

GENERAL DEVELOPMENT PLAN FOR NORTHWEST SECTOR DRI

GENERAL NOTES:

- Existing Conditions:**
- Project acreage is 1,518.9 acres (965.6 acres in the watershed, 552.2 acres outside the watershed)
 - Property is currently used for agricultural, office and residential purposes.
 - Existing zoning is PDMU, PDMUWP-E and PDMUWP-E/S1. Future land use classifications, per the Manatee County Comprehensive Plan, are RES-1/WD, UF-3/WD and UF-3. Surrounding zoning and future land use classifications are shown on the GDP Page 2.
 - Topographic contours and elevations taken from Florida Geographic Data Library, Version 3 (2000).
 - The site lies in Flood Zones X, A, X500, and AE. Parcel Numbers include 12015309600 and 12015303700.
 - There are no known significant historic resources or buildings on-site.

The following uses are allowable in the Commercial/Office parcels:

- Parcel A,1**
- Agriculture and Short Term Agricultural Uses
 - Retail Sales Including Neighborhood Convenience and Neighborhood General
 - Eating Establishment Including Drive-Thru
 - Gas Pumps
 - Bank Including Drive-Thru
 - Business Services
 - Health Services Including Professional Office, Clinic, and Veterinary Clinic
 - Office
 - Dry Cleaners Including Neighborhood and Pick-up
 - Food Catering
 - Printing, Small
 - Personal Service Establishment
 - Repair Service Establishment
 - Antenna, Monopole Telecommunications Towers w/ 3 or more Providers (200' max height), > 150' (200' max height), and < 150', and Camouflage Tower (max 100' in height) (Specific approval of these uses will require an administrative permit per Section 704.09.)
 - Cultural Facilities
 - Post Offices
 - Private and Public Community Use
 - Multi-Family Dwellings
 - Public Use Facilities
 - Radio, TV, Communications, Microwave Facilities
 - Utility Use
 - Land Reserves, Public or Private
 - Tree Farm
 - Minor Earthmoving
 - Low, Medium Intensity, and Passive Recreational Use
 - Churches or Other Place of Worship
 - Day Care Center Including Large, Medium, Small, and Accessory
 - Schools Including Elementary, Middle, High and Special Education

- Parcels B & D**
- Retail Sales Including Neighborhood Convenience & Neighborhood General
 - Drive-Thru Eating Establishment
 - Eating Establishment
 - Gas Pumps (8 maximum in each parcel)
 - Bank & Bank Drive-Thru
 - Business Services
 - Professional Office
 - Clinic
 - Veterinary Clinic
 - Medical and Dental Laboratories
 - Dry Cleaners Including Neighborhood, General, & Pick-up
 - Personal Service Establishment
 - Post Offices
 - Community Uses Including Private and Public
 - Day Care Centers (Large, Medium, Small & Accessory)

- Parcel E**
- Retail Sales Including Neighborhood Convenience and Neighborhood General
 - Eating Establishment
 - Gas Pumps
 - Bank Including Drive-Through
 - Business Services
 - Health Services Including Professional Office, Clinic, and Veterinary Clinic
 - Office
 - Dry Cleaners Including Neighborhood and Pick-up
 - Personal Service Establishment
 - Private Community Use
 - Low Intensity and Passive Recreational Use
 - Day Care Center Including Large, Medium, Small, and Accessory

- Parcel K**
- Short Term Agricultural Uses
 - Retail Sales Including Neighborhood Convenience and Neighborhood General
 - Eating Establishment Including Drive-Thru
 - Gas Pumps
 - Bank Including Drive-Through
 - Business Services
 - Health Services Including Professional Office, Clinic, and Veterinary Clinic
 - Office
 - Car Wash Including Incident and Full Service
 - Personal Service Establishment
 - Motor Vehicle Repair Including Neighborhood Serving and Community Serving
 - Cultural Facilities
 - Post Offices
 - Public Use Facilities
 - Churches or Other Place of Worship
 - Day Care Center Including Large, Medium, Small, and Accessory
 - Radio, TV, Communications, Microwave Facilities

The following Residential Support Uses are allowed in Residential parcels:

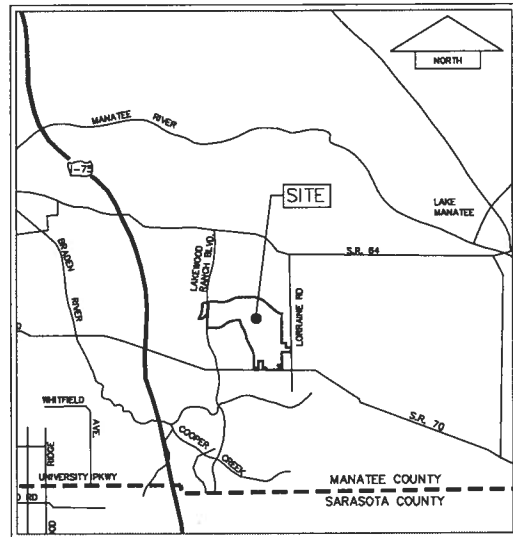
- Parcels A-2, C-1 through 4, F, G-1 through 9, J and I**
- Churches or Other Places of Worship
 - Day Care Centers Including Large, Medium, Small and Accessory
 - Environmental Education Facilities
 - Schools of Special Education

Development Description:

1. The development will include a maximum of 4,522 residential units (3,833 single family and 689 multifamily), 200,000 square feet of commercial, 105,000 square feet of office uses, and 20 acres of parks, including a 3-acre tot lot.
2. The development shall comply with the following dimensional criteria:

Type	Min. Lot Size (Sq. Ft.)	Min. Lot Width (Ft.)	Front Setback (Ft.)	Side Setback (Ft.)	Rear Setback (Ft.)	Max. Height (Ft.)
Single-Family Detached	4950	42	25/20	8' "	15	35'
Single-Family Detached	9,000	76	25/20	8' "	15	35'
Single-Family Detached	9,000	80	25/20	7.5' "	15	35'
Single-Family Attached	2,500	25	25/20	0/10' "	15	35'
Single-Family Semi-Detached	4,950	45	25/20	0/10' "	15	35'
Multi-Family	NA	NA	25	15/25' "	15	3 Stories/35'
Commercial/Office Parcels B and D	7,500	NA	40	15	30	3 Stories/45'
Commercial/Office Parcel A1	7,500	NA	40	15	20	4 Stories/60'
Commercial/Office Parcel E	7,500	NA	40	15	20	3 Stories/45'
Commercial/Office Parcel K	7,500	NA	40	15	20	2 Stories/30'
Park	NA	NA	25	15	15	35'
Residential Support Use	NA	NA	40	15	30	3 Stories/45'

1. The front yard setback for all single-family residences shall be 25' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with attached garages shall be 20'.
2. This distance is to a side and setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. Required setbacks are based on the maximum lot width for each category of development.
4. There shall be a minimum of ten (10) foot separation between accessory equipment (e.g. air conditioning units, heat pumps, etc.) and structures abutting adjoining houses with 6-foot side yard setbacks.
5. Zero Lot Line alternative allows a side setback of 1111' (min.) with a building separation of no less than 12'.
6. Zero Lot Line alternative allows a side setback of 1411' (min.) with a building separation of no less than 15'.
7. Zero Lot Line alternative allows a side setback of 1911' (min.) with a building separation of no less than 20'.
8. Use of the Zero Lot Line alternative must be declared with the approval of a Preliminary Subdivision Plat and Preliminary / Final Site Plan.
9. The rear yard setback for accessory structures not exceeding 200 square feet and 15 feet in height to the highest point of the structure, designed for outdoor sitting and gathering, shall be five feet and the waterfront setback shall be 18 feet for all residential parcels, located east of Pope Road. Such structures shall not be located within any drainage, utility, or lake maintenance easements. Such structures may have no more than two walls enclosed with all other sides of the structure remaining unenclosed and unroofed and may not be used for storage. The design shall be consistent with the architectural design of the associated home, shall be approved by the Homeowners Association and only one such structure shall be allowed per lot.
3. Office uses are permitted on commercial parcels.
4. A vertical mix of land uses is permitted on Parcel A, 1, west of Lakewood Ranch Boulevard. If a vertical mix is designed on this parcel, it will include office or commercial land uses on the first floor and residential or office land uses on the upper floors.
5. Group care homes, small and large, may be located in parcels A, 1, A, 2, G-4, G-5, G-9, J, and I. The height of any Group Care Home in residential parcels may be up to, but not exceed, 3 stories/35 feet.



