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Palm Beach County to consider DiVosta request to rezone polo fields, farmland for homes



DiVosta Homes has Verdura Farms in Palm Beach County under contract.

PALM BEACH COUNTY RECORDS



By [Brian Bandell](#) – Real Estate Editor, South Florida Business Journal
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DiVosta Homes, part of Atlanta-based homebuilder PulteGroup (NYSE: PHM), has 96.1 acres of polo fields and farmland west of Boynton Beach under contract.

The developer filed a land use amendment with Palm Beach County officials for Verdura Farms, at 7501 S. State Road 7 and 7302 Park Lane Road. DiVosta has the 56 acres of farmland under contract from 7501 S SR7 LLC, managed by Thomas Yee, and the polo field under contract from Cypress Polo Club LLC, managed by Martin Estrada.

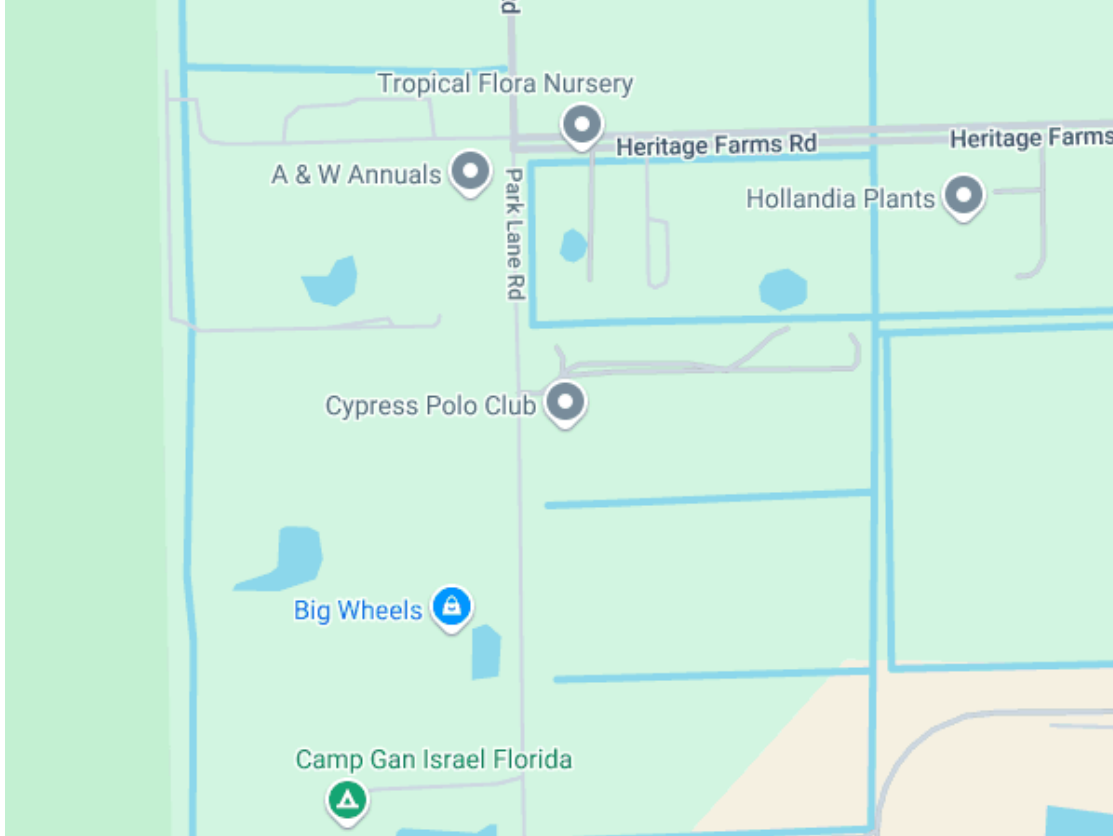
The current agricultural zoning permits one home per 10 acres, or about 10 homes on the entire property. DiVosta wants to change the zoning to residential/planned unit development and two homes per acre. While this could allow up to 192 homes, Ken Tuma of West Palm Beach-based Urban Design Studio said his client submitted plans for 145 single-family homes.

According to the developer's traffic study, this would generate 1,530 daily vehicle trips.

Verdura Farms is located directly north of the Trotting Center site, an equestrian ranch where a [recent development application](#) is moving forward. This is within the 1,300-acre Heritage Farms neighborhood, a largely rural and equestrian area where there's increasing pressure to build housing.

In August 2022, the Palm Beach County Commission approved the Heritage Farms Planning Overlay to preserve rural residential, agricultural and equestrian uses in the neighborhood. However, the Trotting Center site was excluded while the Verdura Farms site was part of the overlay. In the land use amendment, DiVosta wants to county to allow Verdura Farms to be developed with similar density as the neighboring Trotting Center.

The land use amendment will require County Commission approval. A hearing before the board is tentatively scheduled for Nov. 1.



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