

OCEAN  
GRANDE  
RESORT

at

DISCOVERY  
BAY

GRAND BAHAMA ISLAND, BAHAMAS



OCEAN GRANDE  
AT DISCOVERY BAY



### NEW DEVELOPMENT SITE SUMMARY

RETAIL CENTERS-	20.8 AC.
BEACHVIEW CENTER-	9.7 AC.
SUNRISE CENTER-	9.1 AC.
OCEAN RESTAURANT	1.0 AC.
MARINE RESTAURANT	1.0 AC.
GOLDEN BEAR OCEAN CLUB-	52 AC.
GOLDEN BEAR CLUB & LODGE-	14 AC.
BEACHFRONT ESTATES-	13 AC.
BEACHVIEW GARDENS-	7 AC.
BEACHFRONT GARDENS-	10 AC.
INTERIOR GARDENS-	8 AC.
CHANNEL VILLAS-	10 AC.
CONDOMINIUMS-	2 AC.
GRAND BAHAMA MEDICAL -	11.7 AC.
OCEAN GRANDE TENNIS CLUB & RES. -	95.2 AC.
TENNIS-	11.0 AC.
COTTAGES-	28.6 AC.
9 D.U./ AC 239 UNITS	
TENNIS VILLAS -	21.7 AC.
64 (80 X 125)	
WATER CHANNEL-	5.9 AC.
OCEAN GRANDE GOLF & RES. -	242.2 AC.
CLUB HOUSE-	7.5 AC.
GOLF COURSE-	138.2 AC.
PRACTICE RANGE -	17.6 AC.
RESIDENTIAL -	78.9 AC.
GOLF VILLAS -	60.3 AC.
186 (80' WIDE)	
GOLF FERRIS WHEELS-	4.0 AC.
9 D.U./ AC 36 UNITS	
GOLF CONDOMINIUMS-	3.9 AC.
18 D.U./ AC 79 UNITS	
WATER CHANNEL-	10.7 AC.
GRANDE OCEAN HARBOR -	41.0 AC.
OCEAN GRANDE HOTEL	8.2 AC.
150 ROOMS	
SPA-	3.0 AC.
MARINA CONDOMINIUMS-	8.9 AC.
17 D.U./ AC 152 UNITS	
ISLAND CONDOMINIUMS-	20.9 AC.
30 D.U./ AC 621 UNITS	
TOTAL-	442.9 AC.

# OCEAN GRANDE RESORT at DISCOVERY BAY

GRAND BAHAMA ISLAND, BAHAMAS  
PREPARED FOR: FEDERAL GROUP INTERNATIONAL

## LAND USE PLAN



FEDERAL DESIGN GROUP



GILMORE PARSONS  
LAND DESIGN GROUP  
2711 N. 7th Street, Phoenix, AZ 85016  
T 602.969.9127 F 602.969.8076  
www.gilmoreparsons.com





**NEW DEVELOPMENT  
SITE SUMMARY**

RETAIL CENTERS-	20.8 AC.
BEACHVIEW CENTER-	9.7 AC.
SUNRISE CENTER-	9.1 AC.
OCEAN RESTAURANT	1.0 AC.
MARINE RESTAURANT	1.0 AC.
GOLDEN BEAR OCEAN CLUB-	52 AC.
GOLDEN BEAR CLUB & LODGE-	14 AC.
BEACHFRONT ESTATES-	13 AC.
BEACHVIEW GARDENS-	7 AC.
BEACHFRONT GARDENS-	10 AC.
INTERIOR GARDENS-	8 AC.
CHAMMEL VILLAS-	10 AC.
CONDOMINIUMS-	2 AC.
GRAND BAHAMA MEDICAL -	11.7 AC.
OCEAN GRANDE TENNIS CLUB & RES. -	95.2 AC.
TENNIS-	11.0 AC.
COTTAGES-	28.6 AC.
9 D.U./ AC 239 UNITS	
TENNIS VILLAS -	21.7 AC.
64 (80 X 125')	
WATER CHANNEL-	5.9 AC.
OCEAN GRANDE GOLF & RES. -	242.2 AC.
CLUB HOUSE-	7.5 AC.
GOLF COURSE-	138.2 AC.
PRACTICE RANGE -	17.6 AC.
RESIDENTIAL -	78.9 AC.
GOLF VILLAS -	60.3 AC.
166 (80' WIDE)	
GOLF FURNISHINGS-	4.0 AC.
9 D.U./ AC 36 UNITS	
GOLF CONDOMINIUMS-	3.9 AC.
18 D.U./ AC 79 UNITS	
WATER CHANNEL-	10.7 AC.
OCEAN GRANDE HARBOUR-	41.0 AC.
OCEAN GRANDE HOTEL	8.2 AC.
150 ROOMS	
SPA-	3.0 AC.
MARINA CONDOMINIUMS-	8.9 AC.
17 D.U./ AC 152 UNITS	
ISLAND CONDOMINIUMS-	20.9 AC.
30 D.U./ AC 627 UNITS	
TOTAL-	442.9 AC.