SECTIONS 7, 8, 9, 15, AND 16
TWP. 35S., RGE. 19E.
Manatee County, Florida
DATE: MARCH 2005 DATE
REVISED: MARCH 2011 DATE
REVISED: AUGUST 2011 DATE
REVISED: OCTOBER 2011 DATE
REVISED: MARCH 2012
REVISED: APRIL 2012
REVISED: MAY 2012
REVISED: JULY 2012
REVISED: MAY 2013
REVISED: JUNE 2013
CLIENTS: SMR North 70, LLC

6. Proposed gross residential density is 2.9 units/acre. The net density is 4.5 units/acre.
7. Multi-family and Single Family units may be transferred between parcels A-2, G-1, G-2, G-3, G-7, I and J. This does not authorize an increase in the total number of units for the project, however the development of multiple parcels as a single community shall allow the blending of unit counts and types not withstanding parcel boundaries as shown on the GDP.
8. Required Open Space:
Total wetland area is 129.3 acres.
Total non-wetland acreage is 43.0 acres.
Total non-wetland square footage is 305,000 sq. ft.
Total wetland area in non-residential parcels is 9.8 acres.
Total wetland area in residential parcels is 113.3 acres.
9. The floor area ratio is 0.20 and will not exceed 0.25 on any individual lot.
10. Required Open Space:
Outside Watershed: 138.0 acres
Within Watershed: 336.1 acres
Total Required: 474.1 acres
Wetland: 129.3 acres
Open space: 100.1 acres
Existing Lakes: 51.9 acres
Stormwater ponds: 51.7 acres
Upland Preservation: 63.8 acres
11. An additional 10% (of the parcel's open space) will be provided within each development parcel as listed below:
Parcel A, 1: 1.9 acres
Parcel A, 2: 1.2 acres
Parcel C: 22.4 acres
Parcel D: 0.8 acres
Parcel E: 0.8 acres
Parcel F: 1.4 acres
Parcel G: 63.8 acres
Parcel H: 0.5 acres
Parcel I: 5.3 acres
Parcel J: 1.8 acres
Parcel K: 0.1 acres
Additional open space:
Total within parcels: 103.8 acres
Total open space: 539.98 acres or 35.7% of the entire project
Total open space in non-residential parcels: 25.3 acres
Total open space in residential parcels: 813.8 acres
Open space outside watershed: 189.1 acres
Open space inside watershed: 453.8 acres

12. Open Space may also include recreation amenities and water features to be designed with individual parcel development.
13. Screening and greenbelt buffers will be provided to meet or exceed Section 715 of the Land Development Code. Detailed plans will be provided with the Individual Preliminary and Final Site Plans, as applicable.
14. Roadway buffers will be provided pursuant to Section 715 of the Land Development Code. Detailed plans will be provided with the Individual Preliminary and Final Site Plans, as applicable. The design and maintenance of the roadway buffers will be based on a unified landscape plan to be under the control of the property owner.
15. Utility easements shall be placed in accordance with Section 907.10 of the Land Development Code.
16. All streets will be 24-foot of pavement with 2-foot curb on both sides. Design of county streets will meet county urban standards.
17. Stormwater shall be provided in accordance with Section 722.14 of the Land Development Code.
18. Stormwater management facilities will meet Section 724 of the Land Development Code.
19. Lighting will meet the requirements of Section 709 of the Land Development Code.
20. Backflow preventers are required on all potable water services and are to be provided by the developer.
21. The irrigation system will be non-potable. Non-potable water lines will be purple in color. The irrigation source is the master irrigation system by DWR Corporation.
22. Sewer and potable water service will be provided through connections to the public wastewater system. Solid waste services will be provided by Manatee County.
23. There are no known existing easements or deed restrictions that would at this time affect the proposed development.
24. Parcels have not been surveyed and acreages shown are approximate. Parcels are subject to future subdivision platting in accordance with the Land Development Code.
25. Stormwater management facilities will meet Section 717 of the LDC, the Manatee County Development Standards and SWFWMD requirements. If the stormwater system is designed to discharge into the WFO District, it shall meet or exceed the design standards of Chapters 62-3, 62-4 and 62-25 and local design standards for discharge into Outstanding Florida Waters.
26. Stormwater facilities are not shown, but will be provided upon detailed engineering design of the project.
27. Water, wastewater and irrigation lines are proposed within the right of way for 44th Ave., Lakewood Drive and Pope Road. These facilities shall be within the right of way for Lakewood Ranch Boulevard.
28. Construction schedule: Project construction will take place as follows:

Land Use	POA* 2007 - 2011	Phase I* 2007 - 2022 ¹	Phase II 2009 - 2028 ¹	Total
Residential (dwelling units) ²				
Single Family (includes detached, attached town homes and semi-detached units)	800	2,411	1,422	3,833
Multifamily	889	-	-	889
Total	1,689	2,411	1,422	4,522
Commercial/Office (sq. ft.)				
Commercial	150,000	200,000	-	350,000
Office	105,000	-	-	105,000
Group Care Home	-	-	-	-
Recreation				
Parks	-	9.2 acres	10 acres	19.2 acres
Golf Course	-	18 Holes	-	18 Holes

