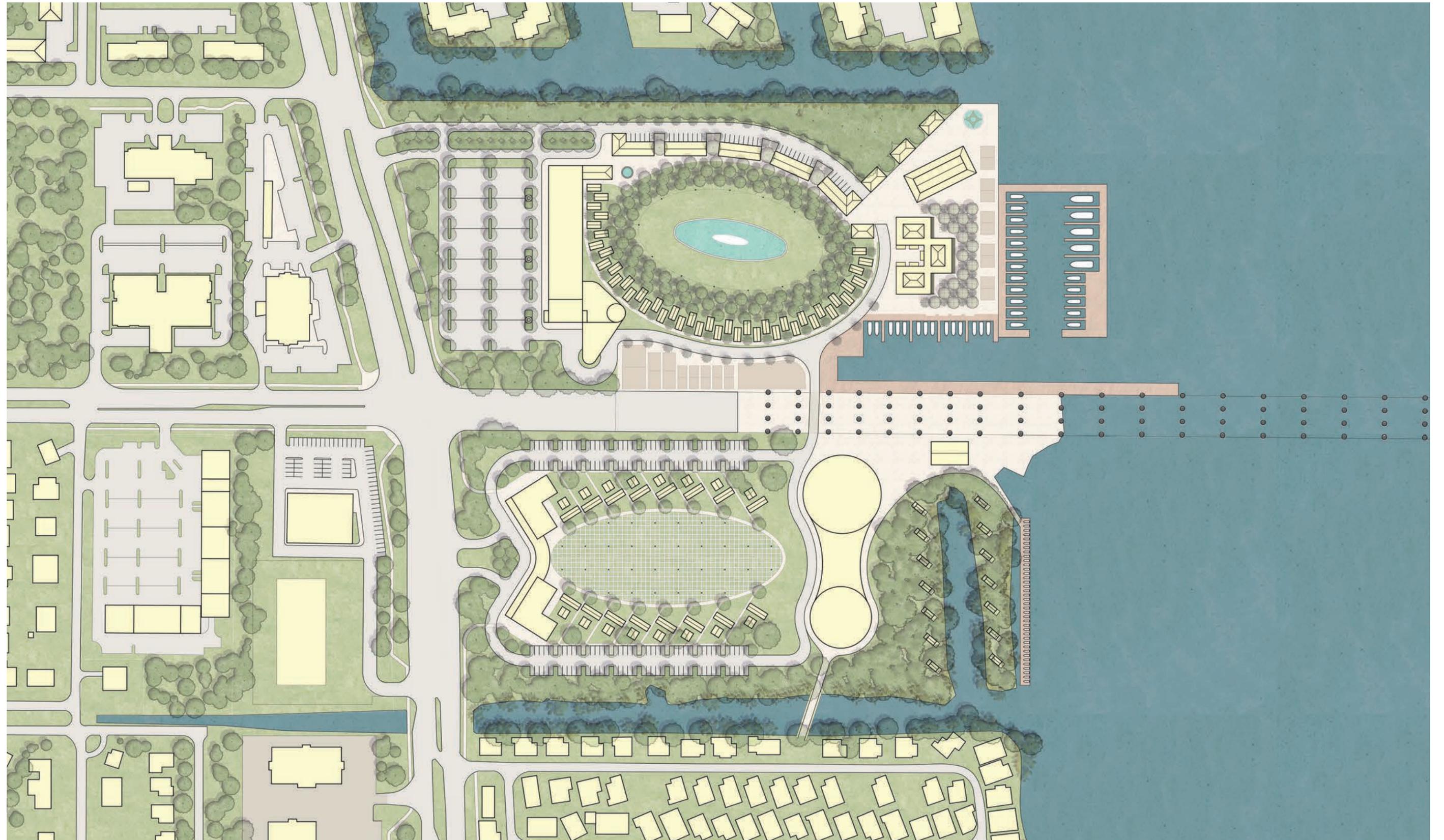


# POST-PANDEMIC DESIGN SCENARIO FIVE: PLANS B, C & D

# Post-Pandemic Design

## Scenario Five - Plan B

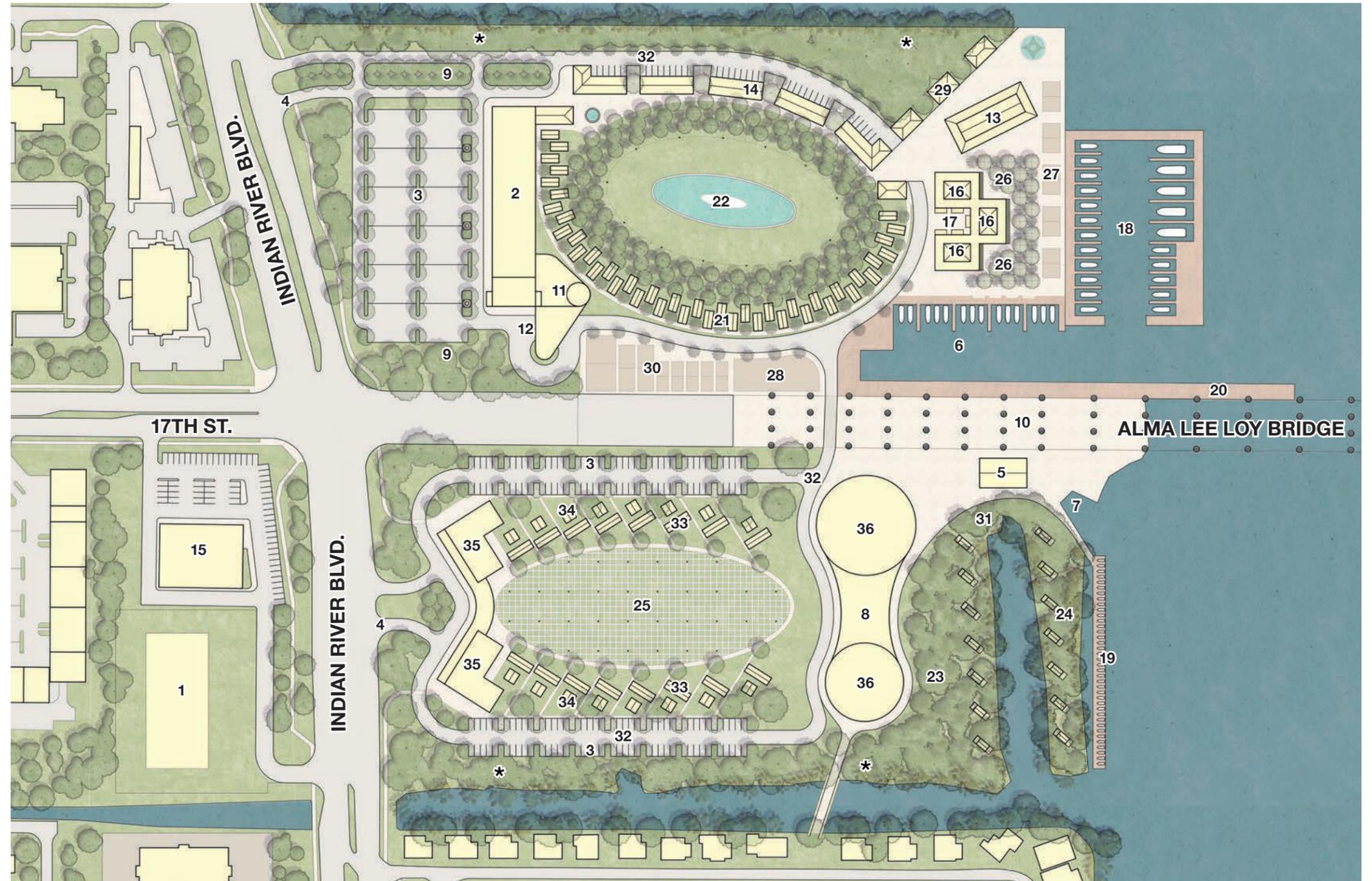


# Post-Pandemic Design

## Scenario Five - Plan B: Annotated Plan

### LEGEND

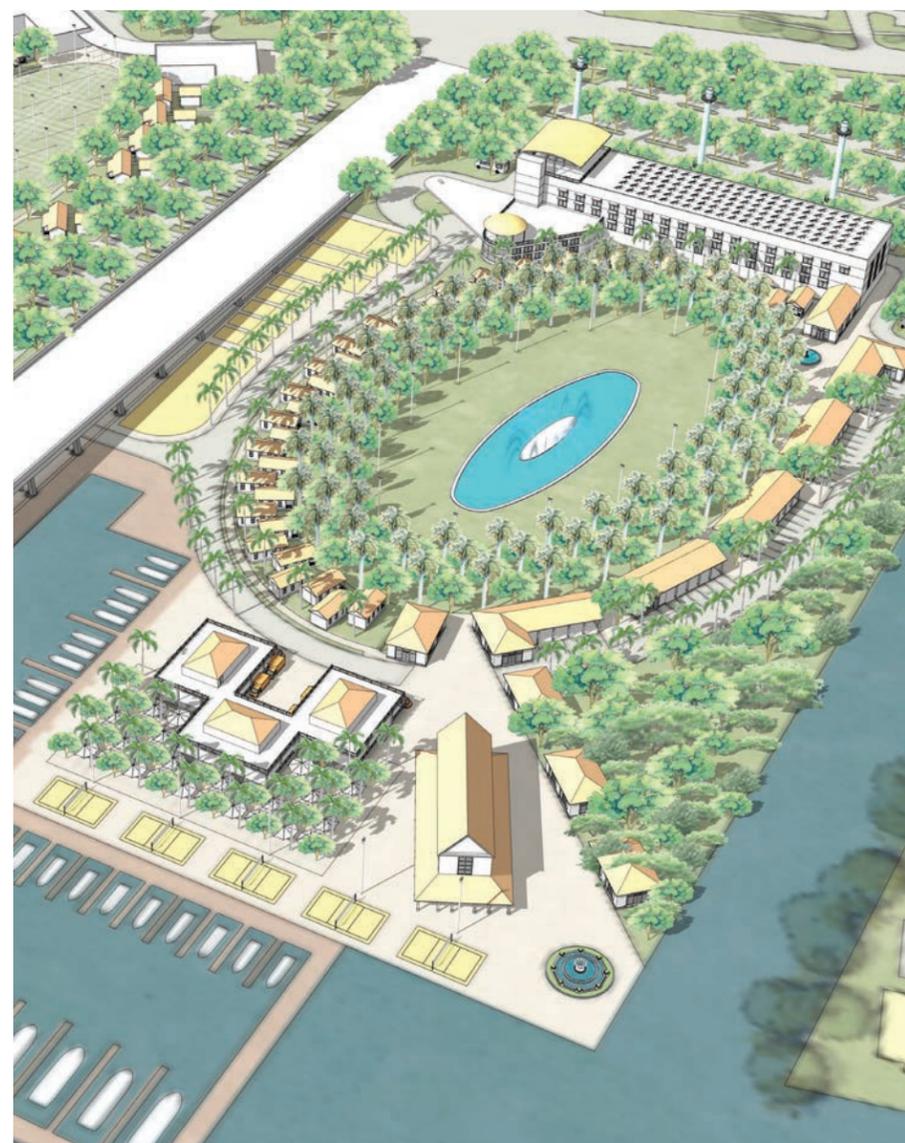
- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 RV PARKING
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 GENERAL COMMERCIAL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONS
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 HOTEL OUTDOOR RECREATION
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 FLEX BUILDING
- 36 VISUAL ART GALLERY
- \* BOSQUE OF LIVE OAKS AND SABAL PALMS



# Post-Pandemic Design

## Scenario Five - Plan B: Summary

Plan B is a redesign of Scenario 5 taking into account the consequences of the pandemic, both positive and negative. The positive consequences are that outdoor life, sunlight, breezes, and large open spaces are considered the greatest assets to health. The large Three Corners site and the Florida weather easily provide ideal conditions for communal activity in the post-pandemic period. The negative consequences of the pandemic are that large projects and large buildings, especially those associated with restaurants, lodging, and enclosed gathering spaces are unlikely to go ahead for a very long time. The resulting reduction of tax revenue for the City forces the Three Corners facility to be more fiscally responsible and revenue neutral than before. The Scenario 5 program of the Economically Feasible Plan is replicated in Plan B but delivered via a series of lighter, smaller building types and landscaping that may be built incrementally, avoiding expensive indoor spaces as much as possible.



