

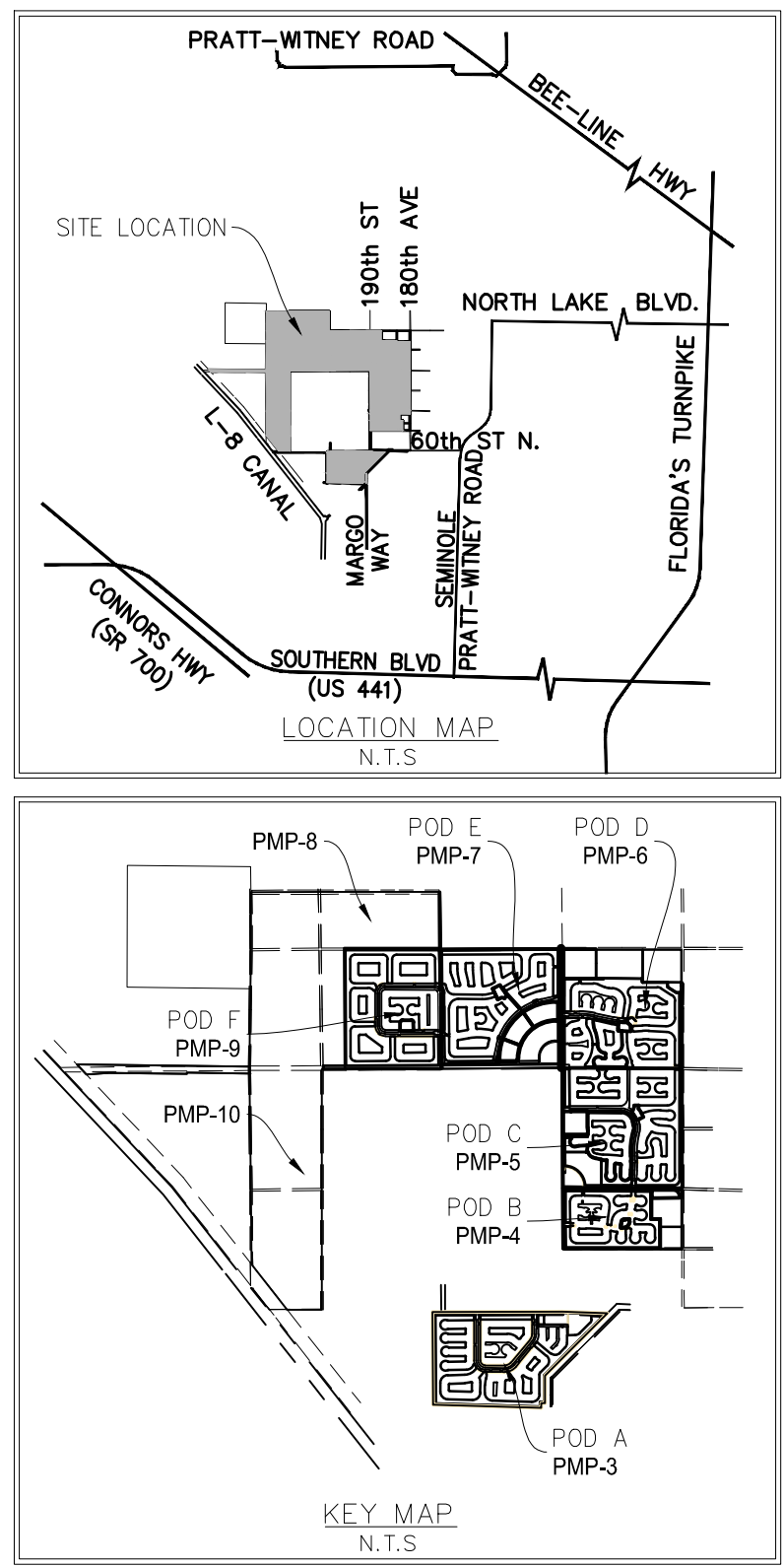
Consultants:
CIVIL ENGINEER
 GLH Engineering, LLC
 1600 Sawgrass Corporate Pkwy
 Suite 400
 Sunrise, FL 33323
 954-753-1730
SURVEYOR
 Sand and Hills Survey, Inc.
 8461 Lake Worth Road, Suite 410
 Lake Worth, FL 33467
 (561) 209-6048
TRAFFIC ENGINEER
 Simmons and White
 5601 Corporate Way, Suite 200
 West Palm Beach, FL 33407
 (561) 478-7848
PLANNERS
 Urban Design Kilday Studios
 610 Clematis Steert, Suit CU02
 West Palm Beach, FL 33401
 (561) 366-1100

Project:
INDIAN TRAILS GROVE - PUD

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
 2016-08-29 Resubmittal
 2016-09-26 Resubmittal
 2016-10-24 Resubmittal
 2016-11-28 Resubmittal
 2016-12-15 Resubmittal



