

Shops at Indian Trails

NEIGHBORHOOD MEETING
AUGUST 10, 2022







Shops at Indian Trails MUPD

FLU	CL/5
Zoning	MUPD
Gross Site Area	30.19 AC
Net Site Area	29.53 AC

Total Square Footage		106,566 SF
A.	Medical Office	4,000 SF
B.	Retail	8,440 SF
C.	Bank	3,385 SF
D.	Retail	46,031 SF
E.	Bank	3,815 SF
F.	Retail	15,995 SF
G.	Gas Station	3,000 SF
H.	Car Wash	1,000 SF
I.	Pharmacy	15,600 SF
J.	Drive Thru Rest.	3,800 SF

PREVIOUSLY APPROVED SITE PLAN



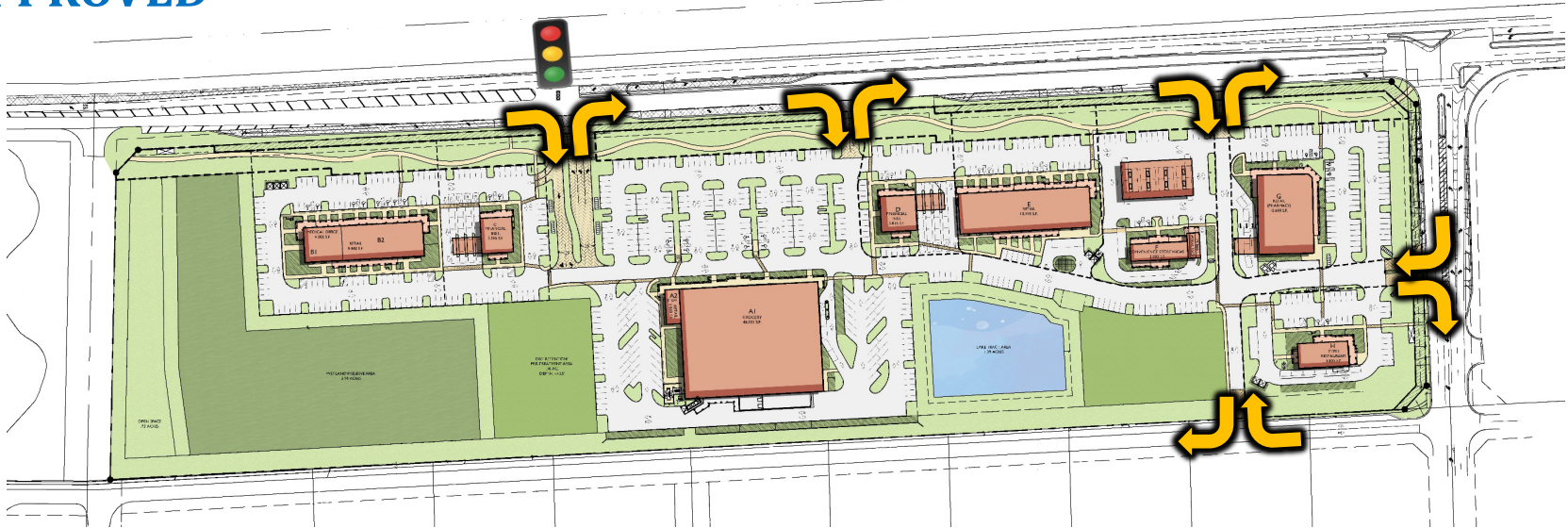