### Waterfront Dining

The area of waterfront dining is the same as before. However, in Plan B the roofed area of each restaurant is now minimized to contain only kitchens and bars in non-air-conditioned space on two levels. Table seating is all open air in covered porches, upper decks, and under umbrellas that are spaced on a grid of shade trees and ornamental palms. The number of sand volleyball courts along the waterfront has been increased and may be replaced by other forms of outdoor recreation, such as horseshoe toss and shuffleboard. There is infrastructure for six to ten food trucks that would also use the outdoor seating. The food trucks would add variety and provide less expensive menus to ensure a range of price points. The kitchens should operate as culinary incubators to encourage new food entrepreneurs, offer classes and perhaps welcome visiting high-profile chefs. These could be rotated among the existing indoor downtown restaurants.

### The Market Sheds

The open market buildings are each now equipped with one airconditioned area, which increases flexibility during the weekdays (the market buildings are envisioned to be used only sporadically during weekends and festivals). These enclosed buildings could be reserved for shared-interest social gatherings, such as parent groups that might seek to organize oneroom schoolhouses or local “circles of trust” clubs.



### The Marina & Fishing Pier

The design for the harbor with the fishing pier and the marina for day docking remain as in the prior plan.

### The Chapel-Meeting Hall

The event pavilion for weddings, dances, and meetings of the prior plan, remains in this scheme. The significant change is that it now features a wrap-around porch to allow the doors surrounding the ballroom-sized interior to be maintained open, even during rainfall. Indeed, the covered spaces of this hall’s porch and the open market sheds should be available to nearby diners during moments of inclement weather.

### The Hotel

The hotel that was previously multi-story with a very long corridor has now been replaced by independent cottages, with an exact plan of a standard mid-level hotel. These are modular units that may be later replaced by a conventional hotel, as originally designed in the event that the market changes. These units may be provided incrementally. They are a new market and independent from the hotels that are currently having a difficulty. The number of rooms is approximately half, and it is possible that these may be two-story cottages, easily doubling from eighty to one-hundred-sixty rooms. The lobby has been relocated



# Post-Pandemic Design

## Scenario Five - Plan B: Summary

to the south at the request of the neighbors to the north who did not want to hear the activity. The north canal is now buffered by a restored native forest.

### The Power Plant

Within the existing power plant, the multi-level east side of the building with small machinery should be dismantled and removed, as it is unlikely to be repurposed in a renovation. There are companies interested in salvaging the component parts, such as the machinery and turbines in the great hall. This will save the City the cost of their removal. Only the large hall, and the southern end with the historic control room, should remain. The unencumbered hall can then be opened for cross ventilation. The lobby of the hotel also serves as the lobby for the conference center. Elevators and fire stairs provide access to the rooftop bar. Small game courts and a skate park are provided to the south, adjacent to the noisy highway-like bridge. The plant's chimney can be preserved as sculptural features in the arrival area.

### The Northside Oval

The large space to the east of the hotel and conference center is defined by a

circular grid of shade trees and ornamental palms that provide an orderly spacing for group and family gatherings. The sunny, clear space in the middle is the locus for an enormous pool, preferably to be surrounded by a sandy beach. This is to be available to families with younger children, for whom there is not easily accessible water-based recreation. This is a simple, elegant pool that when not in use could serve as a fountain with spouts or sprays at the edges.

### Youth Sailing Foundation, Glamping & the Nature Center

On the south side of the bridge, the YSF will have its clubhouse and boat launch as previously proposed. This south site location retains the current access to launch boats, the storage underneath the highway, and a new boat dock. It is at the axial terminus of the existing inlet that is lined with mangroves. This area will be supplemented with additional native woodland, providing a location for glamping tents. This is a unique and emerging market segment, not otherwise provided, which can help provide funding for a nature center in this scheme, that can be initially housed within the YSF clubhouse. Organizations like ORCA should be consulted to assist with the programming and will in the future help run a nearby facility.

### The Water Tanks

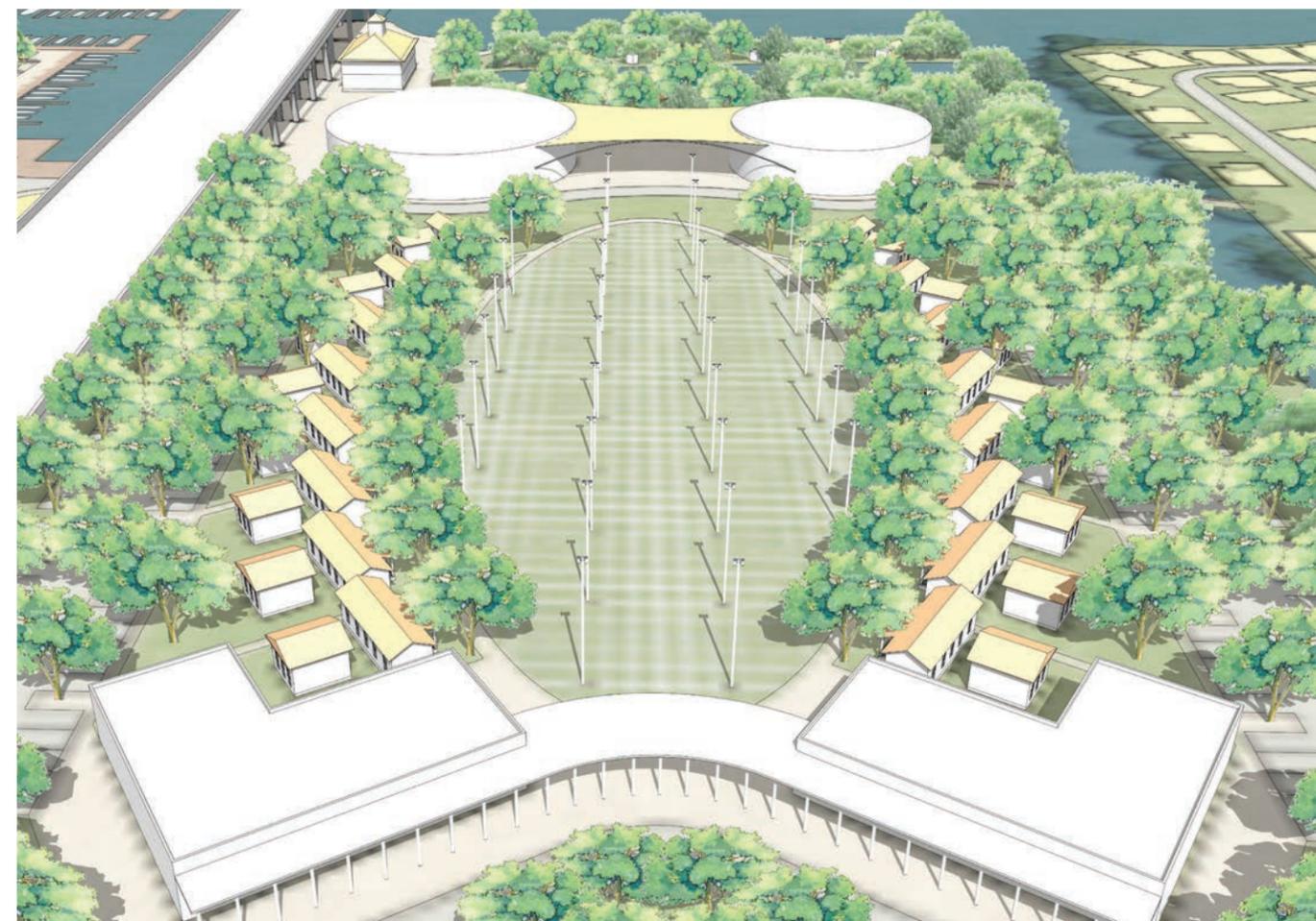
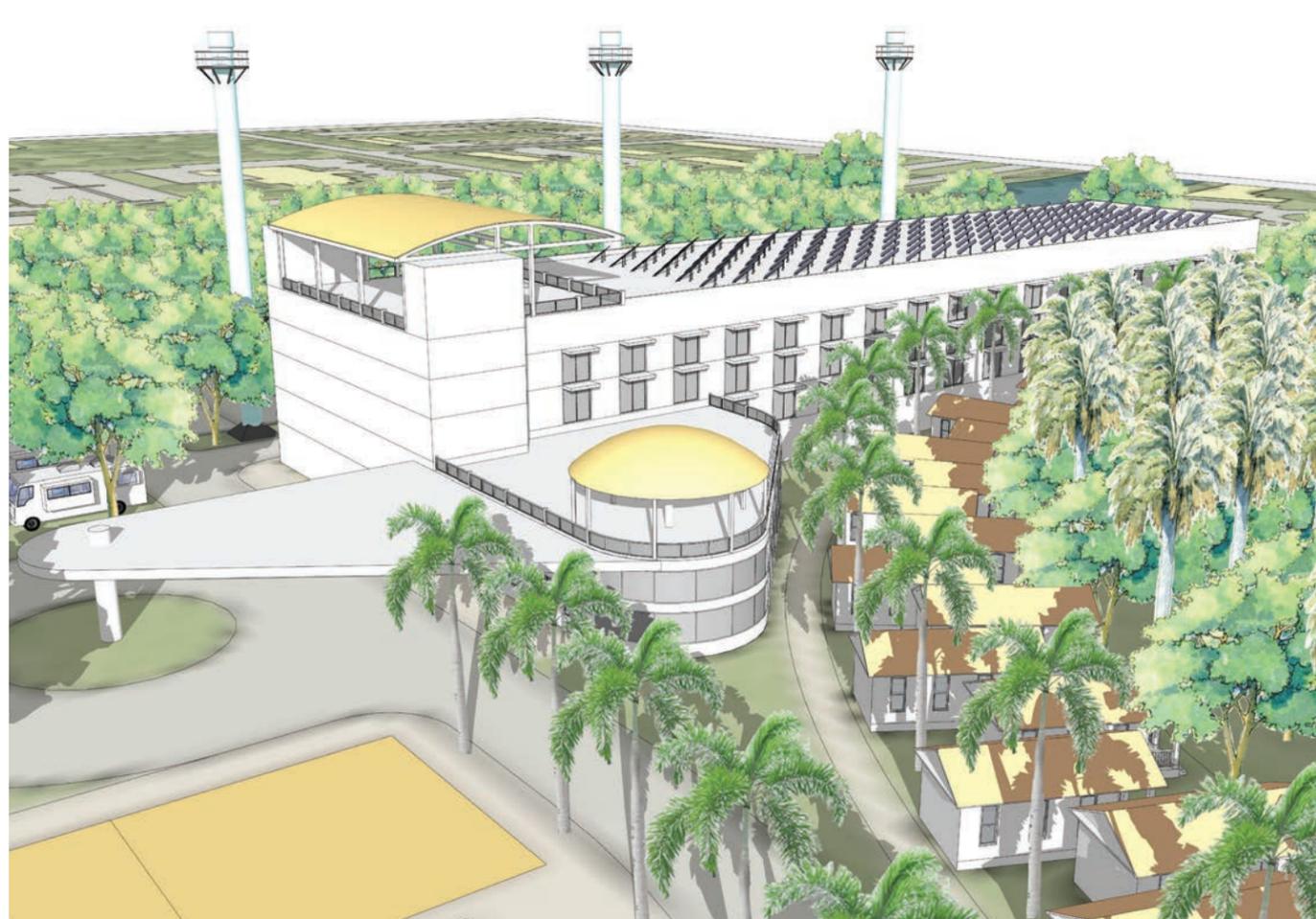
The preserved water storage tanks are not envisioned as internal spaces to be renovated, but as a structural system providing a roof and stage for concerts and performances—as well as the wall projection screens for videos and digital art projects. They are the locus for a Visual & Performing Arts Venue.

