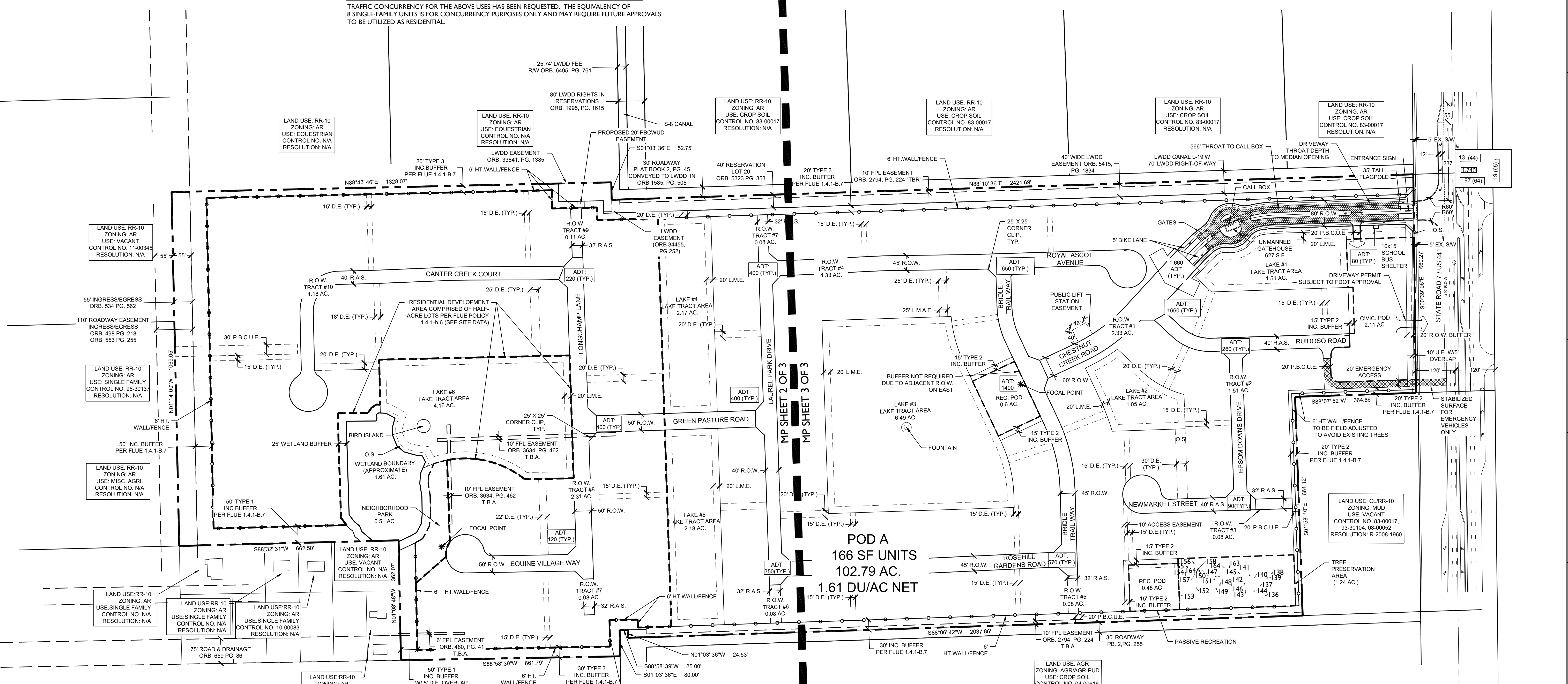
LAKE ACREAGE

LAKE #1	1.51 AC.
LAKE #2	1.05 AC.
LAKE #3	6.49 AC.
LAKE #4	2.17 AC.
LAKE #5	2.18 AC.
LAKE #6	4.16 AC.
TOTAL	17.56 AC.

