

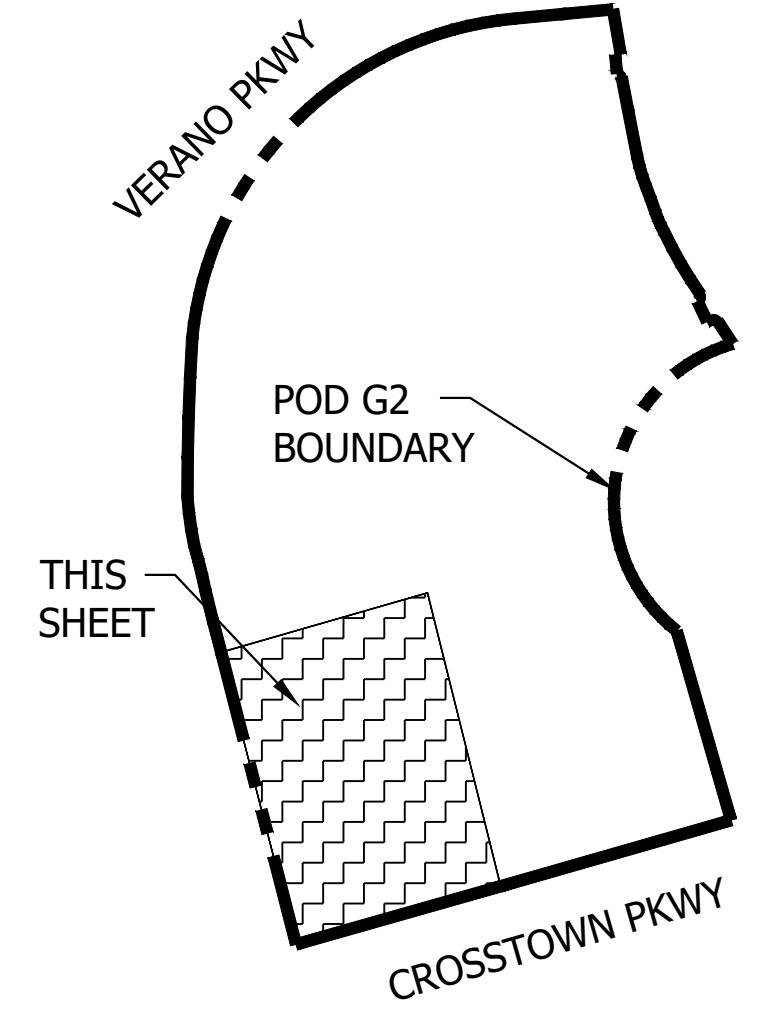
# EXHIBIT A



## EXHIBIT DATA

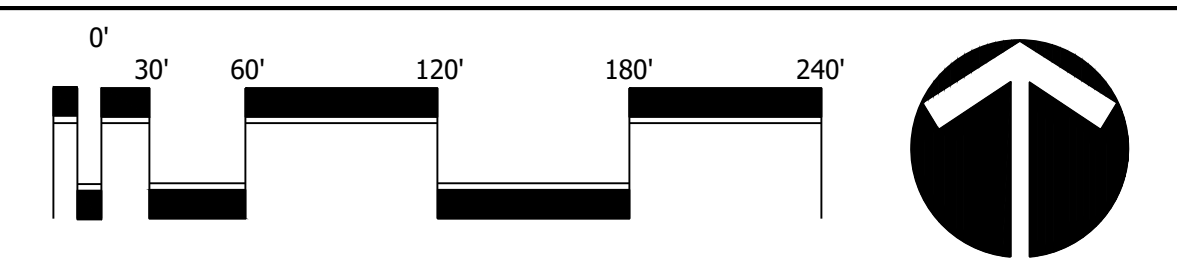
EXISTING LAND USE:	RGC	SF	ACRES
EXISTING ZONING:	PUD		
TOTAL SITE AREA		803,950.00	18.46
REQUIRED			PROVIDED
MAXIMUM BUILDING HEIGHT		75'-0"	30'-0"
REQUIRED			PROVIDED
DENSITY		N/A	11.92
<b>BUILDING COVERAGE</b>			
8 - UNIT TOWNHOME BUILDING (13 BUILDINGS, 104 UNITS, 2 STORY, 30')	BUILDING SF	15,530	13,444
6 - UNIT TOWNHOME BUILDING (13 BUILDINGS, 78 UNITS, 2 STORY, 30')	BUILDING AC SF	11,728	10,176
5 - UNIT TOWNHOME BUILDING UNIT (6 BUILDINGS, 30 UNITS, 2 STORY, 30')	BUILDING FOOTPRINT SF	9,824	8,545
4 - UNIT TOWNHOME BUILDING UNIT (2 BUILDINGS, 8 UNITS, 2 STORY, 23' 11")		7,920	6,910
TOTAL	45,002	39,075	22,838
<b>LOT SIZE PER PUD</b>			
REQUIRED			PROVIDED
MINIMUM LOT SIZE PER APPROVED POD G PUD IS 80' X 16'	1,280 SF	1,800 SF	(90' X 20' TYPICAL)
<b>PERVIOUS/IMPERVIOUS CALCULATIONS</b>			
<b>PERVIOUS</b>			
OPEN SPACE	ACRES	SQUARE FEET	PERCENT
SUB-TOTAL	8.51	370,803.00	46.12%
<b>IMPERVIOUS</b>			
SIDEWALKS, DRIVEWAYS	1.16	50,600.00	6.29%
ROADWAY	1.94	84,390.00	10.50%
