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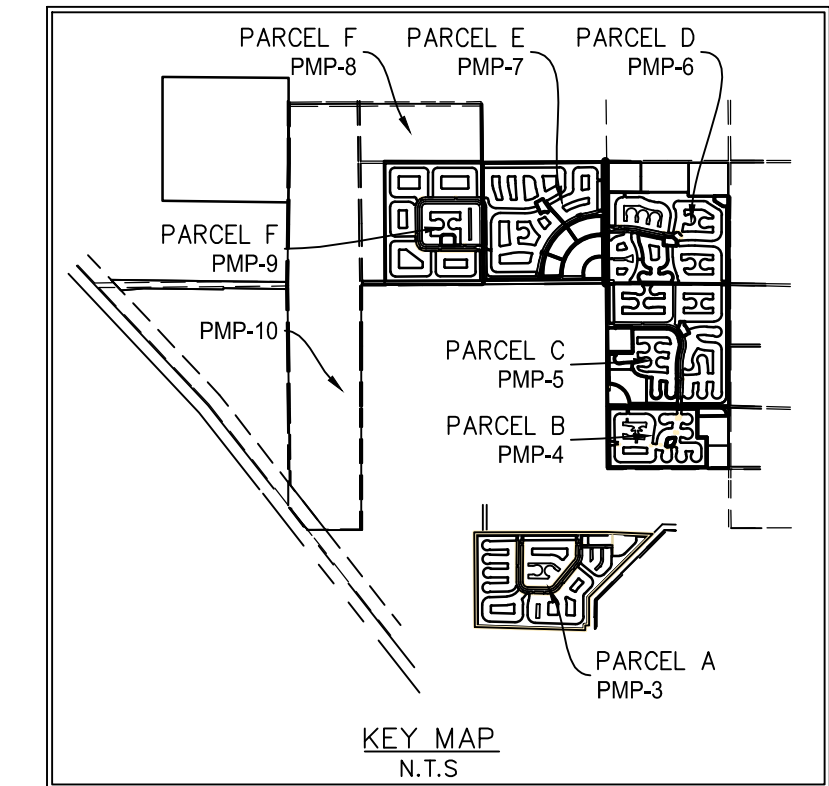
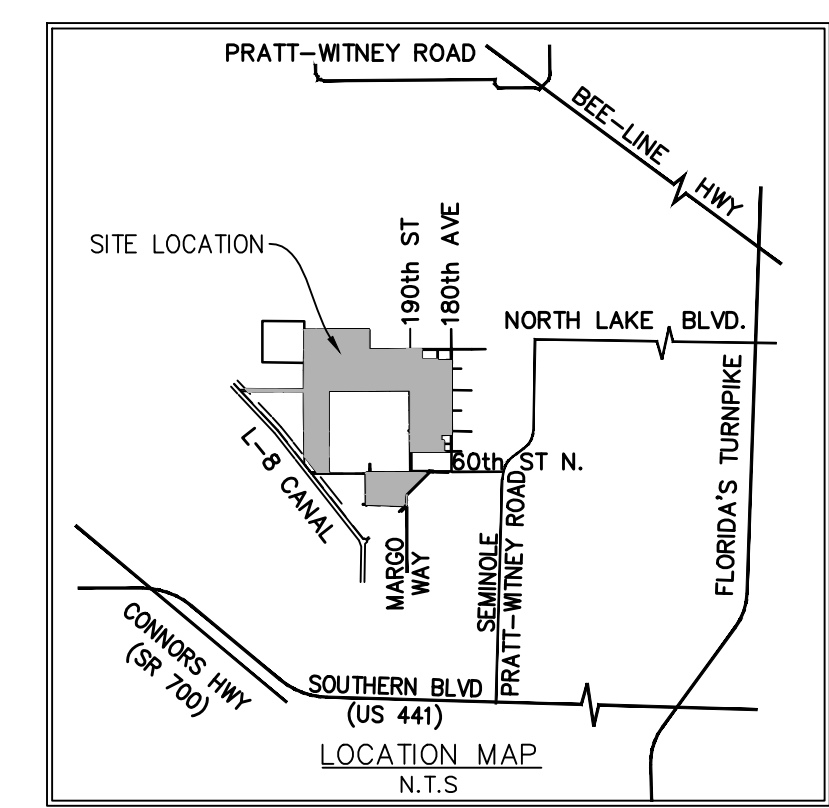
PLANNERS
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Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida
 Sheet title:
PRELIMINARY Master Plan - Overall

