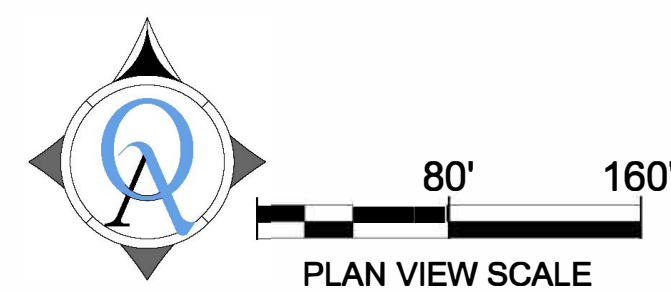


THREE OAKS MARKETPLACE

LOCATED IN SECTION 03 & 04, TOWNSHIP 46-S, RANGE 25-E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN



ZONING:
AG-2
CURRENT USE:
VACANT

FIRE STATION
DRIVEWAY

FIRE STATION
ACCESS ROAD

ZONING:
ROW
CURRENT USE:
ORIOLE ROAD

ZONING:
AG-2
CURRENT USE:
VACANT
ACROSS ORIOLE

ORIOLE ROAD

FUTURE ACCESS / ROAD

REAR DELIVERY DRIVEWAY

TRACT "D-2"
±0.39 AC.
OPEN SPACE
50% COMMERCIAL USES
40% INDUSTRIAL USES

BRIANSONG LN

TRACT "A"
±13.18 AC.
OPEN SPACE:
25% COMMERCIAL USES
15% INDUSTRIAL USES

TRACT "D-1"
±2.52 AC.
OPEN SPACE
30% COMMERCIAL USES
20% INDUSTRIAL USES

THREE OAKS MARKETPLACE RD

ZONING:
CPD (DC2014-00065)
CURRENT USE:
VACANT
ACROSS THREE OAKS

ZONING:
ROW
CURRENT USE:
THREE OAKS PKWY

THREE OAKS PARKWAY

THREE OAKS MARKETPLACE RD

TRACT "C-1.8"
±1.43 AC.

TRACT "C-1.7"
±1.08 AC.

TRACT "C-1.6"
±1.43 AC.

TRACT "C-1.5"
±1.44 AC.

TRACT "C-1.4"
±1.36 AC.

