

Policy 4-5-f.4. In accordance with FLUE Policy 4.5-f.4. Neighborhood serving commercial nodes shall comprise no less than 2% of overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The minimum required neighborhood serving commercial is 42.87 acres. (4871.57 acres overall Less 2,727.98 acres provided Exterior Open Space = 2,143.59 x 2% = 42.87 acres minimum required, 55.89 acres provided).

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 uses (public or private) or recreation uses (public or private). **Total Units = 3897**

COMMERCIAL				
Pods	Units within 1/4 mile of Commercial	%	Units within 1/2 mile of Commercial	%
Required	780	20.02%	1559	40.01%
Pod A	110		250	
Pod B	83		230	
Pod C	260		435	
Pod D	181		398	
Pod E	185		329	
Pod F	0		0	
Total Provided	819	21.02%	1642	42.13%

COMMERCIAL			Commercial Pods		Gross Acres	
Pods	Units within 1/4 mile of Commercial	%	Pod A - Pod 1	16.09	Pod C - Pod 2	23.71
Required	780	20.02%	Pod E - Pod 3	16.09	Total Provided	55.89
Pod A	110		RADIUS TYPE	REQUIRED	PROVIDED	
Pod B	83		1/4 Mile Radius of Commercial	20% or 780 Units	21% or 819 Units	
Pod C	260		1/2 Mile Radius of Commercial	40% or 1559 Units	42% or 1642 Units	
Pod D	181		1/4 Mile Radius Commercial, Civic, or Recreational	66% or 2572 Units	73% or 2861 Units	
Pod E	185					
Pod F	0					
Total	819	21.02%				

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

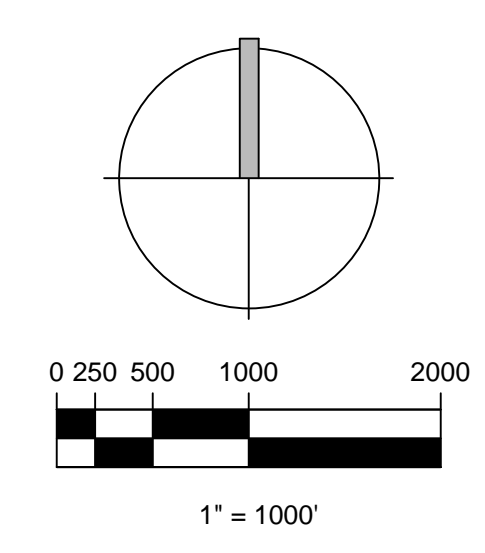
Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida
 Sheet title:

Commercial Radius Plan

Date:
2016-05-23

Revisions:
 2016-05-23 Resubmittal
 2016-08-29 Resubmittal
 2016-09-26 Resubmittal
 2016-10-24 Resubmittal
 2016-11-28 Resubmittal



Sheet number:
Commercial Radius Plan