



**Fountains**  
Country Club

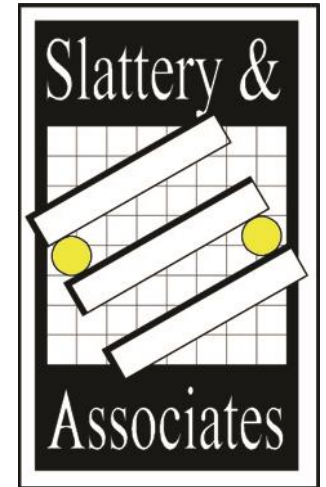
**RW** Ridgewood  
real estate partners

**ConcertGolf**  
Partners

# Development Team



**Fountains**  
Country Club



**GUNSTER**  
FLORIDA'S LAW FIRM FOR BUSINESS

**SANFORD**  **FERRIS**  
**GOLF COURSE DESIGN**  
strategic ■ sustainable ■ significant

# Development Parcels

## Site Data

### Parcel B

- 62.6 acres
- 318 apartments

### Parcel C

- 9.44 acres
- 70 Townhomes

### Parcel D

- 32.08 acres
- 192 Townhomes

### Parcel A (Sold to GL Homes)

- 45.6 acres



# Parcel E



## Site Data

Acreage	78.73
Total Number of Units	350
Townhomes	161
Single Family	189
Recreation Area (onsite)	2.17 acres

# Construction Sequencing

➤ Prior to any work, a 6-foot-high wrapped construction fence would be installed along the perimeter of the property

➤ AND REMAIN UNTIL THE 1<sup>st</sup> RESIDENT MOVES IN



➤ Any environmental remediation would occur as part of the 1st phase of construction

➤ By accomplishing the remediation first, the levels of the contaminants that residents might be concerned with would be dealt with up front

➤ There will be no excess environmental material left on site

**Within 120 days of receipt of the 1<sup>st</sup> building permit...**

- Dedication to the Community of Fountains Hall and ancillary buildings



**Within 120 days of receipt of the 1<sup>st</sup> building permit...**

- Dedication to the Community of all roads which are currently owned by Concert Golf



**Within 120 days of receipt of the 1<sup>st</sup> building permit, submittal will be made for permits to construct:**

- New South Gate
  - Concurrent with the design and approval for Parcel E, we will work with the FSPOA and the community to design a new South Gate.



# New South Gate – Night View



# New South Gate – Day View



**Within 120 days of receipt of the 1<sup>st</sup> building permit, submittal will be made for permits to...**

- Demolish Craft Hall
  - Once demolition is complete the land will be conveyed to the Luxemburg Court neighborhood



# Community Benefits

Within 120 days of receipt of the 1<sup>st</sup> building permit, submittal will be made for permits to construct:

