

Policy 4-5-f.4. In accordance with FLUE Policy 4.5-f.4. Neighborhood serving commercial nodes shall comprise no less than 2% of overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The minimum required neighborhood serving commercial is 42.11 acres. (4,789.47 acres overall Less 2,683.95 acres provided Exterior Open Space = 2,105.52 x 2% = 42.11 acres minimum required, 55.89 acres provided.

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**

Pods	COMMERCIAL		COMMERCIAL	
	Units within 1/4 mile of Commercial	%	Units within 1/2 mile of Commercial	%
Required	779	20%	1559	40%
Pod A	110		250	
Pod B	83		230	
Pod C	260		435	
Pod D	181		398	
Pod E	185		329	
Pod F	0		0	
Total Provided	819	21%	1642	42%

Pods	COMMERCIAL	
	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%

Commercial Pods	Gross Acres
Pod A - Pod 1	16.09
Pod C - Pod 2	23.71
Pod E - Pod 3	16.09
Total Provided	55.89

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 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

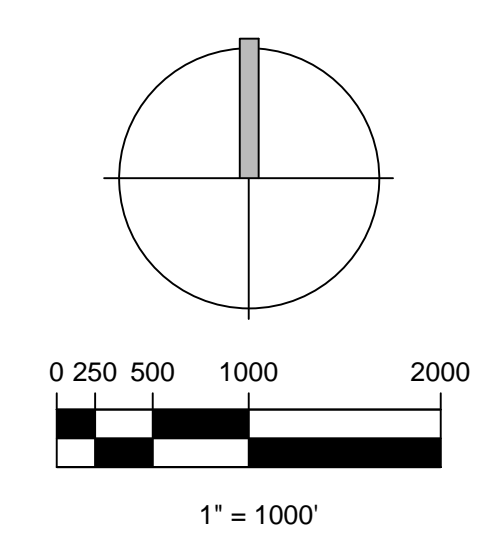
Project:
INDIAN TRAILS GROVE - PUD

Palm Beach County, Florida
 Sheet title:

Commercial 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 Radius Plan