

PARKING SPACE REQUIREMENTS

	UNIT COUNT/ SQUARE FOOTAGE	PARKING REQUIREMENT (1)	REQUIRED PARKING SPACES	TOTAL PROVIDED PARKING SPACES
MULTI-FAMILY DWELLINGS	264 DU	2 SPACES PER UNIT +10% FOR VISITOR PARKING	581	1377
RETAIL (SMALL COMMODITY)	37,500 S.F.	1 SPACE PER 350 S.F.	107	
RESTAURANT (FAST FOOD)	5,500 S.F.	13 SPACES PER 1,000 S.F.	72	
RESTAURANT (SIT-DOWN)	32,000 S.F.	12.5 SPACES PER 1,000 S.F.	400	
	TOTAL PARKING SPACES REQUIRED		1160	

(1) MINIMUM REQUIRED SPACES FOR MULTIPLE USE DEVELOPMENT.
(2) UNIT COUNT/SQUARE FOOTAGE SUBJECT TO CHANGE. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC REQUIREMENTS.

PHASE 1 OPEN SPACE SUMMARY (1)

CATEGORY	ACREAGE
RESIDENTIAL ACREAGE	45.87 AC.
COMMERCIAL ACREAGE	8.78 AC.
REQUIRED RESIDENTIAL OPEN SPACE	(45.87 AC X 40%) 18.35 AC.
REQUIRED COMMERCIAL OPEN SPACE	(8.78 AC X 30%) 2.63 AC.
TOTAL REQUIRED OPEN SPACE	20.98 AC.
TOTAL REQUIRED INDIGENOUS PRESERVE (3)	(20.98 AC X 50%) 10.49 AC.
PROVIDED PRESIDENTIAL OPEN SPACE	21.52 AC.
PROVIDED COMMERCIAL OPEN SPACE (2)	2.08 AC.
TOTAL PROVIDED OPEN SPACE	23.60 AC.
TOTAL INDIGENOUS PRESERVE PROVIDED (3)	5.27 AC.

(1) A MAXIMUM OF 25% OF REQUIRED OPEN SPACE MAY BE LAKE AREA.
(2) A MINIMUM OF 10% OF REQUIRED OPEN SPACE WILL BE PROVIDED WITHIN THE COMMERCIAL TRACT.
(3) THE DEVELOPER WILL PROVIDE THE REMAINING MINIMUM 153.43 (158.75-27) ACRES OF EXISTING INDIGENOUS RESTORED/ENHANCED PLANT COMMUNITIES WITHIN THE 534-ACRE PORTION OF THE MPD/RI TO THE SOUTH OF FGCU IN ACCORDANCE WITH DEVIATION 16 OF Z-13-020 WITHIN FUTURE PHASES.

PHASE 1 LAND USE SUMMARY

CATEGORY	ACREAGE
RESIDENTIAL	45.87 AC.
PERVIOUS	17.94 AC.
PRESERVE	5.27 AC.
OPEN SPACE	12.67 AC.
LAKE	7.97 AC.
IMPERVIOUS	19.96 AC.
COMMERCIAL (PROPOSED)	8.78 AC.
PERVIOUS	2.08 AC.
IMPERVIOUS	6.70 AC.
TOTAL FPA DEVELOPMENT BOUNDARY	54.65 AC.
SOUTH VILLAGE BOULEVARD	7.67 AC.
ROW EASEMENT	4.00 AC.
LAKE	0.79 AC.
OPEN SPACE	2.88 AC.
FUTURE DEVELOPMENT	55.77 AC.
TOTAL FPA DEVELOPMENT BOUNDARY	118.09 AC.

PROPERTY DEVELOPMENT REGULATIONS

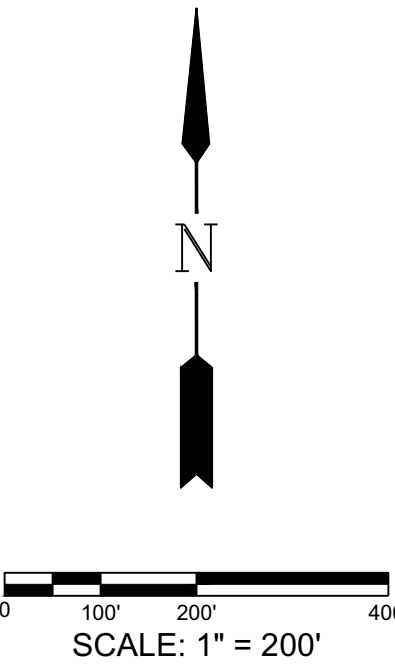
PER Z-13-20

PROPOSED LAND USE	COMMERCIAL	MULTI-FAMILY
NON-GARAGED FRONT SETBACK	N/A	20 FEET
FRONT SETBACK	15 FEET	20 FEET
SIDE SETBACK	0 OR 15 FEET	10 FEET
WATER BODY	20 FEET	20 FEET
MINIMUM BUILDING SEPARATION	0 OR 1/2 BUILDING HEIGHT	10 FEET
MAXIMUM LOT COVERAGE	55%	55%
MINIMUM LOT AREA	10,000 S.F.	6,000 S.F.
MINIMUM LOT WIDTH	100 FEET	N/A
MINIMUM LOT DEPTH	100 FEET	100 FEET
MAXIMUM BUILDING HEIGHT	65 FEET *	65 FEET *