## ➤ New Community Park

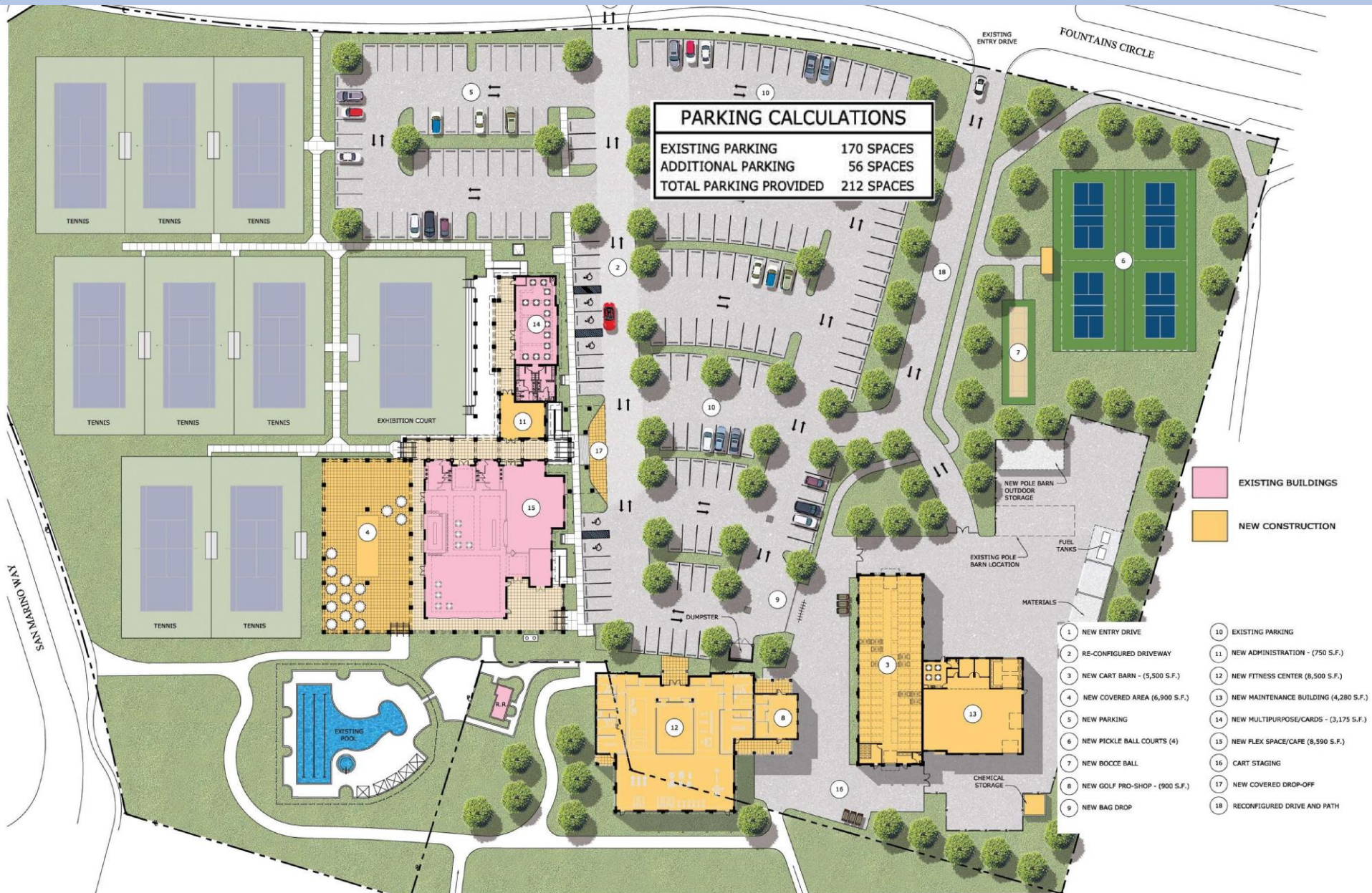
- Concurrent with the design and approval for Parcel E, we will work with the Community to design a new park featuring amenities.



**Within 120 days of receipt of the 1<sup>st</sup> building permit, submittal will be made for permits to construct:**

- **New and Reconfigured Clubhouse and Golf Course**
  - During the design and approval for the Proposed Development, we will continue the design of a reconfigured 27-hole golf course and Club Amenities.