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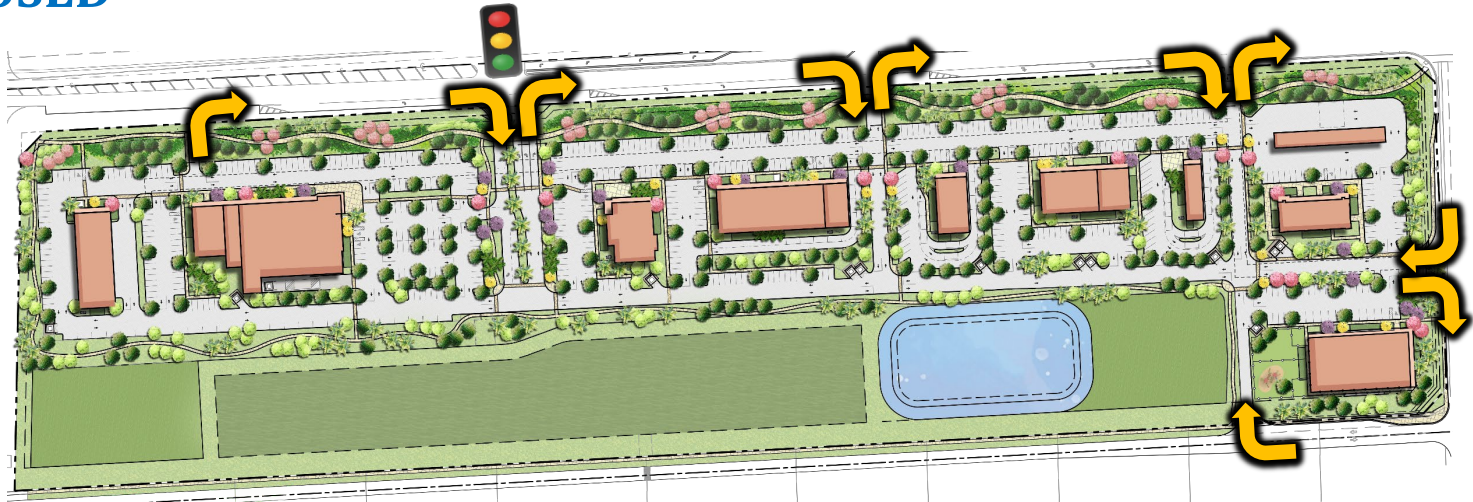
Total Square Footage		91,025 SF
A.	Light Repair & Maint.	8,800 SF
B.	Medical Office	4,000 SF
C.	Retail	21,950 SF
D.	Sit-down Restaurant	6,500 SF
E.	Retail	12,000 SF
F.	Drive-thru Restaurant	2,600 SF
G.	Drive-thru Restaurant	4,500 SF
H.	Fast Casual Restaurant	6,500 SF
I.	Retail	2,900 SF
J.	Drive-thru Restaurant	2,500 SF
K.	Gas Station	5,200 SF
L.	Day Care	13,575 SF