LOCATION MAP



IWGL
 2035 Vista Parkway, West Palm Beach, FL 33411
 Phone No. 561.909.2220 www.iwgl.com
 Cert No. 6031 - LB No. 7055



POD A
 166 SF UNITS
 102.79 AC.
 1.61 DU/AC NET

LEGEND
 AC. = ACRES
 ADT = AVERAGE DAILY TRIPS
 C.L. = CENTER LINE
 D.E. = DRAINAGE EASEMENT
 D.U. = DWELLING UNITS
 EX. = EXISTING
 FLU = FUTURE LAND USE
 INC. = INCOMPATIBILITY
 L.A.E. = LIMITED ACCESS EASEMENT
 L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 LWDD = LAKE WORTH DRAINAGE DISTRICT
 O.R.B. = OFFICIAL RECORD BOOK
 P.B. = PLAT BOOK
 PDR = PROPERTY DEVELOPMENT REGULATIONS
 PG. = PAGE
 R. = RADIUS
 R.A.S. = RESIDENTIAL ACCESS STREET
 R.O.W. = RIGHT-OF-WAY
 R.W. = RIGHT-OF-WAY
 S.B. = SETBACK
 S.F. = SQUARE FEET
 S.W. = SIDEWALK
 T.B.A. = TO BE ABANDONED
 TYP. = TYPICAL
 U.E. = UTILITY EASEMENT
 ULDC = UNIFIED LAND DEVELOPMENT CODE

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT	REQUIRED	MINIMAL LOT DIMENSIONS			MAX. BLDG COVER	MIN. SETBACKS			
		SIZE	WIDTH/FRONTAGE	DEPTH		FRONT	SIDE	SIDE STREET	REAR
RESIDENTIAL POD	REQUIRED	6,000 SF.	65'	75'	35%	25'	7.5'	15'	15'
	PROVIDED	VARIES 0.20 AC-3.06 AC	VARIES 70'-275'	VARIES 125'-513'	35%	40%	25'	7.5'	15'
PUD RECREATION POD	REQUIRED	1.00 AC	75' AVG.	100' AVG.	35%	30%	25'	15'	25'
	PROVIDED	1.08 AC	335'	140'	35%	30%	25'	15'	25'
PUD NEIGHBORHOOD PARK	REQUIRED	0.1 AC	45'	75'	35%	15%	15'	15'	15'
	PROVIDED	0.51 AC	45'	249'	35%	15%	15'	15'	15'
PUD CIVIC	REQUIRED	2.11 AC	100'	200'	35%	30%	25'	20'	25'
	PROVIDED	2.11 AC	440'	200'	35%	30%	25'	20'	25'

*100% OF THE LANDSCAPING WITHIN THE PERIMETER BUFFERS SHALL BE NATIVE VEGETATION PER FLUE 1.4.1-B.8.

PLANNED DEVELOPMENT TABULAR DATA

PROPOSED					
POD	TYPE	ACRES	NO. UNITS	NET DENSITY	DENSITY CHANGE
A	SF	102.79	166 DU	1.61 DU/AC	N/A

OPEN SPACE TABULAR DATA

OPEN SPACE REQUIRED (40%)	42.39 AC.
OPEN SPACE PROVIDED (40.3%)	42.71 AC.
RECREATION PODS	1.08 AC.
PUBLIC CIVIC POD	2.11 AC.
PERIMETER LANDSCAPE BUFFERS	6.43 AC.
LAKE TRACTS	17.56 AC.
MISC. OPEN SPACE TRACTS	11.69 AC.
WETLAND & WETLAND BUFFER	2.09 AC.
NEIGHBORHOOD PARK	0.51 AC.
TREE PRESERVATION AREA	1.24 AC.
TOTAL	42.71 AC.

AMENDMENTS

ZAR- 2024-00147 02/24/2024 BM

ZONING STAMP

Project No. : 05000-353
 Control No. : 1983-00017
 Application #: DRO-2023-00348
 Resolution #(s): R-2023-0236, R-2023-0237
 Exhibit#: 20(1/3)
 Superseded Exhibit #: 14
 Date Approved: 06/02/2023
 Project Manager: I. Haddad

NO.	DATE	DESCRIPTION	BY
1	11-29-2023	ZAR INTAKE	
2	12-20-2023	ZAR RESUBMITTAL	
3	01-02-2024	ZAR RESUBMITTAL	

CAD	JOB NO.	DATE	BY	CHECK BY	DATE
	6226 00		RC	DHM	8/17/22

TROTTER CENTER PROPERTY
 PALM BEACH COUNTY, FLORIDA
 FINAL MASTER PLAN