**OCEAN GRANDE RESORT at DISCOVERY BAY**

GRAND BAHAMA ISLAND, BAHAMAS  
PREPARED FOR: FEDERAL GROUP INTERNATIONAL

**MASTER PLAN**



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2711 N. 7th Street, Phoenix, AZ 85016  
T 602.969.9127 F 602.969.9100  
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**FEDERAL DESIGN GROUP**



# NEW DEVELOPMENT SITE SUMMARY

<b>RETAIL CENTERS-</b>	20.8 AC.
BEACHVIEW CENTER-	9.7 AC.
SUNRISE CENTER-	9.1 AC.
OCEAN RESTAURANT	1.0 AC.
MARINE RESTAURANT	1.0 AC.
<b>GOLDEN BEAR OCEAN CLUB-</b>	62 AC.
GOLDEN BEAR CLUB & LODGE-	14 AC.
BEACHFRONT ESTATES-	13 AC.
BEACHVIEW GARDENS-	7 AC.
BEACHFRONT GARDENS-	10 AC.
INTERIOR GARDENS-	6 AC.
CHAMMEL VILLAS-	10 AC.
CONDOMINIUMS-	2 AC.
<b>GRAND BAHAMA MEDICAL -</b>	11.7 AC.
<b>OCEAN GRANDE TENNIS CLUB &amp; RES. -</b>	95.2 AC.
TENNIS-	11.0 AC.
COTTAGES-	26.6 AC.
9 D.U./ AC 239 UNITS	
TENNIS VILLAS -	21.7 AC.
64 (60' X 125')	
WATER CHANNEL-	5.9 AC.
<b>OCEAN GRANDE GOLF &amp; RES. -</b>	292.2 AC.
CLUB HOUSE -	7.5 AC.
GOLF COURSE -	139.2 AC.
PRACTICE RANGE -	17.6 AC.
RESIDENTIAL -	78.9 AC.
GOLF VILLAS -	80.3 AC.
196 (80' WIDE)	
GOLF BARRIERS-	4.0 AC.
9 D.U./ AC 36 UNITS	
15 D.U./ AC 59 UNITS	
<b>WATER CHANNEL-</b>	3.9 AC.
<b>GRANDE OCEAN HARBOR-</b>	10.7 AC.
<b>OCEAN GRANDE HOTEL</b>	41.0 AC.
150 ROOMS	
S.P.A.-	8.2 AC.
MARINA CONDOMINIUMS-	3.0 AC.
17 D.U./ AC 152 UNITS	
ISLAND CONDOMINIUMS-	8.9 AC.
30 D.U./ AC 627 UNITS	
<b>TOTAL-</b>	442.9 AC.



