



**GATEWAY TOWER**  
 • INTERACTIVE WATER FEATURE  
 • FOCAL POINT

**DESTINATION RETAIL AND RESTAURANT**  
 ± 19.4 ACRES

**CLUB HOUSE & POOL**

**LANDSCAPED BUFFER**  
 ± 7.0 ACRES

**GATEWAY MONUMENT**

S.H. 146

**Marina**  
 ± 44.8 AC.

± 17.5 AC.

± 5.7 AC.

**NATIVE FLORA & FAUNA**  
 ± 31.1 ACRES

**NATURE CONSERVANCY PRESERVE**

**ENTRY FEATURE**

**GATED ENTRY**

**WATER FEATURE**

**NATURE CONSERVANCY PRESERVE**

LAND USE	
A	Floating Stage
B	Amphitheater
C	Marketplace Pavilion & Hotel
D	Boat Pier
E	Parking Structure
F	Boardwalk & Arcade
G	Day-Use Boat Slips
H	Specialty Retail / Restaurants
I	Surface Parking / Festival Space
J	Commercial Marina ± 18.1 Acres
K	Yacht Club & Pool
L	Boat Launch
M	Boat Storage & Repair
N	Class A RV Village
O	Commercial or Multi-Family Swing ± 19.3 Acres
P	Mid-Rise Condominiums ± 48.0 Acres ± 670 Units 3 - 5 Story w/structured parking 14.0 du./ac.
Q	Commercial Swing ± 11.4 Acres
R	Townhouse ± 14.2 Acres 90 Units 6.3 du./ac.
S	Single Family ± 25.0 Acres 111 Lots (50' X 120' Typ.) 4.4 du./ac.
T	Estate Single Family ± 18.3 Acres 49 Lots (85' X 130' Typ.) 2.7 du./ac.

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