



PROJECT SUMMARY:

1) PARCEL SIZE	2) REQUEST:	3) SUBMITTED LEGS:
a) ENTIRE PARCEL REGULATED BY T & T S.R.I. D.O. # 794.5 Acres	A Rezoning from AG-2 & M.P.D. to M.P.D. (INCLUDING HUMPHREY PARCEL)	AREA #1 - Residential:
b) LESS GORHAM RD. R.O.M. Deduction # 4.7 Acres		Accessory Uses, Buildings and Structures
c) LESS Ben Hill Dr/5th Pkwy. R.O.M. Deduction # 17.4 Acres		Excavation, Water Retention
d) LESS Approved C.P.D. Parcel # 7.0 Acres		Administrative Offices
e) LESS Humphrey Tract (50-2) Parcel # 152.7 Acres		Assisted Living Facility
		Home Care Facility
		Community Residential Home
		Hotel / Motel
		Model Display Center, Home, Unit
		Dwelling Unit, all types but Mobile Home
		Essential Services
		Public/Private/Personal Residential Assessor's Uses
		AREA #2 - Sports Complex:
		Per L.D.C. SECTION 34-622 (2) (B) - AMING
		PER L.D.C. SECTION 34-622 (3) RECREATION COMMERCIAL - GROUP IV INDOOR FACILITIES INCLUDING:
		Excavation, Water Retention
		FRANCOIS FACILITIES INCLUDING:
		HOCKEY, ICE SKATING, AND ROLLER SKATING RINKS
		PER L.D.C. SECTION 34-622 (4) RESTAURANTS - GROUP II AS ACCESSORY USES TO COMMERCIAL RECREATION
		PER L.D.C. SECTION 34-624 (LAND USE REGULATION TABLE) CONSUMPTION ON PREMISES
		AREA #3:
		All uses permitted by right or special exception in the CC and CS-1 District, including MIA-workshops and facilities:
		Aircraft Landing Facility
		Ball and Tackle Shop
		Bus Station
		Commercial Use of Beachfront
		Construction and Builders, all Groups
		Excavation, Oil and Gas
		Flora Market, Indoor
		Forestal Tower
		General Home or Marinery
		Government Maintenance Facility
		Mass Transit Depot
		Research Laboratory, Group I
		Storage, Oil and Gas
		Theater, Indoor
		AREA #4:
		All uses permitted by right or special exception in the CC District, except (lease exceptions as in AREA #2) and Hotel / Motel
		AREA #5:
		Accessory Uses, Buildings & Structures
		Excavation, Water Retention
		Essential Services
		Golf Course
		Hotel / Motel
		Mass Transit Depot
		Research Laboratory, Group I
		Storage, Oil and Gas
		Theater, Indoor
		4) CONCEPTUAL LAND USE IMPLICATIONS:
		Development Area #1: (Residential)(1,235 M.P. Units / 200 Room Hotel) and a SPORTS COMPLEX (2,300 AC)
		Proposed Lots # 37.5 Ac.
		Existing Lots # 17.3 Ac.
		Proposed Internal Road R.O.M. # 11.7 Ac.
		Development Tracts # 109.1 Ac.
		Proposed Wetland Enhancement / Preservation Area # 1.0 Ac.
		Total Development Area #1 # 235.6 Ac.
		Development Area #2: (8,000 sq ft. Comm.-Retail, 50,000 S.F. Office with appropriate reduction of residential units)
		Proposed Internal Road R.O.M. # 1.2 Ac.
		Development Tracts # 13.3 Ac.
		Total Development Area #2 # 14.5 Ac.
		Development Area #3: (110,000 S.F. Commercial Retail)
		Development Tracts # 21.2 Ac.
		Total Development Area #3 # 21.2 Ac.
		Development Area #4: (490 S.F. Units / 610 M.P. Units)
		Proposed Internal Road R.O.M. # 25.5 Ac.
		Development Tracts # 221.6 Ac.
		Proposed Lots # 17.7 Ac.
		Prop. Upland / Wetland Preservation Enhancement Area # 54.7 Ac.
		Prop. Golf Course / Open Space # 150.8 Ac.
		F.P., R. L. Easement # 11.3 Ac.
		Future Road R.O.M. Reservation: Prop. GORHAM RD., R.O.M. Reservation # 0.3 Ac.
		Prop. 50 ft. Driveway Easement # 2.9 Ac.
		Total Development Area #4 # 552.8 Ac.
		Total Development Area # 824.1 Ac.

5) CONCEPTUAL OPEN SPACE

a) REQUIRED (per L.C.D.C.):

Dev. Area #1	235.6 Ac. x 0.40	# 94.2 Ac.
Dev. Area #2	14.2 Ac. x 0.30	# 4.4 Ac.
Dev. Area #3	21.2 Ac. x 0.30	# 6.4 Ac.
Dev. Area #4	*502.8 Ac. x 0.40	# 201.1 Ac.
Total Open Space Req'd:		# 306.1 Ac.

The percentage of Open Space may be reduced depending on the ultimate land use of Single Family Units.

b) PROVIDED (per L.C.D.C.):

Prop. Lake Area (# 2 25.0E of 328.3 Ac.)	# 01.6 Ac.
Proposed Golf Course / Open Space	# 150.3 Ac.
Dwelling F.P. & L. Easement	# 11.4 Ac.
Prop. Upland / Wetland Preservation Enhancement Area	# 55.7 Ac.
Dev. Areas #1 & #2 (# 10.0E)	# 25.6 Ac.
Dev. Area #3 (# 0.10E)	# 2.1 Ac.
Total Open Space Provided:	# 326.1 Ac.