OPEN SPACE FOR TRACT "C"
37% COMMERCIAL USES
27% INDUSTRIAL USES

TRACT "C-2"
±5.54 AC.
OPEN SPACE
37% COMMERCIAL USES
27% INDUSTRIAL USES

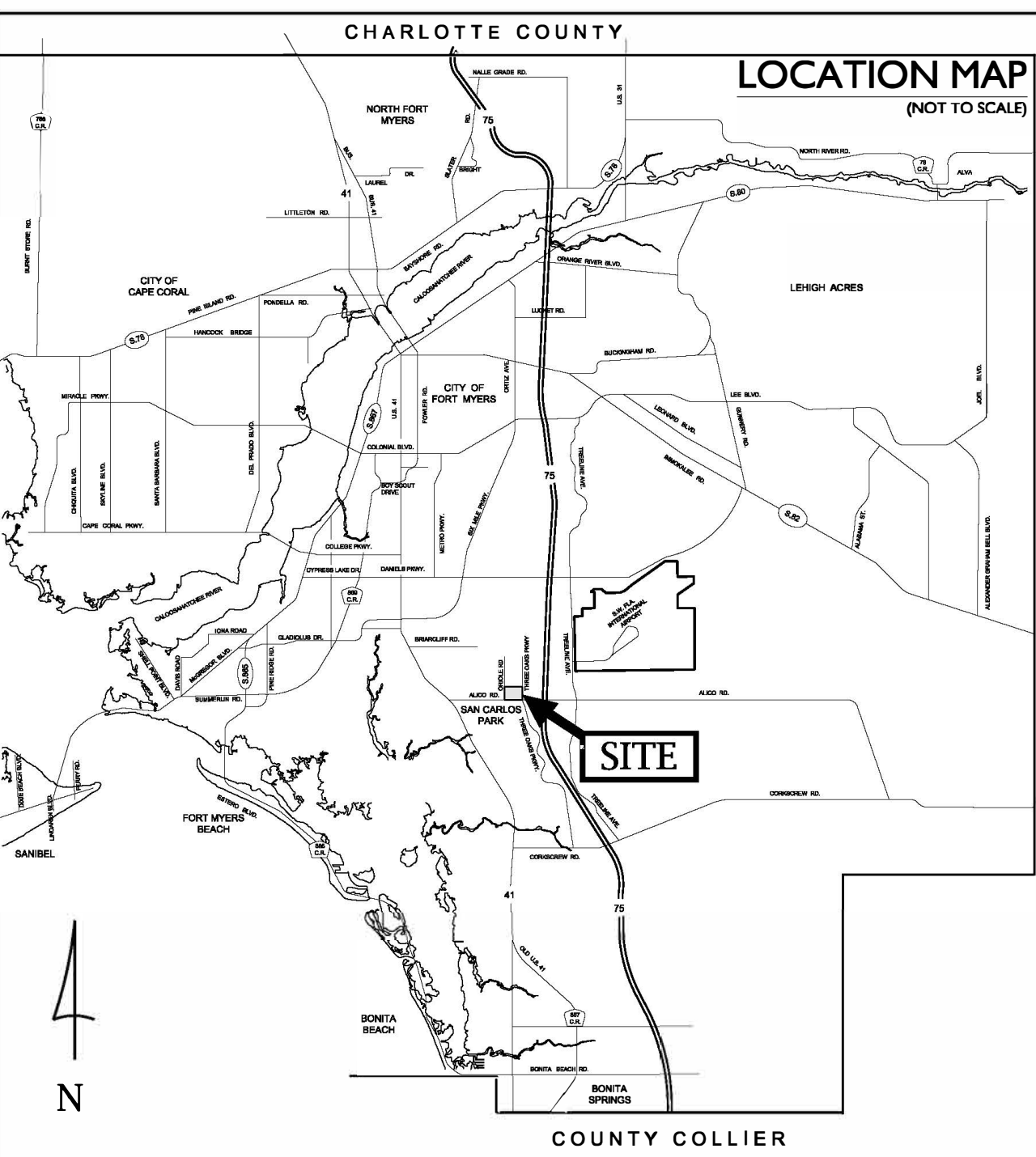
AARON WARNECK PL

ALICO ROAD

ZONING:
ROW
CURRENT USE:
ALICO ROAD

ACROSS ALICO
ZONING:
CPD
DCI2012-00041 CURRENT
DCI2015-00024 PENDING
CURRENT USE:
VACANT

25' WIDE BUFFER PER LDC 34-1353 WHERE
APPLICABLE. DEVIATION TO ELIMINATE
BERM REQUIREMENT (TYPICAL FOR ANY
USE REGULATED BY 34-1353).



THREE OAKS MARKETPLACE

PROJECT SUMMARY:

ZONING/REZONING
AG-2 TO MPD

STRAP #'s
03-46-25-00-00001.1040
04-46-25-00-00003.0020

PROJECT ACREAGE
40.10 ACRES (1,746,836 SF)

PROJECT INTENSITY
MAX. BUILDING FLOOR AREA 400,000 SF
HOTEL ROOMS 130 ROOMS
(IN THE EVENT THE DEVELOPMENT CONSISTS EXCLUSIVELY OF
COMMERCIAL USES, THE TOTAL COMMERCIAL FLOOR AREA
SHALL NOT EXCEED 370,000 SF)

ALL TRACTS SHALL BE PERMITTED TO HAVE COMMERCIAL
AND/OR INDUSTRIAL USES IN ACCORDANCE WITH THE
SCHEDULE OF USE TABLES.

OPEN SPACE
REFER TO PLAN FOR MINIMUM OPEN SPACE REQUIREMENTS
PER TRACT. PROJECT MIN. = 8.02 ACRES (20%)

DEVIATIONS
x

DEVIATIONS 1b, 1c, 2c, & 4a HAVE BEEN WITHDRAWN
TYPICAL LOT LAYOUT:

