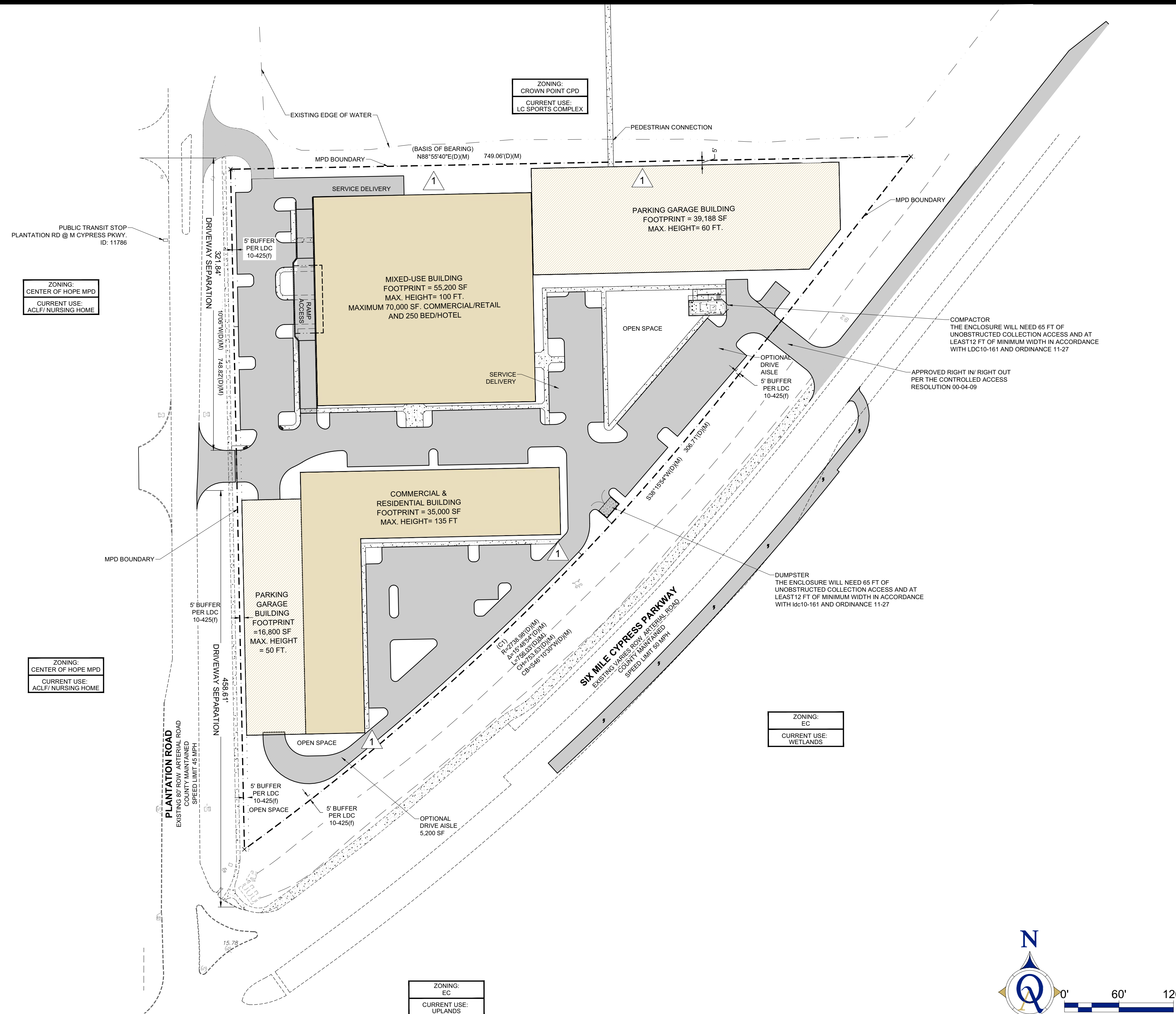
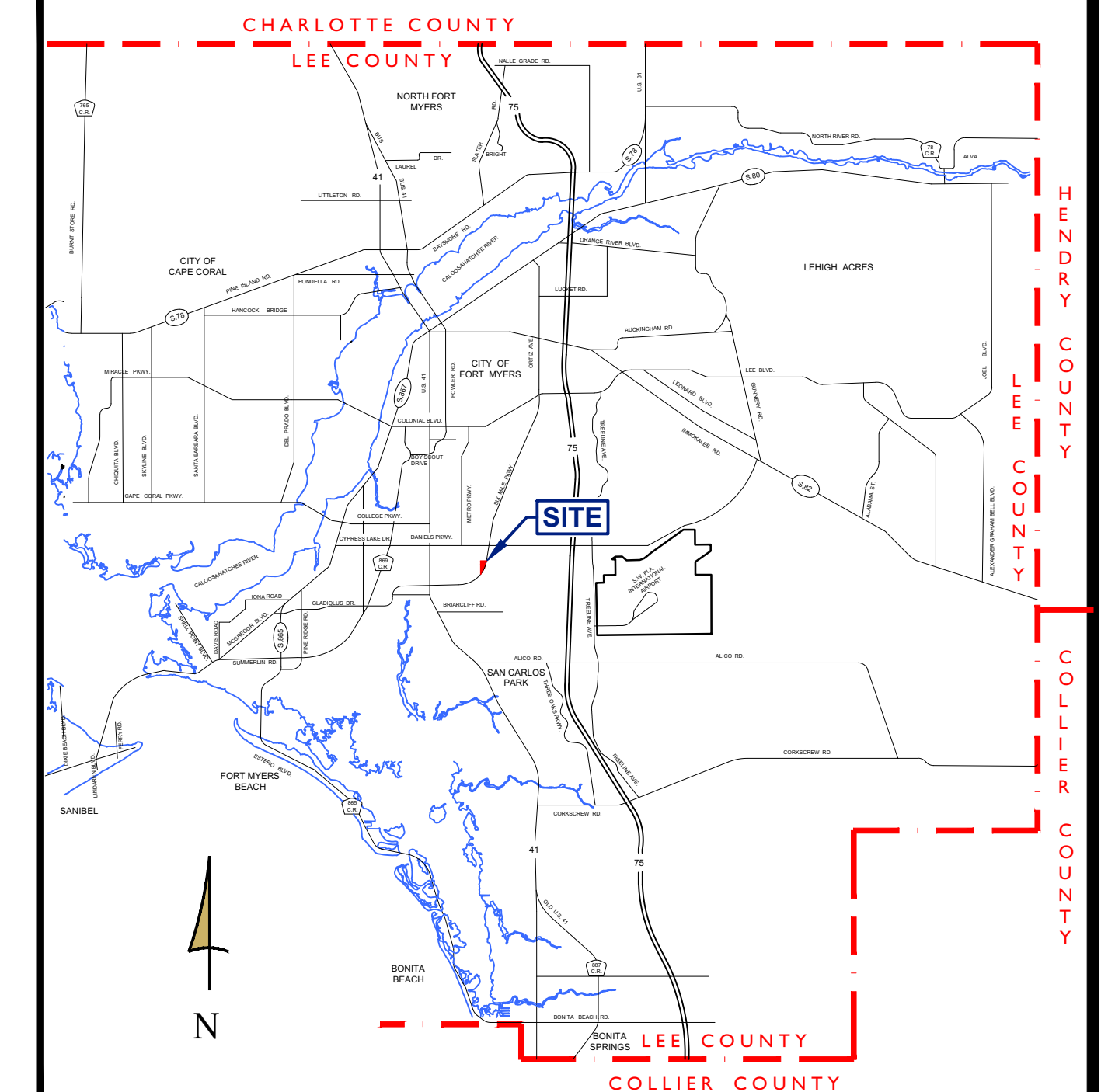