- 6) INDEPENDENT OPEN SPACE
- Project to provide 50% of the required Open Space as a target amount. Due to the extent of Madrasian invasion throughout the project site, the target amount may not be obtainable, with the exception of wetland/upland preserves (33.3 ac.) and the approved C.P.D. area (2.2 ac.). Review/approval of the remaining individual indigenous preserves will be done at time of local D.O. process.
- 7) DELETED
- 8) NOTES:
- Full access points along proposed Ben Hill Dr/5th Pkwy. are shown per approved plans/permits for Ben Hill Dr/5th Pkwy.
 - Location of access points into the various development tracts to be determined at time of local D.O. and subject to use quantity (50%) spacing for road/collector roads.
 - The Ben Hill Dr/5th Pkwy. Driveway Access Point to consist southbound and northbound during the local D.O. process.
 - The General Interchange easement may be extended to include all the parcels designated "T1" and "T2" and "T3" pursuant to the Land Plan Policy 6.1.2.6.
 - DELETED
 - For the Private / Minor Collector roadway cross-sections, see Dwg. 875-02.
 - Proposed Wetland Access Point of Thurston Blvd. with Ben Hill Dr/5th Pkwy. to be right-of-way/lot-out. The Access design to be reviewed/approved by L.C.D.C. during local D.O. process.
 - The Proposed Full Access Point on GORHAM ROAD may be eliminated at time of Local Development Order, subject to a revised T. I. S.

3) PROPERTY DEVELOPMENT REGULATIONS:

a) DEVELOPMENT AREAS #1 & #4

BUILDING SETBACKS:

Front:	20'
Side:	5.0'/0'(11)
Rear (Tread Line):	10' (5' for Area #4 / Tracts 3 and 7 only)
Water body:	25'
Building Separation (MP):	20' (12' for Area #4 / Tracts 3 & 7 only; 10' for Single-Story Garages)

MINIMUM LOT DIMENSIONS:

Width:	37.5'
Depth:	100'
Area:	3750 S.F.

MAXIMUM LOT COVERAGE: 55%

MAXIMUM BUILDING HEIGHT:

Three (3) stories or 45 feet above minimum req'd. Floor Div. (AREA 2)

Three (3) stories or 45 feet above minimum required Floor Div.

b) DEVELOPMENT AREAS #2 & #3

BUILDING SETBACKS:

Front:	25'
Side:	15'
Rear:	25'
Water body:	25'

MINIMUM LOT DIMENSIONS:

Width:	100'
Depth:	100'
Area:	20,000 S.F.

MAXIMUM LOT COVERAGE: 40%

MAXIMUM BUILDING HEIGHT:

Three (3) stories or 45 feet above minimum req'd. Floor Div. (AREA 3)

Five (5) stories or 65 feet above minimum req'd. Floor Div. (AREA 3)

c) DEVELOPMENT AREAS (SPORTS COMPLEX) SEE DRAWING #622-02

- 10) SCHEDULE OF DIMENSIONS:
- See Resolution 2-02-034 Sec. C, Deviation 10) A).
 - For deviations specifically for the sports complex (CC) parcel, see drawing #622-02.
 - Deviations specifically for Area #4 are as follows:
 - See Resolution 2-02-034 Sec. C, Deviation 10) C) 1).
 - See Resolution 2-02-034 Sec. C, Deviation 10) C) 1).
 - To allow for the design of a "Round about" at street intersection, as shown on S.N. 875-01, and detailed on S.N. 875-02.

	SINGLE FAMILY AC/LIMITED	MULTI-FAMILY UNITS INC.	RETAIL / SERVICE COMMERCIAL	HOTEL ROOMS	SPORTS COMPLEX SEATED	COLLEGE
PHASE I	8996 - 20000	0	0	525,000	200	7,500
PHASE II	8000 - 20000	490	200,000	123	0	0
PHASE III	8006 - 2000	0	690	12	0	0
TOTALS	490	490	1,045	681,000	200	7,500

- Some Residential units may be replaced by up to 50,000 sq ft. of office use and/or converted from M.P. to S.P. usage, so long as the total number of peak hour vehicle trips generated by the development is not increased.
- The Sports Complex will consist of an arena on lot 18, and 6 other rts. collectively containing 7500 seats and a 5000 sq ft. theatre in Phase I.
- Include additional 30,000 square feet of retail use authorized by 6th D.O. Amendment, approved April 28th, 1990, which required 290 approved multi-family units.

APPROVED
Master Concept Plan
Site Plan = 02-034 Page 1 of 2
Subject to conditions in Resolution 2-02-034
Case # DC1 2901-00062
(with DC12,001 00009)

RECEIVED
OCT 17 2002

COMMUNITY DEVELOPMENT PRINTED
OCT 17 2002

EXHIBIT IV-A-2
DRAWING IS CURRENT AS OF 10/17/02

REVISIONS FOR FINAL RESOLUTION	DATE
Rev. 1	10/14/02
Rev. 2	04/26/02
Rev. 3	01/14/02
Rev. 4	10/05/01

TIMBERLAND & TIBURON

DESIGNED BY: REV/CYR	DATE: 03/22/01
DRAWN BY: CJB	DATE: 03/22/01
CHECKED BY: NED	DATE: 03/22/01
VERTICAL SCALE:	HORIZONTAL SCALE: 1" = 500'



6202-F Presidential Court
Fort Myers, FL 33919
Phone: (941) 985-1200
Professional Registration No. 1772
Naples - Fort Myers - Venice - Englewood

Mixed Use Planned Development (MPD)
MASTER CONCEPT PLAN

REFERENCE NO:	8788BMPD_REV5A	DRAWING NO:	875-01
PROJECT NO:	97.88-B	SHEET NO.:	1 of 2

DC1 20 01-00062