

INDIAN TRAILS
IMPOUNDMENT AREA
(NOT INCLUDED)

Conceptual
Impoundment
Expansion
640.00 AC
(O.S. POD 1)

OPEN SPACE
POD
(1,707.931 AC)

Water Resources
/ Agriculture
1,067.931 AC
(O.S. POD 2)

Water Resources
/ Agriculture
(O.S. POD 2)

POD E
181 SF
543 ZLL
135 TH
859 UNITS
- 196 OUTSIDE 1/4 mile
663 INSIDE 1/4 mile

POD F
540 SF
540 UNITS
- 281 OUTSIDE 1/4 mile
259 INSIDE 1/4 mile

POD B
150 SF
119 ZLL
269 UNITS
- 41 OUTSIDE 1/4 mile
228 INSIDE 1/4 mile

POD A
326 SF
336 ZLL
662 UNITS
- 247 OUTSIDE 1/4 mile
415 INSIDE 1/4 mile

CIVIC POD 4
(43.48 ACRES)

CIVIC POD 7
(26.82 AC)

CIVIC POD 6
(22.64 AC)

CIVIC POD 5
(15.46 AC)

COMMERCIAL POD 3
(16.09 AC)

COMMERCIAL POD 2
(23.71 AC)

COMMERCIAL POD 1
(16.09 AC)

CIVIC POD 3
(5.57 AC)

POD D
219 SF
483 ZLL
702 UNITS
- 95 OUTSIDE 1/4 mile
607 INSIDE 1/4 mile

POD C
405 SF
330 ZLL
130 TH
865 UNITS
- 176 OUTSIDE 1/4 mile
689 INSIDE 1/4 mile

CIVIC POD 2
(10.72 AC)

CIVIC POD 1
(12.20 AC)

HAMLIN BLVD.

HAMLIN BLVD.

VALENCIA BLVD.

TEMPLE BLVD.

KEY LIME BLVD.

ORANGE BLVD.

TANGERINE BLVD.

CAROL STREET

CAROL STREET

190th STREET

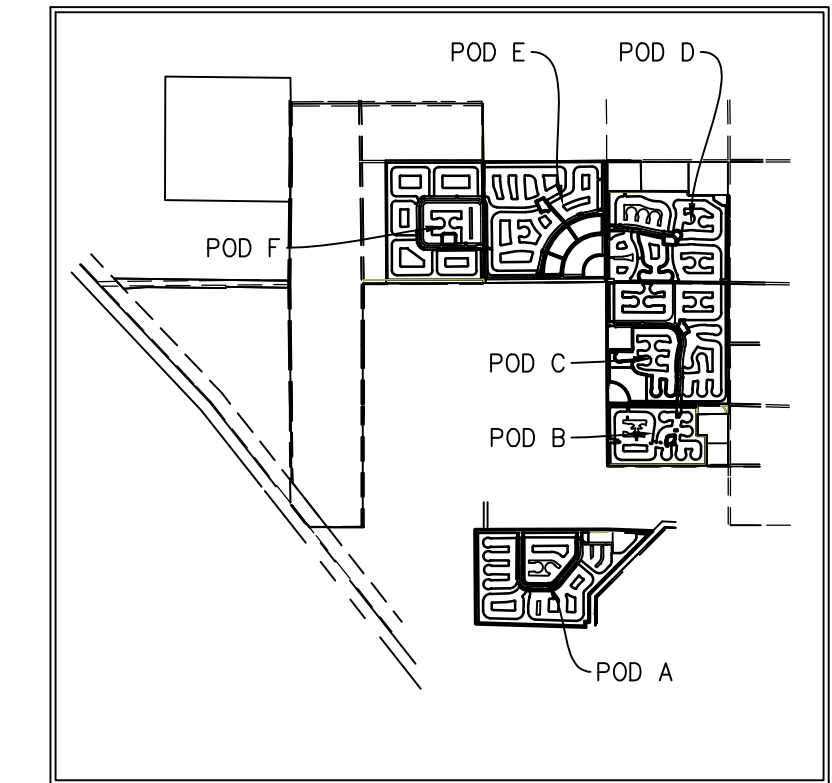
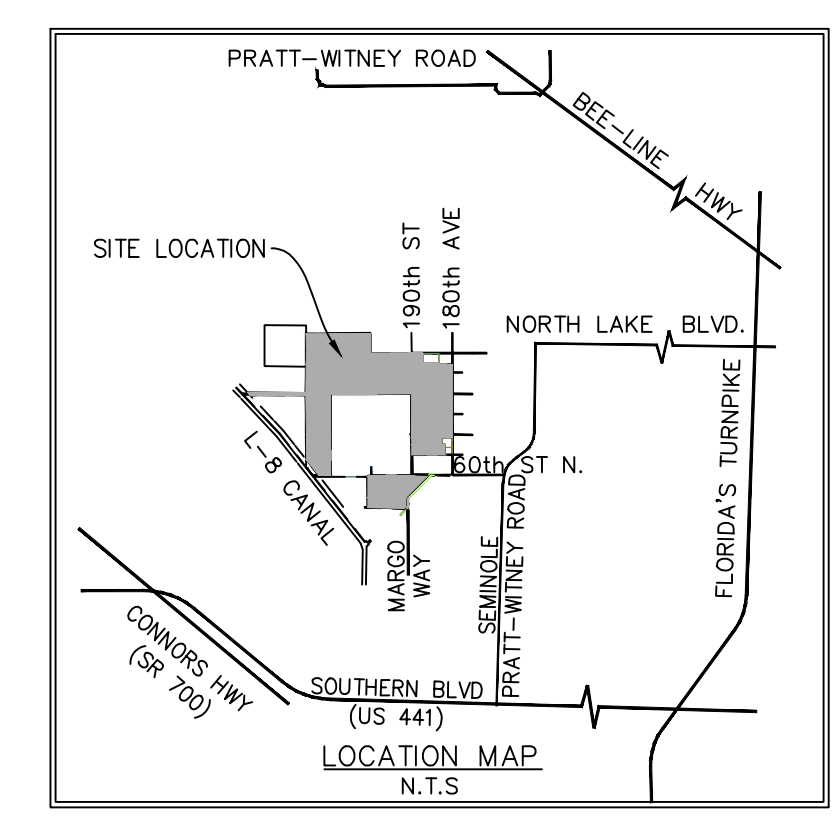
180th AVENUE N.

