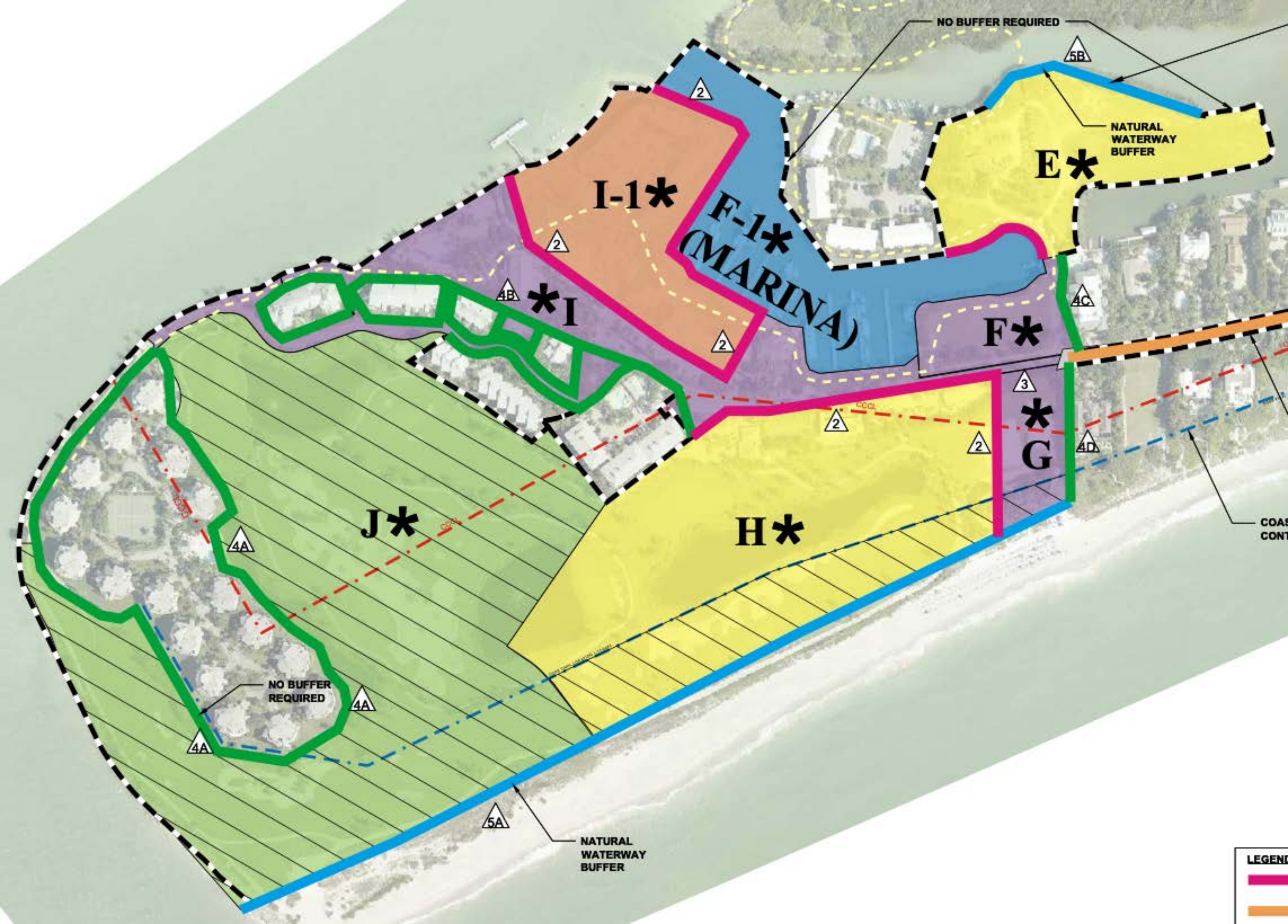


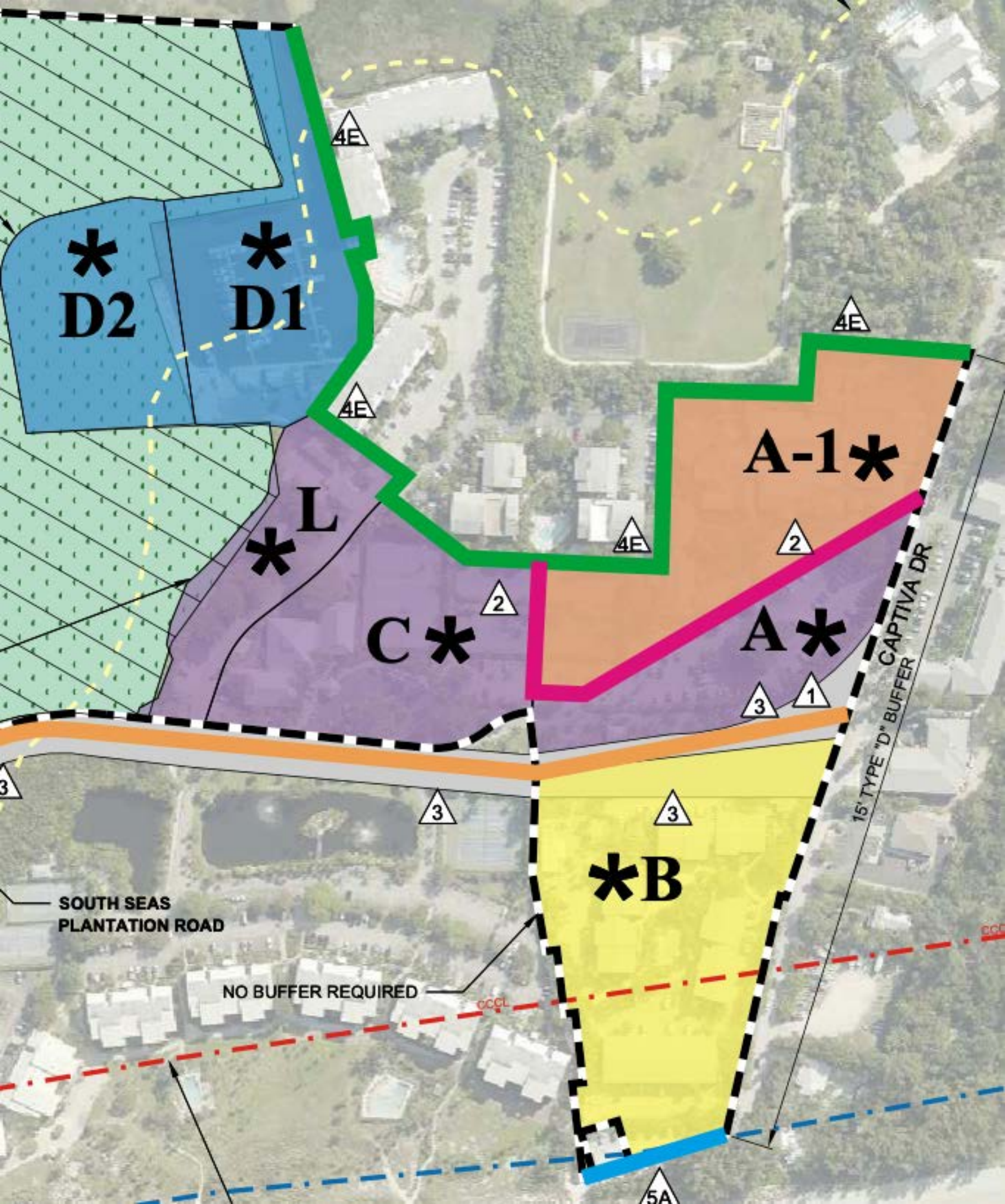


LEGEND

-
-

RESORT HOTEL WITH CONFERENCE
FACILITIES WITH ANCILLARY HOTEL
RETAIL, RESTAURANTS / BAR, HOTEL
SUPPORT SERVICES AND OFFICES





