

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

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

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)

COMMERCIAL POD 2
(23.71 AC)

COMMERCIAL POD 1
(16.09 AC)

COMMERCIAL POD 3
(16.09 AC)

CIVIC POD 7
(26.82 AC)

CIVIC POD 4
(43.48 ACRES)

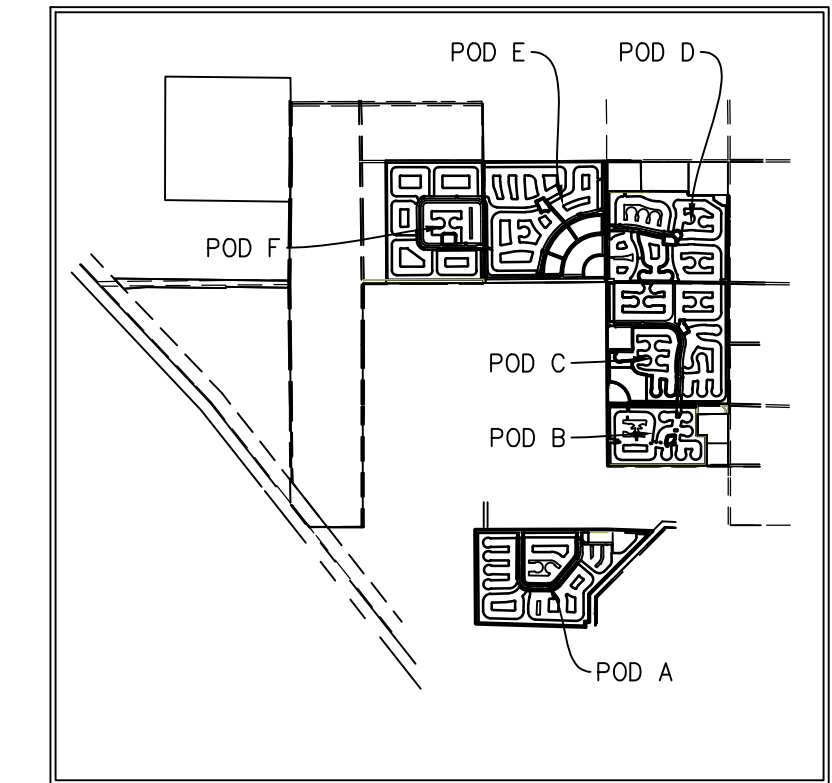
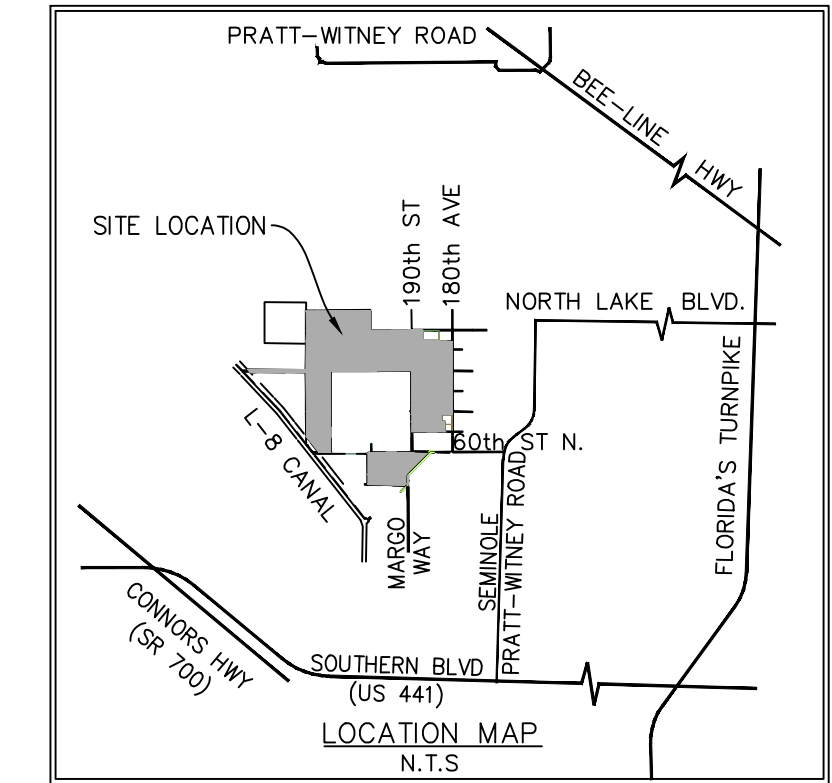
EXISTING
DISTRICT PARK "F"
(NOT INCLUDED)

FUTURE
HIGH SCHOOL
(60 AC)
(NOT INCLUDED)

EXISTING
MIDDLE
SCHOOL
(NOT INCLUDED)

EXISTING
ELEMENTARY
SCHOOL
(NOT INCLUDED)

PRIVATE
REC POD
(26.53 AC)



Policy 4-5-f.5. In accordance with Policy 4-5-f.5. A minimum of 20% of the residential units (779 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	%
Required	779	20%
Pod A	110	
Pod B	83	
Pod C	260	
Pod D	181	
Pod E	185	
Pod F	0	
Total	819	21%

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	27%

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%

COMMERCIAL, CIVIC, RECREATION		
Parcels A thru F - Total Units = 3897 - Units Required within 1/4 mile (66% or 2572 Units)		
Pods A thru F	Units within 1/4 mile of Commercial, Civic & Recreation	%
Units Provided	2861	73%

RADIUS TYPE	REQUIRED	PROVIDED
1/4 Mile Radius of Commercial	20% or 779 Units	21% or 819 Units
1/2 Mile Radius of Commercial	40% or 1559 Units	42% or 1642 Units
1/4 Mile Radius of Commercial, Civic, or Recreational	66% or 2572 Units	73% or 2861 Units

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

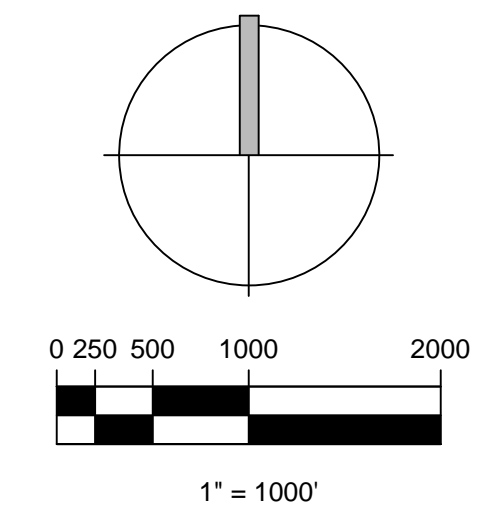
Project:
INDIAN TRAILS GROVE - PUD

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
2016-11-28 Resubmittal
2016-12-15 Resubmittal



Sheet number:
Commercial Civic & Recreation Radius Plan