### The Creative Commons

The open lawn space in front of the concert stage is to be equipped with an overhead grid of micro-speakers (with vertical supports at 30 feet centers as needed) to contain the sound from the performance stage.

### The Multi-Use Flex Structures & Rental Cabins

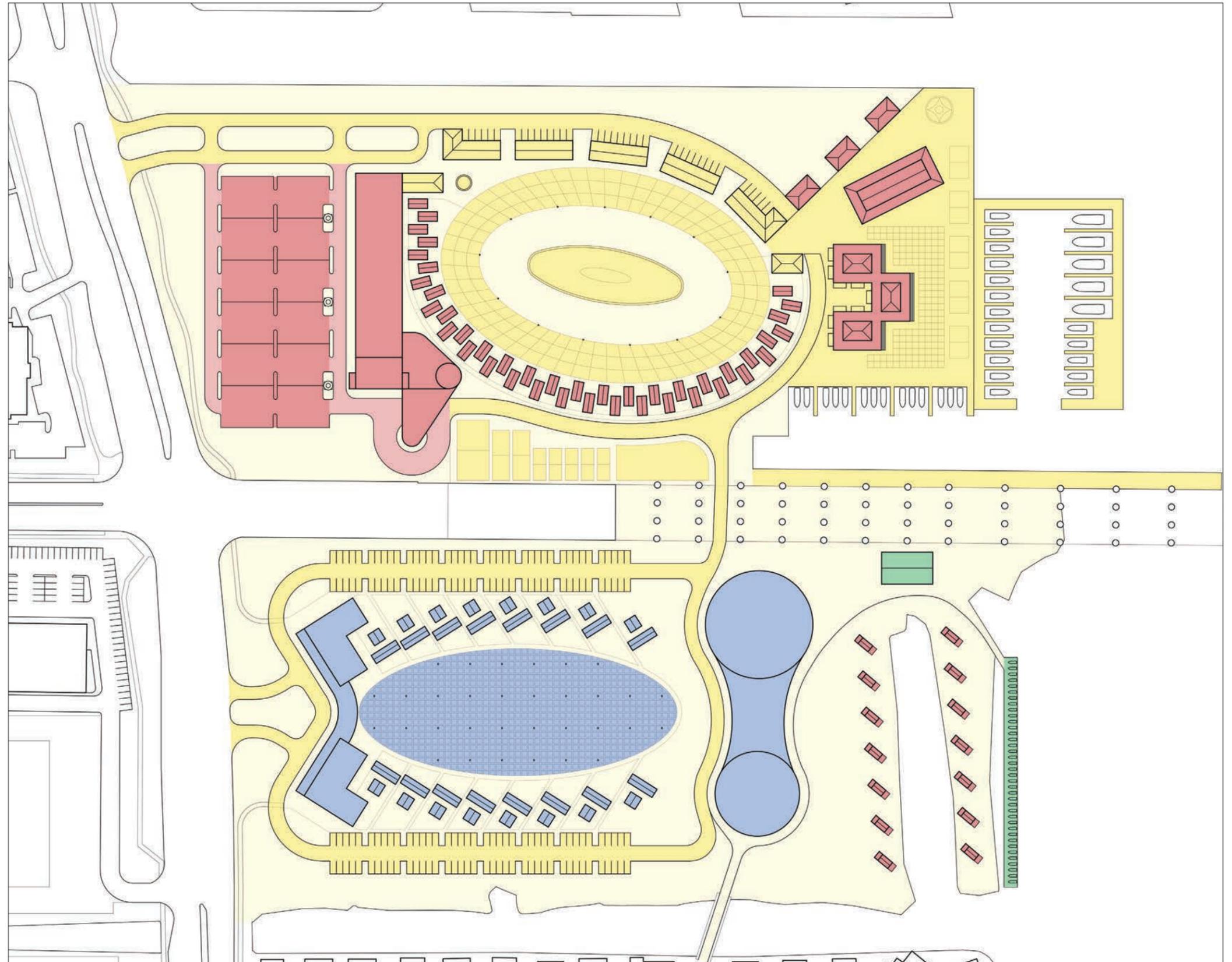
The Creative Commons is defined and buffered by a number of modular cabins dedicated to a privately-funded arts program. The 24/7 presence of residents on the premises is important for enhancing the overall security of the site. Fronting Indian River Boulevard and offering additional noise buffering, is a pair of flex structures that may house all kinds of functions, including temporary exhibit space, retail and concession stands for events.



# Post-Pandemic Design

## Development Diagram

This diagram is meant to conceptually indicate how the site's development might be coordinated and funded by different entities. The red zone corresponds to the conference center, hotel development, and food service functions built by a private operator, and coordinated in partnership with the City. The blue and green zones denote those uses, including the Youth Sailing Foundation and the Creative Commons & Arts complex, that might be privately funded and run. The yellow zone are those areas that include the landscaping along the canals, the northside oval park and pool, the access drives, market sheds, parking lots, the waterfront promenade and outdoor dining areas, and other amenities such as playgrounds. These public access components are to be coordinated by the City, but their funding may come from a variety of sources yet to be determined.



### FUNDING SOURCE

- BY DEVELOPERS
- BY FUND RAISING
- BY SAILING CLUB
- BY THE CITY

# Post-Pandemic Design

## Scenario Five - Plan B: Aerial Rendering



# Post-Pandemic Design

## Scenario Five - Plan B: Waterfront Outdoor Dining & Sand Volleyball Courts



# Post-Pandemic Design

## Scenario Five - Plan B: Waterfront Dining Pavilions with Food Truck Stations



# Post-Pandemic Design

Scenario Five - Plan B: Wedding Chapel / Meeting Hall



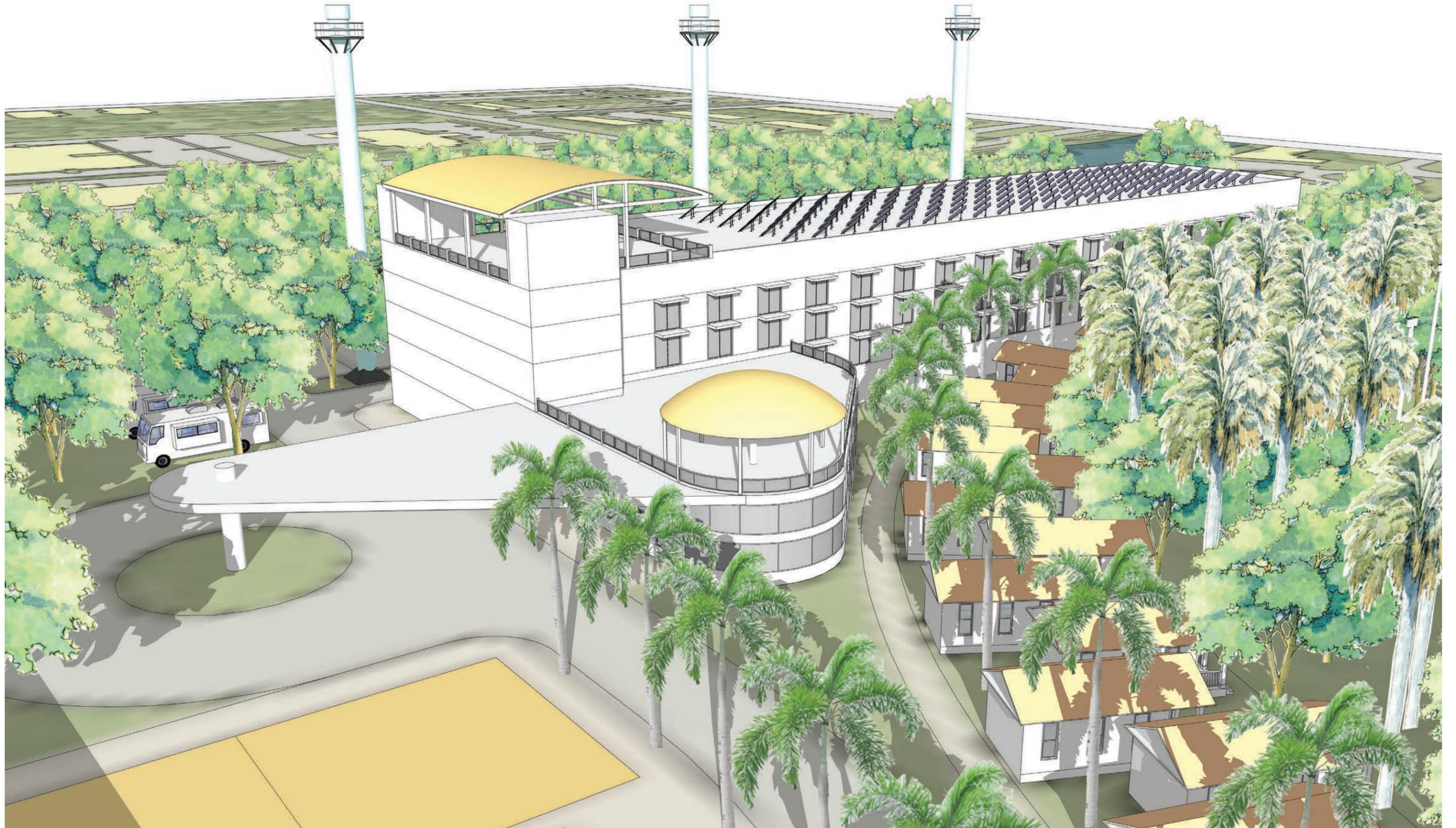
# Post-Pandemic Design

Scenario Five - Plan B: Conference Center, Hotel Cottage Complex, & Northside Oval



# Post-Pandemic Design

Scenario Five - Plan B: Conference Center & Hotel Entrance with Preserved Power Plant Chimneys