Uses	Approved SF	Proposed SF	Change
Medical Office	4,000 SF	4,000 SF	+/- 0.0
Bank	7,200 SF	-----	-7,200 SF
Retail	70,466 SF	36,850 SF	-33,616 SF
Daycare	-----	13,575 SF	+13,575
Sit-Down Rest.	3,800 SF	6,500 SF	+2,700 SF
Fast Casual Rest.	-----	6,500 SF	+6,500 SF
Drive-Thru Rest.	-----	9,600 SF	+9,600 SF
Gas Station	3,000 SF	5,200 SF	+2,200 SF
Carwash	1,000 SF	-----	-1,000 SF
Light Repair	-----	8,800 SF	+8,800 SF
Total	106,566 SF	91,025 SF	-15,541 SF

APPROVED



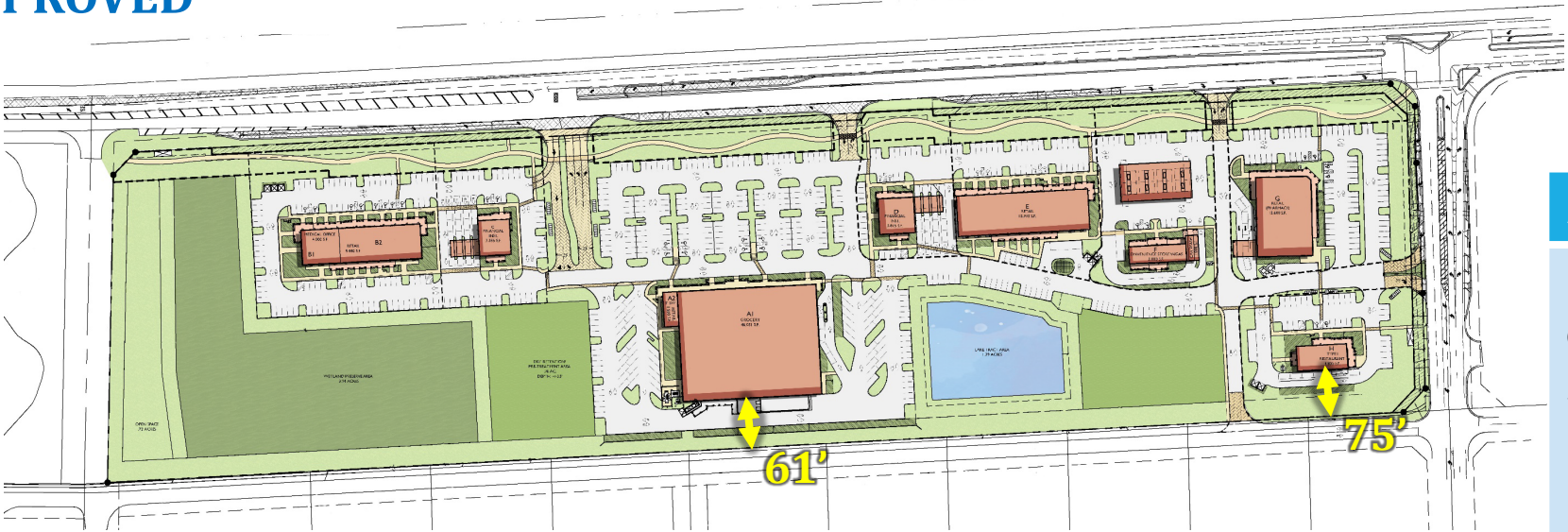
PROPOSED



Approved	Proposed
Entrance and exit off Hamlin Blvd. to the South	Entrance only off Hamlin Blvd.
0.66 AC of Public Road Dedication on Northlake Blvd. and Coconut Blvd.	0.78 AC of Public Road Dedication on Northlake Blvd. and Coconut Blvd.
Phased installation of signal	Installation of signal concurrent with construction

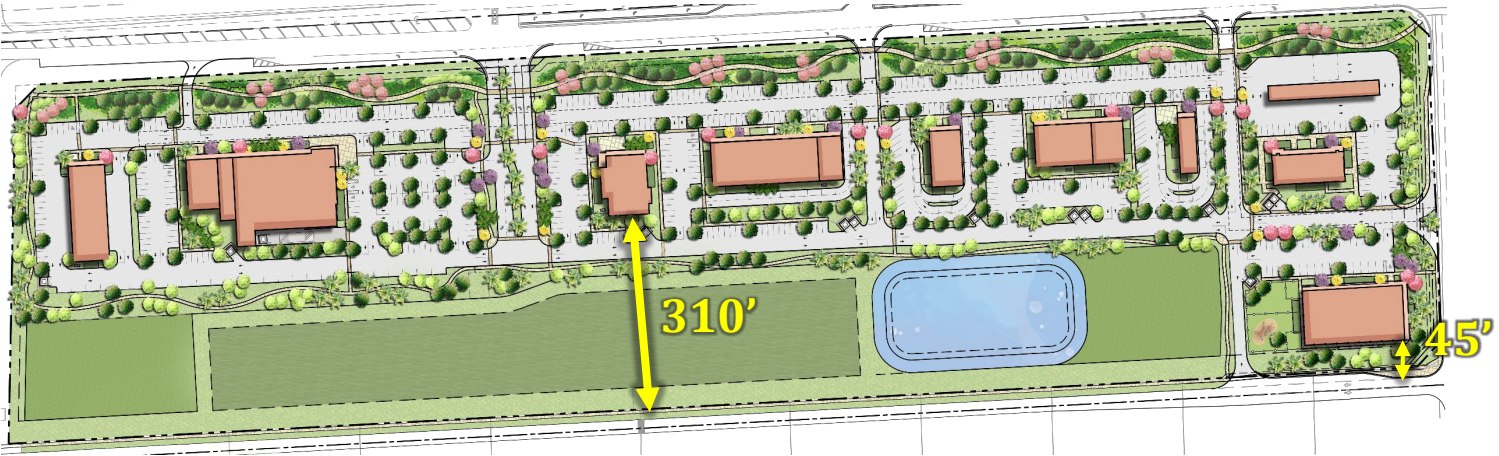
PROPOSED ACCESS POINTS

APPROVED



Approved	Proposed
Largest Building Close to the Southern Boundary	Reduced Square Footage on Southern Boundary