Date:
2015-07-15

Revisions:
 2015-09-28 Resubmittal
 2016-01-25 Resubmittal
 2016-02-22 Resubmittal
 2016-05-23 Resubmittal



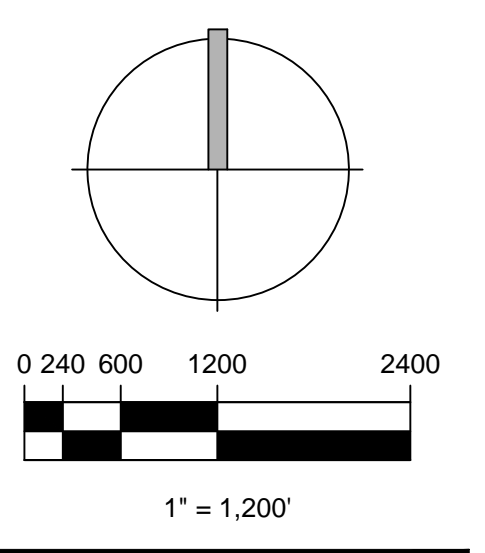
TABULAR DATA	
Name of Project:	Indian Trails Grove PUD
Application Number:	PDD-11-2015-01457
Control/Petition No.:	2002-90045
Existing Tier:	Rural Tier
Existing Service Area:	Rural Service Area (RSA)
Proposed Service Area:	Limited Urban Service Area (LUSA)
Existing Future Land Use Designation:	RR-10 & AP
Proposed Future Land Use Designation:	Western Communities Residential Development (WCR)
Proposed Overlay:	Indian Trails Grove Overlay (ITGO)
Existing Zoning District:	AP & AR
Proposed Zoning District:	PUD
Section Township Range:	Sections 17 thru 22, 27, 30, 31, & 34 of Township 42, Range 40 East & Sections 24 & 25 of Township 42, Range 39 East & Section 4 of Township 43, Range 40 East
Property Control Numbers:	See List
Total Gross Area:	4871.57
Proposed Density:	3943 units/4929.28 acre
Proposed Units:	3897
Existing Use:	Ag Production/Farmland
Proposed Use:	Residential, Civic, Commercial
BCC Approvals:	Pending

Indian Trails Grove - PCN List	
00-39-42-25-00-00-1000	00-40-42-27-00-00-9000
00-40-42-17-00-00-7000	00-40-42-31-00-00-9000
00-40-42-18-00-00-7000	00-40-42-30-00-00-9000
00-40-42-19-00-00-9000	00-40-42-34-00-00-1010
00-40-42-20-00-00-9000	00-40-43-03-00-00-3020
00-40-42-21-00-00-9000	00-40-43-04-00-00-9010
00-40-42-22-00-00-1010	