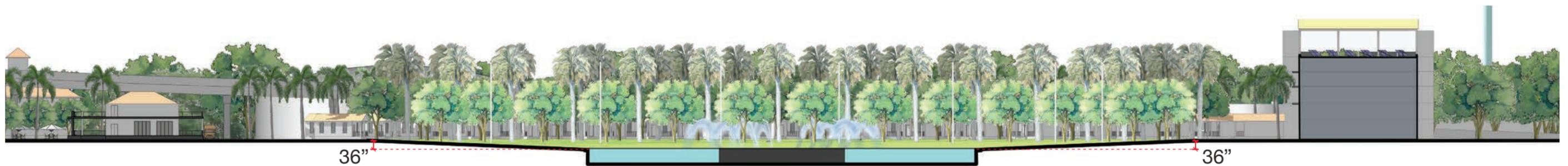
# Post-Pandemic Design

## Scenario Five - Plan B: Northside Oval



# Post-Pandemic Design

## Scenario Five - Plan B: Northside Detail with Site Section through Oval



# Post-Pandemic Design

## Scenario Five - Plan B: Southside Arts Complex & Creative Commons



# Post-Pandemic Design

## Scenario Five - Plan B: Creative Commons



# Post-Pandemic Design

## Scenario Five - Plan B: Glamping Camp and Youth Sailing Foundation



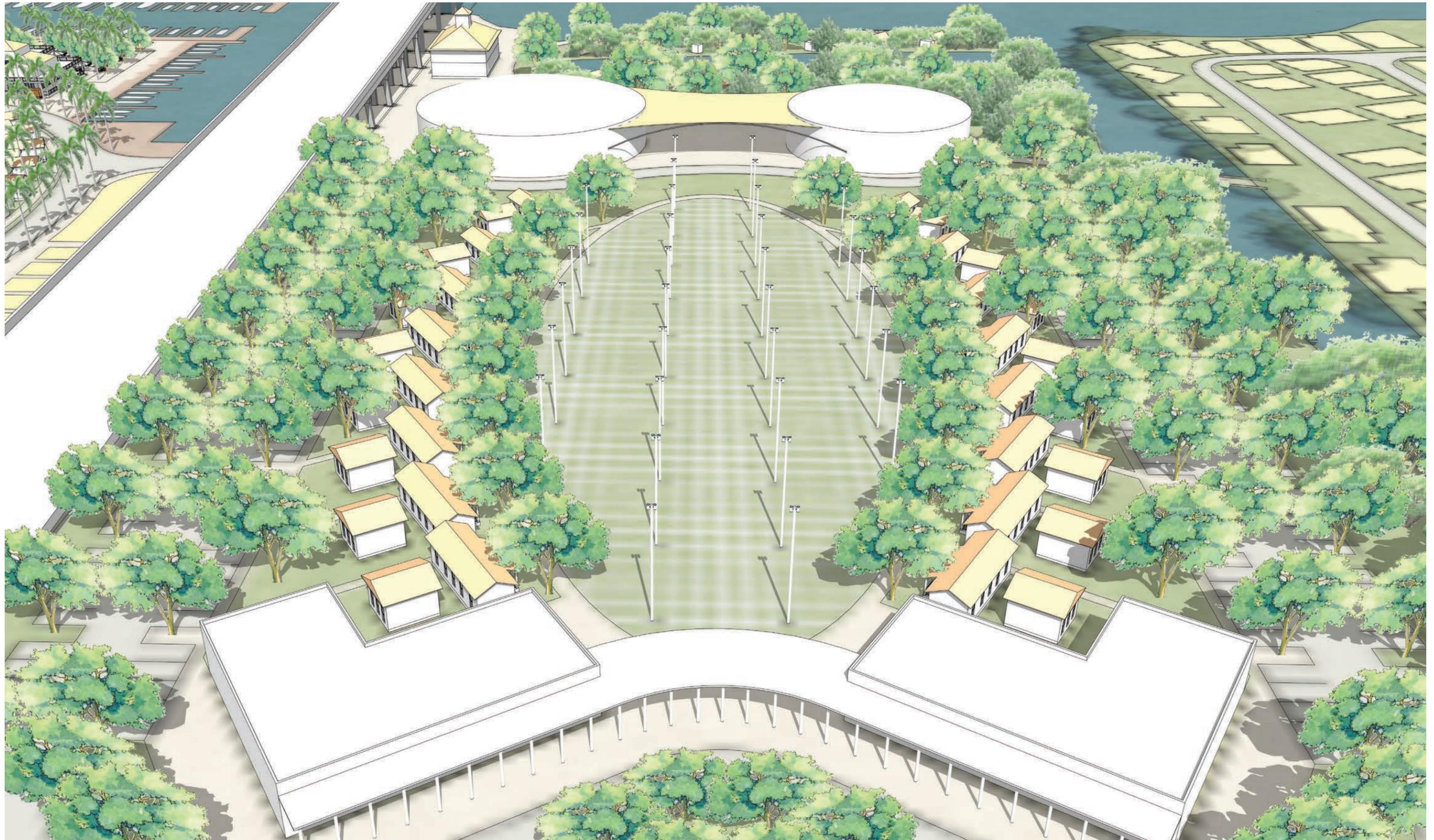
# Post-Pandemic Design

## Scenario Five - Plan B: Flex Structures & Colonnade Entrance to the Creative Commons



# Post-Pandemic Design

## Scenario Five - Plan B: Aerial View of Creative Commons towards Stage

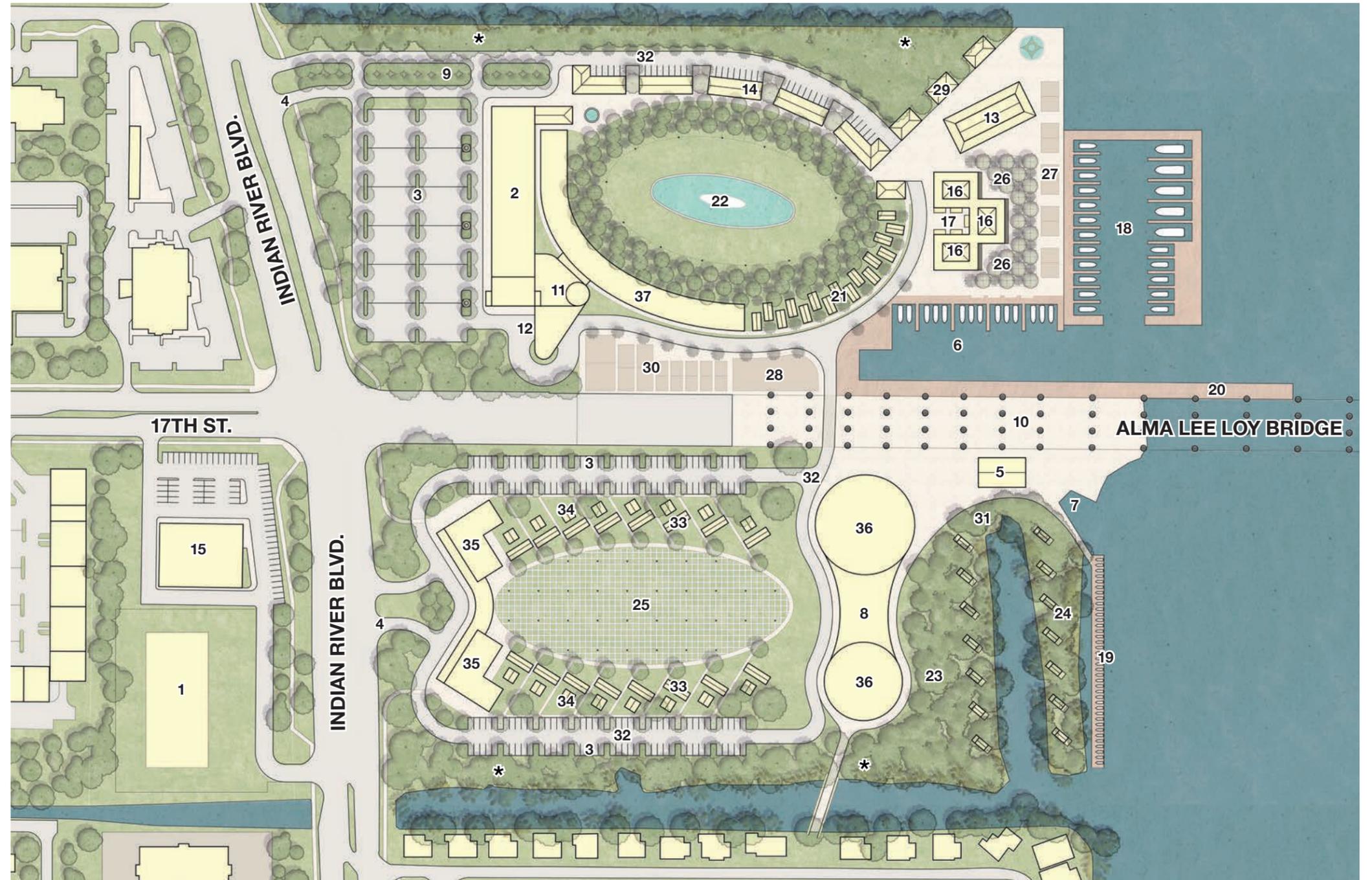


# Post-Pandemic Design

## Scenario Five - Plan B Alternate with Corridor Hotel

### LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 RV PARKING
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 GENERAL COMMERCIAL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONCE
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 HOTEL OUTDOOR RECREATION
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 RECORDING STUDIO
- 36 VISUAL ART GALLERY
- 37 HOTEL
- \* BOSQUE OF LIVE OAKS AND SABAL PALMS