# New Clubhouse – Site Plan

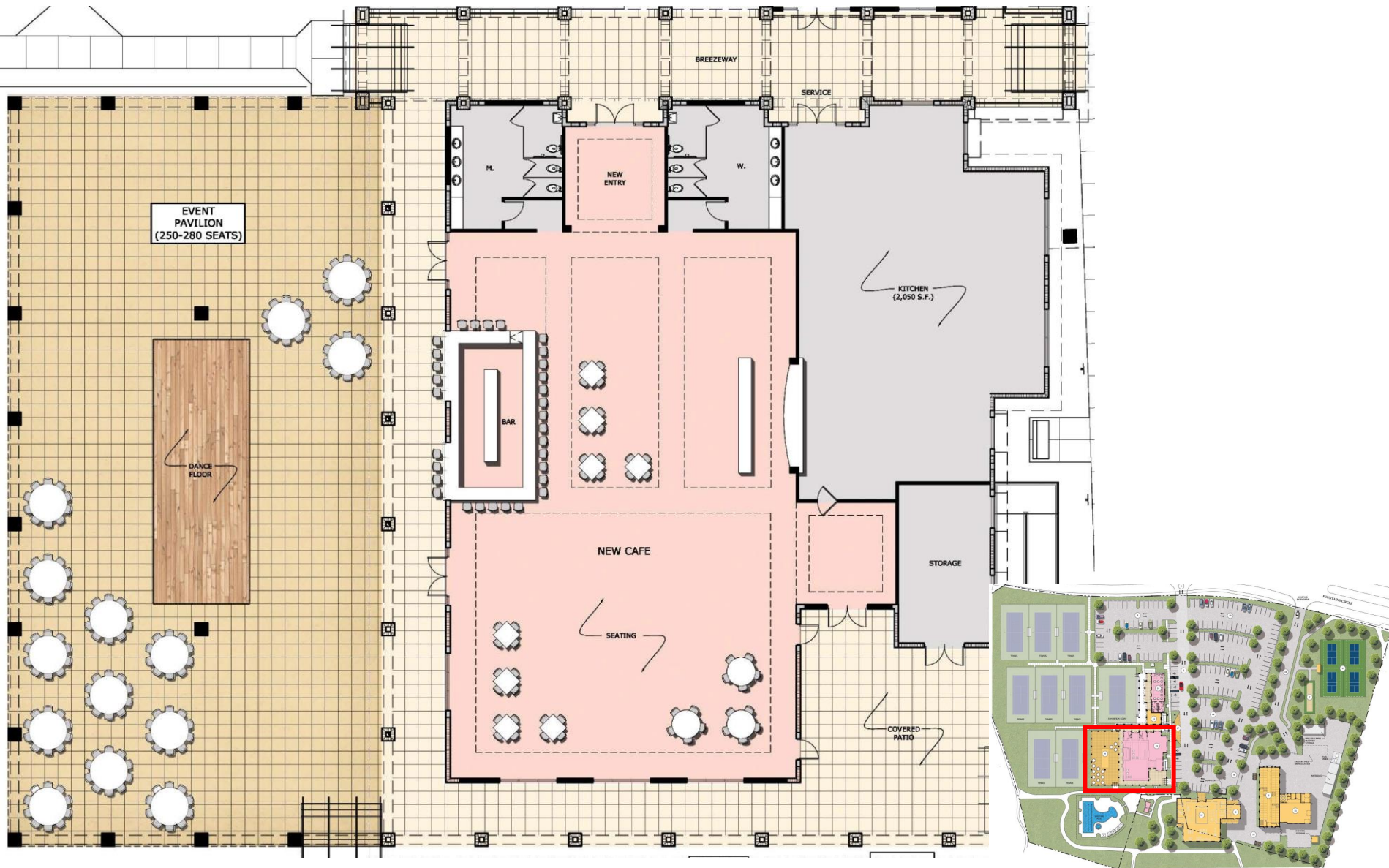


PARKING CALCULATIONS	
EXISTING PARKING	170 SPACES
ADDITIONAL PARKING	56 SPACES
TOTAL PARKING PROVIDED	212 SPACES

EXISTING BUILDINGS  
NEW CONSTRUCTION

- 1 NEW ENTRY DRIVE
- 2 RE-CONFIGURED DRIVEWAY
- 3 NEW CART BARN - (5,500 S.F.)
- 4 NEW COVERED AREA (6,900 S.F.)
- 5 NEW PARKING
- 6 NEW PICKLE BALL COURTS (4)
- 7 NEW BOCCIE BALL
- 8 NEW GOLF PRO-SHOP - (900 S.F.)
- 9 NEW BAG DROP
- 10 EXISTING PARKING
- 11 NEW ADMINISTRATION - (750 S.F.)
- 12 NEW FITNESS CENTER (8,500 S.F.)
- 13 NEW MAINTENANCE BUILDING (4,280 S.F.)
- 14 NEW MULTIPURPOSE/CARDS - (3,175 S.F.)
- 15 NEW FLEX SPACE/CAFE (8,590 S.F.)
- 16 CART STAGING
- 17 NEW COVERED DROP-OFF
- 18 RECONFIGURED DRIVE AND PATH