TABULAR DATA	
Name of Project:	Indian Trails Grove PUD
Application Number:	ZV/PDD/W-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:	WCRO
Existing Zoning District:	AP & AR
Proposed Zoning District:	WCR-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 3897 units / 4871.57 acre:	80 units/acre
Proposed Units (including WFH):	3897
Workforce Housing Required / Provided (10%):	390
Existing Use:	Ag Production / Farmland
Proposed Use:	Residential, Civic, Commercial
BCC Approvals:	Pending

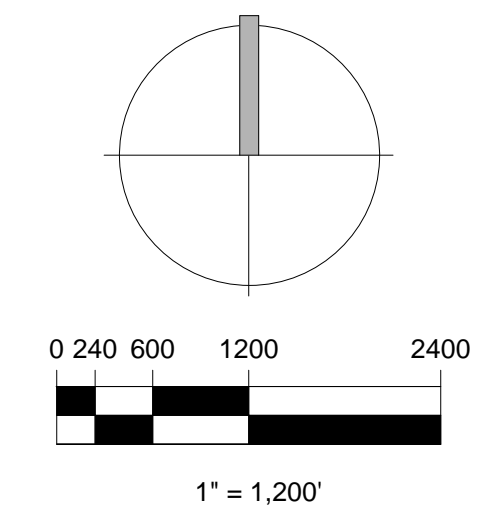
Indian Trails Grove - PCN List	
00-39-42-25-00-000-1000	00-40-42-27-00-000-9000
00-40-42-17-00-000-7000	00-40-42-31-00-000-9000
00-40-42-18-00-000-7000	00-40-42-30-00-000-9000
00-40-42-19-00-000-9000	00-40-42-34-00-000-1010
00-40-42-20-00-000-9000	00-40-43-03-00-000-3020
00-40-42-21-00-000-9000	00-40-43-04-00-000-9010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

Concurrency	
Single Family Units	1821 Units
Zero Lot Line Units	1811 Units
Townhouse Units	265 Units
Total Units	3897 Units
Civic Pod 1 (Public - Office)	10.20 Net Acres
Civic Pod 2 (Private - Church)	9.57 Net Acres
Civic Pod 3 (Public - Fire / Police)	4.80 Net Acres
Civic Pod 4 (Public - Park)	41.44 Net Acres
Civic Pod 5 (School Board of PBC Public School Site)	970 Students / 15.48 Net Acres
Civic Pod 6 (School Board of PBC Rec Amenity)	23 SF / 22.64 Net Acres
Civic Pod 7 (School Board of PBC Public School Site)	1,300 Students / 25.03 Net Acres
Commercial / Retail	300,000 SF / 55.89 Acres
Office	50,000 SF
Traffic Analysis Zone	857

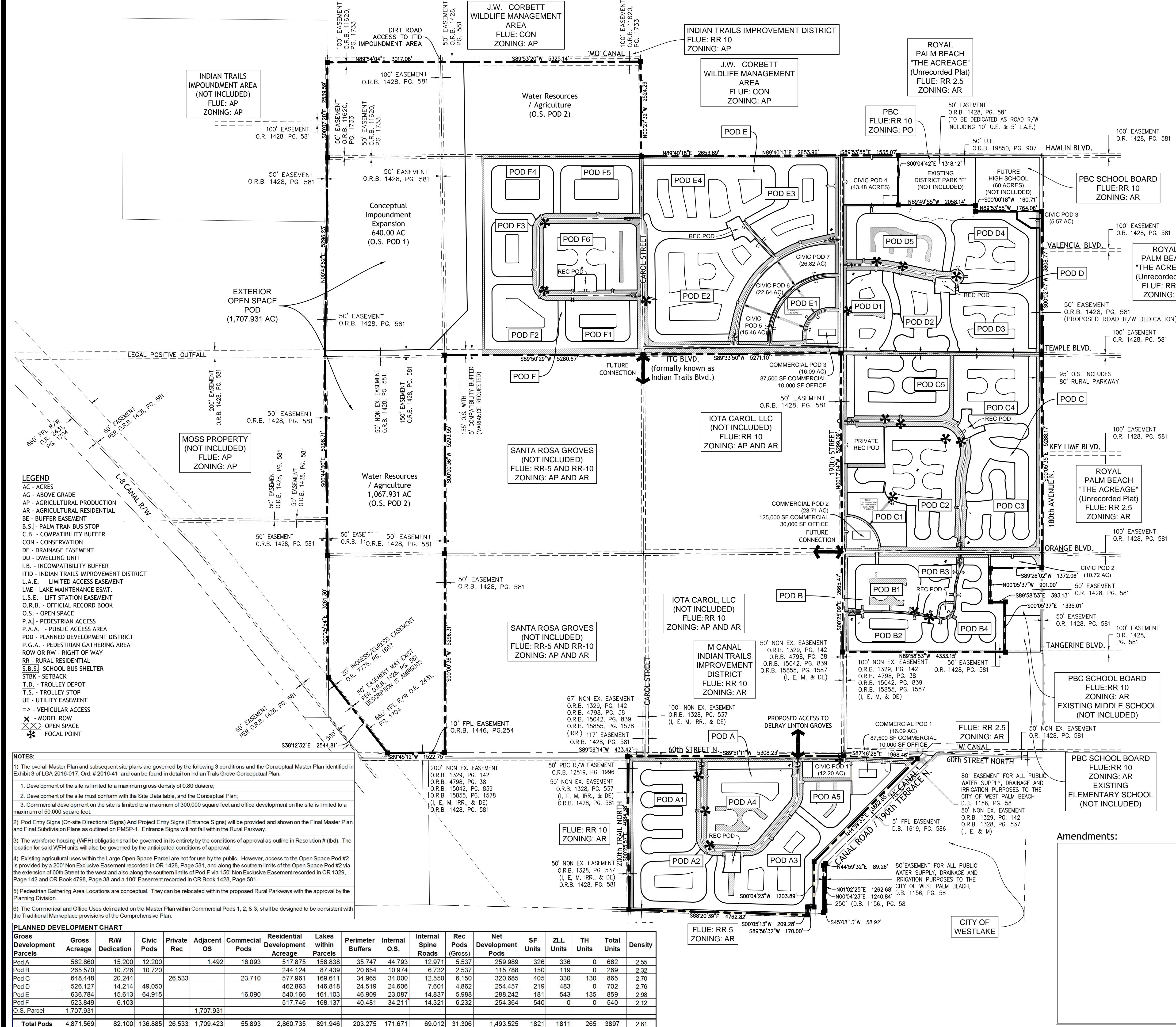
Traffic Concurrency for the above uses and units is pending. Concurrency for Civic Uses subject to Future Review and Zoning Approval.