1. Phase I: 2007 - 2011; Phase II: 2009 - 2028
2. Includes the option for a group care facility as part of a land use exchange. The Land Use Equivalency Matrix allows the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group Care Facility (i.e., Assisted Living Facility) beds. * Square footage to be determined by use of equivalency matrix.
3. The POA land uses are included in the Phase I table.
4. Square footage to be determined by use of equivalency matrix.
25. All development parcels adjacent to agricultural uses of the Site of Final Site Plan approval shall provide a 35' setback as required by Section 702.A.7.
26. The developer reserves the right to request street names through approval by the Board of County Commissioners as per Land Development Code section 702.5.
27. Prior to Final Site Plan approval, the applicant must submit to Manatee County Stormwater Engineering a project specific drainage plan for any proposed collection for the project. At a minimum that plan shall include the following:
A. A minimum seven (7) foot wide Private Drainage Easement between each single-family detached residence. The Drainage Easement shall be for the use of collection and conveyance of runoff from each residence.
B. Detail of the location of any proposed fences and how they will facilitate drainage through them or away from them as the case may be.
C. Detail of how roof runoff will be directed to the side yard drainage easements from all sides of the structure.
D. A typical lot drainage plan and cross section(s) shall be provided for each single-family detached residence.
E. All elements of a structure for drainage system are to be constructed when that lot is constructed, including drainage swales on adjoining undeveloped lots, if required.
F. During infrastructure construction, all lots shall be rough graded to provide positive drainage runoff to respective streets, or connection to the stormwater management system.
28. All residential development shall be subject to the requirements of Land Development Code Sections 702.8.8 and 702.8.10, except as noted within the development standards under note 2, footnote 2.
29. Residential Support Uses are allowed in Parcels A-2, C-1 through C-4, F, G-1 through G-9, J and I. Churches and Other Places of Worship (including Large, Medium, Small and Accessory Day Care Centers) shall be allowed by Administrative Parcel if additional details can be met, or by Special Permit if those details cannot be met, pursuant to Section 704.13.1 of the Land Development Code as may be amended. The square footage allocated to future large, medium and small day care centers, accessory day care centers, environmental education facilities and schools of special education are intended by this ordinance to be included within the entitlements already approved by the Northwest Sector DRI Development Order.
30. The minimum square footage for each commercial and office parcel, as identified on the GDP, may be increased provided that all dimensional criteria are met. This shall not authorize an overall increase in square footage for the project. Such modification does not require the submission or review of an amended GDP, but may be approved with a preliminary site plan or final site plan.
31. The minimum number of units for each residential parcel, as identified on the GDP, may be increased provided there is a simultaneous decrease in another residential parcel. This shall not authorize an overall increase in residential units for the project. Such modification does not require the submission or review of an amended GDP, but may be approved with a preliminary site plan or final site plan.