LOCATED IN SECTION 30, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA



MASTER CONCEPT PLAN



LOCATION MAP

PROJECT SUMMARY:

ZONING

FUTURE LAND USE INTENSIVE DEVELOPMENT WITHIN THE MIXED USE
OVERLAY
TO MPD (MIXED PLANNED DEVELOPMENT)

STRAP #'s

30-45-25-00-00002.0000

PROJECT ACREAGE

7.1 ACRES (309,276 SF)

PROJECT INTENSITY

PROJECT INTENSITY:
MAXIMUM FLOOR AREAS:
 90,000 SF COMMERCIAL, OFFICE AND RETAIL
 70,000 SF COMMERCIAL* - RECREATIONAL
MAXIMUM HEIGHT: 135 F.
MAXIMUM HOTEL ROOMS : 250
MAXIMUM RESIDENTIAL UNITS: 210

* (BOWLING / CONVENTION CENTER)

OPEN SPACE:

MINIMUM 20% = 1.42 ACRE (61,855 SF)
OPEN SPACE PROVIDED 20% = 1.42 ACRE (61,855 SF)
APPLICANT MAY REDUCE OPEN SPACE TO 15% WITH THE PURCHASE
OF GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS
(TDU'S) IN ACCORDANCE WITH 10-425(a)(2)