# OCEAN GRANDE RESORT at DISCOVERY BAY

GRAND BAHAMA ISLAND, BAHAMAS  
PREPARED FOR: FEDERAL GROUP INTERNATIONAL

## COMMUNITY PLAN



GILMORE PARSONS  
LAND DESIGN GROUP  
2111 N. 7th Street, Pompano, Florida  
Tel: 954.781.1100 Fax: 954.781.1107  
www.gilmoreparsons.com

FEDERAL DESIGN GROUP





# NEW DEVELOPMENT SITE SUMMARY

<b>RETAIL CENTERS-</b>	20.8 AC.
BEACHVIEW CENTER-	9.7 AC.
SUNRISE CENTER-	9.1 AC.
OCEAN RESTAURANT	1.0 AC.
MARINE RESTAURANT	1.0 AC.
<b>GOLDEN BEAR OCEAN CLUB-</b>	62 AC.
GOLDEN BEAR CLUB & LODGE-	14 AC.
BEACHFRONT ESTATES-	13 AC.
BEACHVIEW GARDENS-	7 AC.
BEACHFRONT GARDENS-	10 AC.
INTERIOR GARDENS-	6 AC.
CHANNEL VILLAGES-	10 AC.
CONDOMINIUMS-	2 AC.
<b>GRAND BAHAMA MEDICAL -</b>	11.7 AC.
<b>OCEAN GRANDE TENNIS CLUB &amp; RES. -</b>	65.2 AC.
TENNIS-	11.0 AC.
COTTAGES-	26.6 AC.
9 D.U./ AC 239 UNITS	
TENNIS VILLAGES -	21.7 AC.
64 (60 X 125)	
WATER CHANNEL-	5.9 AC.
<b>OCEAN GRANDE GOLF &amp; RES. -</b>	292.2 AC.
CLUB HOUSE -	7.5 AC.
GOLF COURSE -	139.2 AC.
PRACTICE RANGE -	17.6 AC.
RESIDENTIAL -	78.9 AC.
GOLF VILLAGES -	80.3 AC.
196 (80' WIDE)	
GOLF GARDENS-	4.0 AC.
9 D.U./ AC 36 UNITS	
15 D.U./ AC 59 UNITS	3.9 AC.
WATER CHANNEL-	10.7 AC.
<b>GRANDE OCEAN HARBOR-</b>	41.0 AC.
OCEAN GRANDE HOTEL	8.2 AC.
150 ROOMS	
SPA-	3.0 AC.
MARINA CONDOMINIUMS-	8.9 AC.
17 D.U./ AC 152 UNITS	
ISLAND CONDOMINIUMS-	20.9 AC.
30 D.U./ AC 627 UNITS	
<b>TOTAL-</b>	<b>442.9 AC.</b>



