

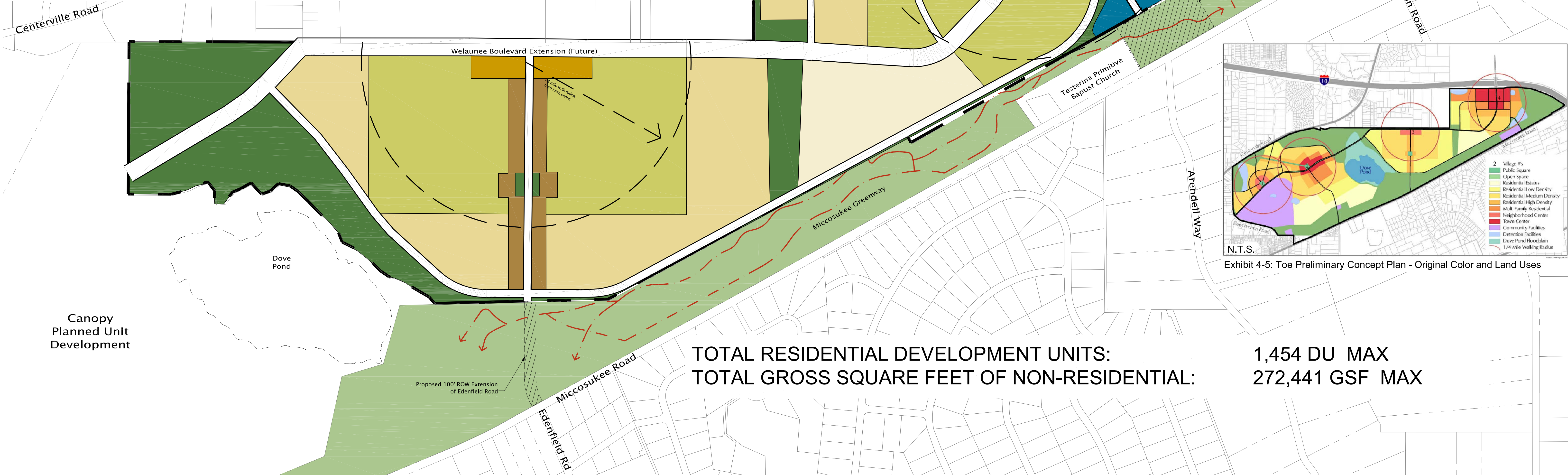
2002 Toe and Heel - Data and Analysis Report

Exhibit 4-5: Toe Preliminary Concept Plan

January 2002

LAND USE LEGEND:

	Town Center		Residential Low Density
	Neighborhood Center		Residential Estates
	Multi-Family Residential		Primary Open Space and Recreation (Includes open space, conservation areas, and stormwater management facilities)
	Residential High Density		Other (Rights-of-Way, Community Infrastructure)
	Residential Medium Density		Micosukee Greenway
			MIC TR Existing Micosukee Greenway Trail



TOTAL RESIDENTIAL DEVELOPMENT UNITS: 1,454 DU MAX
TOTAL GROSS SQUARE FEET OF NON-RESIDENTIAL: 272,441 GSF MAX

Development Summary:

Total Site Area (TSA): +/- 432 AC (Note: PUD Concept Plan is +/- 429 AC)										
2002 Preliminary Concept Plan Non-Residential Entitlements: 272,441 GSF		2002 Preliminary Concept Plan Residential Entitlements: 1,454 DU								
Neighborhood and Town Centers 30 AC (7% of TSA)		Residential 274 AC (63% of TSA) 1,375 DU Max						Educational / Institutional - AC (0% TSA)	Primary Open Space and Recreation: 65 AC (15% TSA)	Other 63 AC (15% of Site Area)
Town Center = 24 AC	Neighborhood Center = 6 AC	Multi-Family Residential = 23 AC	Residential High Density = 34 AC	Residential Medium Density = 105 AC	Residential Low Density = 90 AC	Residential Estates = 22 AC	Schools and Community Uses = 0 AC (Includes school site, utilities site and, water re-use facility)	Open Space = 51 AC SWMF = 14 AC	ROW = 63 AC	
CAP Development Intensity 8,000 - 20,000 GSF / AC	CAP Development Intensity 4,000 - 12,500 GSF / AC	CAP Development Intensity N/A	CAP Development Intensity N/A	CAP Development Intensity N/A	CAP Development Intensity N/A	Development Intensity N/A				
Allowable Non-Residential 192,000 - 480,000 GSF	Allowable Non-Residential 24,000 - 75,000 GSF	CAP Residential Density No Min, Max of 16 DU / AC	CAP Residential Density No Min, Max of 10 DU / AC	CAP Residential Density No Min, Max of 4 DU / AC	CAP Residential Density No Min, Max of 2.5 DU / AC	Residential Density No Min, Max of 1 DU / AC				
CAP Residential Density No Min, Max of 16 DU / AC	CAP Residential Density No Min, Max of 16 DU / AC	Allowable Residential Units Max of 368 DU / AC	Allowable Residential Units Max of 340 DU	Allowable Residential Units Max of 420 DU	Allowable Residential Units Max of 225 DU	Allowable Residential Units Max of 22 DU				
Allowable Residential Units 384 DU	Allowable Residential Units 96 DU									