# Post-Pandemic Design

## Scenario Five - Plan B Alternate Views with Corridor Hotel

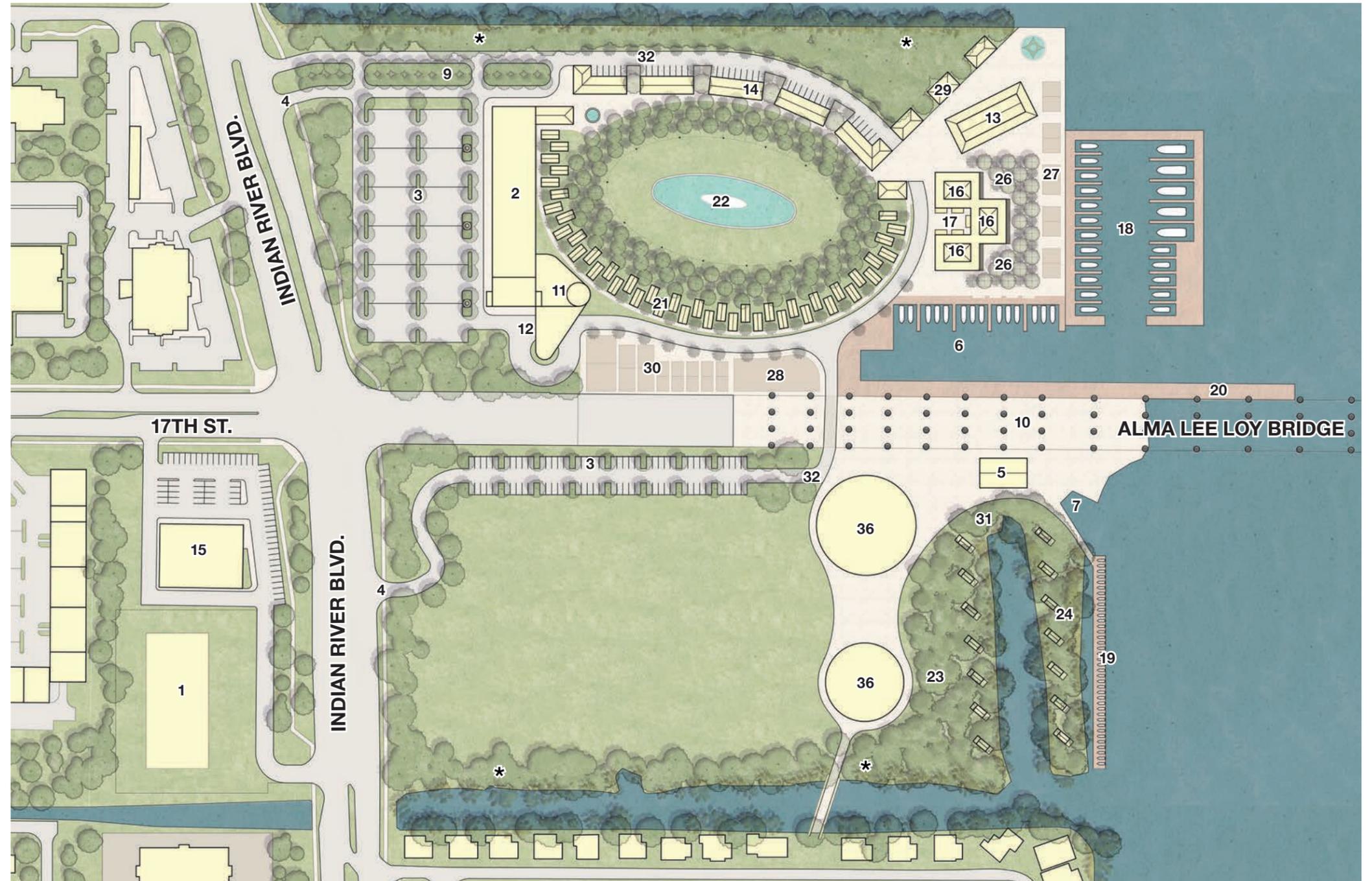


# Post-Pandemic Design

## Scenario Five - Plan B: Alternate with Mothballed Southside

### LEGEND

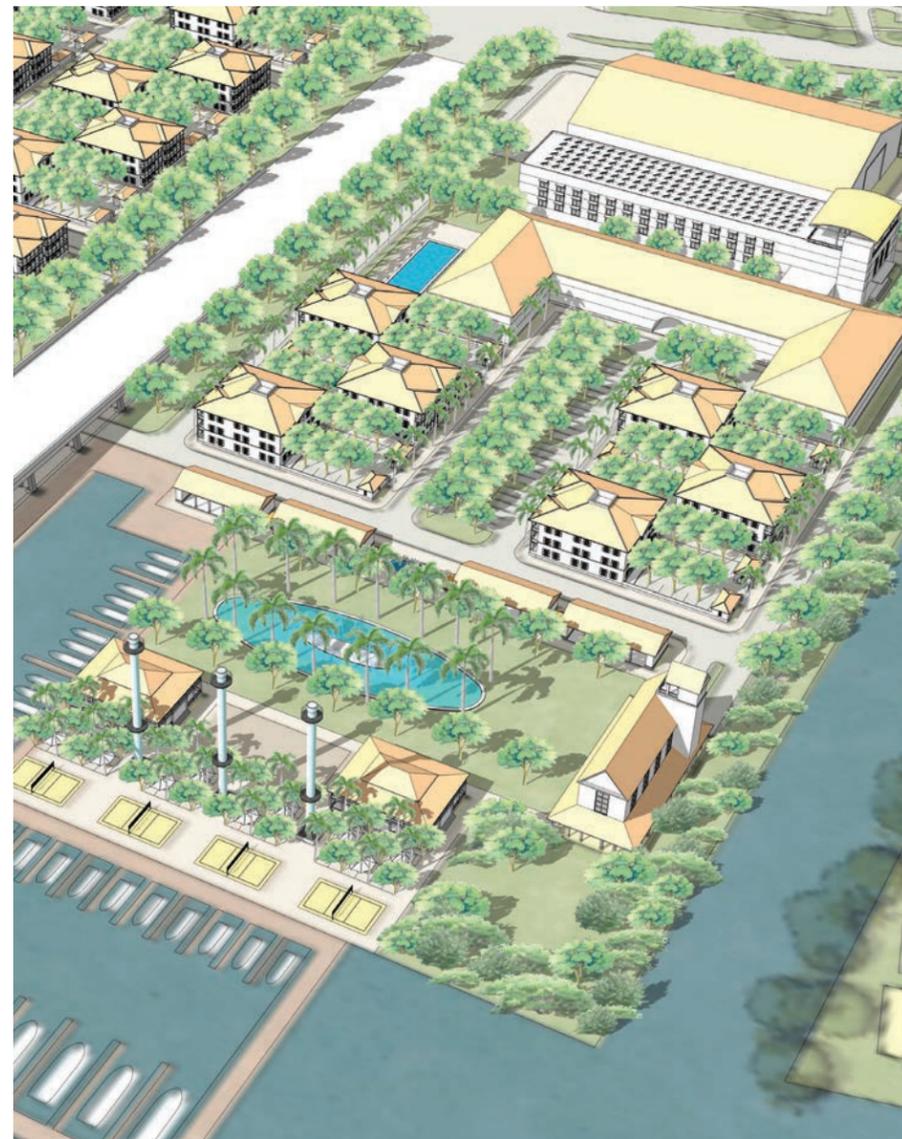
- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 RV PARKING
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 GENERAL COMMERCIAL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONCE
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 HOTEL OUTDOOR RECREATION
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 RECORDING STUDIO
- 36 EXSITING WATER TANKS
- \* BOSQUE OF LIVE OAKS AND SABAL PALMS



# Post-Pandemic Design

## Scenario Five - Plan C: Summary

Plan C is a second alternative version of Scenario 5 that takes into account both the consequences of the pandemic and the financial impact it will have on mixed-use development in the future. While Plan B makes every effort to be more fiscally responsible and revenue neutral than the original Scenario 5 plan, Plan C strives to be as self-funding and revenue-positive as possible. Retaining many of the positive features of Plan B that celebrate outdoor life, sunlight, breezes, and open spaces, the Scenario 5 program of the Economically Feasible Plan remains in Plan C. However, the footprint of the public park and recreation component is reduced in favor of the re-introduction, and prioritization, of the one market segment less likely to be affected by the pandemic: housing development. Both the north and south sites now feature housing in sufficient quantity to help finance the infrastructure and ongoing maintenance of the public areas, and primarily the waterfront.



### The Residential Structures

The housing type depicted in Plan C is a 12-unit, 3-story condo/apartment structure occupying a 72 ft. x 72. ft square footprint. Each structure is paired with equally-sized area parking lot for 12 vehicles, one per unit. A pair of small storage and utility sheds screen the parking lot from the street. The greater 24/7 presence of residents on the premises further enhances the overall security of the entire site.

### The Power Plant

Plan C also proposes the preservation of the power plant's main turbine hall and the southern wing with the historic control room to be incorporate as part of a new community conference center, which still features a rooftop bar. The north canal edge remains as a buffer of restored native forest.

### Boat Barn

As another revenue-generating idea, a boat storage barn is now proposed in this scheme to the immediate west of the turbine hall facing Indian Rover Boulevard. A driveway access along the northside of the bridge leads to a boat ramp at the inlet next to the fishing pier.

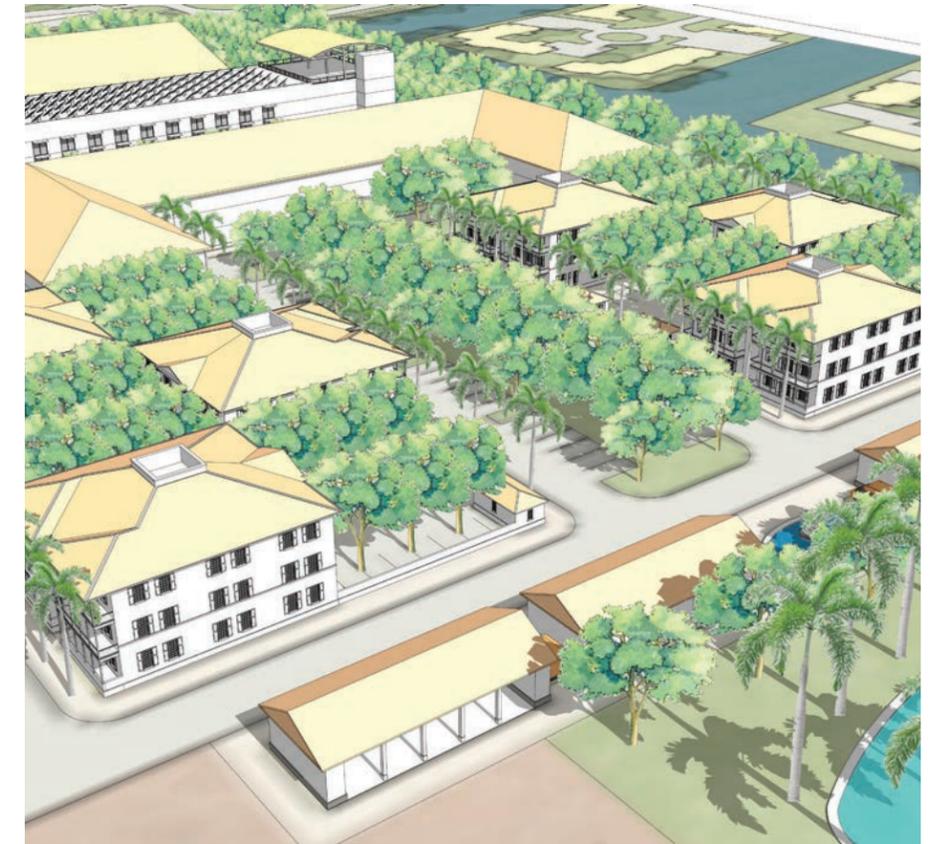


### The Hotel

In Plan C, the hotel remains but as a smaller, more traditional, and interior corridor style structure. It is now a detached structure on the east side of the conference center. The Plan B independent cottages, to be managed by the hotel though reduced in number, have been relocated in this plan around the water tanks to define a smaller, reconfigured Creative Commons area.

### Waterfront Dining

The area of waterfront dining of Plan B is now focused around two structures that will offer high to mid-range price-points, with more economical options delivered through the previously proposed food trucks. The two-level bar and culinary incubator kitchens are still surrounded by covered porches on the ground floor and open decks above. They also frame the outdoor seating area under umbrellas and spaced on the 10 ft. grid of shade trees and palms. The marina-facing promenade and volleyball courts remain in this scheme and are joined by the three relocated power plant chimneys, here repurposed as iconic lagoon landmarks that can also provide dramatic lighting and cellphone transmission functions.



# Post-Pandemic Design

## Scenario Five - Plan C: Summary

### The Northside Oval

The northside oval green with the centrally located pool from Plan B, is now smaller in size, but becomes a much more activated space. It has become the focal point of the waterfront complex. The pool would remain publicly accessible and feature fountain spouts or sprays at the edges. A reduced version of the prior grid of shade trees and ornamental palms around the pool still provides an orderly spacing for group and family gatherings. The porched kitchen/bar structures and the outdoor dining area occupy the eastern end.

### The Market Sheds

The western end of the oval green is defined by the relocated market sheds that accommodate the food trucks in between. These market buildings are as described in Plan B, with their air conditioned room, and are intended to serve a multitude of functions, including additional eateries.

### The Marina & Fishing Pier

The design for the harbor with the fishing pier and the marina for day docking remain as in the prior plans.

### The Chapel-Meeting Hall

The north end of the oval green is now framed by the event pavilion for weddings, dances, and meetings of the prior plans. A wraparound porch remains as a prominent feature for overflow gatherings, covered dining, and as an extension of the market sheds when larger events around the green warrant.

### The Water Tanks

The preserved water storage tanks in this scheme are envisioned as housing internal spaces for the future visual and performing arts center that has been proposed. A stage with a roofed structure spanning from one tank to the other remains as a prominent landmark on the southside.

### The Creative Commons

The concert stage and pair of tanks now form the focal point of the arts complex. There are two amphitheater-like greens to the east and west of the stage that are framed by the relocated cottages. Operated by the hotel or funded by a private entity, these cabins are still envisioned as occasional guest housing and studio space for the arts programming.

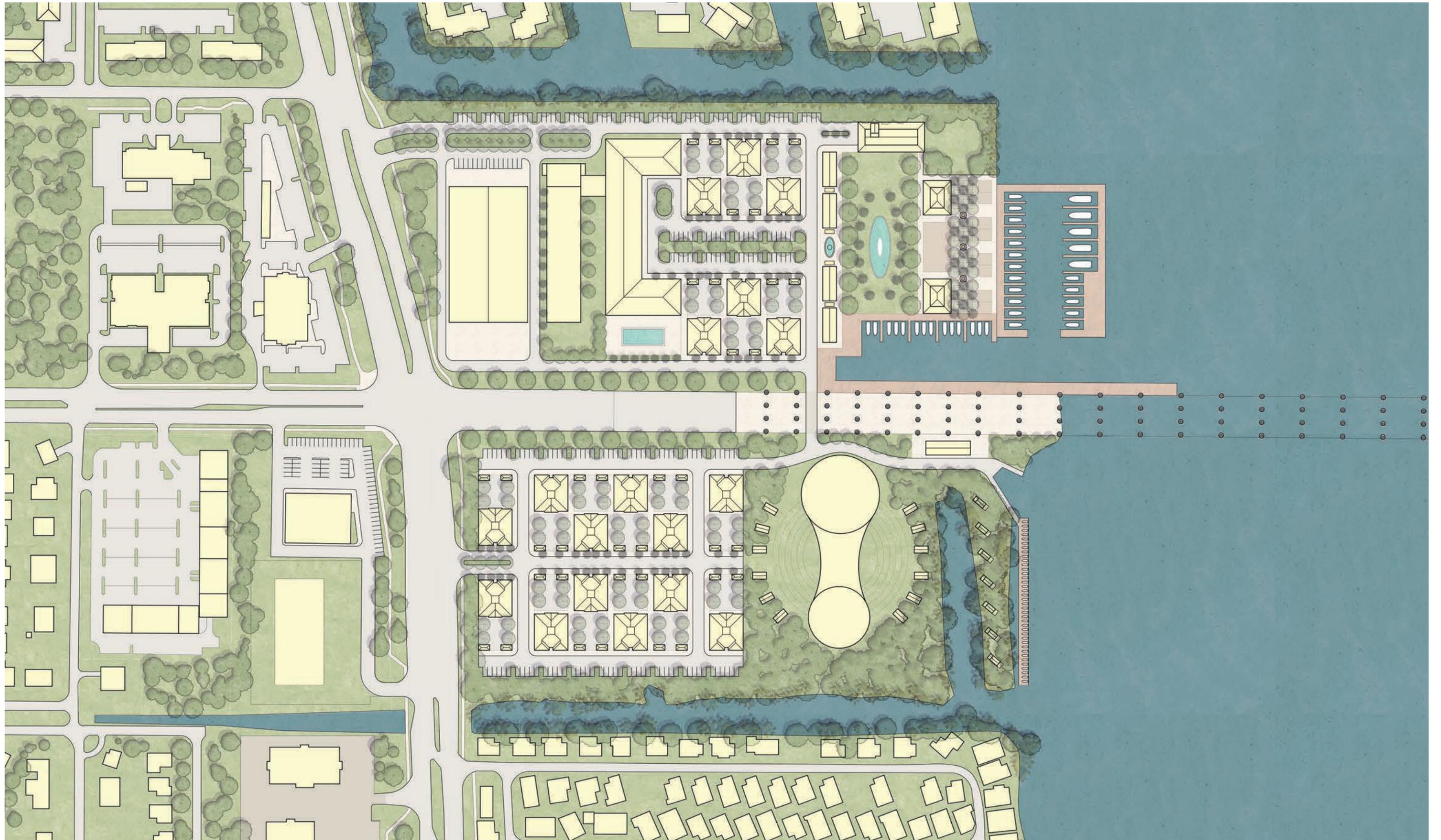
### Youth Sailing Foundation, Glamping & the Nature Center

On the south side of the bridge, the YSF will still have its clubhouse and boat launch as previously proposed. This south site location retains the current access to launch boats, the storage underneath the highway, and a new boat dock. This plans retains the idea of enhancing the existing mangroves around the inlet with native species and the nature center is still seen as being initially housed within the YSF clubhouse. The glamping tent camp also remains but with fewer tents than in the prior schemes.



