

AG ENCLAVE TTD POD LIMITATIONS							
DISTRICT/POD	CORRESPONDING TRANSECT	LAND AREA		DWELLING UNITS		INTENSITY	
		MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
TNDS*	SUB-URBAN	15%	40%	60%	100%	10%	10%
TMDS	URBAN		5%		20%	30%	100%
MUPDS	URBAN		5%		0%	70%	70%
PUDS	SUB-URBAN		15%		40%	1%	1%
OPEN SPACES/REC	NATURAL	55%			0%	0%	0%

\*Dwelling units within a TND may be of one housing type, provided the TND complies with the minimum and maximum densities of the Suburban Transect subzones and all other provisions of the district.

Note 1: Existing 24' of pavement – 60th Street

Note 2: Palm Beach County Thoroughfare Identification Map predicts a thoroughfare corridor for 60th in this general area. The overall construction of 60th north is not the responsibility of the developer

**LEGEND**

- NATURAL TRANSECT**
  - NATURAL
  - RECREATION
- SUB-URBAN TRANSECT**
  - RESIDENTIAL
  - CIVIC (SEE NOTE 7)
- URBAN TRANSECT**
  - TOWN CENTER/ MIXED USE
  - EMPLOYMENT CENTER

**SITE DATA**

**SITE AREA: 3,788.601 ACRES**  
**MAX GROSS DENSITY: 1.2 DU/AC**

**PROPOSED USES:**

RESIDENTIAL	
SINGLE FAMILY	3,746 DU
MULTI-FAMILY	800 DU
NONRESIDENTIAL	
COMMERCIAL / RETAIL	500,000 SF
EMPLOYMENT CENTER	1,500,000 SF
CIVIC	200,000 SF
COLLEGE	3,000 STUDENTS
HOTEL	150 ROOMS

**NOTE 3:** LOCATIONS AND CONFIGURATIONS OF PROPOSED LAND USES, ROADS, LAKES, NEIGHBORHOOD GREENS, PARKS, GREENWAYS AND BUFFERS ARE ILLUSTRATED FOR CONCEPTUAL PURPOSES AND ARE NOT TO SCALE, BUT ARE REQUIRED TO REMAIN IN THE GENERAL LOCATIONS SHOWN ON THE CONCEPTUAL PLAN. FINAL DELINEATION SHALL BE DETERMINED DURING SITE PLAN APPROVAL(S).

**NOTE 4:** THE MIX OF USES SHOWN, AS WELL AS DENSITIES AND INTENSITIES, MAY BE TRANSFERRED BETWEEN PODS WITHIN THE DEVELOPMENT.