60th STREET N.

60th STREET NORTH

200th TRAIL NORTH

CANAL ROAD / 190th TERRACE N.



Policy 4-5-f.5. In accordance with Policy 4-5-f.5. A minimum of 20% of the residential units (780 Units) shall be located within 1/4 mile of a commercial nodes; a minimum of 40% (1559 Units) shall be located within 1/2 mile of commercial nodes; and a minimum of 66% of the residential units (2572 Units) shall be located within 1/4 mile of commercial nodes or civic use (public or private) or recreation uses (public or private). **Total Units = 3897**

COMMERCIAL		
Pods	Units within 1/4 mile of Commercial	%
Required	780	20.02%
Pod A	110	
Pod B	83	
Pod C	260	
Pod D	181	
Pod E	185	
Pod F	0	
Total	819	21.02%

CIVIC		
Pods	Units within 1/4 mile of Civic	%
Pod A	160	
Pod B	39	
Pod C	54	
Pod D	270	
Pod E	513	
Pod F	0	
Total	1036	26.58%

RECREATION		
Pods	Units within 1/4 mile of Recreation	%
Pod A	259	
Pod B	164	
Pod C	496	
Pod D	273	
Pod E	289	
Pod F	277	
Total	1758	45.11%

COMMERCIAL, CIVIC, RECREATION		
Parcels A thru F - Total Units = 3897 - Units Required within 1/4 mile (66% or 2572 Units)		
Parcels A thru F	Units within 1/4 mile of Commercial, Civic & Recreation	%
Units Provided	2861	73.42%

Amendments:

Zoning Stamps:

PALM BEACH WEST ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323
954-753-1730

Consultants:
CIVIL ENGINEER
GLH Engineering, LLC
1600 Sawgrass Corporate Pkwy
Suite 400
Sunrise, FL 33323
954-753-1730

SURVEYOR
Sand and Hills Survey, Inc.
8461 Lake Worth Road, Suite 410
Lake Worth, FL 33467
(561) 209-6048

TRAFFIC ENGINEER
Simmons and White
2581 Metrocentre Blvd. Suite 3
West Palm Beach, FL 33407
(561) 478-7848

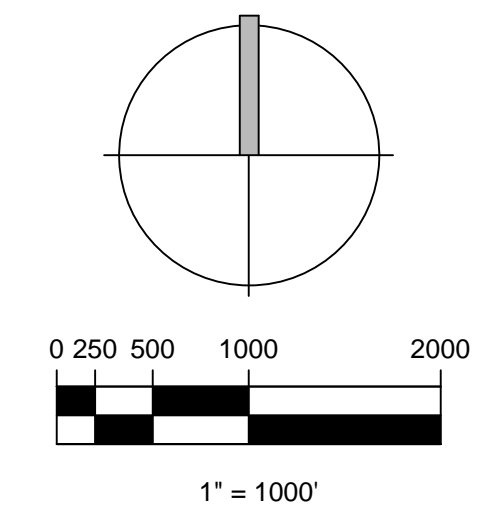
PLANNERS
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
(561) 366-1100

Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida
Sheet title:
Commercial, Civic & Recreation Radius Plan

Date:
2016-05-23

Revisions:
2016-05-23 Resubmittal
2016-08-29 Resubmittal
2016-09-26 Resubmittal
2016-10-24 Resubmittal



Sheet number:
Commercial Civic & Recreation Radius Plan