

Site Data

Petition Number	ADMN-24-05-0058
Application Name	Shops at Indian Trails
Future Land Use	C
Zoning District	PUD/CG-1
Overlay(s)	Planned Unit Development (PUD)
Property Control Number(s)	00-41-42-15-00-000-7010
Existing Use	Vacant
Proposed Use(s)	Shopping Plaza - Retail, Carwash, Convenience, Store w/ Gas Sales, Daycare, Type 2 Restaurant, Type 1 Restaurant, Type 1 Restaurant w/ DT
Gross Site Area (1,286,414 SF)	29.53 AC
Net Site Area Proposed (1,252,075 SF)	28.75 AC
ROW Dedication	[10,182 SF] 0.23 AC
ROW Dedication	[5,726 SF] 0.13 AC
ROW Dedication	[18,431 SF] 0.42 AC

Parking Data

Parking Required	348 Spaces - 522 Spaces
Minimum Parking Standard (1 Space/250 SF of GFA)	348 Spaces
Maximum Parking Standard (1 Space/166.7 SF of GFA)	522 Spaces
Parking Proposed	490 Spaces
ADA Required	11 Spaces
ADA Proposed	20 Spaces
Drop-Off Spaces Required	11 Spaces
Drop-Off Spaces Provided	11 Spaces
Pick-Up Spaces Provided	5 Spaces
Loading Required	3 Spaces
Loading Provided	1 Space*
Bike Racks Required (1 Bike Rack / 200 Spaces)	3 Bike Racks
Bike Racks Provided	3 Bike Racks

*Per ULDC Table 6.E.4.A. The use of parking spaces and the drive aisle can be used in lieu of providing a designated loading space during off-business hours.

MUPD Property Development Regulations

Zoning	Minimum Lot Dimensions	Density	GFA	FAR	Bldg. Cover	Minimum Setbacks						
PUD-CL	Size	Width	Frontage	Depth		Front	Side	Street	Rear			
Required	3 AC	200'	200'	200'	N/A	N/A	0.10	25%	25'	15'	25'	30'
Proposed	29.53 AC	2175.25'	2175.25'	532.19'	N/A	84,689 SF	0.07	7.6%	60'	NA'	26'	37'

Concurrency Reservation

Total Square Footage (including outdoor seating)	86,989 SF
Type 1 Restaurant	[227 Seats] 8,230 SF
Type 1 Restaurant w. 1 Drive Through (DT)	[167 seats] 5,120 SF
Type 2 Restaurant	[227 seats] 7,500 SF
Retail	36,850 SF
Office - Medical	4,200 SF
Retail Gas and Fuel Sales w. Convenience Store	14 Fuel Posit. 5,200 SF
Day Care - General	[214 Students] 13,575 SF
Financial Institution w. ATM Drive Through	1,900 SF
Carwash	4,414 SF

Per Palm Beach County ULDC:
It is the developer's intent to subdivide the property pursuant to the platting exemption of Article 11.A.6.B

Building Data

Total Square Footage	84,689 SF
Building A - Carwash	4,414 SF
Building B - Office - Medical	4,200 SF
Building C - Retail	21,950 SF
Building D - Type II Restaurant	6,500 SF
Building E - Multiple	14,600 SF
Building F - Type I Restaurant	12,000 SF
Building G - Multiple	2,600 SF
Building H - Financial Institution	300 SF*
Building I - Convenience Store w. Fuel Sales	2,220 SF
Building J - Day Care - General	10,130 SF
Carwash	7,230 SF
Outdoor Seating*	2,900 SF
Outdoor Seating*	1,000 SF*
Building H - Financial Institution	1,900 SF
Building I - Convenience Store w. Fuel Sales	5,200 SF
Building J - Day Care - General	13,575 SF