Amendments:

Zoning Stamps:



Sheet number:
PMP-1



LEGEND

- AC - ACRES
- AG - ABOVE GRADE
- AP - AGRICULTURAL PRODUCTION
- AR - AGRICULTURAL RESIDENTIAL
- BE - BUFFER EASEMENT
- B.S. - PALM TRAN BUS STOP
- C.B. - COMPATIBILITY BUFFER
- CON - CONSERVATION
- DE - DRAINAGE EASEMENT
- DU - DWELLING UNIT
- I.B. - INCOMPATIBILITY BUFFER
- ITD - INDIAN TRAILS IMPROVEMENT DISTRICT
- L.A.E. - LIMITED ACCESS EASEMENT
- LME - LAKE MAINTENANCE ESMT.
- L.S.E. - LIFT STATION EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- O.S. - OPEN SPACE
- P.A. - PEDESTRIAN ACCESS
- P.A.A. - PUBLIC ACCESS AREA
- PDD - PLANNED DEVELOPMENT DISTRICT
- P.G.A. - 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
- X - MODEL ROW
- - OPEN SPACE
- *

- 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. #2016-41 and can be found in detail on Indian Trails Grove Conceptual Plan.
 - 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 (On-site Directional Signs) And Project Entry Signs (Entrance Signs) will be provided and shown on the Final Master Plan and Final Subdivision Plans as outlined on PMSP-1. Entrance Signs will not fall within the Rural Parkway.
 - The workforce housing (WFH) obligation shall be governed in its entirety by the conditions of approval as outline 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. However, access to the Open Space Pod #2 is provided by a 200' Non Exclusive Easement recorded in OR 1428, Page 581, and along the southern limits of the Open Space Pod #2 via the extension of 60th Street to the west and also along the southern limits of Pod F via 150' Non Exclusive Easement recorded in OR 1329, Page 142 and OR Book 4798, Page 38 and a 100' Easement recorded in OR Book 1428, Page 581.
 - 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 Parcels	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 (Gross)	Net Development Pods	SF Units	ZLL Units	TH Units	Total Units	Density
Pod A	562,860	15,200	12,200		1,492	16,093	517,875	158,838	35,747	44,793	12,971	5,537	259,989	326	336	0	662	2.55
Pod B	265,570	10,726	10,726				244,124	87,439	20,654	10,974	6,732	2,537	115,788	150	119	0	269	2.32
Pod C	648,448	20,244		26,533		23,710	577,961	169,611	34,965	34,000	12,550	6,150	320,685	405	330	130	865	2.70
Pod D	526,127	14,214	49,050				462,863	146,818	24,519	24,606	7,601	4,862	254,457	219	483	0	702	2.76
Pod E	636,784	15,613	64,915			16,090	540,166	161,103	46,909	23,087	14,837	5,988	288,242	181	543	135	859	2.98
Pod F	523,849	6,103					517,746	168,137	40,481	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	82,100	136,885	26,533	1,709,423	55,893	2,860,735	891,946	203,275	171,671	69,012	31,306	1,493,525	1821	1811	265	3897	2.61