

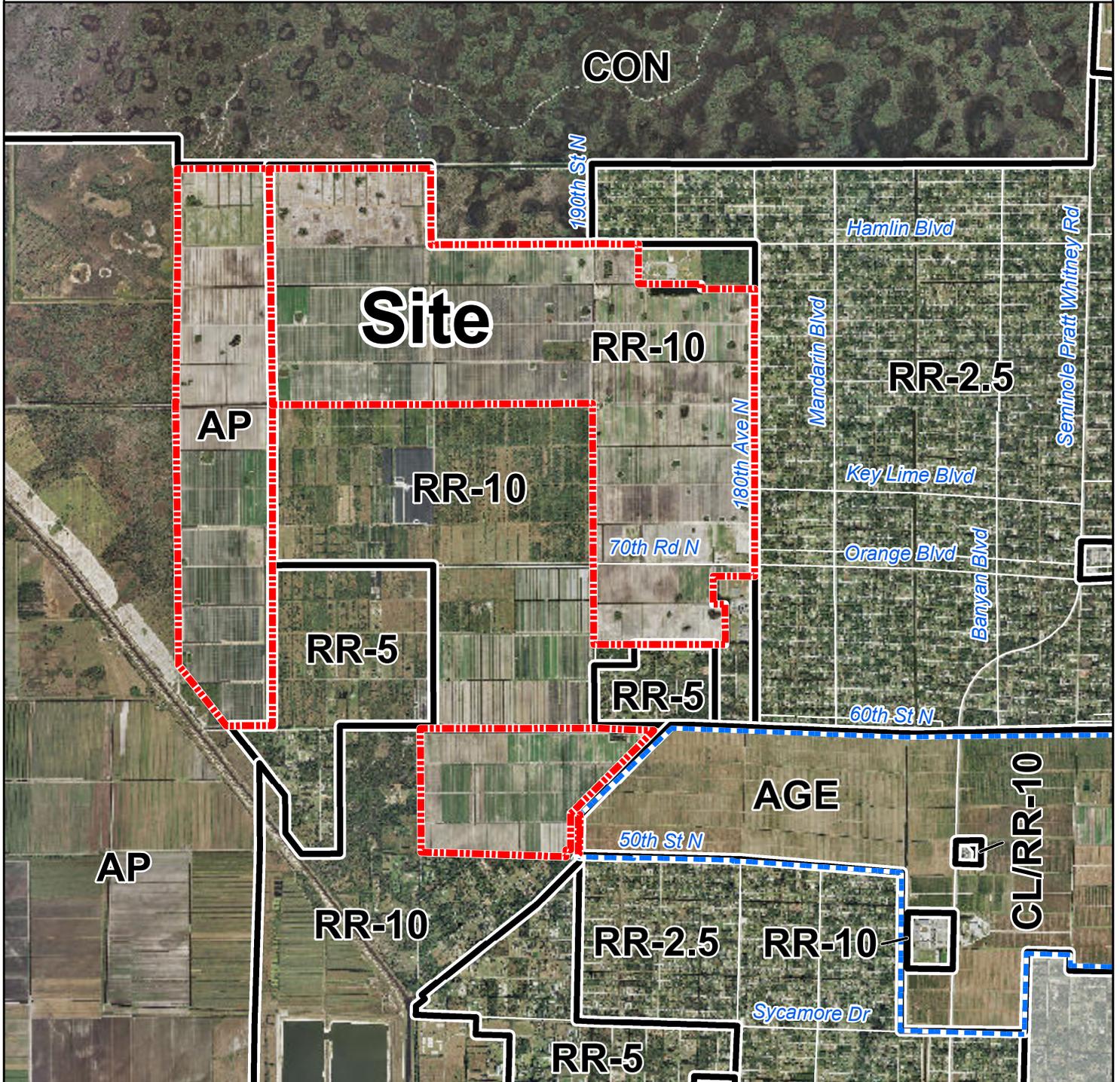


Future Land Use Atlas Amendment Petition Summary

Amendment Name	Indian Trails Grove	Round Number	16-B	
Amendment No.	LGA 2016-017	Intake Date	8/7/2016	
Acres	4,871.54	Ordinance		
Location	West of 180th Avenue North, South of Hamlin Boulevard	Scheduled Hearing Dates		
Status	In Process	LPA/PLC	2/12/2016	
Type	Large Scale Privately Initiated	BCC Transmittal*	4/12/2016	
Project Manager:	Davis, Bryan	BCC Adoption		
		<i>* Large scale only</i>		
Owner-Applicant:	Palm Beach West Asso. I, LLLP by Palm Beach West I Corp, General Partner	AutoID	1691	
Agent	Urban Design Kilday Studios			
Existing Use	Agricultural			
Current FLU	Rural Res., 1 unit per 10 acres (RR-10) on 3,592.10 acres and Ag. Production (AP) on 1,279.44 acres			
Current Zoning	Agricultural Residential (AR) and Agricultural Production (AP)			
Current Potential	Residential, up to 359 dwelling units			
Proposed FLU	Western Communities Residential (WCR)			
Proposed Zoning	Western Communities Residential Planned Unit Development (WCRPUD)			
Proposed Potential	Residential, up to 3,897 du; Commercial Retail, 300,000 sf; Office, 50,000 sf			
Utility Service Area	Palm Beach County Water Utilities			
Annexation Area	None			
Plans/Overlays	None			
Tier	Rural - No Change			
Commissioner	Melissa McKinlay, District 6			
Parcel Control Number(s)	Comments:			
00-40-42-17-00-000-7000	Includes proposed Comprehensive Plan text changes.			
00-40-42-18-00-000-7000				
00-40-42-19-00-000-9000				
00-40-42-20-00-000-9000				
00-40-42-21-00-000-9000				
00-40-42-22-00-000-1010				
00-40-42-27-00-000-9000				
00-40-42-30-00-000-9000				
00-40-42-31-00-000-9000		00-40-43-03-00-000-3020		
00-40-42-34-00-000-1010		00-40-43-04-00-000-9010		

Future Land Use Atlas Amendment

Indian Trails Grove (LGA 2016-017)



Site Data

Size: 4,871.54 acres
 Existing Use: Agriculture
 Proposed Use: Residential w/accessory Commercial
 Current FLU: RR-10 (3,592.10 ac.) and AP (1,279.44 ac.)
 Proposed FLU: Western Communities Residential (WCR)

Future Land Use Designations

AGE	Agricultural Enclave
RR-2.5	Rural Residential, 1 unit per 2.5 acres
RR-5	Rural Residential, 1 unit per 5 acres
RR-10	Rural Residential, 1 unit per 10 acres
AP	Agricultural Production
CON	Conservation
CL/RR-10	Commercial Low w/underlying RR-10

Date: 12/3/2015
 Contact: Planning
 Filename: Plan\AMEND\16-B\Sites\16-17
 Note: Map is not official, for presentation purposes only.

 Minto West
 Indian Trails Grove



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300