# OCEAN GRANDE RESORT at DISCOVERY BAY

GRAND BAHAMA ISLAND, BAHAMAS  
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## MASTER SITE PLAN

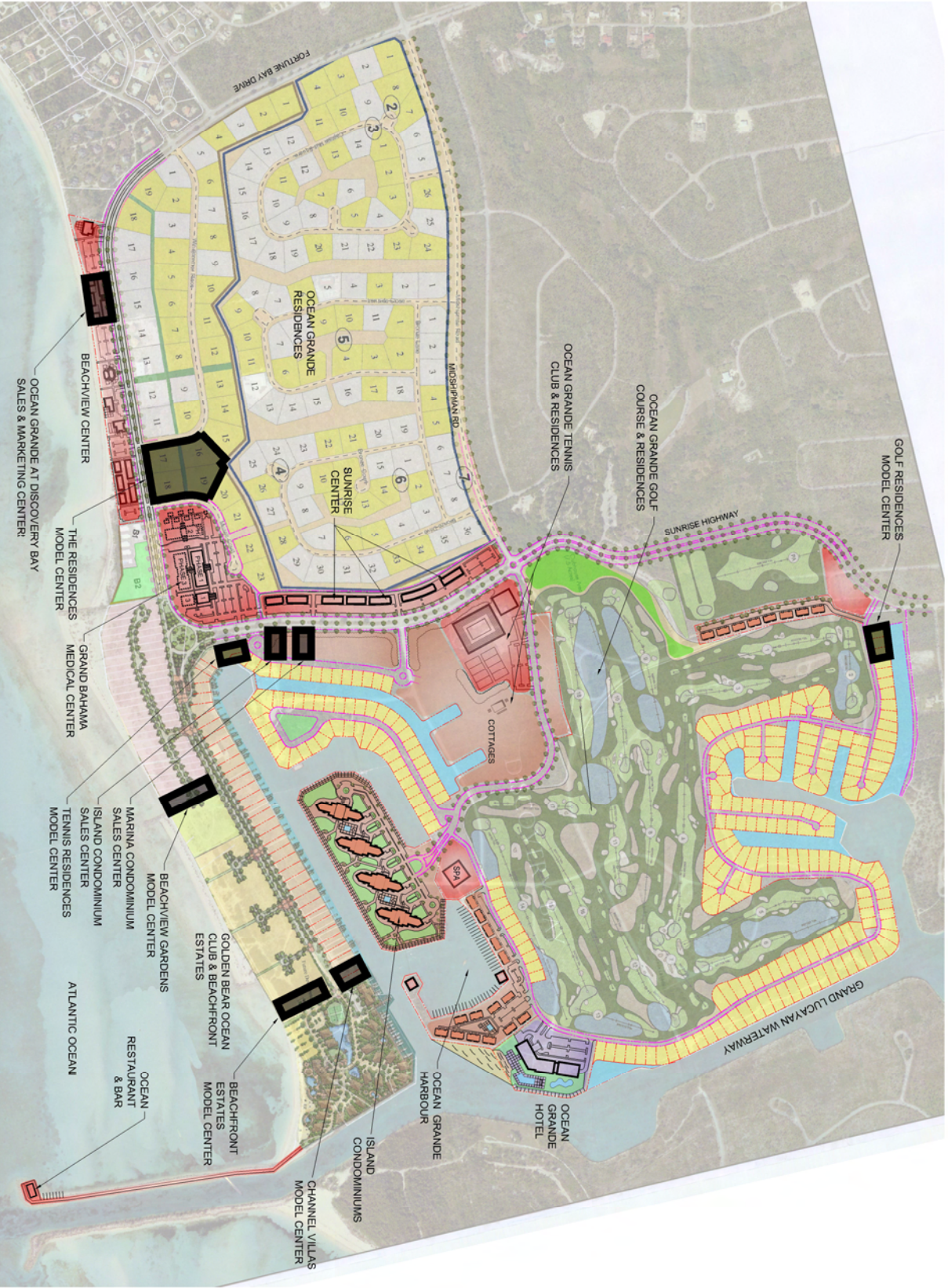


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FEDERAL DESIGN GROUP





# OCEAN GRANDE RESORT at DISCOVERY BAY

GRAND BAHAMA ISLAND, BAHAMAS  
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## MODEL HOME CENTER LOCATIONS



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 2311 N. 7th Street, Phoenix, Arizona  
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FEDERAL DESIGN GROUP



NORTH





ADDITIONAL AMENITIES:  
 JOGGING TRAILS, BIKE PATHS,  
 CART PATHS, 10+ POOLS,  
 & NATURE PRESERVES.

# OCEAN GRANDE RESORT at DISCOVERY BAY

GRAND BAHAMA ISLAND, BAHAMAS  
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## THE AMENITIES AT DISCOVERY BAY

SCALE: 1" = 300'  
 0' 300' 600' 900'



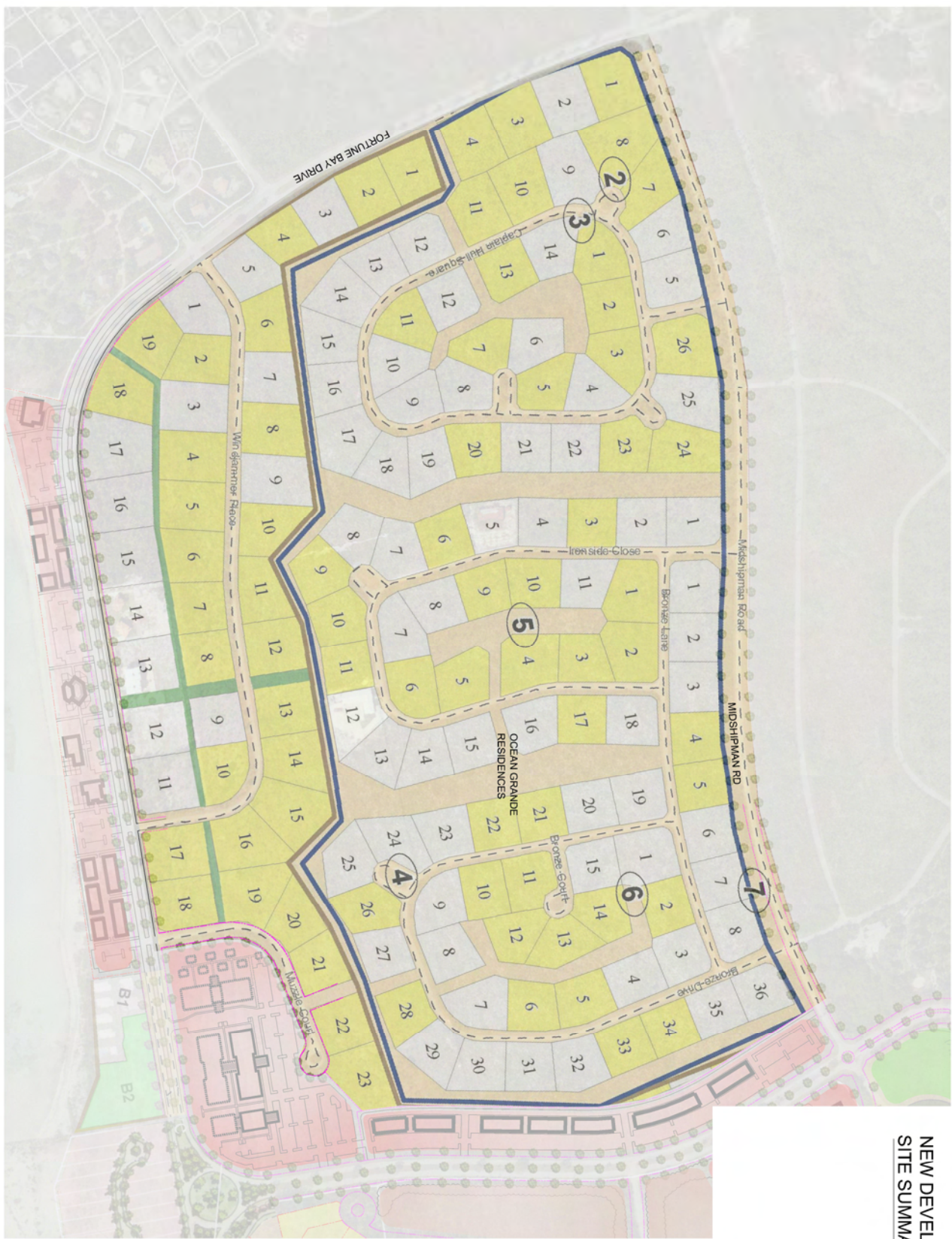
GILMORE PARSONS

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 2311 N. 7th Street, Phoenix, AZ 85008  
 T: 602.266.5622 F: 602.266.8177  
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**NEW DEVELOPMENT  
SITE SUMMARY**

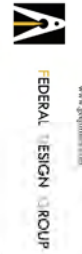


**OCEAN GRANDE RESORT at DISCOVERY BAY**

GRAND BAHAMA ISLAND, BAHAMAS  
PREPARED FOR: FEDERAL GROUP INTERNATIONAL

**THE RESIDENCES  
SITE PLAN**

**GILMORE PARSONS**  
LAND DESIGN GROUP  
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**OCEAN GRANDE RESORT at DISCOVERY BAY**

GRAND BAHAMA ISLAND, BAHAMAS  
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**GRAND BAHAMA MEDICAL CENTER  
SITE PLAN**

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LAND DESIGN GROUP  
2311 N. 7th Street, Pompano, FL 33069  
T: 602.268.8822 F: 802.268.8170  
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**NEW DEVELOPMENT  
SITE SUMMARY**

18.8 AC  
RETAIL CENTERS- 9.7 AC  
BEACHVIEW CENTER- 9.1 AC  
SUNRISE CENTER-



# OCEAN GRANDE RESORT at DISCOVERY BAY

GRAND BAHAMA ISLAND, BAHAMAS  
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**RETAIL CENTERS  
CONCEPTUAL SITE PLAN**

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**NEW DEVELOPMENT  
SITE SUMMARY**

GOLDEN BEAR OCEAN CLUB-	69.2 AC.
GOLDEN BEAR CLUB & LODGES-	14 AC.
BEACHFRONT ESTATES-	13 AC.
BEACHVIEW GARDENS-	7 AC.
BEACHFRONT GARDENS-	10 AC.
INTERIOR GARDENS-	6 AC.
CHANNEL VILLAGES-	10 AC.
CONDOMINIUMS-	2 AC.