LAKE COVERAGE	1.84	80,355.00	10.00%
BUILDING COVERAGE (13 X 7,872 + 13 X 5,962 + 6 X 4,988 + 2 X 4,016)	5.00	217,802.00	27.09%
SUB-TOTAL	8.10	433,147.00	53.88%
TOTAL	16.61	803,950.00	100%
<b>PARKING CALCULATIONS</b>			
TOWNHOME PARKING (2 PER 1 UNIT REQUIRED: 2X220= 440)	REQUIRED	PROVIDED	
ON-STREET PARKING	440	440 SPACES	
TOTAL	0	7	
TOTAL	440	447	
<b>RECREATION OPEN SPACE</b>			
REQUIRED			PROVIDED
500 SF OF RECREATION OPEN SPACE PER DWELLING UNIT (220 UNITS)	2.5 AC	10 AC	
*POD G CENTRAL PARK COUNTED AS REC SPACE AS PART OF APPROVED PUD*			
<b>BUILDING SETBACKS</b>			
FRONT SETBACK (FRONT LOADED)	REQUIRED PER PUD	PROVIDED PER PUD	
REAR SETBACK (CORNER LOT)	20'	20'	
REAR SETBACK (INTERNAL LOT)	10'	15'	
MINIMUM BUILDING-TO-BUILDING SETBACK	10'	10'	
SIDE SETBACK	10'	10'	
SIDE SETBACK (CORNER LOT)	5'	5'	
	10'	15'	

### KEY MAP



PSLUSD #11-652-36J  
 PSL PROJ# P23-068  
**POD G POD 2**

## TOWNHOME EXHIBIT PER SUBDIVISION PLAT



Scale: 1" = 60'-0"

North

Note:  
 HARDSCAPE MATERIALS,  
 DRIVEWAYS, ROADS, AND  
 SIDEWALKS MAY CONSIST OF  
 PAVERS, CONCRETE, OR ASPHALT.

