

ADDITIONAL LEFT TURN LANE AND RELOCATE RIGHT TURN LANE

STATE ROAD 54

DEVELOPMENT AREA #1

COMMERCIAL/RETAIL/OFFICE= ± 75,000 SF
 MULTI-FAMILY= ± 465 DU
 TOWNHOMES= ± 35 DU

AMENITIES:

- CLUBHOUSE
- SWIMMING POOL
- OUTDOOR AMENITY AREAS
- PARKS

DEVELOPMENT AREA #2

COMMERCIAL/RETAIL/OFFICE= ± 25,000 SF
 TOWNHOMES= ± 120 DU

AMENITIES:

- CLUBHOUSE
- SWIMMING POOL
- OUTDOOR AMENITY AREAS
- PARKS

VISION ROAD "H"

PROPOSED 6' CHAIN LINK FENCE

PROPOSED GATED ENTRANCE ACCESSIBLE FOR 8' MULTI-USE PATH FOR EXISTING SADDLEBROOK RESIDENTS & RESORT GUEST (ONLY)

RELOCATED MAIN GATED ENTRANCE AND GUARDHOUSE

PROPOSED GATED ENTRANCE FOR SERVICE VEHICLES

PROPOSED 6' CHAIN LINK FENCE

PROPOSED 8' MULTI-USE PATH

RESTRICTED AREA #4
SEE NOTE

RESTRICTED AREA #4
SEE NOTE

AREA #3a
SEE NOTE

AREA #3b
SEE NOTE

RESTRICTED AREA #4
SEE NOTE

DRIVING RANGE

GOLF SCHOOL TEE AREA

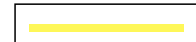





ADDITIONAL PARKING
NEW TURF NURSERY GREEN (4-5,000 SF)

MAINTENANCE STORAGE (SINGLE STORY)
GOLF SCHOOL BUILDING (SINGLE STORY)

MEMBERS AND RESORT GUEST TEE AREA

SADDLEBROOK RESORTS MPUD CONCEPT PLAN

- NOTE:**
- RESTRICTED AREA #4 MAY ONLY BE USED AS A 27 HOLE GOLF COURSE(S), TOGETHER WITH ANY ANCILLARY AND INCIDENTAL USES TO THE OPERATION AND MAINTENANCE OF A GOLF COURSE(S), INCLUDING WITHOUT LIMITATION, PRACTICE FACILITIES, VEHICULAR PARKING AREAS, PUTTING GREENS, CHIPPING AREAS, A CONVENTIONAL DRIVING RANGE, PLAYER BASED FOOD AND BEVERAGE AREAS, OPEN AREAS, LANDSCAPING, IRRIGATION, DRAINAGE IMPROVEMENTS, FLOODPLAIN COMPENSATION LIMITED TO THE STORMWATER RUNOFF AND DRAINAGE CAUSED BY THE PERMITTED USES, AND MAINTENANCE ACTIVITIES, SPECIAL EVENTS ASSOCIATED WITH THE OPERATION OF A GOLF COURSE(S), AND ANY OTHER USES CUSTOMARILY APPLICABLE TO THE OPERATION OF A GOLF COURSE(S) (COLLECTIVELY "RESTRICTED AREA #4 PERMITTED USES").
 - ANY NEW DEVELOPMENT WITHIN AREA #3a SHALL MAINTAIN A MINIMUM OF 20 COURTS WHICH MAY BE USED AS TENNIS, PICKLE BALL, PADDLE TENNIS, OR FOR SIMILAR OUTDOOR RACKET SPORT USE. NEW DEVELOPMENT (WHICH IS DEFINED TO NOT INCLUDE RENOVATIONS) WITHIN AREA #3a SHALL BE LIMITED TO CONSTRUCTION OF ADDITIONAL SURFACE PARKING AND CONSTRUCTION OF ONE STORY STRUCTURE(S) THAT ARE ANCILLARY TO COURT USE AND TO SURFACE PARKING USE.
 - ANY NEW DEVELOPMENT WITHIN AREA #3b (WHICH IS DEFINED TO NOT INCLUDE RENOVATIONS) SHALL BE LIMITED TO CONSTRUCTION OF A CLUBHOUSE FOR THE GOLF COURSE(S) (NOT TO EXCEED 12,000 SF); RESTAURANT(S) (NOT TO EXCEED 5,000 SF); RETAIL USE(S) (NOT TO EXCEED 5,000 SF); CART BARN; SURFACE PARKING, MAINTENANCE STRUCTURE(S) AND AREA(S); AND GOLF BAG STORAGE STRUCTURE.

-  SIDEWALK
-  PROPOSED 8' MULTI-USE PATH
-  EXISTING PATH
-  AREA #3a
-  AREA #3b
-  RESTRICTED AREA #4

DRAFT

PREPARED BY:



FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.

REVISED DATE: 01/25/23

PREPARED FOR:



K:\1044\2021-1044\Concepts\MCD\OR\SADDLEBROOK MPUD NON-BINDING CONCEPT PLAN 1044 2023 01 25.dwg - Jan 27, 2023 @ 2:18pm - jordan