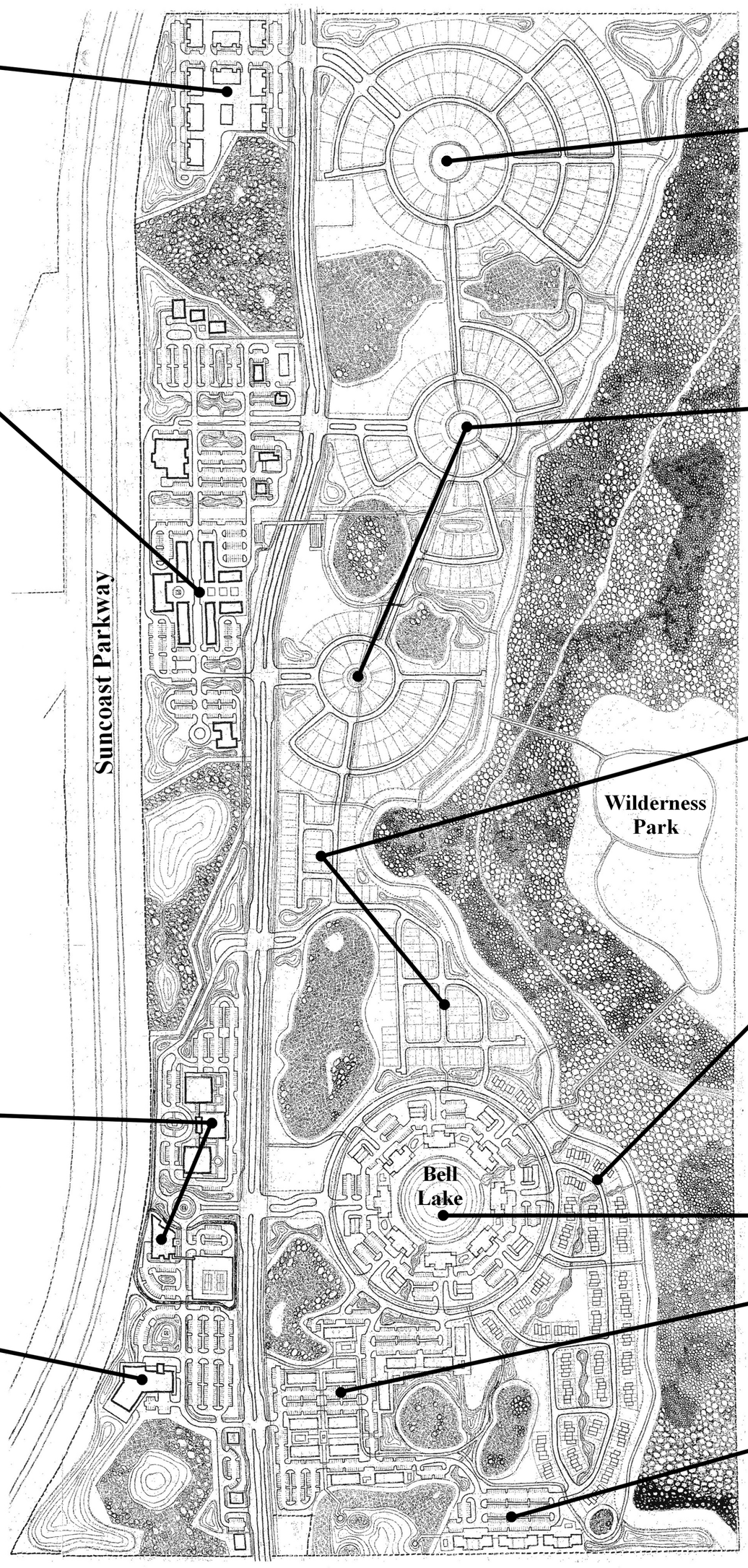
GREENFIELD

ILLUSTRATIVE

Conceptual Layout Plan

Residential Lot Layout (Yield Study)
Non-Binding for Informational Purposes Only



BUSINESS PARK
IL FLUC
Flex Space 108,000 s.f.

GREENFIELD SQUARE
IL FLUC

Retail	103,265 s.f.
Office	45,200 s.f.
Service	11,000 s.f.
Library	12,000 s.f.
Total	171,465 s.f.

BUSINESS PARK
IL FLUC
Corporate H.Q. &
Office Buildings 440,000 s.f.

OFFICE PARK
OFF FLUC
Offices 140,000 s.f.

Total NON-RESIDENTIAL 863,465 s.f.

SINGLE FAMILY
RES-3 FLUC
Detached - 135 DUs
60′ x 110′

SINGLE FAMILY
RES-3 FLUC
Detached - 151 DUs
50′ x 110′

SINGLE FAMILY
RES-3 FLUC
Patio Homes – 93 DUs
40′ x 80′

SINGLE FAMILY
RES-3 & RES-12 FLUC Blending
Town Homes – 212 DUs
25′ x 90′

Total Single Family 591 DUs

MULTI-FAMILY
RES-3 & RES-12 FLUC Blending
Bell Lake Towers
6-story with Penthouses
304 DUs

MULTI-FAMILY
RES-12 FLUC
Metro Apartments
3 & 4 story with Penthouses
319 DUs

GOLFVIEW TERRACE HOMES
RES-12 FLUC
3 & 4 story with Penthouses
102 DUs

Total MULTI-FAMILY 725 DUs

Total RESIDENTIAL 1,316 DUs

Note:
The purpose of this Illustrative Conceptual Layout Plan is to show a development design that includes all of the density and intensity entitlements provided for in the Bell Fruit/ Zeneda Subarea Policy FLU 7.1.10.a. It is one of many possible designs and is not a binding requirement of the Greenfield MPUD Master Planned Unit Development zoning.

NORTH
DATE: 12-10-2013

400' 0 200' 400' 800' 1200'
Graphic Scale

Prepared for:

Parkway Hills LLC & Parkway East LLC
Greenfield Place LLC & Greenfield East LLC

PREPARED BY:
KING HELIE PLANNING GROUP, INC.
CITY PLANNERS & LAND DEVELOPMENT CONSULTANTS
P.O. BOX 5062 HUDSON, FLORIDA 34674
TELEPHONE: (727) 863-7006 FAX: (727) 868-7406