# Post-Pandemic Design

## Scenario Five - Plan C: The Checkerboard

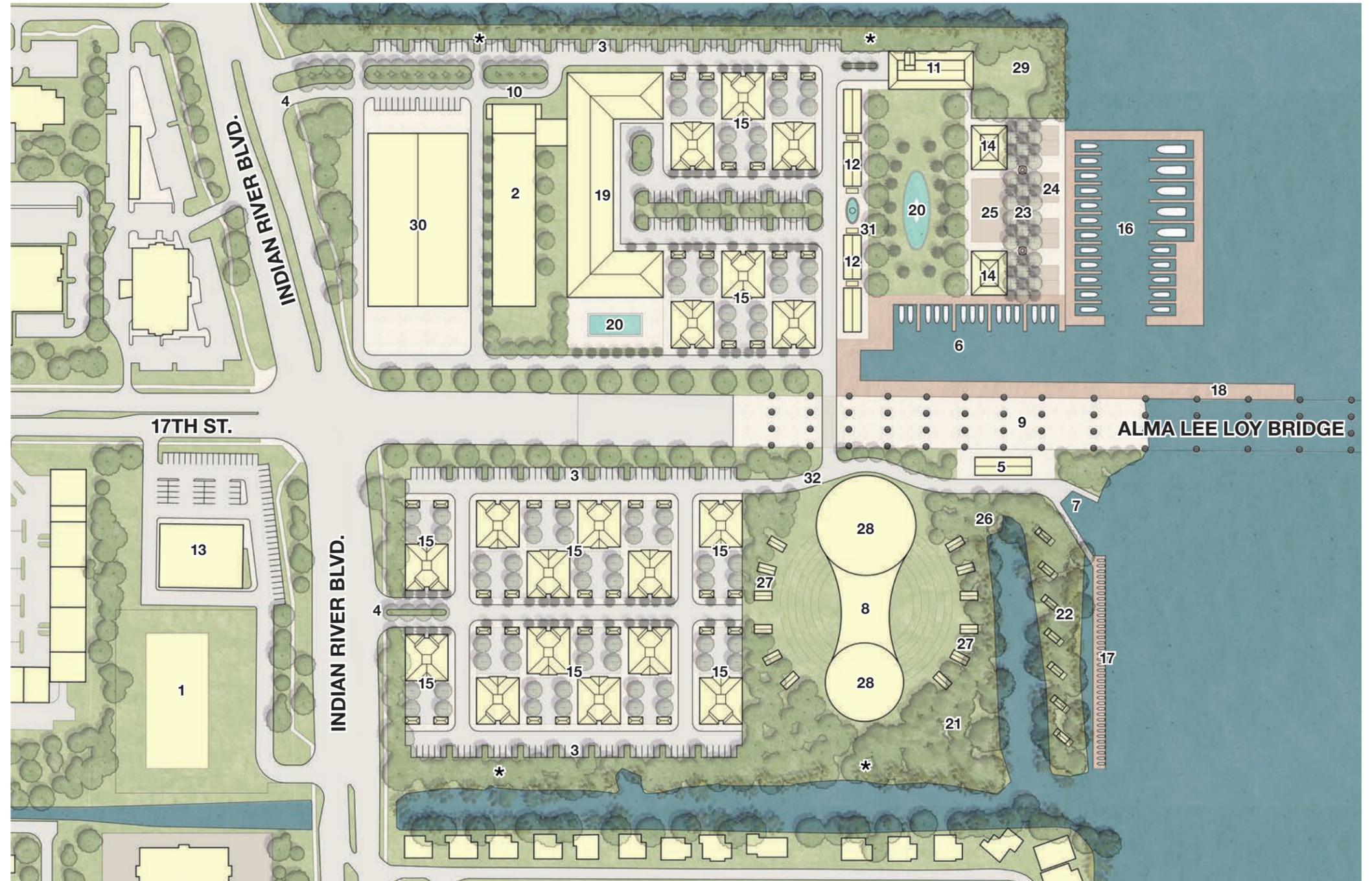


# Post-Pandemic Design

## Scenario Five - Plan C: Annotated Plan

### LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 SAILING CLUB STORAGE
- 10 CONF. CENTER DROPOFF
- 11 WEDDING CHAPEL/ MEETING HALL
- 12 OPEN SHEDS/ FARMERS MARKETS
- 13 GENERAL COMMERCIAL
- 14 CERTIFIED INCUBATOR KITCHENS
- 15 CHECKERBOARD APARTMENT
- 16 DAY DOCK MARINA
- 17 SAILBOAT PLATFORM
- 18 FISHING PIER
- 19 HOTEL
- 20 POOL
- 21 RESTORED NATIVE PARKLAND
- 22 GLAMPING TENTS
- 23 OUTDOOR RESTAURANTS
- 24 SAND VOLLEYBALL
- 25 SKATE PARK
- 26 KAYAK/ PADDLEBOARD RENTALS
- 27 STUDIOS
- 28 VISUAL ART GALLERY
- 29 LIVING SHORELINE
- 30 BARN
- 31 FOODTRUCKS
- \* BOSQUE OF LIVE OAKS AND SABAL PALMS



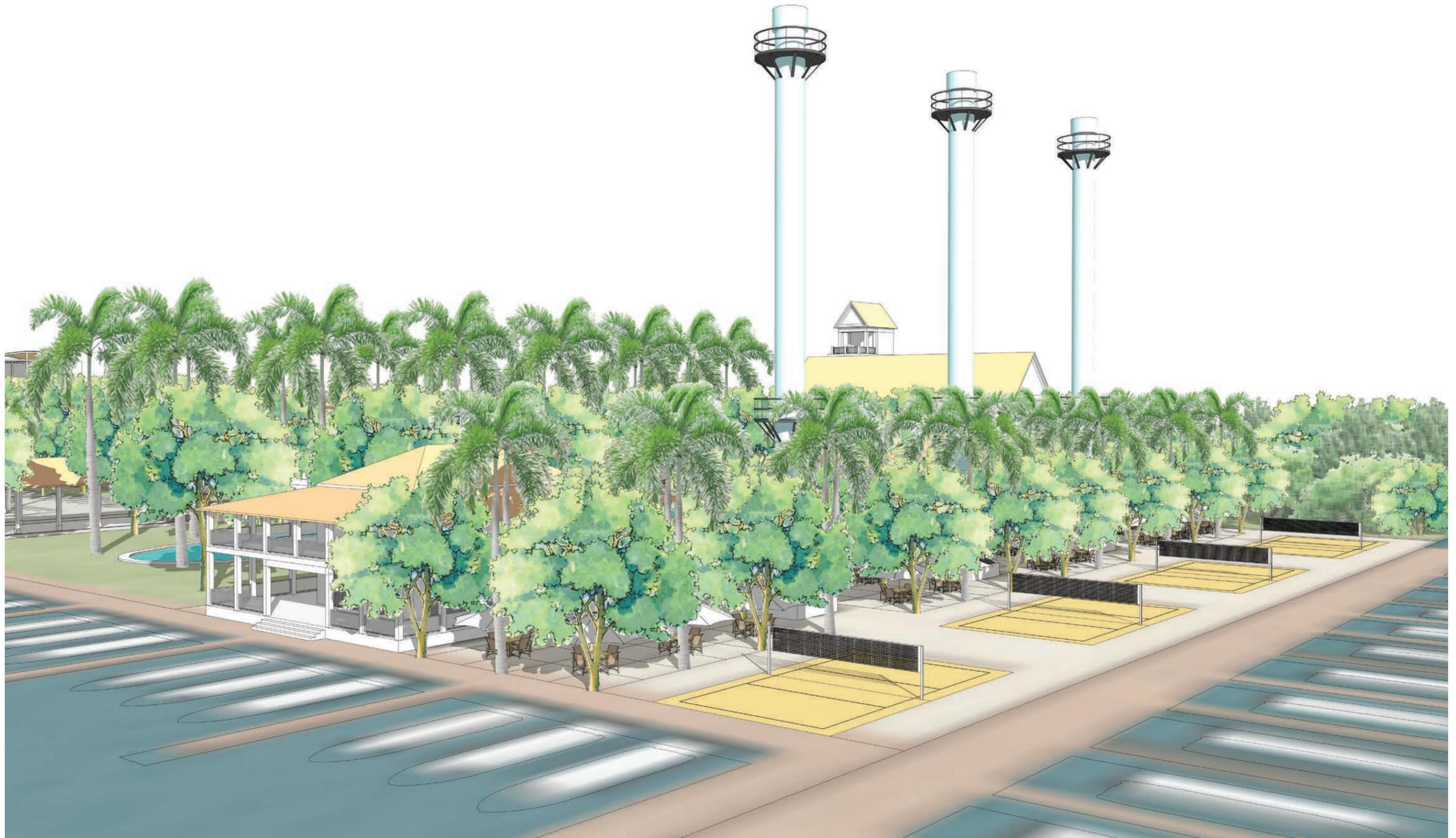
# Post-Pandemic Design

## Scenario Five - Plan C: Aerial Rendering



# Post-Pandemic Design

Scenario Five - Plan C: Waterfront Outdoor Dining, Sand Volleyball Courts & Relocated Chimneys



# Post-Pandemic Design

Scenario Five - Plan C: The Northside Oval at the Waterfront with Market Sheds, Chapel and Restaurants



# Post-Pandemic Design

Scenario Five - Plan C: Checkerboard Apartments with Hotel, Conference Center, & Boat Barn on the Northside



# Post-Pandemic Design

Scenario Five - Plan C: Boulevard in front of the Hotel



# Post-Pandemic Design

Scenario Five - Plan C: Streetview of Northside entry towards Chapel-Meeting Hall