* SEE DEVIATION 28 PER Z-13-020

DEVELOPMENT SUMMARY

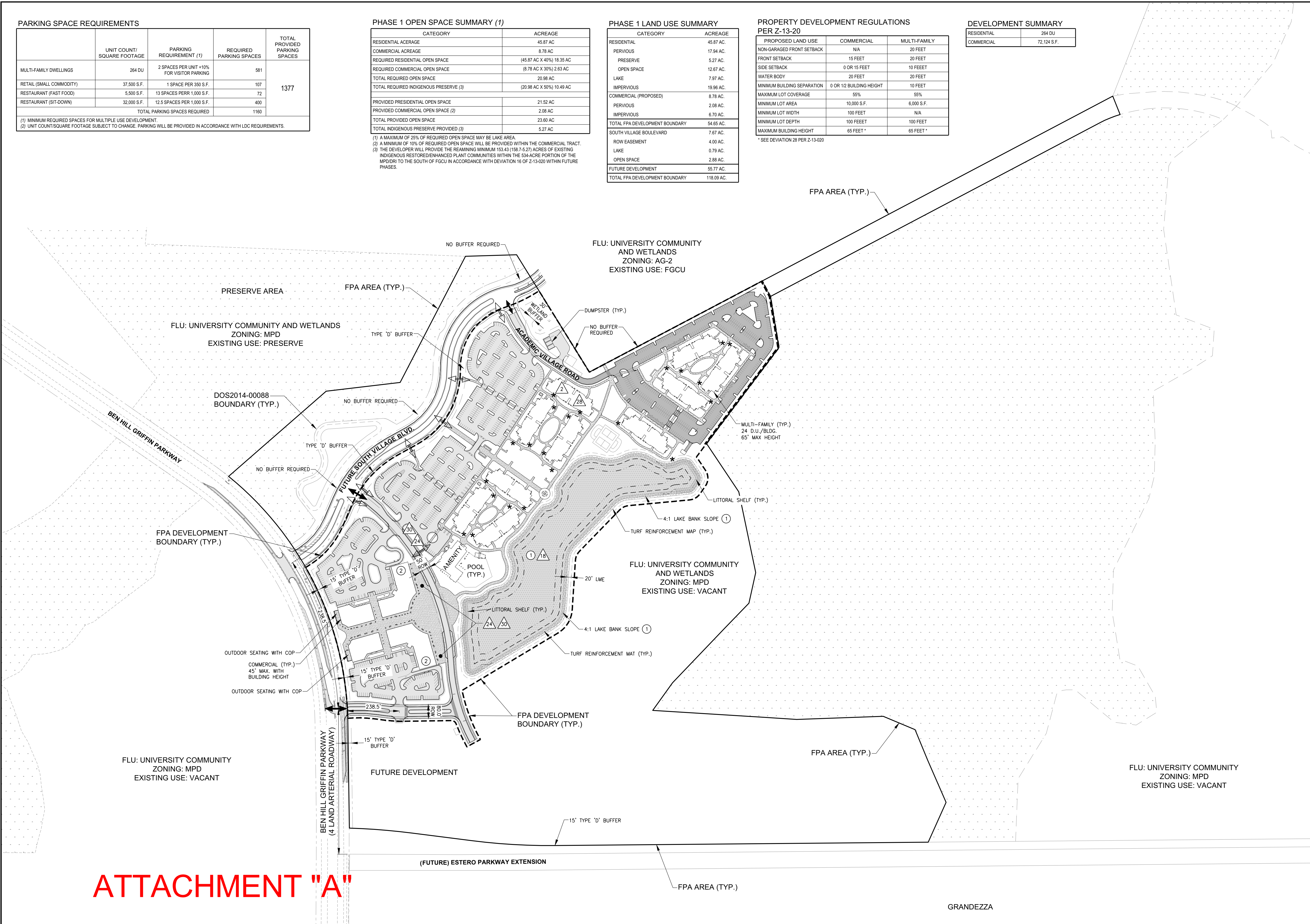
RESIDENTIAL	264 DU
COMMERCIAL	72,124 S.F.



LEGEND	
	LAKE
	TURF REINFORCEMENT MAT
	LITTORAL SHELF
	PRESERVE
	SIDEWALK/PEDESTRIAN PLAZA
	APPROVED DEVIATION
	PROPOSED DEVIATION
	BIKE RACK LOCATION
	LAKE MAINTENANCE EASEMENT
	PEDESTRIAN INGRESS/EGRESS
	VEHICULAR INGRESS/EGRESS

OPEN SPACE SUMMARY

OPEN SPACE	AREA (AC)
GOLF COURSE	218.96
PHASE 1	61.72
PHASE 2	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0.00
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VIVALDI	0.00
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0.00
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH 2	2.73
MIROMAR LAKES PKWY EXTENSION	0.00
EAST 1000 ACRES	0.00
BEACH COTTAGES / COSTA AMALFI	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PGASE 1	23.60
TOTAL	403.96



ATTACHMENT "A"

LEGEND

Revision	Date	Description	By

DESIGNED BY:	R.I.
DRAWN BY:	C.P.N.
APPROVED:	F.J.F.
JOB CODE:	MUVDO
SCALE:	1" = 200'



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UNIVERSITY VILLAGE-PHASE 1 AMENDMENT

FINAL PLAN APPROVAL (FPA)

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)
CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+)1.175

MICHAEL J. DELATE, P.E.
FLORIDA P.E. LICENSE NO. 49442

MUNICIPALITY:	LEE COUNTY
SBC/TWNSHP/RNG	13-23-24/465/256
DATE:	FEBRUARY 2017
SUBMITTAL TYPE:	EXHIBIT
SHEET	1 OF 1