DEVIATIONS

PERIMETER SETBACKS

NOTE:

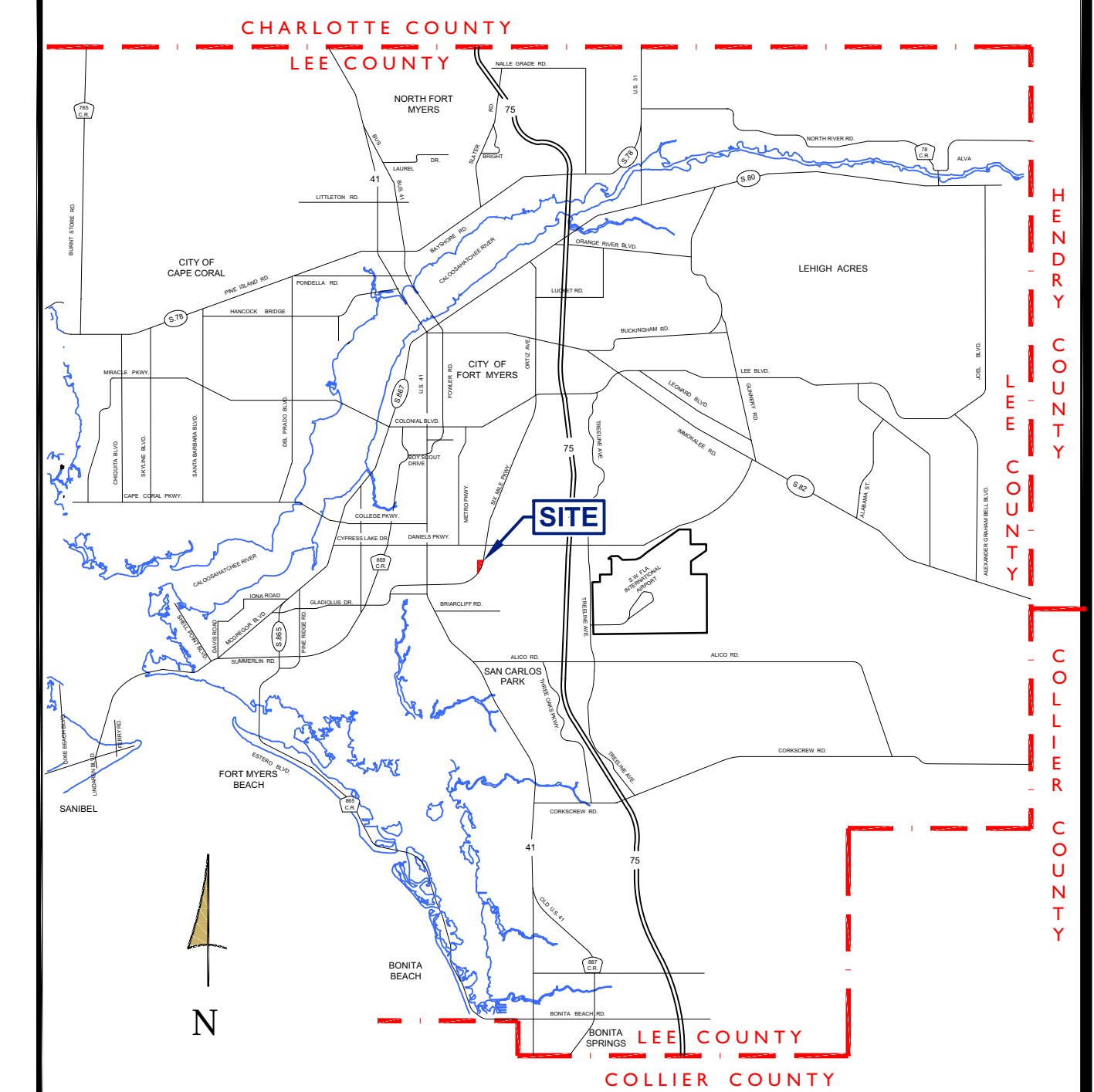
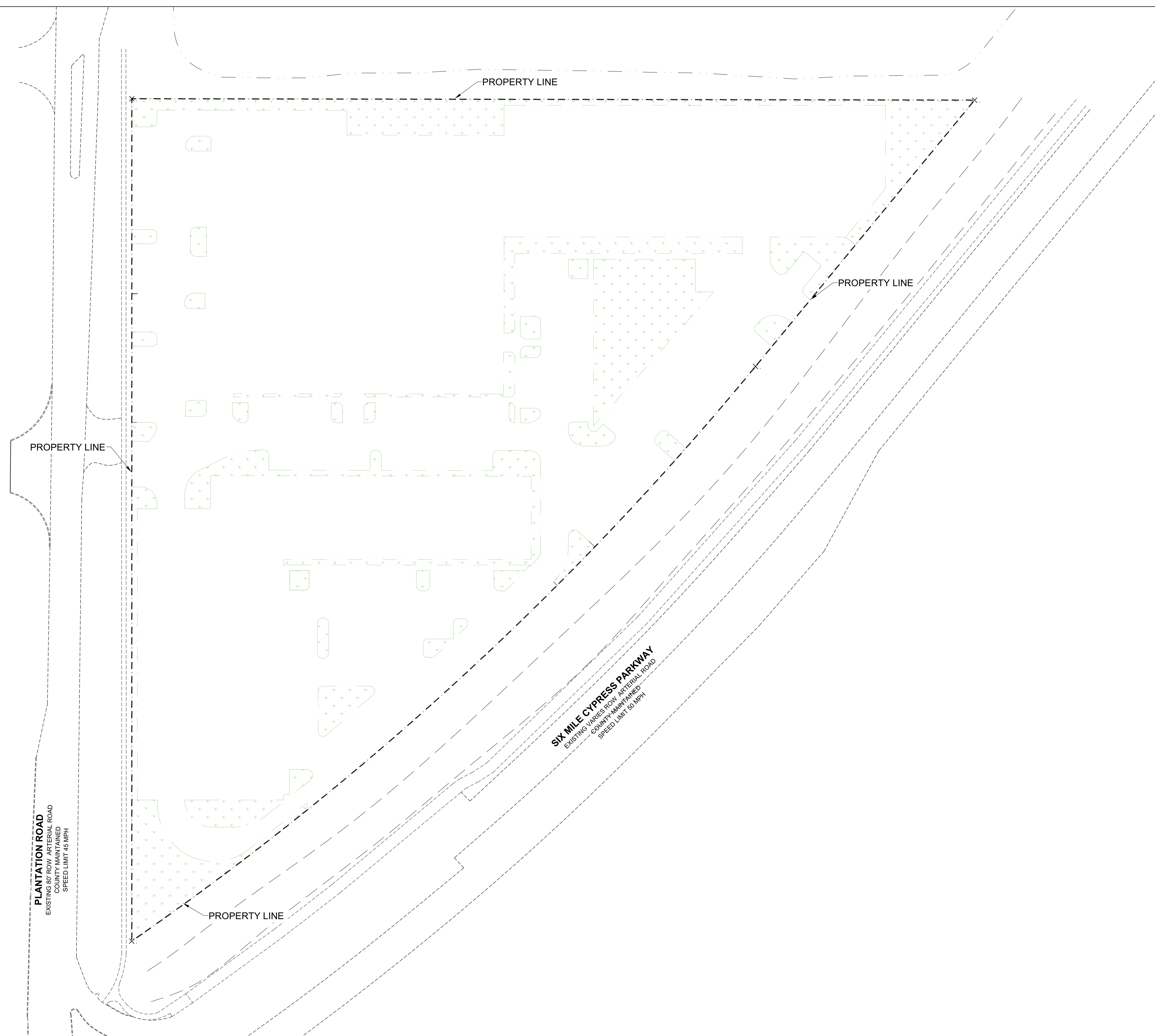
NOTE:
THIS CONCEPT PLAN ASSUMES FOR UNDERGROUND
STORMWATER STORAGE CHAMBERS.

GATOR RECREATION COMPLEX

LOCATED IN SECTION 30, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA

OPEN SPACE EXHIBIT

P:\2021 Projects\210405 GATOR RECREATION COMPLEX\SIX MILE (OLD #1040720) ACTIVE\01-CADD FILES\00-CAD CADD - CONCEPTS\2023 MCP-210405-MCP



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

OPEN SPACE SUMMARY

LAND USE	AREA
REQUIRED OPEN SPACE 20% OF THE MPD	= 1.42 AC. (61,855.2 SF)
PROVIDED OPEN SPACE = 1.42 AC. (61,855 SF) REQUIREMENTS TO BE REDUCED THROUGH THE USE GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS (TDUs)	

PLAN LEGEND

OPEN SPACE

NOTES

- 1) THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
- 2) ALL ACREAGE/SQUARE FOOTAGE ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.



0' 50' 100'
PLAN VIEW SCALE