# Post-Pandemic Design

Scenario Five - Plan C: Wedding Chapel / Meeting Hall



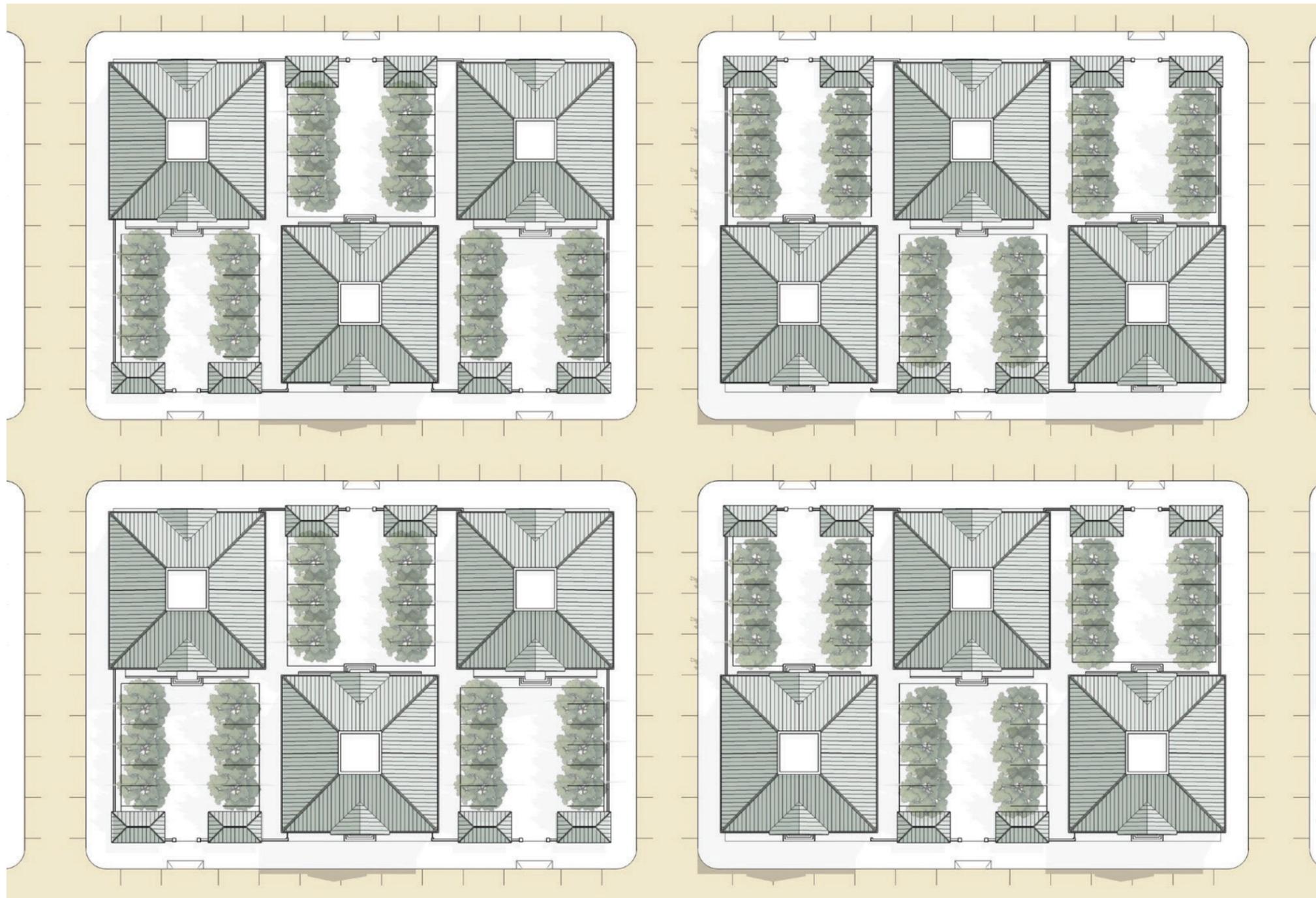
# Post-Pandemic Design

Scenario Five - Plan C: Southside



# Post-Pandemic Design

## Checkerboard Apartment



MULTI-BLOCK CONFIGURATION

# Post-Pandemic Design

## Checkerboard Apartment



BLOCK PATTERN

# Post-Pandemic Design

## Typical Streetview of Apartment Houses



# Post-Pandemic Design

## Checkerboard Apartment

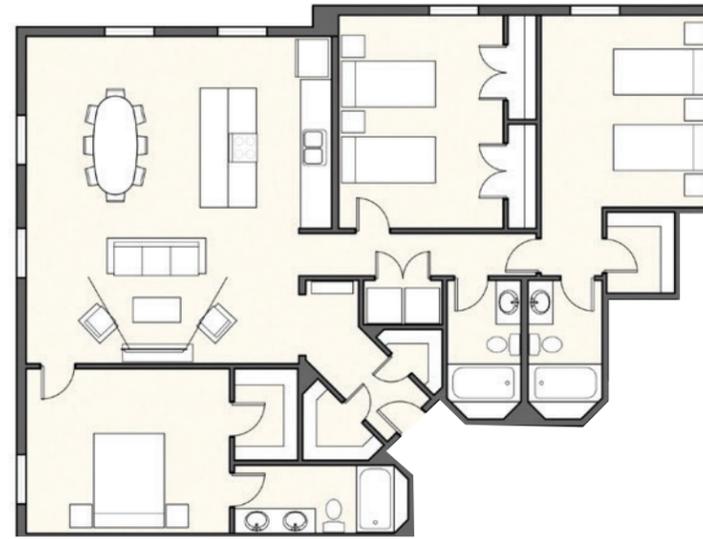


# Post-Pandemic Design

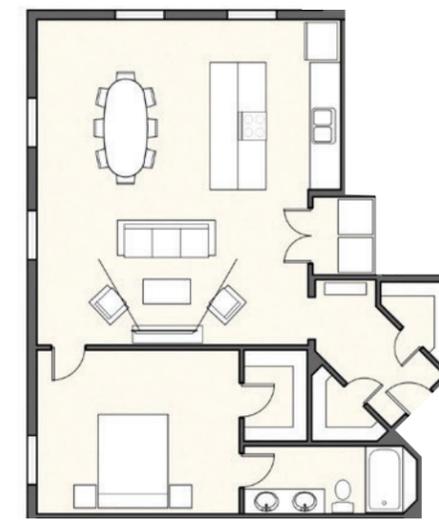
## Checkerboard Apartment Floorplans



2-BEDROOM  
1190 SQUARE FEET



3-BEDROOM  
1480 SQUARE FEET



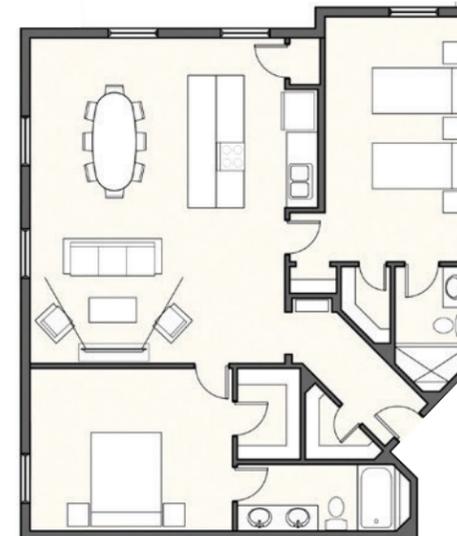
1-BEDROOM  
880 SQUARE FEET



3-BEDROOM DUPLEX  
1845 SQUARE FEET



2-BEDROOM GROUND FLOOR  
1065 SQUARE FEET

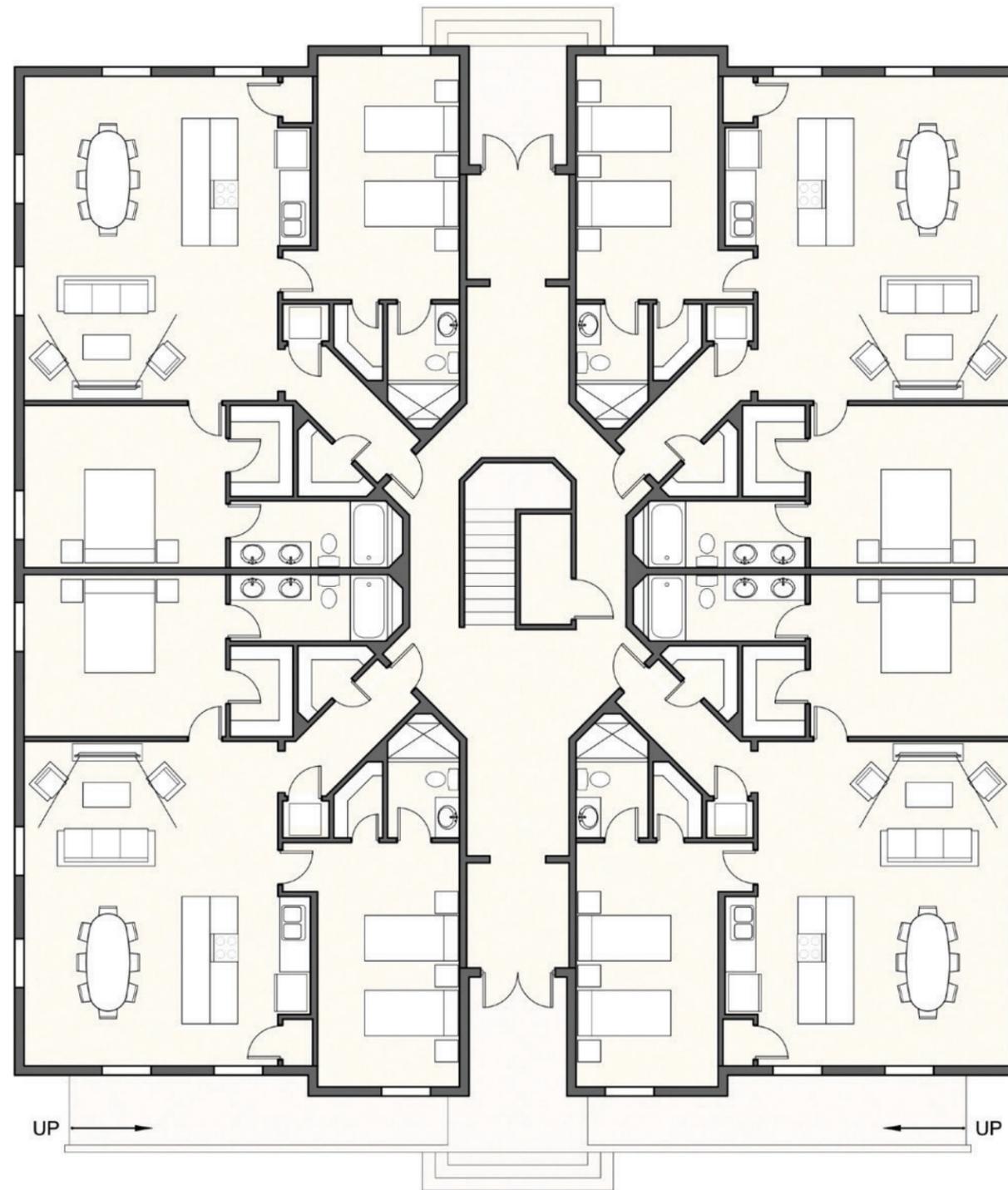


STUDIO  
655 SQUARE FEET

## APARTMENT UNIT COLLECTION

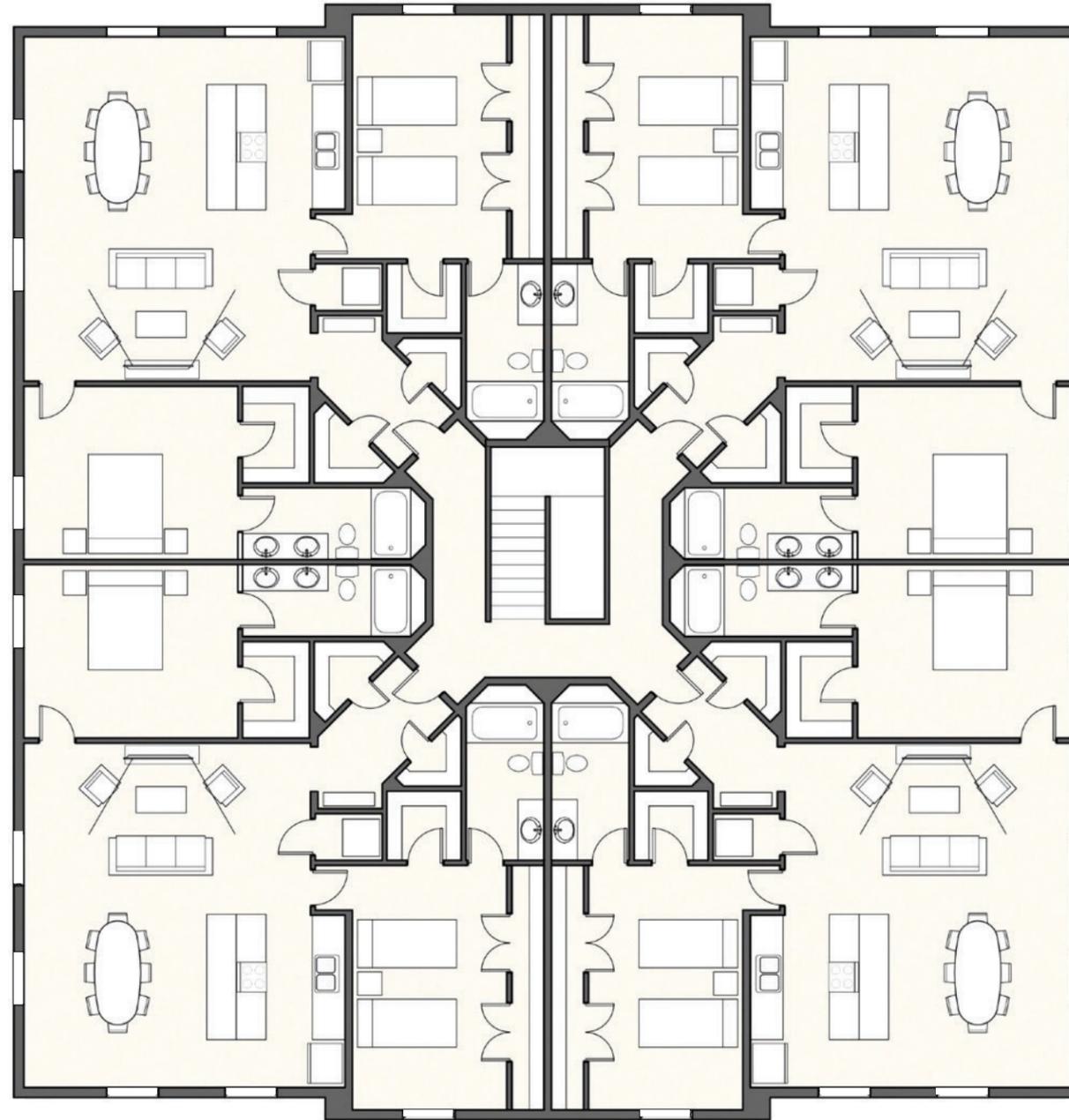
# Post-Pandemic Design

## Checkerboard Apartment Floorplans



GROUND FLOOR WITH TWO ENTRIES

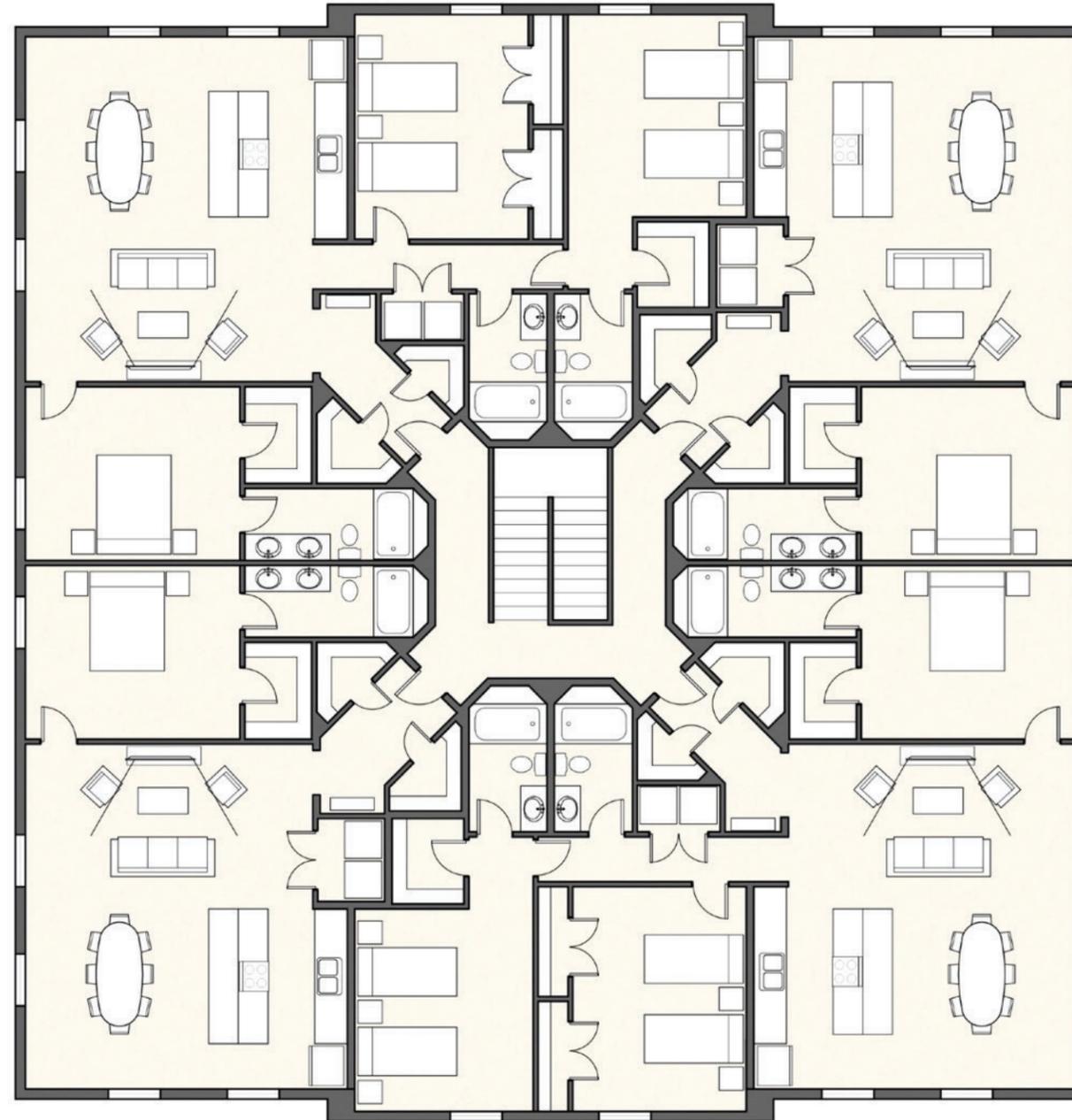
Post-Pandemic Design  
Checkerboard Apartment Floorplans



UPPER LEVEL WITH FOUR 2-BEDROOM UNITS

# Post-Pandemic Design

## Checkerboard Apartment Floorplans



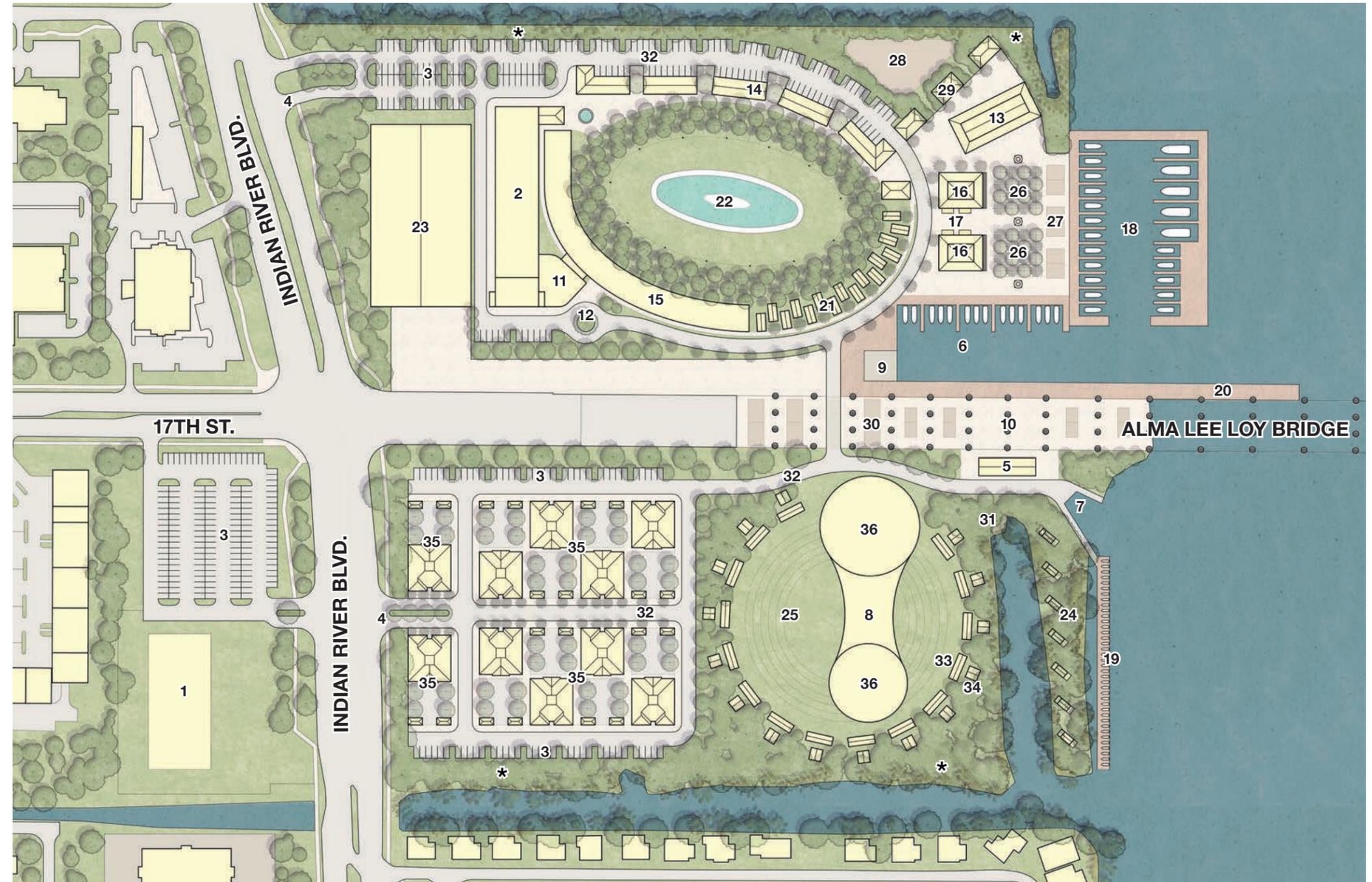
UPPER FLOOR WITH TWO 1-BEDROOM UNITS & TWO 3-BEDROOM UNITS

# Post-Pandemic Design

## Scenario Five - Plan D: The Hybrid

### LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 BOAT LAUNCHING RAMP
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 HOTEL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 BOAT BARN
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONS
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 SPORT COURTS