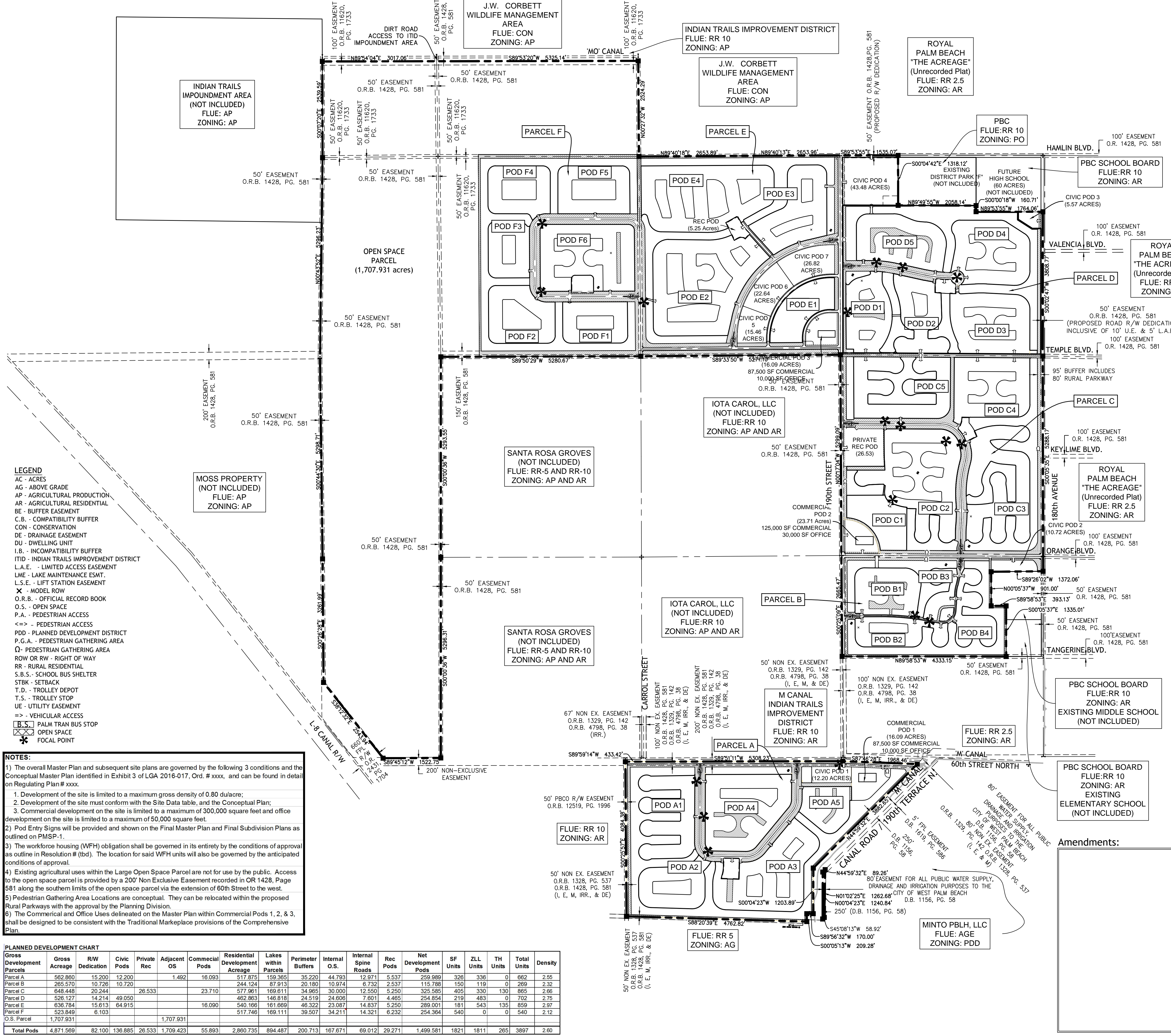
Concurrency	
Total Units (Single Family - Detached)	3897 Units
Civic Pod 1 (Public - Unknown)	10.20 Acres
Civic Pod 2 (Private - Churches)	1 bld
Civic Pod 3 (Public - Fire/Police)	4.80 Acres
Civic Pod 4 (Public - Park)	41.44 Acres
Civic Pod 5 (Public - Elementary School)	800 Students
Civic Pod 6 (Public - Park)	23 SF
Civic Pod 7 (Private - Middle School)	1,075 Students
Commercial/Retail	300,000 SF
Office	50,000 SF
Traffic Analysis Zone	857
Traffic Concurrency for the above uses and units is pending. Concurrency for Civic Uses subject to Future Review and Zoning Approval.	