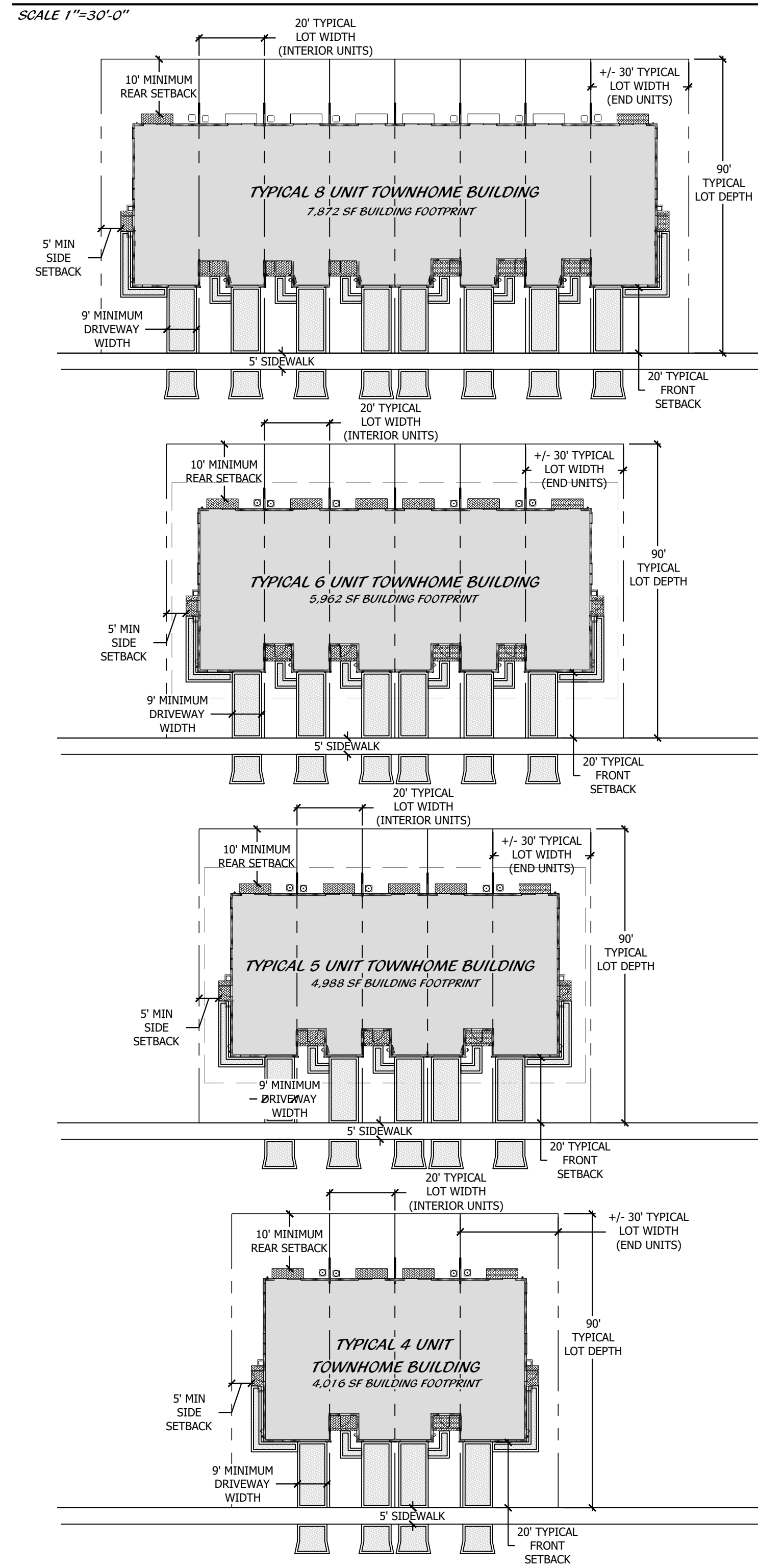
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# VERANO SOUTH POD G

