



SITE DATA	
Total Gross Area	1,561.34 ac
Wetland	419.98 ac
Econlockhatchee Trail ROW	28.80 ac
Hazeltine Road Extension ROW	8.16 ac
Passaic Parkway Extension ROW	7.48 ac
Net Developable Area	1,096.92 ac

LAND USE	
Potential Public Benefit Use	3.48 ac
Office	20,000 sq ft
Retail	20,000 sq ft
Residential Single Family - Townhouse for sale Condo or Flats	3,300 units
Multi-family Apartments	1,000 units

**Notes:**

1. The development program can be amended based on the trip equivalency conversion matrix.
2. Development standards shall be in accordance with the PD Ordinance and Annexation Agreement.
3. The access points depicted on this plan are conceptual and subject to change.

- EVERBE BOUNDARY
- FRAMEWORK ROADS
- RESIDENTIAL (SINGLE FAMILY ATTACHED & DETACHED)
- MULTI-FAMILY
- RETAIL
- WETLANDS
- EXISTING POND
- POTENTIAL PUBLIC BENEFIT USE
- POTENTIAL COMMUNITY PARK LOCATION