Amendments:

Zoning Stamps:



Sheet number:
PMP-1



- LEGEND**
- AC - ACRES
 - AG - ABOVE GRADE
 - AP - AGRICULTURAL PRODUCTION
 - AR - AGRICULTURAL RESIDENTIAL
 - BE - BUFFER EASEMENT
 - C.B. - COMPATIBILITY BUFFER
 - CON - CONSERVATION
 - DE - DRAINAGE EASEMENT
 - DU - DWELLING UNIT
 - I.B. - INCOMPATIBILITY BUFFER
 - ITID - INDIAN TRAILS IMPROVEMENT DISTRICT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE ESMT.
 - L.S.E. - LIFT STATION EASEMENT
 - X - MODEL ROW
 - O.R.B. - OFFICIAL RECORD BOOK
 - O.S. - OPEN SPACE
 - P.A. - PEDESTRIAN ACCESS
 - <=> - PEDESTRIAN ACCESS
 - PDD - PLANNED DEVELOPMENT DISTRICT
 - P.G.A. - PEDESTRIAN GATHERING AREA
 - Ω - PEDESTRIAN GATHERING AREA
 - ROW OR RW - RIGHT OF WAY
 - RR - RURAL RESIDENTIAL
 - S.B.S. - SCHOOL BUS SHELTER
 - STBK - SETBACK
 - T.D. - TROLLEY DEPOT
 - T.S. - TROLLEY STOP
 - UE - UTILITY EASEMENT
 - => - VEHICULAR ACCESS
 - B.S. - PALM TRAN BUS STOP
 - ☒ - OPEN SPACE
 - * - FOCAL POINT

NOTES:

- The overall Master Plan and subsequent site plans are governed by the following 3 conditions and the Conceptual Master Plan identified in Exhibit 3 of LGA 2016-017, Ord. # xxxx, and can be found in detail on Regulating Plan # xxxx.
 - Development of the site is limited to a maximum gross density of 0.80 du/acre;
 - Development of the site must conform with the Site Data table, and the Conceptual Plan;
 - Commercial development on the site is limited to a maximum of 300,000 square feet and office development on the site is limited to a maximum of 50,000 square feet.
- Pod Entry Signs will be provided and shown on the Final Master Plan and Final Subdivision Plans as outlined on PMSP-1.
- The workforce housing (WFH) obligation shall be governed in its entirety by the conditions of approval as outlined in Resolution # (tbd). The location for said WFH units will also be governed by the anticipated conditions of approval.
- Existing agricultural uses within the Large Open Space Parcel are not for use by the public. Access to the open space parcel is provided by a 200' Non Exclusive Easement recorded in OR 1428, Page 581 along the southern limits of the open space parcel via the extension of 60th Street to the west.
- Pedestrian Gathering Area Locations are conceptual. They can be relocated within the proposed Rural Parkways with the approval by the Planning Division.
- The Commercial and Office Uses delineated on the Master Plan within Commercial Pods 1, 2, & 3, shall be designed to be consistent with the Traditional Marketplace provisions of the Comprehensive Plan.

PLANNED DEVELOPMENT CHART

Gross Development	Gross Acreage	R/W Dedication	Civic Pods	Private Rec	Adjacent OS	Commercial Pods	Residential Development Acreage	Lakes within Parcels	Perimeter Buffers	Internal O.S.	Internal Spine Roads	Rec Pods	Net Development Pods	SF Units	ZLL Units	TH Units	Total Units	Density
Parcel A	562.860	15.200	12.200		1.492	16.093	517.875	159.365	35.220	44.793	12.571	5.537	259.989	326	336	0	662	2.55
Parcel B	265.570	10.726	10.720				244.124	87.913	20.180	10.974	6.732	2.537	115.788	150	119	0	269	2.32
Parcel C	648.448	20.244		26.533		23.710	577.961	169.811	34.965	30.000	12.550	5.250	325.585	405	330	130	865	2.66
Parcel D	526.127	14.214	49.050				462.863	148.818	24.519	24.606	7.601	4.465	254.854	219	483	0	702	2.75
Parcel E	636.764	15.613	64.915			10.090	540.196	161.689	46.322	23.087	14.837	5.250	289.001	181	543	135	859	2.97
Parcel F	523.849	6.103					517.746	169.111	39.507	34.211	14.321	6.232	254.364	540	0	0	540	2.12
O.S. Parcel	1,707.931				1,707.931													
Total Pods	4,871.569	62.100	136.885	26.533	1,709.423	55.893	2,860.735	894.487	200.713	167.671	69.012	29.271	1,499.581	1821	1611	265	3897	2.60