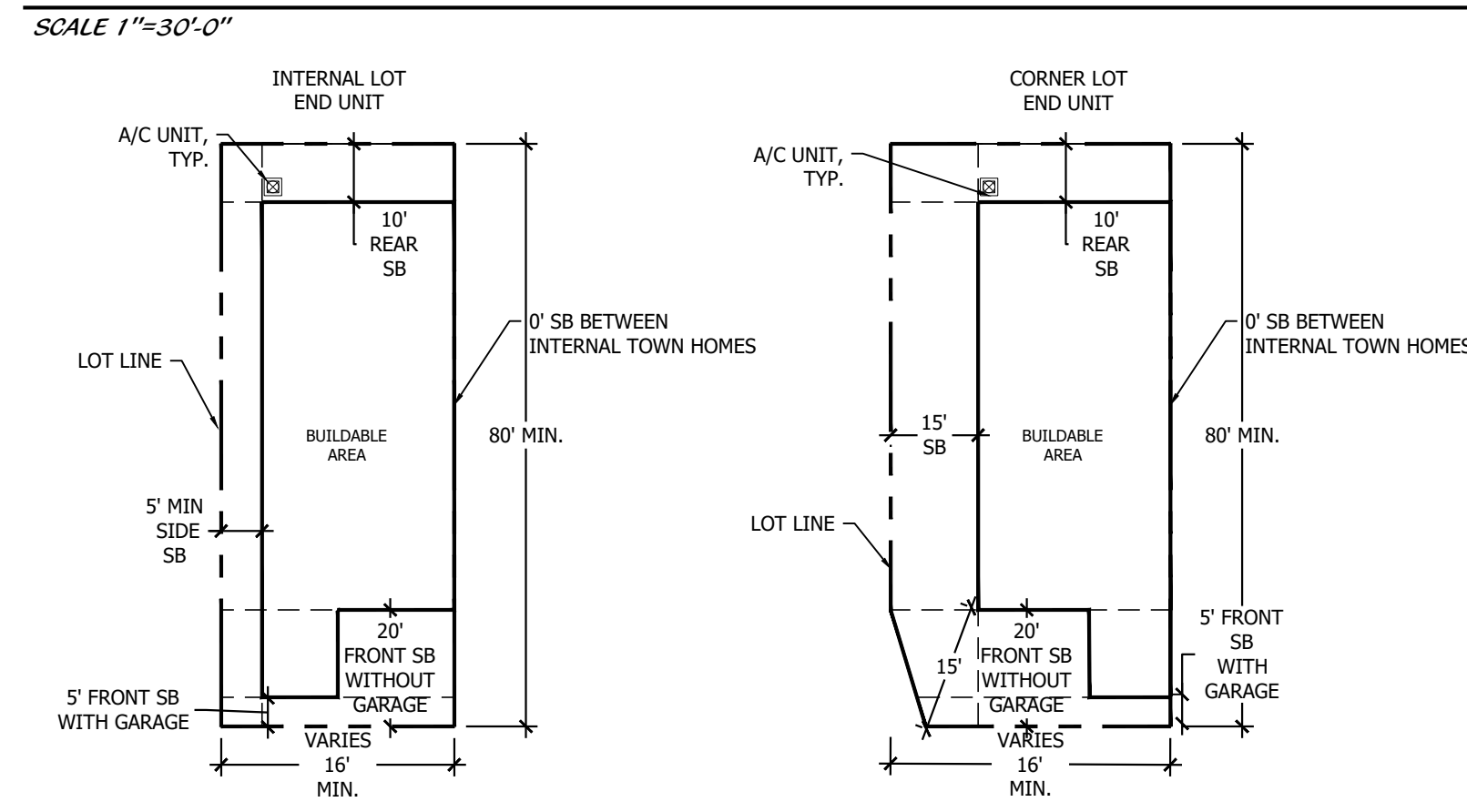
Koiter Homes  
 Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-1003.03
DATE	04-04-23
REVISIONS	05-05-23

