

PD-A

SITE INFORMATION

Site Acreage: +/- 28.9 acres or +/- 1,258,884 sq. ft.
 Project lies in Flood Zone X on Community Map Panel 120114 0024C dated September 30, 1982
 Future Land Use: RMU-100
 Existing Zoning: PD-A
 Proposed Zoning: Area-wide Rezoning/Planned Development (PD)
 Proposed Density: 52.3 dwelling units per acre, or 2.3 FAR (m.o.t.)

*Subject to the trade-off mechanism.

DEVELOPMENT ENTITLEMENTS

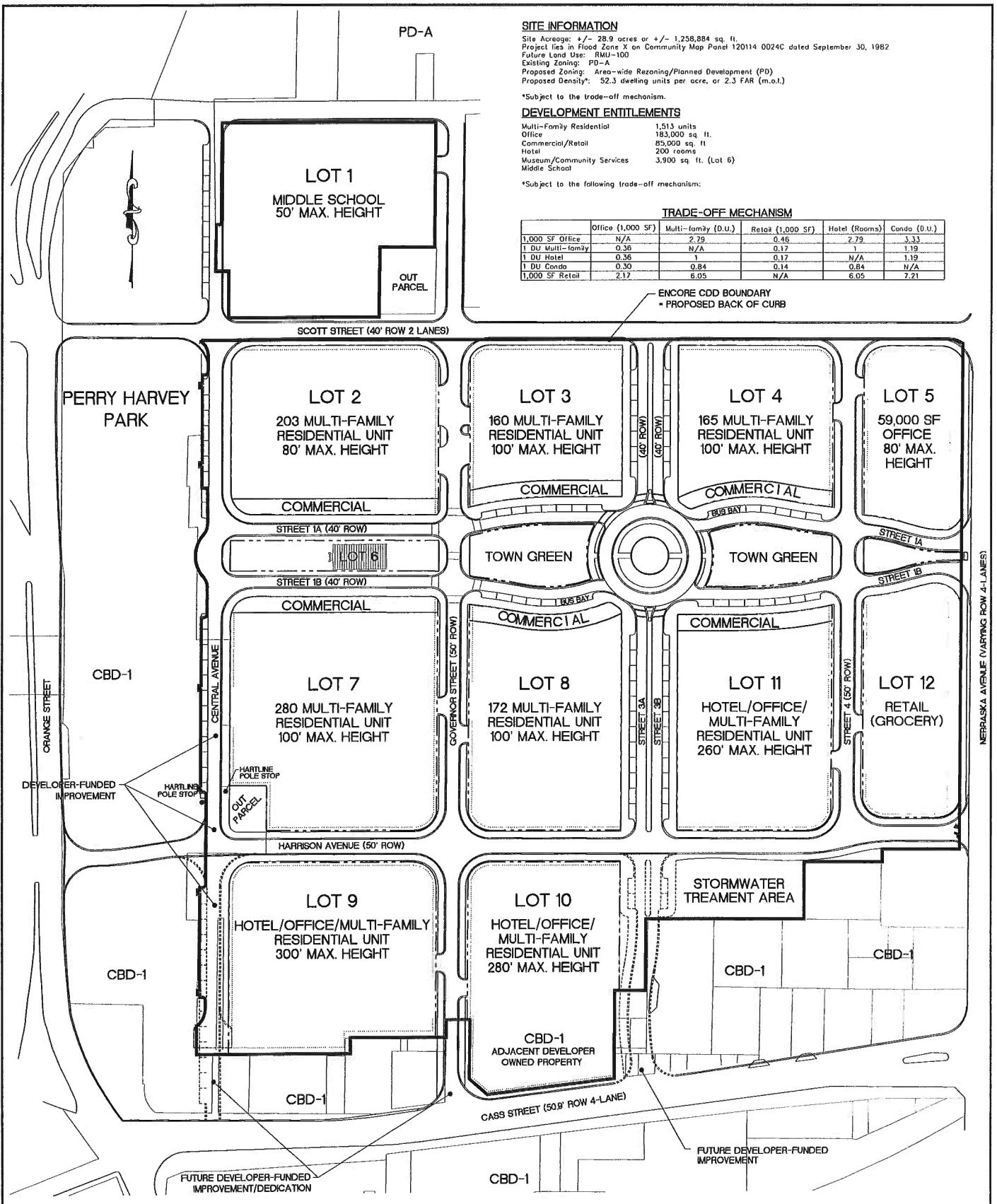
Multi-Family Residential 1,513 units
 Office 183,000 sq. ft.
 Commercial/Retail 85,000 sq. ft.
 Hotel 200 rooms
 Museum/Community Services 3,900 sq. ft. (Lot 6)
 Middle School

*Subject to the following trade-off mechanism:

TRADE-OFF MECHANISM

	Office (1,000 SF)	Multi-family (D.U.)	Retail (1,000 SF)	Hotel (Rooms)	Condo (D.U.)
1,000 SF Office	N/A	2.79	0.46	2.79	3.33
1 DU Multi-family	0.36	N/A	0.17	1	1.19
1 DU Hotel	0.36	1	0.17	N/A	1.19
1 DU Condo	0.30	0.84	0.14	0.84	N/A
1,000 SF Retail	2.17	6.05	N/A	6.05	7.21

ENCORE CDD BOUNDARY
 - PROPOSED BACK OF CURB



Cardno TBE
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 Certificate of Authorization No. 3843

**CENTRAL PARK
 DEVELOPMENT
 GROUP, LLC.**

**ENCORE COMMUNITY
 DEVELOPMENT
 DISTRICT**

LAND USE

PROJECT NO:
 02024146.24
 DATE:
 JULY 2010
 SHEET NO:
EXHIBIT 8