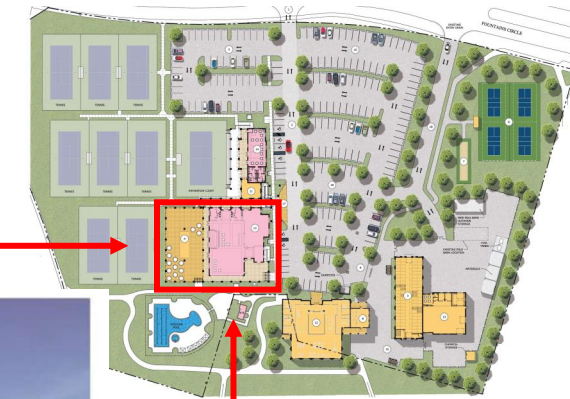
# New Clubhouse – Event Space & Cafe



# New Clubhouse – Event Space & Cafe



West View



West View



PROPOSED ADDITION  
EVENT PAVILION

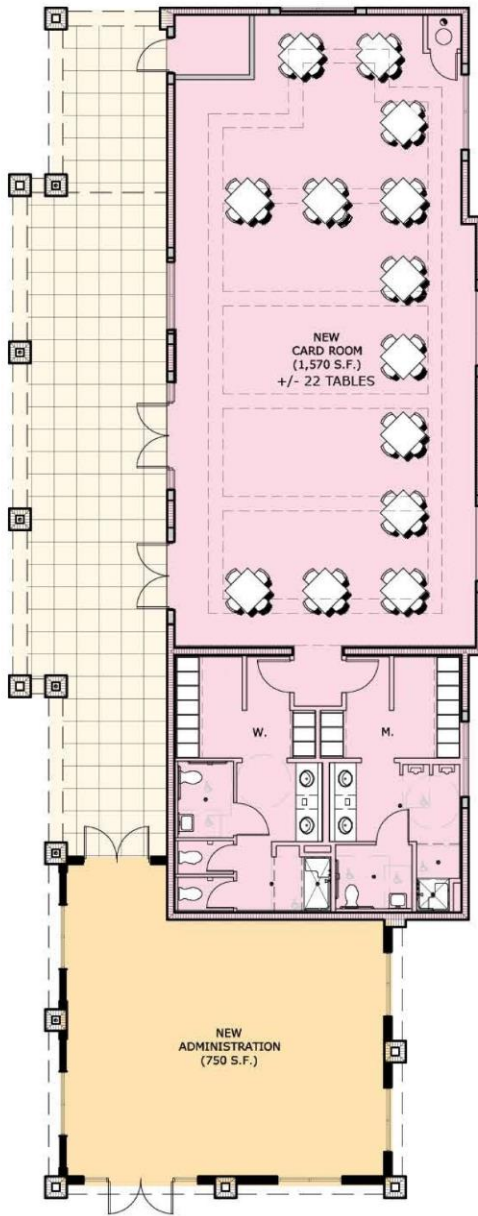
EXISTING BUILDING

South View