**OCEAN GRANDE RESORT at DISCOVERY BAY**

GRAND BAHAMA ISLAND, BAHAMAS  
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**GOLDEN BEAR OCEAN CLUB & BEACHFRONT ESTATES  
SITE PLAN**

GILMORE PARSONS

LAND DESIGN GROUP  
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FEDERAL DESIGN GROUP







**NEW DEVELOPMENT  
SITE SUMMARY**

OCEAN GRANDE TENNIS CLUB & RES.	88.2 AC.
TENNIS-	11.0 AC.
COTTAGES-	28.6 AC.
9 D.U./AC 239 UNITS	
TENNIS VILLAS -	21.7 AC.
64 (80' X 125')	
WATER CHANNEL-	5.9 AC.
SPA-	3.0 AC.

**OCEAN GRANDE RESORT at DISCOVERY BAY**

GRAND BAHAMA ISLAND, BAHAMAS  
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**OCEAN GRANDE TENNIS CLUB & RESIDENCES  
SITE PLAN**

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T 602.266.8822 F 802.366.6170  
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FEDERAL DESIGN GROUP





**NEW DEVELOPMENT  
SITE SUMMARY**

GRANDE OCEAN HARBOUR- 20.8 AC.  
 ISLAND CONDOMINIUMS- 20.9 AC.  
 30 DU / AC 627 UNITS

**OCEAN GRANDE RESORT at DISCOVERY BAY**

GRAND BAHAMA ISLAND, BAHAMAS  
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**ISLAND CONDOMINIUM  
SITE PLAN**



SCALE: 1" = 100'  
 0' 50' 100' 200' 300'



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**NEW DEVELOPMENT  
SITE SUMMARY**

RETAIL CENTERS-	2.0 AC.
OCEAN RESTAURANT	1.0 AC.
MARINE RESTAURANT	1.0 AC.
GRANDE OCEAN HARBOUR-	8.9 AC.
MARINA CONDOMINIUMS-	8.9 AC.
17 D.U./AC 152 UNITS	

