

Type II Waiver - Cut-de-Sac

ULDC Code Section	Permitted	Proposed	Waiver
Article 3.E.1.C.2.5	a) 40% of local streets may terminate in cul-de-sac or dead end. b) An additional 25% of the local streets may terminate in cul-de-sac pursuant to a Type II Waiver.	65% Requested	25%

- LEGEND**
- AC - ACRES
 - AG - ABOVE GRADE
 - AP - AGRICULTURAL PRODUCTION
 - AR - AGRICULTURAL RESIDENTIAL
 - BE - BUFFER EASEMENT
 - CON - CONSERVATION
 - DE - DRAINAGE EASEMENT
 - DU - DWELLING UNIT
 - C.B. - COMPATIBILITY BUFFER
 - I.B. - INCOMPATIBILITY BUFFER
 - ITID - INDIAN TRAILS IMPROVEMENT DISTRICT
 - L.B. - LANDSCAPE BUFFER
 - LME - LAKE MAINTENANCE ESMT.
 - OS - OPEN SPACE
 - PDD - PLANNED DEVELOPMENT DISTRICT
 - ROW, R/W or RW - RIGHT OF WAY
 - RR - RURAL RESIDENTIAL
 - STBK - SETBACK
 - UE - UTILITY EASEMENT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.S.E. - LIFT STATION EASEMENT
 - S.B.S. - SCHOOL BUS SHELTER
 - O.R.B. - OFFICIAL RECORD BOOK
 - O.S. - OPEN SPACE
 - ★ - FOCAL POINT
 - PROJECT ENTRANCE SIGN
 - PROJECT ID SIGN

Indian Trails Grove - PCN List

PCN	PCN
00-39-42-25-00-000-1000	00-40-42-27-00-000-9000
00-40-42-17-00-000-7000	00-40-42-31-00-000-9000
00-40-42-18-00-000-7000	00-40-42-30-00-000-9000
00-40-42-19-00-000-8000	00-40-42-34-00-000-1010
00-40-42-20-00-000-9000	00-40-43-03-00-000-3020
00-40-42-21-00-000-9000	00-40-43-04-00-000-9010
00-40-42-22-00-000-1010	

Civic Requirements

Requirement	Acres	%
2% of Gross Development Area (4929.28 acres)		
Total Civic Required	98.59	
Total Civic Provided	126.97	2.58%

Recreation Required (0.06 per unit) x 3943

Requirement	Acres	%
Rec Required - Overall PUD (3943 x 0.06)	23.66	
Rec Pod - Pod A	4.5	
Rec Pod - Pod B	2.54	
Rec Pod - Pod C	4.14	
Rec Pod - Pod D	4.47	
Rec Pod - Pod E	5.5	
Rec Pod - Pod F	10.17	
Private Rec Pod #1	28.86	
Private Rec Pod #2	18.56	
Total Recreation Provided	102.40	2.08%

Open Space Requirements

Requirement	Acres	%
50% of Gross Development Area		
Total Open Space Required - 50%	2484.64	50.00%
Total Open Space Provided - 62%	3080.07	62.49%
Lakes	1012.74	20.55%
Buffers	182.03	3.69%
Internal OS & Rec	262.34	5.32%
OS near Civic & Rec #1 & #2	84.62	1.72%
Public Civic	126.97	2.58%
Misc. Open Space and Buffers	92.13	1.87%
Large Open Space Pod	1345.93	27.30%
Total Provided (62% of Gross)	3106.78	63.03%

Concurrency

Requirement	Units
Total Units (Single Family - Detached)	3943
Civic #1 PBC Fire Station	5.16 Acres
Civic #2 Regional Park	40.86 Acres
Civic #3 Middle School	1075 Students
Civic #4 Regional Park	19.94 Acres
Civic #5 Elementary School	800 Students
Civic #6 General Office	112,800 SF
Retail/Commercial Use	225,000 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.