**TYPICAL G2 TOWNHOME LAYOUT**  
(PER APPROVED PUD STANDARDS)



**APPROVED PUD TYPICAL TOWNHOME LAYOUT**

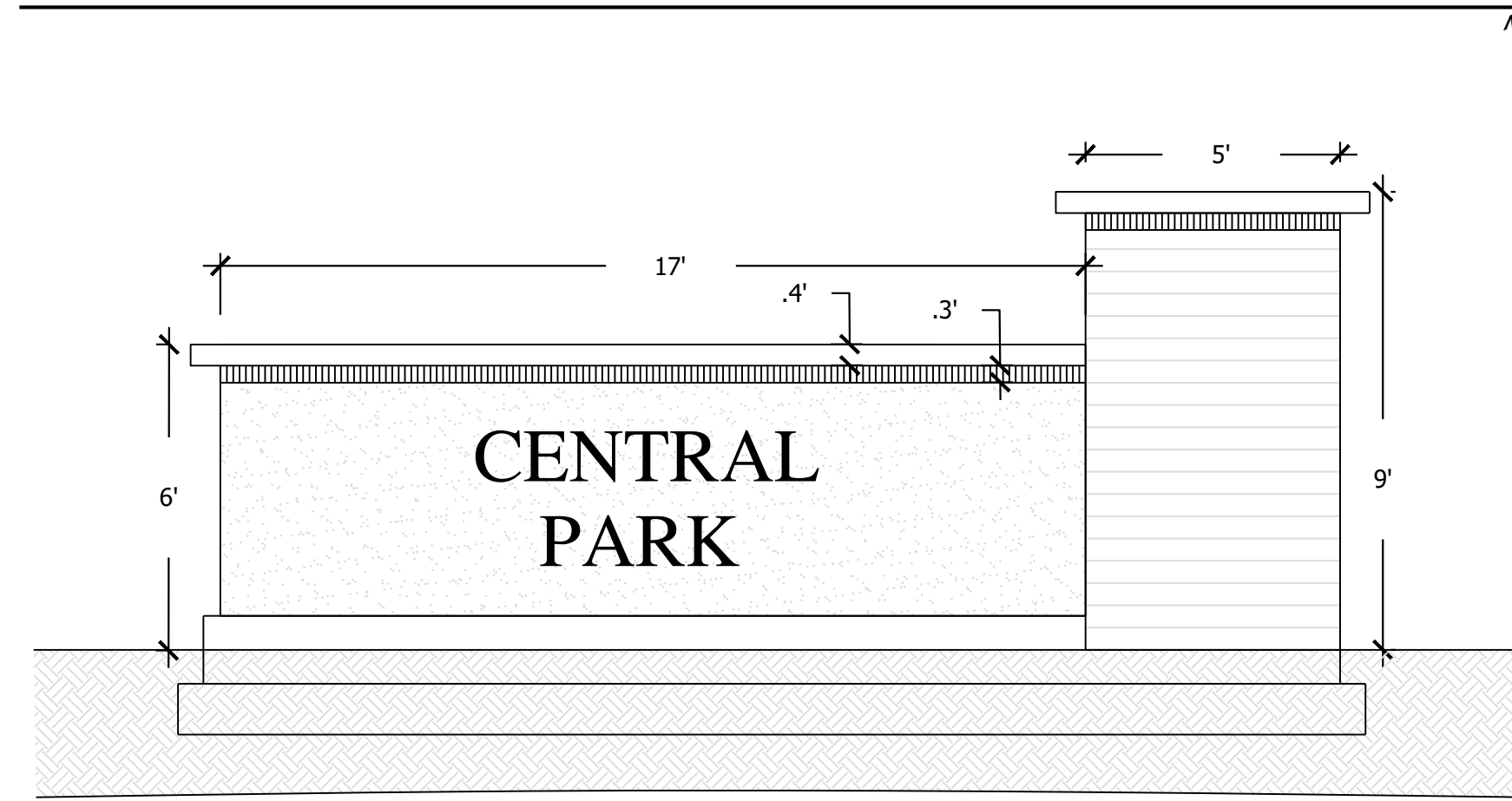


- NOTES:
1. ACCESSORY SETBACK IS 3' MIN. OR 0' IF ADJACENT TO OPEN SPACE OR LAKE.
  2. IF NO GARAGE IS PROVIDED, THE SETBACK SHALL BE 20'.
  3. IF A GARAGE IS PROVIDED, THE SETBACK SHALL BE 5'.
  4. 10' MIN. SETBACK BETWEEN BUILDINGS.
  5. THE MINIMUM WIDTH OF THE DRIVEWAY IS 9'.
  6. MINIMUM LOT AREA IS 1,280 SF.
  7. IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'.
  8. WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

