

INDIAN TRAILS  
IMPOUNDMENT AREA  
(NOT INCLUDED)

Conceptual  
Impoundment  
Expansion (CIE) O.S.  
640.00 AC

OPEN SPACE  
(1,707.931 AC)

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

Water Resources  
/ Agriculture (WRA) O.S.

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

Units outside  
of 1/4 mile radius



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

ITG BLVD.  
(formally known as  
Indian Trails Blvd.)

COMMERCIAL POD 3  
(16.09 AC)

COMMERCIAL POD 2  
(23.71 AC)

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

Units outside  
of 1/4 mile radius

CIVIC POD 4  
(43.48 ACRES)

EXISTING  
DISTRICT PARK "F"  
(NOT INCLUDED)

FUTURE  
HIGH SCHOOL  
(60 AC)  
(NOT INCLUDED)

CIVIC POD 3  
(5.57 AC)

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

Units outside  
of 1/4 mile radius

PRIVATE  
REC POD  
(26.53 AC)

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

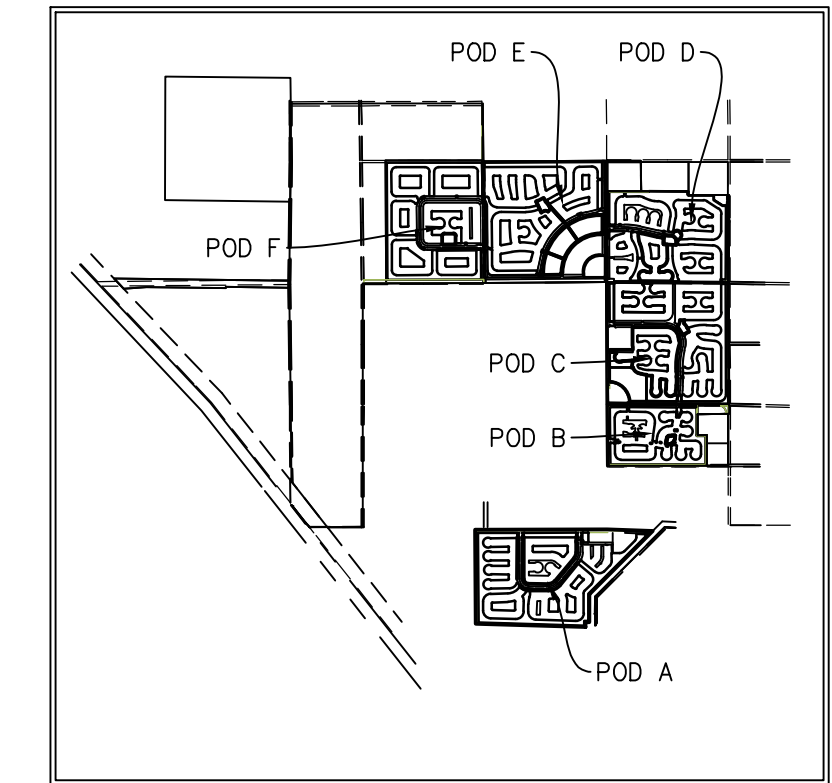
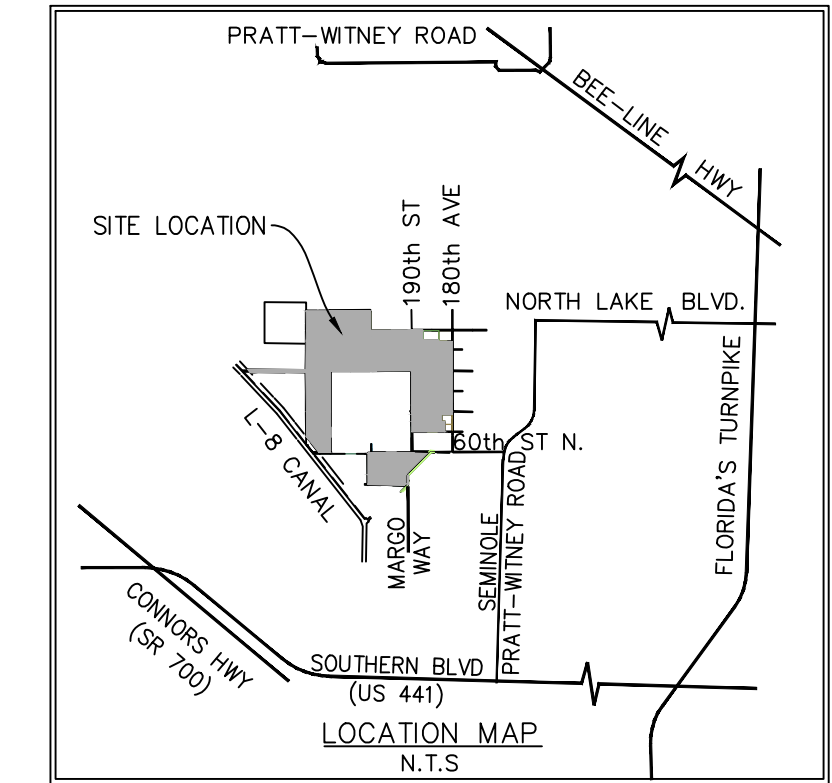
CIVIC POD 2  
(10.72 AC)

EXISTING  
MIDDLE  
SCHOOL  
(NOT INCLUDED)

EXISTING  
ELEMENTARY  
SCHOOL  
(NOT INCLUDED)

COMMERCIAL POD 1  
(16.09 AC)

CIVIC POD 1  
(12.20 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	%
<b>Required</b>	<b>779</b>	<b>20%</b>
Pod A	110	
Pod B	83	
Pod C	260	
Pod D	181	
Pod E	185	
Pod F	0	
<b>Total</b>	<b>819</b>	<b>21%</b>

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	
<b>Total</b>	<b>1036</b>	<b>27%</b>

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	
<b>Total</b>	<b>1758</b>	<b>45%</b>

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	%
<b>Units Provided</b>	<b>2861</b>	<b>73%</b>

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

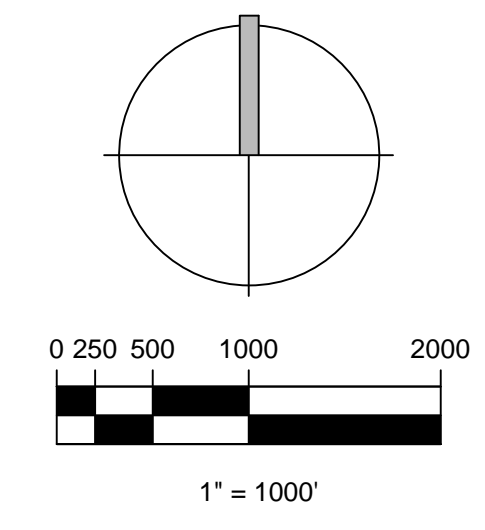
PLANNERS  
Urban Design Kilday Studios  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
(561) 366-1100

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**