South View



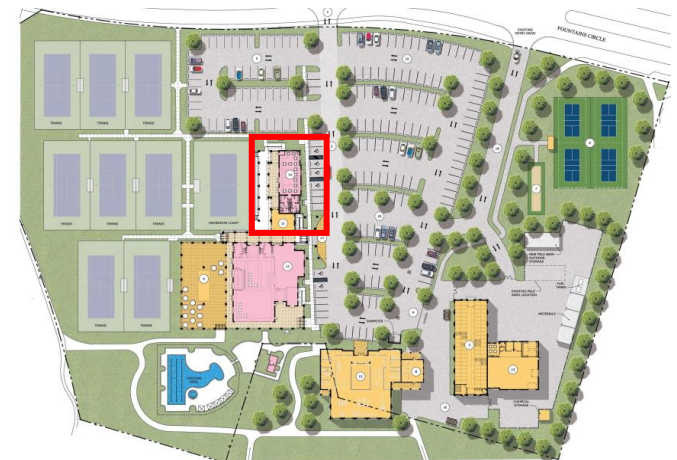
# New Clubhouse – Card Room



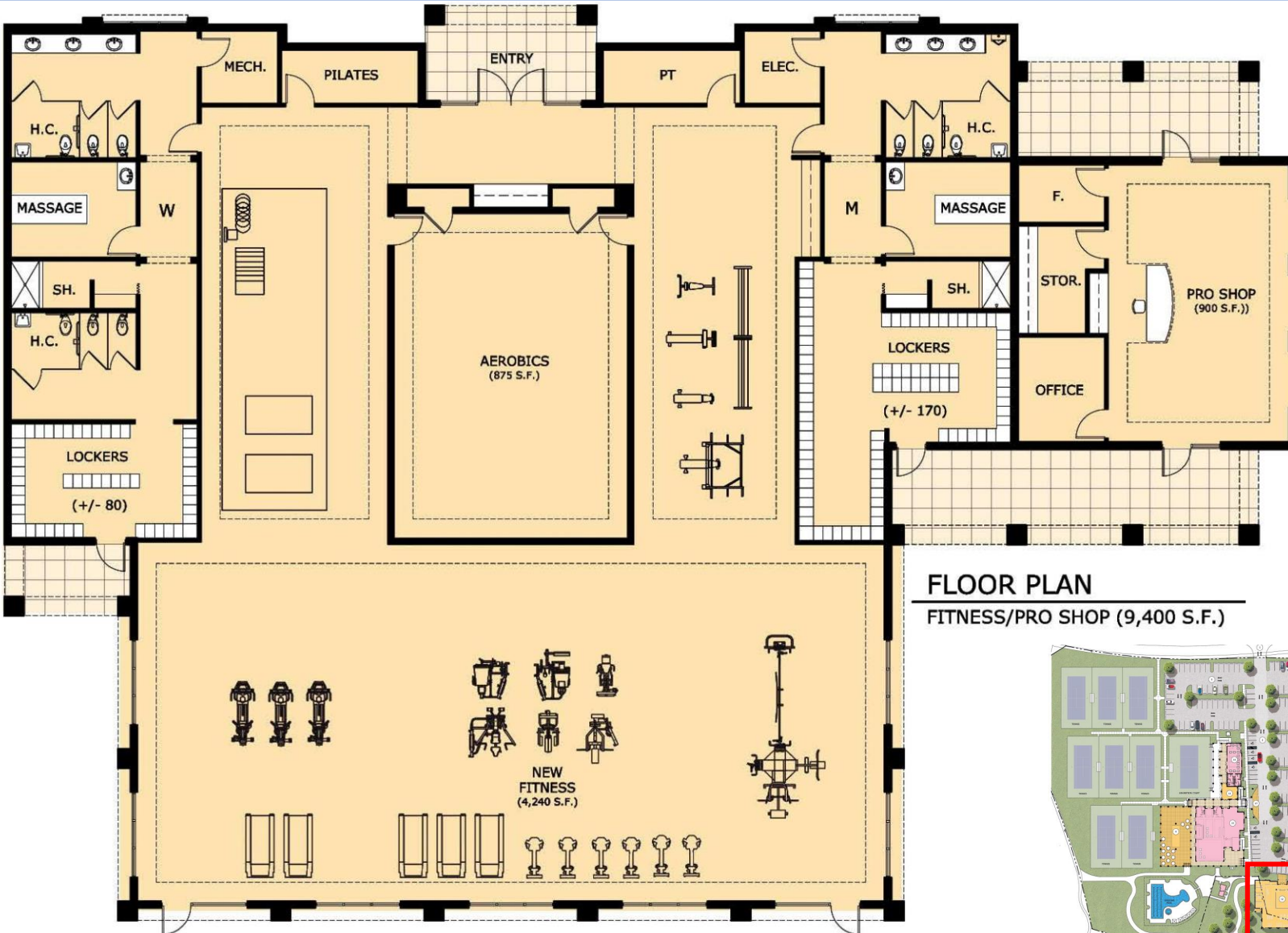
## FLOOR PLAN

PROPOSED ADMINISTRATION/CARD ROOMS (3,160 S.F.)

EXISTING	2,425 S.F.
ADDITION	750 S.F.
TOTAL	3,175 S.F.