PLANNED DEVELOPMENT CHART

Development Pods	Acres	Type	No. of Units	Density	Lakes within PDD	Buffers within PDD	Internal O.S.	Internal Spine Road	Rec Pods	Net Development Pods
Pod A	535.79	SF	635	1.19	167.50	31.38	39.65	12.98	4.50	279.80
Pod B	245.36	SF	259	1.06	90.38	20.63	10.60	6.79	2.54	114.42
Pod C	600.80	SF	739	1.23	187.30	32.16	38.85	12.80	4.14	325.75
Pod D	424.85	SF	520	1.22	143.09	18.70	22.24	7.49	4.47	228.86
Pod E	531.81	SF	642	1.23	156.16	43.63	33.37	10.12	5.49	283.04
Pod F	935.04	SF	1148	1.23	288.31	35.55	86.33	29.15	10.17	505.53
Total Pods	3273.65		3943	1.20	1012.74	182.03	231.04	79.13	31.31	1737.40

TABULAR DATA

Name of Project	Indian Trails Grove PUD
Application Number	PDD-IV-2015-01457
Control/Petition No.	2002-90045
Existing Zoning	Rural Residential
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	R9 1.25
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	4929.28
Proposed Density	3943 units/4929.28 acre
Proposed Units	3943
Existing Use	Ag Production/Farmland
Proposed Use	Residential (Single Family), Civic, Commercial
BCC Approvals	Pending

Development Pods

Pod	Acres	%	Units
Pod A	535.79		635
Pod B	245.36		259
Pod C	600.80		739
Pod D	424.85		520
Pod E	531.81		642
Pod F	935.04		1148
Total Development Pods	3273.65	66.41%	3943

Civic Pods

Pod	Acres
Civic Pod 1 (Public)	5.16
Civic Pod 2 (Public)	40.86
Civic Pod 3 (Public)	25.06
Civic Pod 4 (Public)	19.94
Civic Pod 5 (Public)	14.89
Civic Pod 6 (Public)	11.29
Civic Pod 7 (Private)	9.80
Total Civic Pods	126.97

Miscellaneous Pods

Pod	Acres	%
Private Recreation Pod 1	28.86	0.59%
Private Recreation Pod 2	18.56	0.38%
Commercial Pod	23.97	0.49%
R/W Easements - Roadways/Trails/Pedestrian	72.85	1.47%
Small Pod by M/C Canal	1.49	
Large Open Space Pod	1345.93	27.30%
OS-Buffer INTERIOR - 1 (by Civic 7)	1.32	
OS-Buffer INTERIOR - 2 (EV path bet. C & D)	12.67	
Open Space & buffer - 3 (north of prop. Schools)	5.27	
Open Space & buffer - 4 (south of prop. Schools)	17.94	
Total Misc. Pods	1528.66	
Total Gross Acres	4929.28	100.00%

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

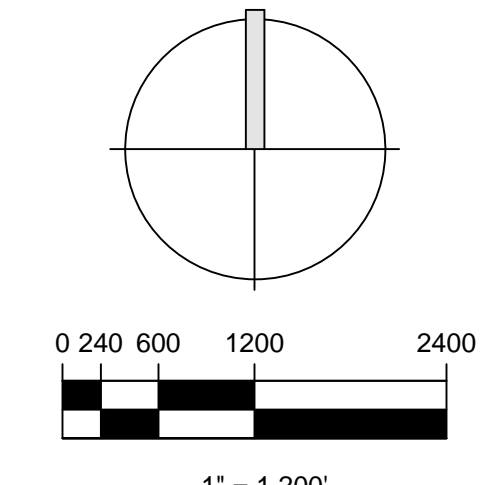
PLANNERS
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
(561) 366-1100

Project:
INDIAN TRAILS GROVE - PUD

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

Date:
2015-07-15

Revisions:
2015-09-28 Resubmittal



Sheet number:
PMP-1