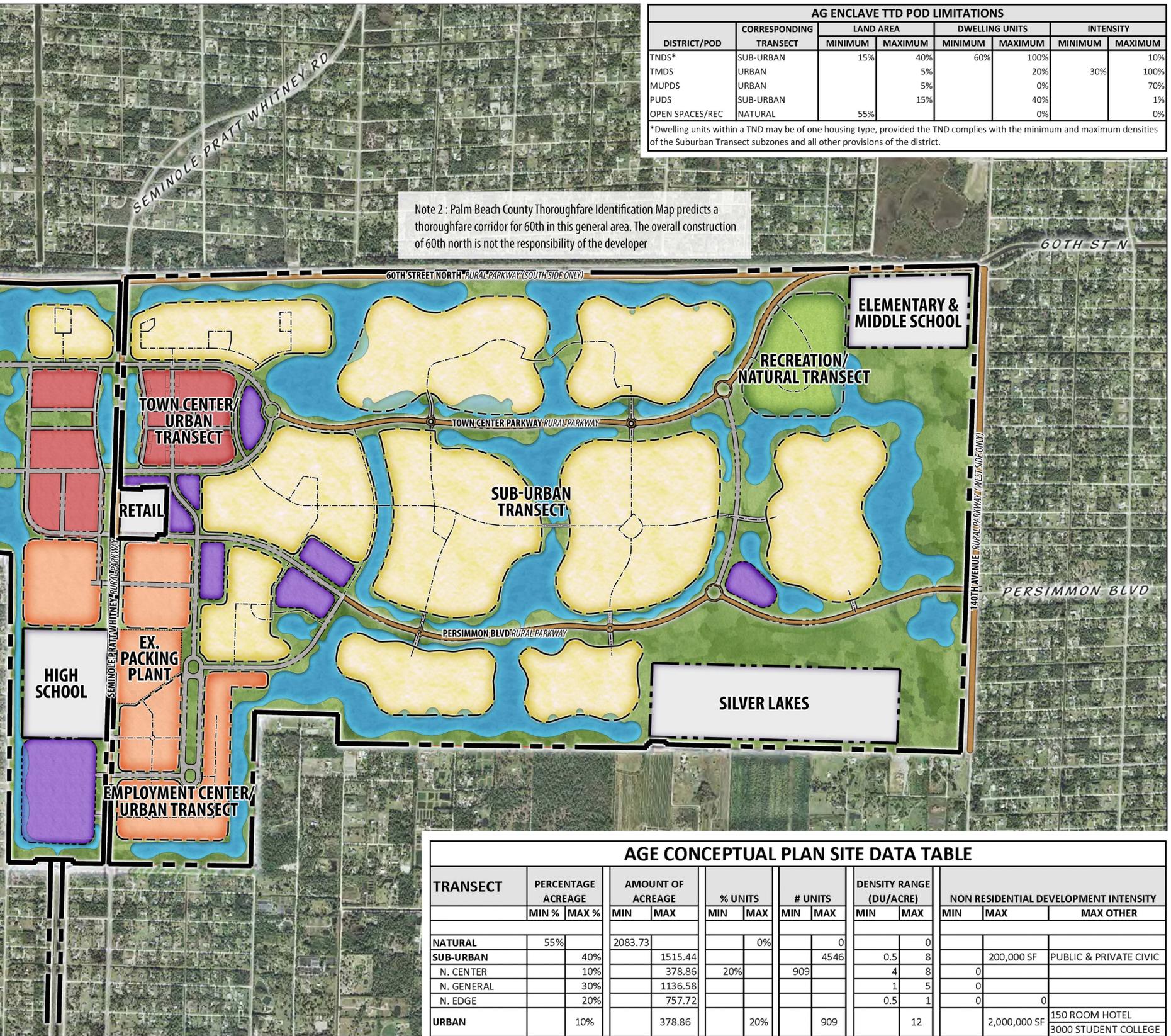
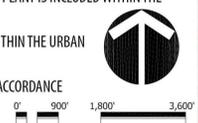
**NOTE 5:** FOR THE PURPOSES OF THIS PLAN, SINGLE FAMILY SHALL INCLUDE ZERO LOT LINE HOMES, AND MULTI FAMILY SHALL INCLUDE TOWNHOMES AND CONDOMINIUMS.

**NOTE 6:** THE AVERAGE RESIDENTIAL DENSITY WITHIN 1/8 MILE OF THE PERIMETER SHALL NOT EXCEED 0.80 DWELLING UNITS PER ACRE. A 200 FOOT MINIMUM, 400 FOOT AVERAGE SEPARATION SHALL BE PROVIDED FROM THE PROPERTY BOUNDARY TO ANY DEVELOPMENT PARCEL WITHIN THE URBAN OR SUB-URBAN TRANSECTS.

**NOTE 7:** 50 ACRE CIVIC PARCEL LOCATED SOUTH OF HIGH SCHOOL IS INCLUDED IN THE NATURAL TRANSECT. ALL OTHER CIVIC SITES ARE INCLUDED IN THE SUB-URBAN TRANSECT. THE EXISTING PACKING PLANT IS INCLUDED WITHIN THE URBAN TRANSECT.

**NOTE 8:** ROADS AND RIGHTS OF WAY SHOWN ON THE CONCEPTUAL PLAN ARE WITHIN THE URBAN OR SUB-URBAN TRANSECT.

**NOTE 9:** THE TTD PERIMETER LANDSCAPE BUFFERS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED IN THE IMPLEMENTING PRINCIPLES.



**AGE CONCEPTUAL PLAN SITE DATA TABLE**

TRANSECT	PERCENTAGE ACREAGE		AMOUNT OF ACREAGE		% UNITS		# UNITS		DENSITY RANGE (DU/ACRE)		NON RESIDENTIAL DEVELOPMENT INTENSITY		
	MIN %	MAX %	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MAX OTHER		
NATURAL	55%		2083.73			0%		0					
SUB-URBAN		40%		1515.44				4546	0.5	8		200,000 SF	PUBLIC & PRIVATE CIVIC
N. CENTER		10%		378.86		20%		909	4	8		0	
N. GENERAL		30%		1136.58					1	5		0	
N. EDGE		20%		757.72					0.5	1		0	0
URBAN		10%		378.86		20%		909		12		2,000,000 SF	150 ROOM HOTEL 3000 STUDENT COLLEGE