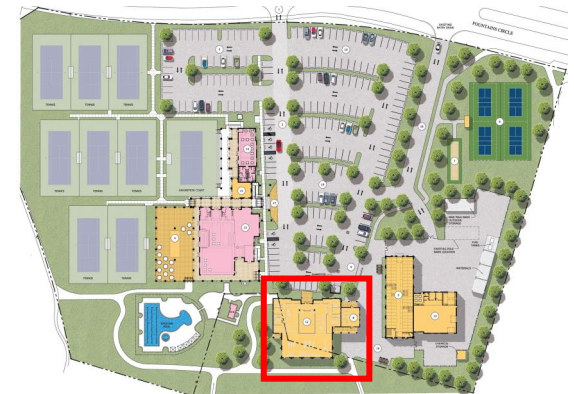


# New Clubhouse – Fitness & Pro Shop



## FLOOR PLAN

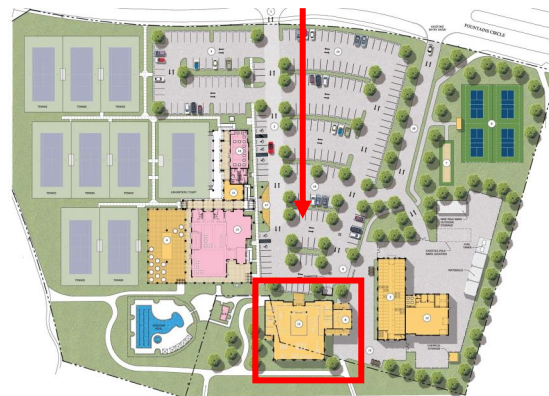
FITNESS/PRO SHOP (9,400 S.F.)



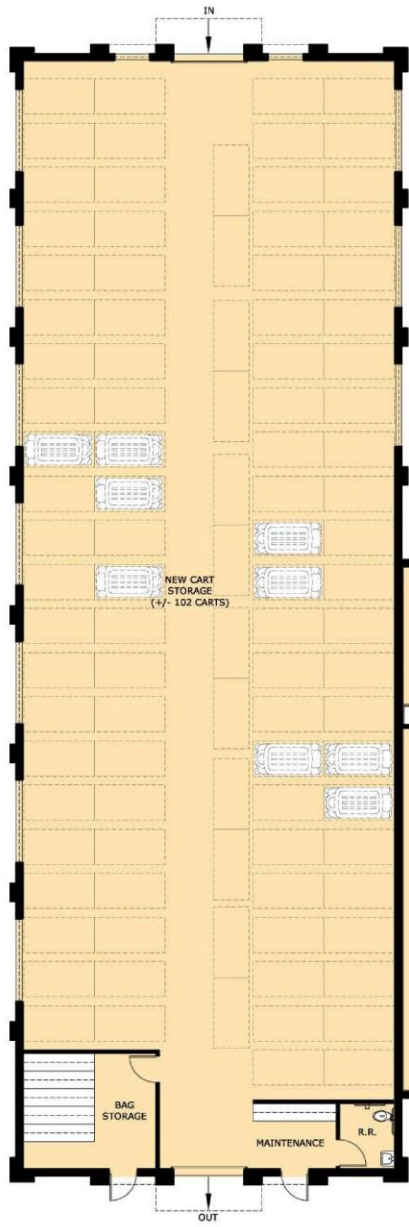
# New Clubhouse – Fitness & Pro Shop



North View



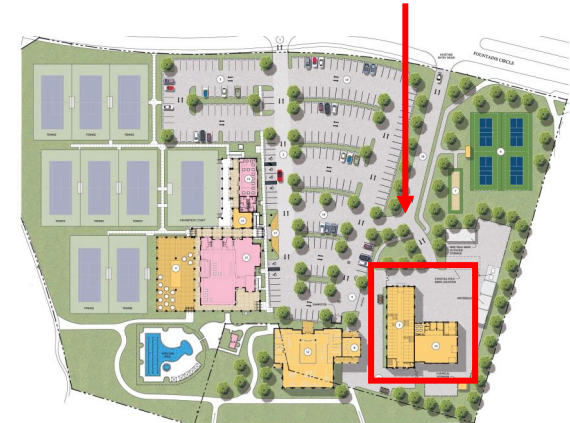
# New Clubhouse – Cart Barn & Maintenance



## FLOOR PLAN

CART BARN/MAINTENANCE BLDG	
CART BARN	5,550 S.F.
MAINTENANCE	4,280 S.F.
<b>TOTAL</b>	<b>9,830 S.F.</b>

## North View



# Golf Course



# Q & A