*Outdoor Seating square footage not included in Total Square Footage or FAR

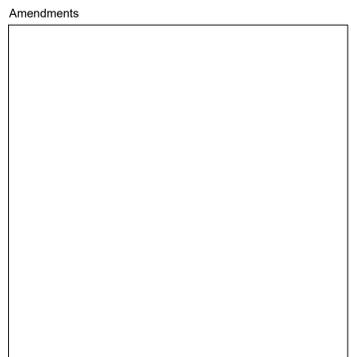
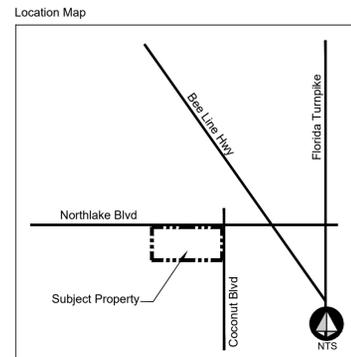
Building Height 35' Max.*
*additional height allowed by increasing minimum setback per Art. 3.D.1.E-2

Usable Open Space Required per ULDC (5.0%) 1.48 AC
Usable Open Space Proposed (5.5%) 1.63 AC
Wetland Preserve Provided 4.72 AC
Water Management Tract 2.70 AC
TAZ 860

Non-Residential Planned Development Tabular Data

Art. 4 Use Classification	Approved Use	Square Footage	Last BCC Approval [2/27/2018]			Art. 4 Use Classification	Approved Use	Square Footage	Proposed			
			Parking						Rate	Required	Proposed	
			Rate	Required	Proposed							
MUPD	MUPD	106,560 SF	-	427-622 Spaces	622 Spaces	MUPD	MUPD	86,986 SF	-	348-522 Spaces	490 Spaces	
Total:	-	-	106,560 SF	-	427-622 Spaces	622 Spaces	-	-	86,986 SF	-	348-522 Spaces	490 Spaces

- Key/Legend**
- Required Foundation Planting Area
 - Required Landscape Screening
 - Decorative Pavers
 - Pervious Parking
 - Fire Lane / No Parking
 - Sidewalk



Zoning Stamp

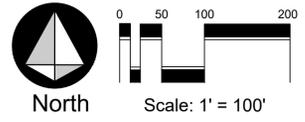
FINAL APPROVAL
City of Palm Beach Gardens
Project Name: Coconut Crossing PUD
Petition #: ADMN-24-05-0058
Development Order: Letter
Date: 9/18/2024
Project Manager: Yomara Rivera