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 CHECHERBOARD APARTMENT
- 36 VISUAL ART GALLERY
- \* BOSQUE OF LIVE OAKS AND SABAL PALMS



# Post-Pandemic Design

## Scenario Five- Plan D: Summary

This plan is a hybrid of the post-pandemic plans B & C. It features Plan B's alternate hotel with both corridor wing and cottage row. As with Plan B, there is a full northside oval park lined with market sheds, as well as the waterfront dining- marina promenade complex. The layout incorporates Plan C's boat barn concept, the southside apartment housing, the revised Creative Commons/Arts Center round the water tanks, the Youth Sailing operation, the glamping camp, and the enhanced native landscape bosques extensively lining all three canals, as well as the area east of the marina.

This scheme acknowledges the need for additional parking by proposing a large parking lot in the southwest parcel, the former post-office annex across the street. An alternate layout mothballs part of the southside site by postponing the housing complex. Instead a pair of greens will flank a central entry drive lead-ing to the arts complex.



# Post-Pandemic Design

## Scenario Five - Plan D: Summary



# Post-Pandemic Design

## Scenario Five - Plan D: Alternate with Mothballed Southside

### LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 BOAT LAUNCHING RAMP
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 HOTEL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 BOAT BARN
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONS
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 SPORT COURTS
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 CHECHERBOARD APARTMENT
- 36 VISUAL ART GALLERY
- \* BOSQUE OF LIVE OAKS AND SABAL PALMS

