

**Everbe Phase 4 South and Econlockhatchee Trail Segment E3-Ph2 Specific Parcel Master Plan
(MPL2024-10071) 10/21/2024**

Project Description

The enclosed application seeks Municipal Planning Board approval of the proposed Specific Parcel Master Plan for the Everbe Phase 4 South development, the Econlockhatchee Trail Segment E3 Ph1, and the commercial/retail area known as the Town Center on the approved Everbe masterplan.

This application presents a detailed site plan of the proposed residential areas within Phase 4 and the Town Center of the approved Vista Park Framework Masterplan (MPL2020-10061), which is within the Vista Park PD. The project includes 139 residential lots across approximately 45.96 acres.

With the approval of Vista Park 4A / Passaic Parkway SPMP under (MPL2024-10038) in 2024, this application represents the fifth phase of development within the Vista Park PD, generally following the approved Framework plan.

The proposed application is consistent with the development standards within the Vista Park PD and Land Development Code, the layout approved with the Vista Park Framework Masterplan, and generally complies with all previous conditions of approval adopted during review of the Vista Park Phase 1 SPMP, Phase 2 & 3 SPMP, and the Phase 4A and Passaic Parkway SPMP. As presented in the previous masterplan applications for this development, the future land use designations were revised in 2017, and Subarea Policy S.39.3 was subsequently amended to reflect a changed development program. The maximum development program may not exceed 3,300 single-family residential units and up to 1,345 units may be age-restricted; 500 townhouse units; 1,000 multifamily units; 20,000 square feet of office space; and 80,000 square feet of retail/commercial space. To date, with the approval of the Vista Park Phase 1 SPMP, the Phase 2 & 3 SPMP, along with this proposed application, we are proposing 1,338 single family residential units, consistent with the maximum units allowed within the adopted Subarea Policy. The maximum density proposed is 4.96 DU/ac which is less than the 12 DU/ac required within the GMP.