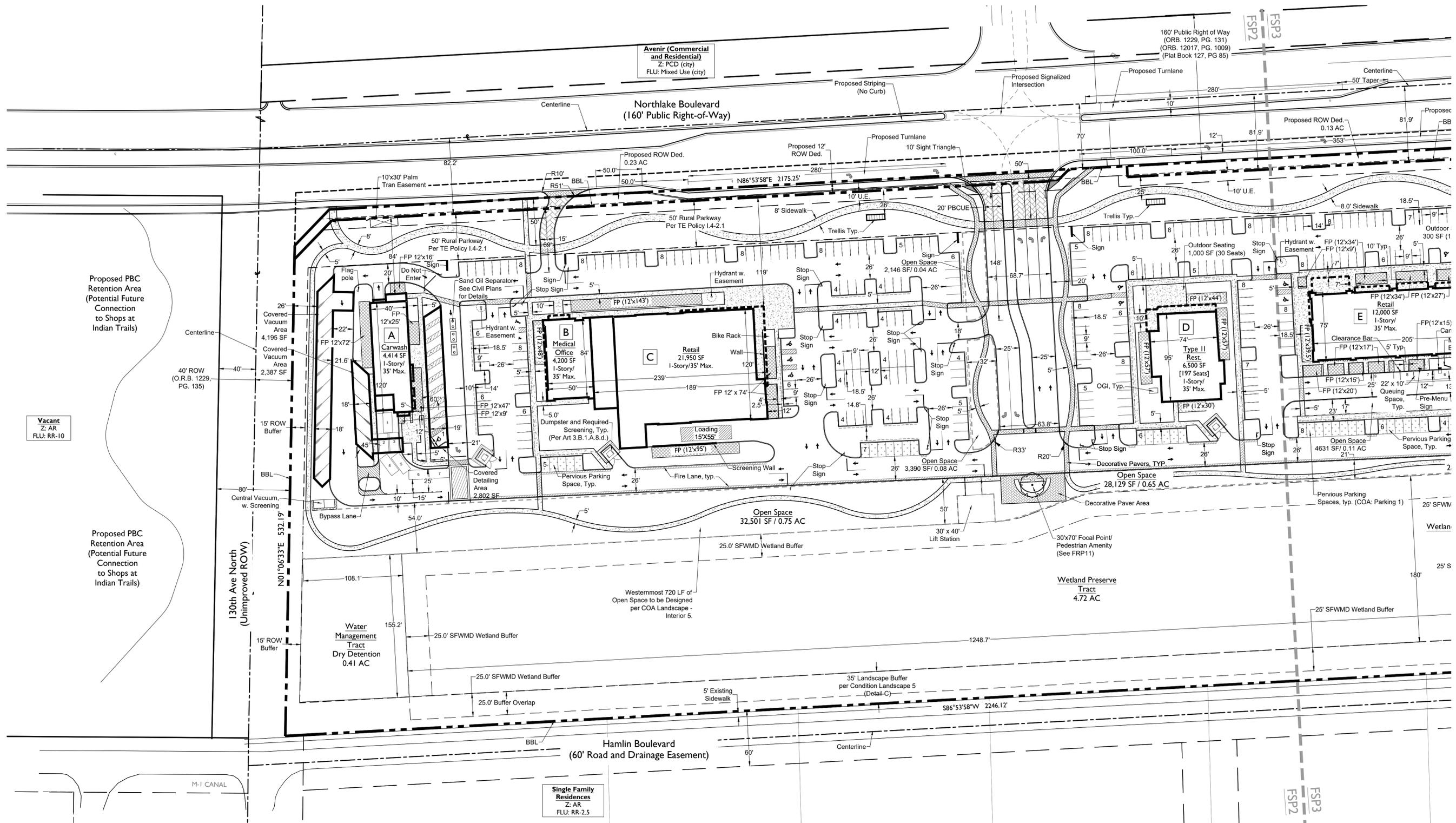
Revisions

Submittal (PSP)	2021/06/07
Resubmittal	2021/11/08
Resubmittal	2021/12/13
Resubmittal	2022/01/24
Resubmittal	2022/02/22
Resubmittal	2022/03/28
Resubmittal	2022/10/24
Resubmittal	2022/12/28
Submittal (FSP)	2023/05/08
Resubmittal	2023/09/25
Resubmittal	2023/11/21
Resubmittal	2024/03/14
Submittal	2024/05/07
Resubmittal	2024/08/08

Final Site Plan

Scale	As Shown
Drawn By	KB
Checked By	LM/JM
Date	2024-05-07
File	Site-274.01





Non-Residential Planned Development Tabular Data

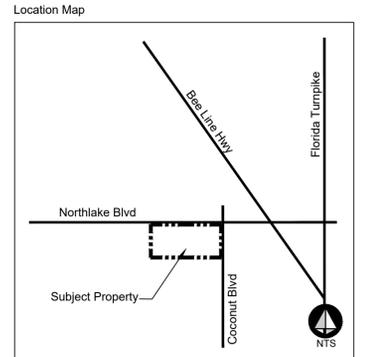
Last BCC Approval [2/27/2018]											
Art. 4 Use Classification	Approved Use	Square Footage	Parking			Art. 4 Use Classification	Approved Use	Square Footage	Proposed		
			Rate	Required	Proposed				Rate	Required	Proposed
MUPD	MUPD	106,560 SF	-	427-622 Spaces	622 Spaces	MUPD	MUPD	86,986 SF	-	348-522 Spaces	490 Spaces
Total:	-	106,560 SF	-	427-622 Spaces	622 Spaces	-	-	86,986 SF	-	348-522 Spaces	490 Spaces

NOTES
Signage information is provided on Final Master Sign Plan (FMSP).

