

**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 .006)	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%

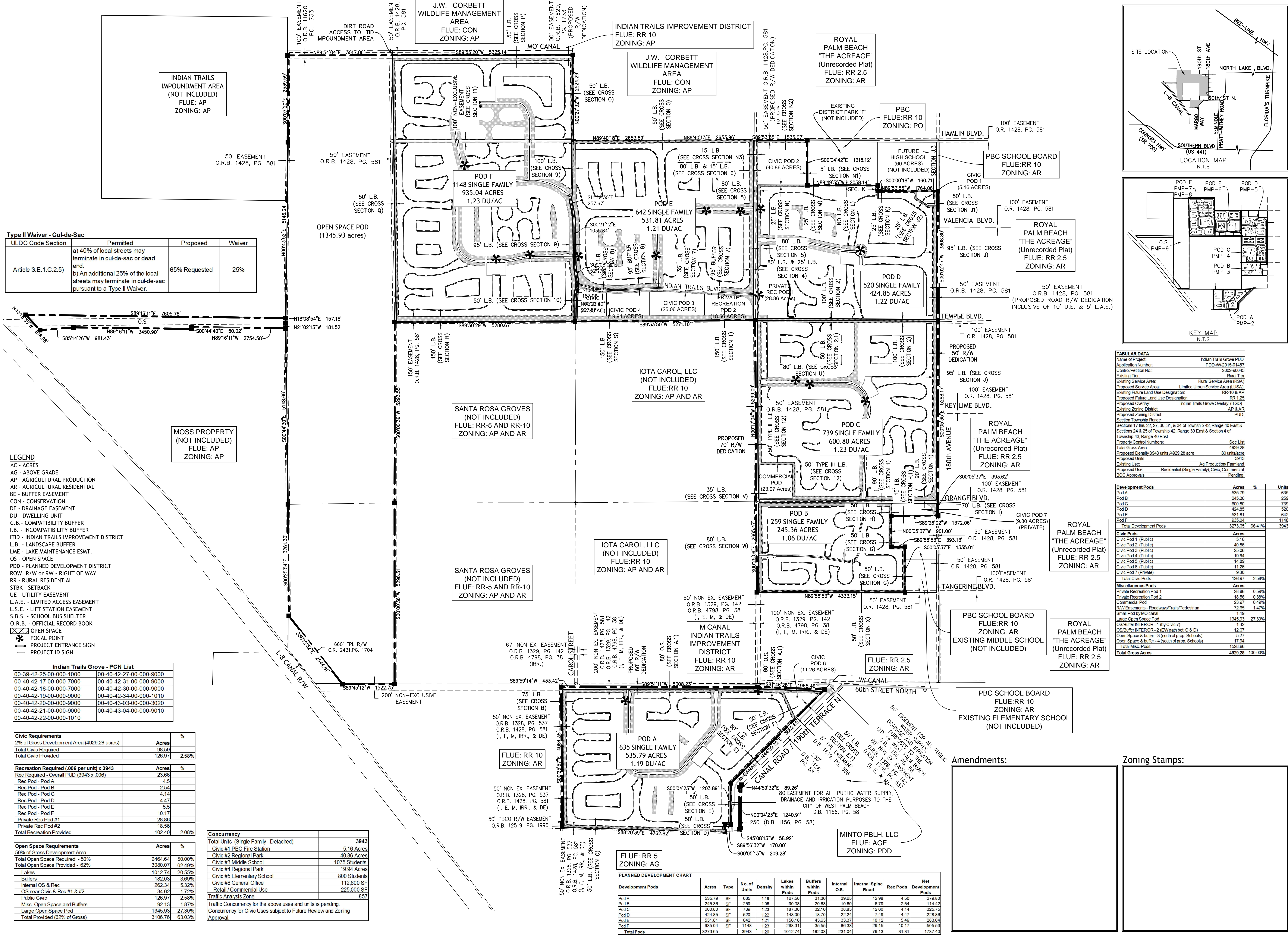
**Open Space Requirements**

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.



**TABULAR DATA**

Item	Value
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	RR-10 & AP
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**

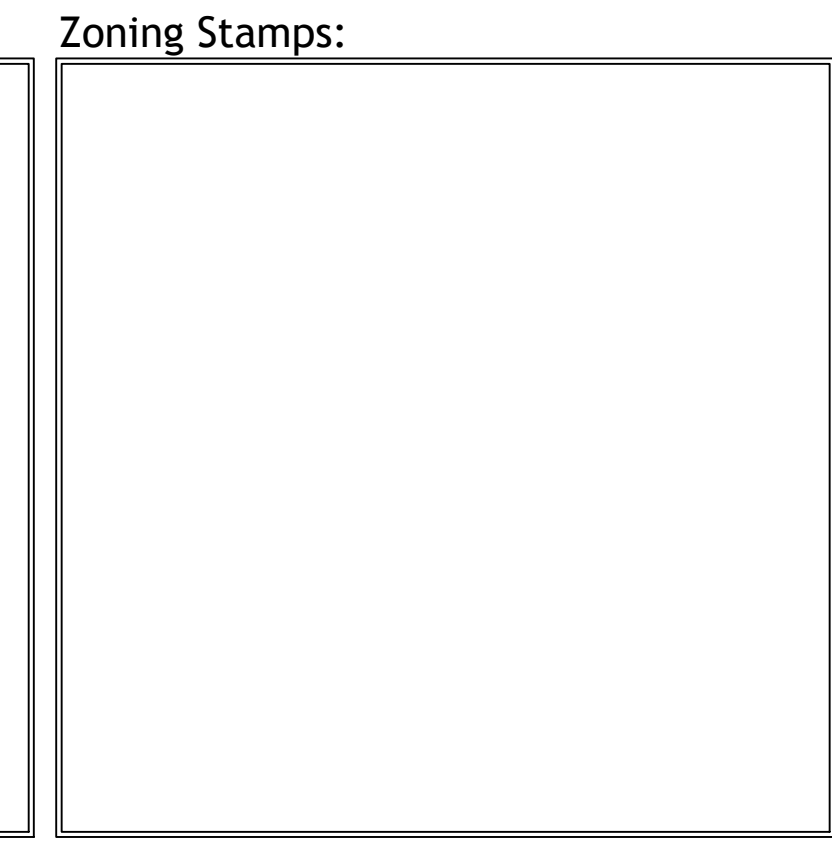
Pod	Acres
Civic Pod 1 (Public)	5.16
Civic Pod 2 (Public)	40.86
Civic Pod 3 (Public)	25.06
Civic Pod 4 (Public)	19.94
Civic Pod 5 (Public)	14.89
Civic Pod 6 (Public)	11.28
Civic Pod 7 (Private)	9.80
Total Civic Pods	126.97

**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%

**PLANNED DEVELOPMENT CHART**

Development Pods	Acres	Type	No. of Units	Density	Lakes within Pods	Buffers within Pods	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	325.79
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	1.21	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



**PALM BEACH WEST ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PKWY  
 SUITE 400  
 SUNRISE, FLORIDA 33323  
 954-753-1730

**Consultants:**  
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 954-753-1730

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 (561) 209-6048

**TRAFFIC ENGINEER**  
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**PLANNERS**  
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 610 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
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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

Sheet number:  
**PMP-1**