# OCEAN GRANDE RESORT at DISCOVERY BAY

GRAND BAHAMA ISLAND, BAHAMAS  
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MARINA  
 SITE PLAN  
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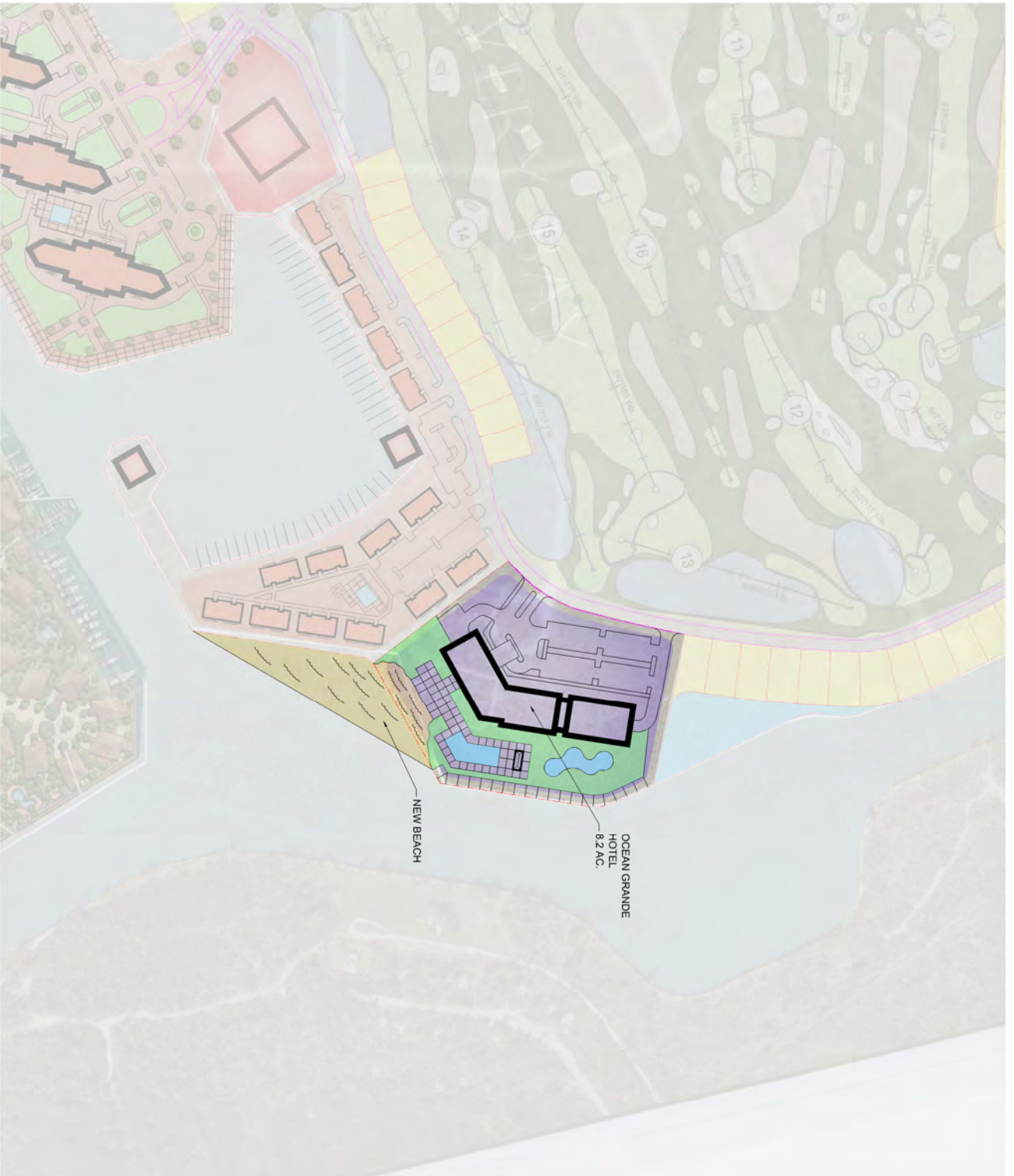
SCALE: 1" = 100'  
 0' 50' 100' 200' 300'



FEDERAL DESIGN GROUP







**NEW DEVELOPMENT  
SITE SUMMARY**  
 OCEAN GRANDE HOTEL 8.2 AC  
 150 ROOMS

**OCEAN GRANDE RESORT at DISCOVERY BAY**

GRAND BAHAMA ISLAND, BAHAMAS  
 PREPARED FOR: FEDERAL GROUP INTERNATIONAL

**OCEAN GRANDE HOTEL  
SITE PLAN**



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 T 954.786.4623 F 954.786.4579  
 www.gilmoreparsons.com

SCALE: 1" = 100'  
 0' 50' 100' 200' 300'



FEDERAL DESIGN GROUP





**NEW DEVELOPMENT  
SITE SUMMARY**

OCEAN GRANDE GOLF & RES.	242.2 AC
CLUB HOUSE -	7.5 AC.
GOLF COURSE -	136.2 AC.
PRACTICE RANGE -	17.6 AC.
RESIDENTIAL -	78.9 AC.
GOLF VILLAS -	60.3 AC.
GOLF TOWNHOMES -	4.0 AC.
GOLF CONDOMINIUMS -	3.9 AC.
WATER CHANNEL -	10.7 AC.

**OCEAN GRANDE RESORT at DISCOVERY BAY**

GRAND BAHAMA ISLAND, BAHAMAS  
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**OCEAN GRANDE GOLF COURSE & RESIDENCES  
CONCEPTUAL SITE PLAN**

SCALE: 1" = 150'  
0' 150' 300' 450'



FEDERAL DESIGN GROUP



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T 602.266.5623 F 602.266.9707  
www.gilmoreparsons.com