**APPROVED PUD SETBACK TABLE**

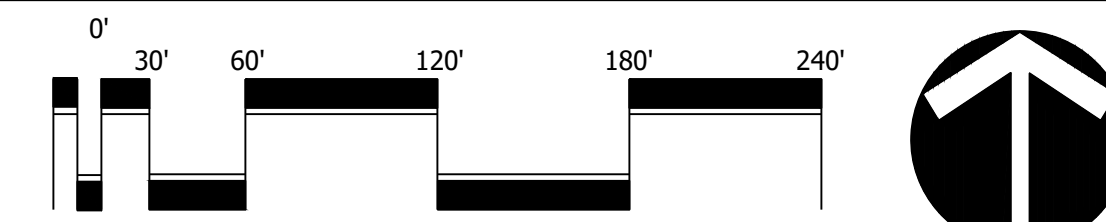
Table 1. DEVELOPMENT USES AND STANDARDS						
DEVELOPMENT STANDARD	SINGLE-FAMILY	TOWNHOMES	VILLAS	MODEL HOMES	NON-RESIDENTIAL	RV STORAGE
<b>PRIMARY STRUCTURE</b>						
Minimum Lot Width	40'	20' 16'	25'	25'	-	-
Minimum Lot Depth	120'	100' 80'	100'	120'	-	-
Maximum Lot Depth	None	None	None	None	-	-
Maximum Building Lot Coverage	60%	70%	60%	60%	80%	80%
Maximum Impervious Lot Coverage	75%	80%	75%	75%	80%	80%
Minimum Open Space	25%	20%	25%	25%	20%	20%
Minimum Front Setback (Front Loaded)	20' Garage	20' Garage	20' Garage	20' Garage	-	-
Minimum Front Setback (Non-garage)	15'	15'	15'	15'	-	-
Minimum Front Setback (Side Loaded)	15'	-	-	15'	-	-
Minimum Front Setback (Rear Loaded)	13'	13'	-	13'	-	-
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that minimum building separation of 10' is maintained between units, 15'-building-separation-for-Townhome)	5'			5'	-	-
Minimum Side Setback (Side-Entry)		5'	5'			
Minimum Side Setback (Front-Entry)		5'	5'			
Minimum Side Setback (Corner Lot)	15'	10'	15'	15'	-	-
If adjacent to open space tract 15' in width or greater	5'	5'	5'	5'	-	-
Minimum Rear Setback (Corner Lot)	10'	10'	10'	10'		
Minimum Rear Setback (Internal Lot)	10'	10'	10'	10'		
Minimum Rear Setback (Rear Loaded with garage)	5'	5'	5'	5'	-	-
Minimum Rear Setback (Rear loaded without garage)	20'	20'	20'	20'	-	-
<b>ACCESSORY STRUCTURES</b>						
Minimum Rear Setback (Non-Rear Loaded)	3'	3'	3'	3'	-	-
If adjacent to open space or common area tract 50' or wider	0'	0'	0'	0'	-	-
Minimum Rear Setback (Rear Loaded)	5'	5'	0' 3'	0' 3'	-	-
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'	2'	3'	-	-
Minimum Side Setback (Corner Lot)	15'	15'	13' 15'	13' 15'	-	-

**CONCEPTUAL SIGN DESIGN**



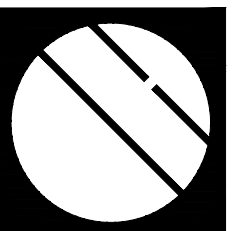
\*NOTE: SIGN AND COLUMN DETAIL TO BE DONE BY SIGN CONTRACTOR FOR BUILDING DEPARTMENT APPROVAL.

PSLUSD #11-652-36J  
PSL PROJ# P23-068  
**POD G POD 2**  
**TOWNHOME EXHIBIT**  
**PER SUBDIVISION PLAT**



Scale: 1" = 60'-0"

North



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**Kolter Homes**  
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SHEET 2 OF 2

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