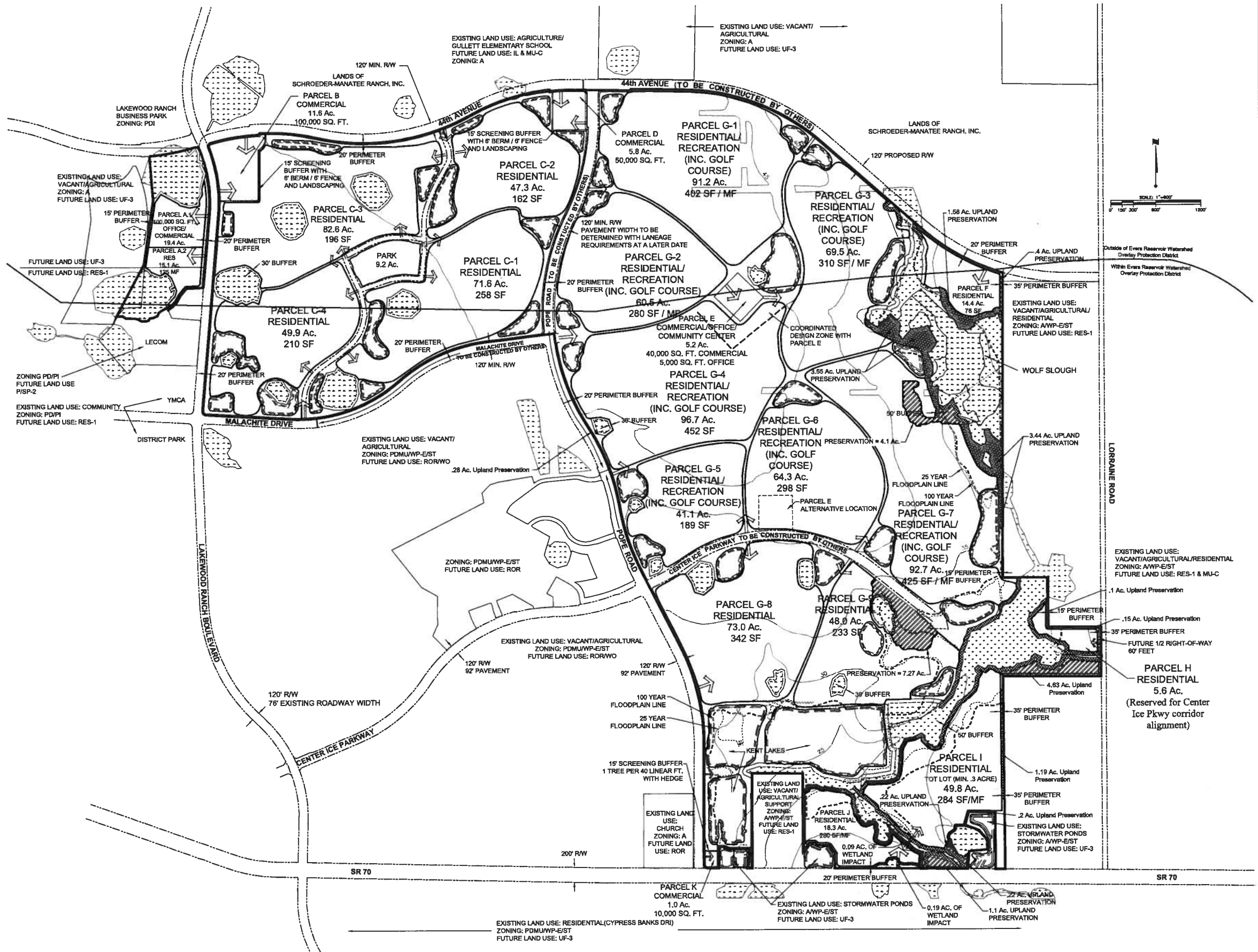
PROPOSED DEVELOPMENT PLAN	PROJECT NUMBER
APPROVED DATE	
PROJECT PLANNER PH	
PROJECT REVIEWER PH	
DESIGNER/PHYSICIAN	
INFORMANT/PHYSICIAN	
PHYSICIAN	
PHYSICIAN	
PHYSICIAN	

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LAND USE SCHEDULE

USE	ACRES	SQ.FT.	UNITS
Residential			
Single Family (detached, townhomes and villas)			3,833
Multifamily			689
Total Residential	991.3		4,522
Commercial/Office	43.0	305,000	
Recreation	9.2		
Golf Course			18 Holes
Right-of-Way	39.9		
Wetlands	129.3		
Lakes	51.5		
Stormwater Ponds	91.7		
Open Space	109.4		
Upland Preservation	53.6		
Total	1,518.9	305,000	4,522



LEGEND

- Forested Wetlands
- Herbaceous Wetlands
- Wetland Impact
- Lakes
- Access Arrows
- Topographic Contours
- 25 Year Floodplain Line
- 100 Year Floodplain Line
- Pine Flatwoods Upland Preservation (within wetland buffers)
- Pine-Mesic Oak Upland Preservation (within wetland buffers)
- Pine Flatwoods Upland Preservation Area
- Pine-Mesic Oak Upland Preservation Area

REV. NO.	REVISION	DATE	DRAWN BY / DWP. NO.	CHECKED BY / DWP. NO.	DATE	ACTIVITY	INITIALS/DWP. NO.	DATE
5	REVISE PER CLIENT	05/02/13	RTD/89450					
4	REVISE PER CLIENT (ADD MF CALLOUT TO G-1,G-2,G-3 AND G-7)	07/18/12	RTD/89450			DESIGNED BY:		
3	REVISE PER CLIENT	09/18/12	RTD/89450			DRAWN BY:	CVO/1995	
2	REVISE PER COMMENTS	10/04/11	RTD/89450			CHECKED BY:		
1	CHANGES PER MC STAFF	7/19/08	RP/2382			CONTRACT ADMIN. BY:		

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CLIENT:	SMR NORTH 70, LLC
PROJECT:	NORTHWEST SECTOR DRI

DATE:	JULY 2009	TITLE:	GENERAL DEVELOPMENT PLAN
HORIZONTAL SCALE:	1"=500'	INDEX NUMBER:	04333-001-000
VERTICAL SCALE:	N/A	SHEET NUMBER:	2 of 2
SEC. TWP. RANG.		CROSS REFERENCE FILE NO.:	