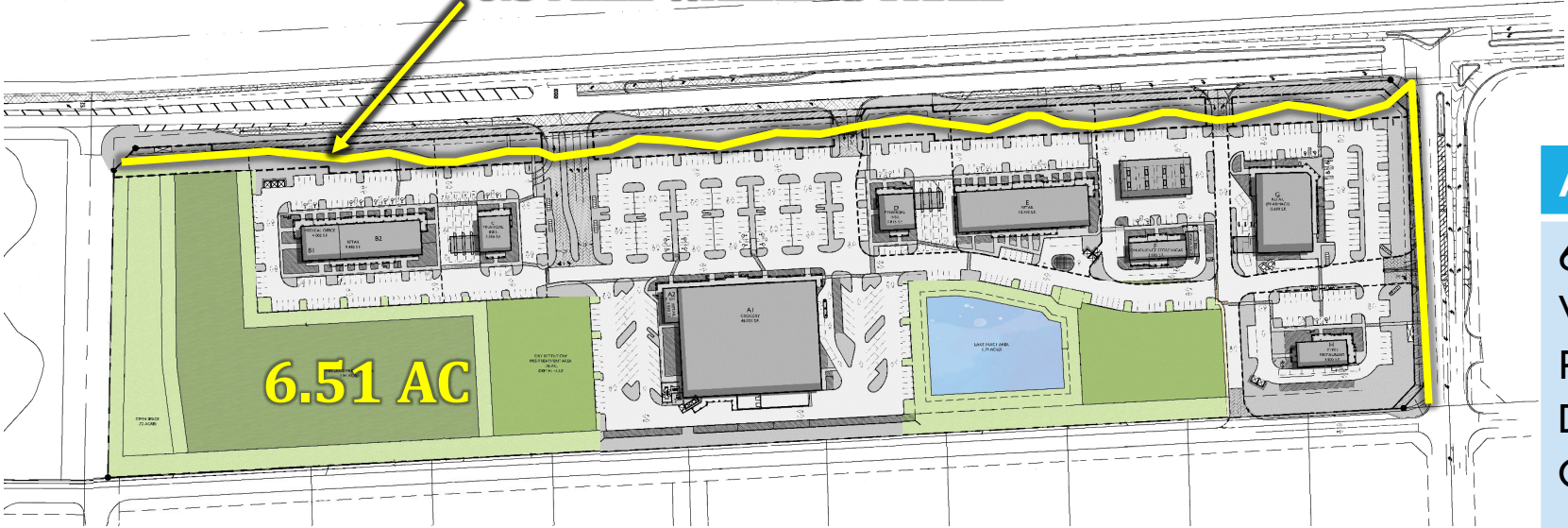
PROPOSED



SOUTHERN PROPERTY SETBACK

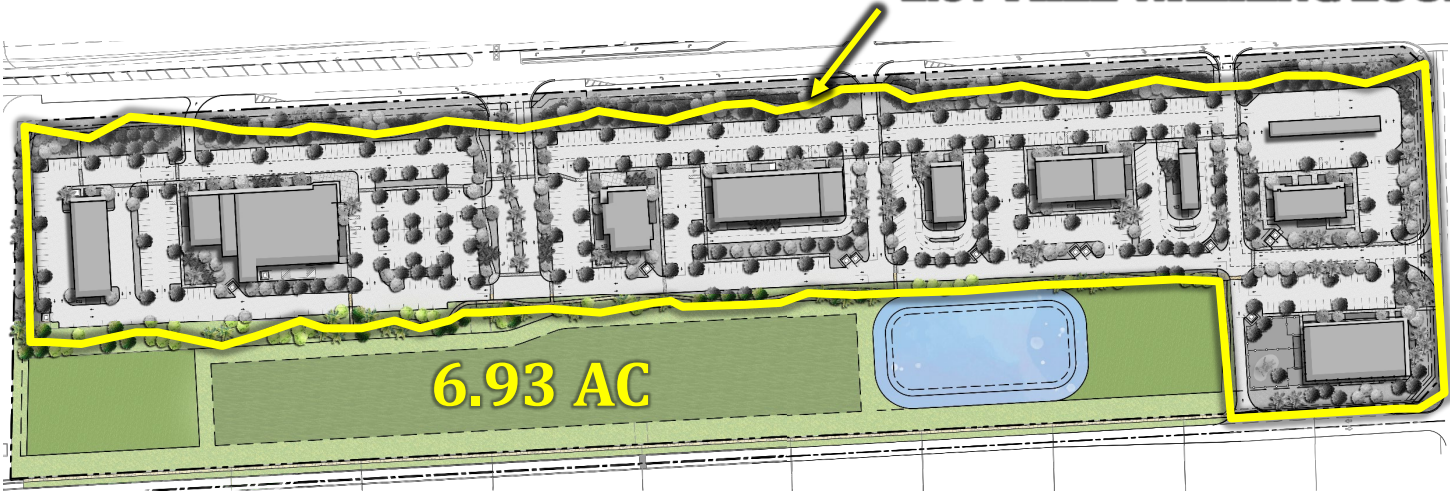
APPROVED

0.5 MILE WALKING TRAIL



PROPOSED

1.07 MILE WALKING LOOP



Approved	Proposed
6.51 Acres of Wetland Preserve, Dry Detention, and Open Space	6.93 Acres of Wetland Preserve, Dry Detention, and Open Space
0.50 Mile Walking Path along North and East Boundary	1.07 Mile Walking Path Surrounding Entire Site



The Proposed Plan...

- Increases the preserve and open space
- Relocates the preserve and open space to buffer the neighboring residents
- Reduces the overall square footage on site
- ROW Improvements further enhance Northlake and Coconut Blvd.
- Traffic signal to be provided concurrent with project construction
- Offers a more diverse mix of uses and assists in internalizing traffic
- Eliminates carwash in southeast corner of Property

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