***D2**

***D1**

***L**

C*

A-1*

A*

***B**

**SOUTH SEAS
PLANTATION ROAD**

NO BUFFER REQUIRED

15' TYPE "D" BUFFER
CAPTIVA DR

4E

4E

4E

4E

2

2

3

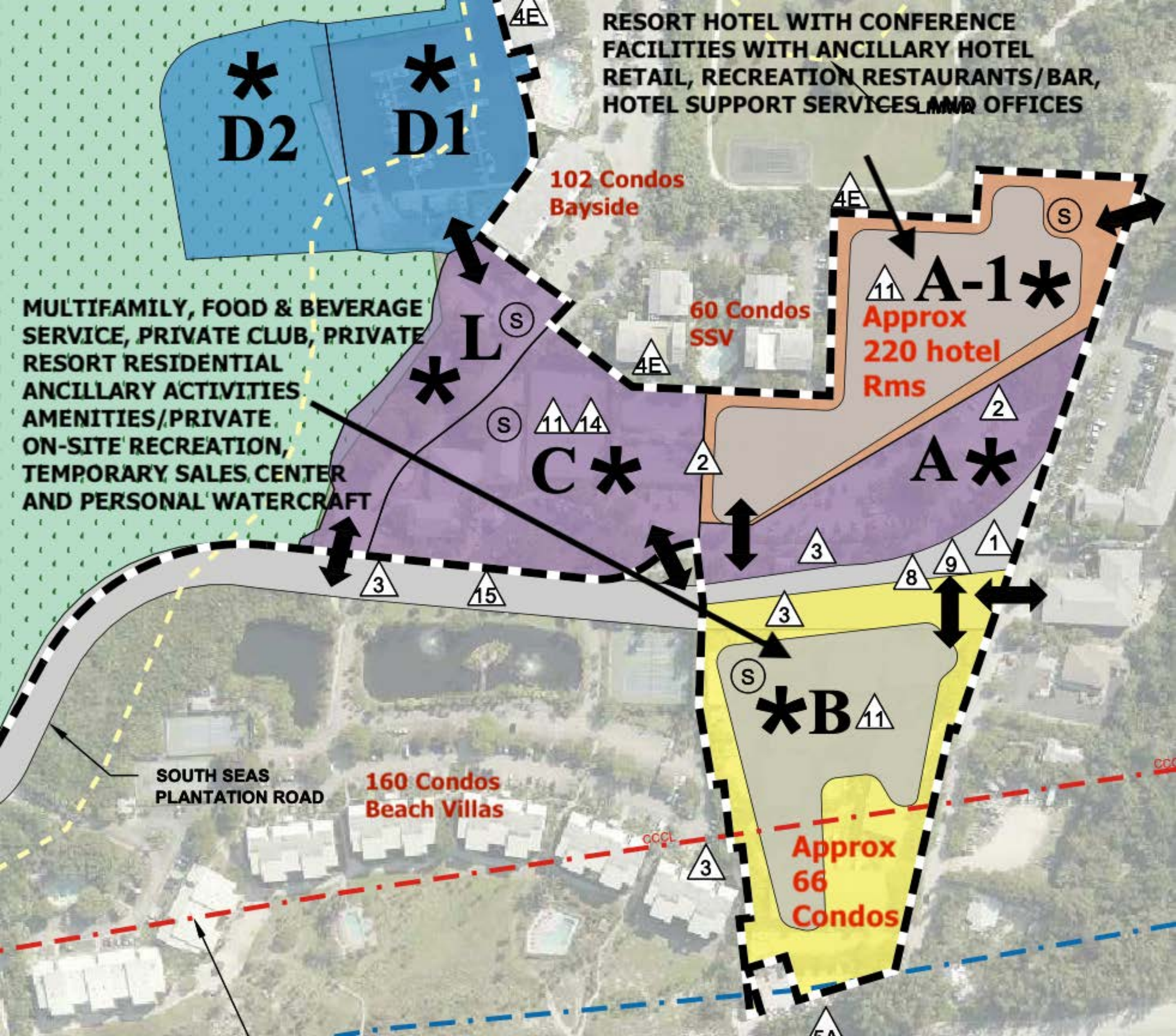
1

3

3

3

5A



LAND USE SUMMARY		
LAND USE	TRACT ID	TRACT ACREAGE
RESIDENTIAL TRACTS		
	B	4.17
	E	4.60
	H	11.64
20.41 Acres of usable land	J	22.36
	SUB-TOTAL	42.8 AC
RE SORT/RECREATION/MARINA/INFRA STRUCTURE TRACTS		
	A	2.94
	C	2.68
	D-1	2.42
	D-2	1.82
	F	1.44
	F1	5.09
	G	1.38
	I	8.33
	I-2	0.11
	K	1.68
	L	1.38
	Right Of Way	4.35
	SUB-TOTAL	33.6 AC
COMMERCIAL TRACTS		
	A-1	2.75 AC
5 Acres of usable land	I-1	2.25 AC
	SUB-TOTAL	5.0 AC
	SUB-TOTAL	81.4
(Residential/Resort/Recreation/Commercial)		
Saltwater Preserve/Open Space		39.8
MPD TOTAL		121+/- AC

SOUTH END UNITS and INTENSITY OF USE

<i>AREA/# of units</i>	<i>UNIT RM AREA AVERAGE DOUBLE OCCUPANCY</i>	<i>OCCUPANCY 50% 80%</i>	
Bayside Villas 102	270	135	216
South Seas Villas 60	152	76	121
Beach Villas 102	630	315	504
TOTAL (Current)	782	391	625
New Condos 66 (average 2 ½ BR)	330	165	264
New Hotel 220	440	220	352
TOTAL (post development)	1822	911	1457
Change 57% more guest occupancy at the South End			

Total Unit Rooms per area:

Bayside 135 South Seas Villas 76 All Beach Villas 315
 New Condos based on average of 2 ½ sleeping rooms 165
 New Hotel 220



→ Sunset Beach
→ Shell City Burgers
→ Beach Restrooms
→ Golf Cart Parking