Site Data
Petition Number: ADMN-24-05-0058
Application Name: Shops at Indian Trails

Key/Legend

- Required Foundation Planting Area
- Required Landscape Screening
- Decorative Pavers
- Pervious Parking
- Fire Lane / No Parking
- Sidewalk



Amendments

Zoning Stamp

FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Coconut Crossing PUD
Petition #: ADMN-24-05-0058
Development Order: Letter
Date: 9/18/2024
Project Manager: Yomara Rivera

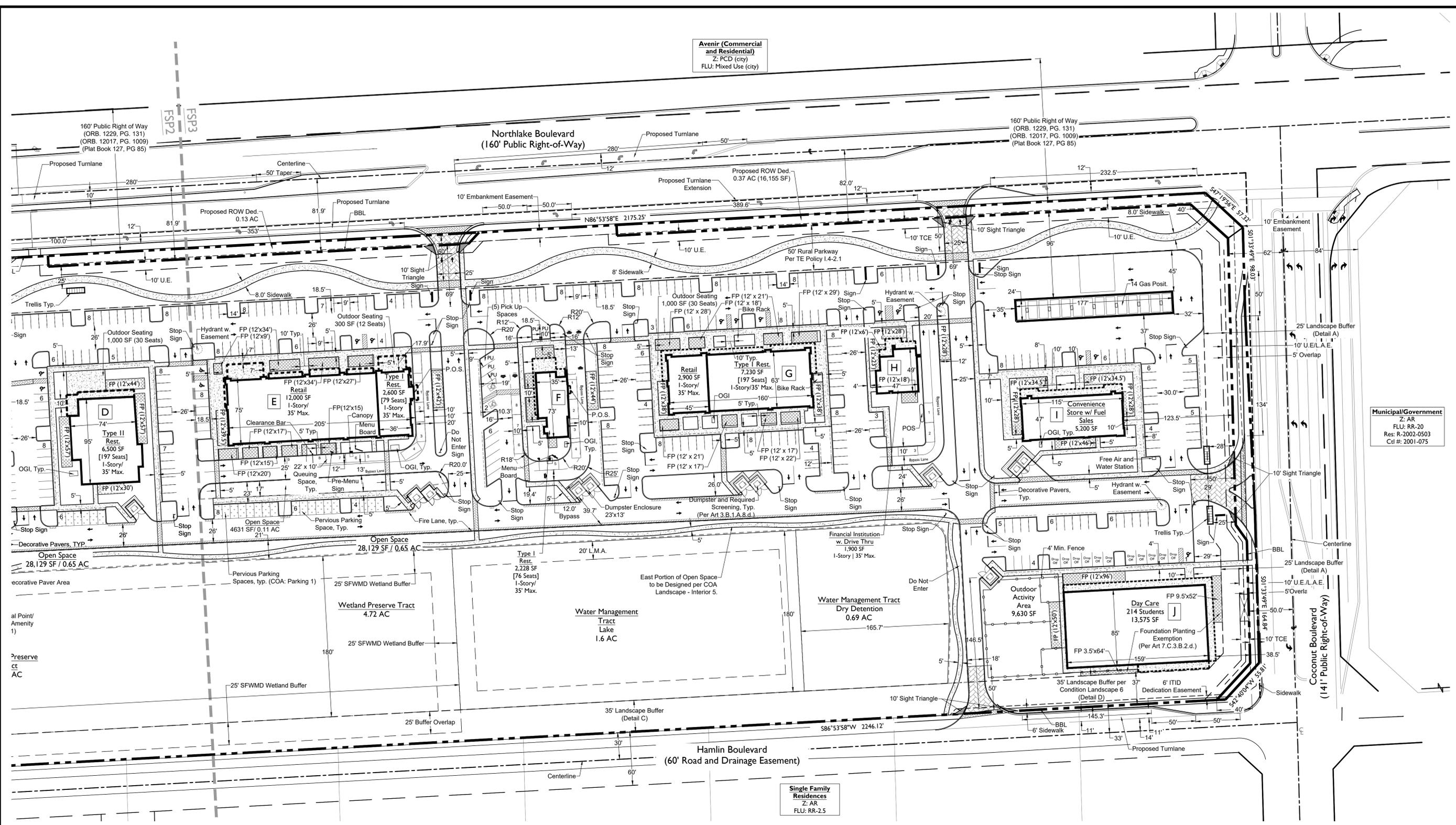
Revisions

Submission (PSP)	2021/06/07
Resubmittal	2021/11/08
Resubmittal	2021/12/13
Resubmittal	2022/01/24
Resubmittal	2022/02/22
Resubmittal	2022/03/28
Resubmittal	2022/10/24
Resubmittal	2022/12/28
Submission (PSP)	2023/05/08
Resubmittal	2023/09/25
Resubmittal	2023/11/21
Resubmittal	2024/03/14
Submission	2024/05/07
Resubmittal	2024/08/08

Final Site Plan

Scale: As Shown
Drawn By: KB
Checked By: LM/JM
Date: 2024-05-07
File: Site-274.01

FSP
Sheet: 2 of 3



Avenir (Commercial and Residential)
Z: PCD (city)
FLU: Mixed Use (city)

Municipal Government
Z: AR
FLU: RR-20
Res: R-2002-0503
CtI #: 2001-075

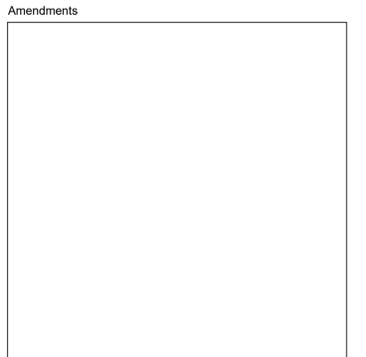
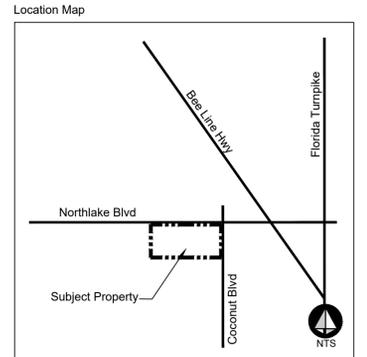
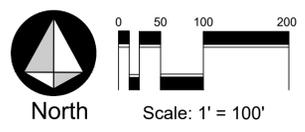
Non-Residential Planned Development Tabular Data

Last BCC Approval (2/27/2018)											
Art. 4 Use Classification	Approved Use	Square Footage	Parking			Art. 4 Use Classification	Approved Use	Square Footage	Parking		
			Rate	Required	Proposed				Rate	Required	Proposed
MUPD	MUPD	106,560 SF	-	427-622 Spaces	622 Spaces	MUPD	MUPD	86,986 SF	-	348-522 Spaces	490 Spaces
Total:		106,560 SF		427-622 Spaces	622 Spaces			86,986 SF		348-522 Spaces	490 Spaces

NOTES
Signage information is provided on Final Master Sign Plan (FMSP).

Site Data
Petition Number: ADMN-24-05-0058
Application Name: Shops at Indian Trails

- Key/Legend**
- Required Foundation Planting Area
 - Required Landscape Screening
 - Decorative Pavers
 - Pervious Parking
 - Fire Lane / No Parking
 - Sidewalk



Zoning Stamp

FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Coconut Crossing PUD
Petition #: ADMN-24-05-0058
Development Order: Letter
Date: 9/18/2024
Project Manager: Yomara Rivera

Revisions

Submission (PSP)	2021/06/07
Resubmittal	2021/11/08
Resubmittal	2021/12/13
Resubmittal	2022/01/24
Resubmittal	2022/02/22
Resubmittal	2022/03/28
Resubmittal	2022/10/24
Resubmittal	2022/12/28
Submission (PSP)	2023/05/08
Resubmittal	2023/09/25
Resubmittal	2023/11/21
Resubmittal	2024/03/14
Submission	2024/05/07
Resubmittal	2024/08/08

Final Site Plan

Scale	As Shown
Drawn By	KB
Checked By	LM/JM
Date	2024-05-07
File	Site-274.01

FSP
Sheet **3 of 3**