



GENERAL NOTES:

1. PERMITTED USE OF TRACTS SHOWN

SINGLE FAMILY DETACHED (SFD):

- SINGLE FAMILY DETACHED TRACTS WILL BE DEVELOPED WITH USES ALLOWED IN THE PDR ZONING DISTRICT EXCEPT MULTIPLE FAMILY DWELLINGS, SUBJECT TO THE CONDITIONAL USE CRITERIA CONTAINED IN CHAPTER 5, PART IV OF THE LAND DEVELOPMENT CODE.

SINGLE FAMILY ATTACHED (SFA):

- SINGLE FAMILY ATTACHED TRACTS WILL BE DEVELOPED WITH USES ALLOWED IN THE PDR ZONING DISTRICT EXCEPT MULTIPLE FAMILY DWELLINGS, SUBJECT TO THE CONDITIONAL USE CRITERIA CONTAINED IN CHAPTER 5, PART IV OF THE LAND DEVELOPMENT CODE.

SINGLE FAMILY SEMI-DETACHED (SFS):

- SINGLE FAMILY SEMI-DETACHED TRACTS WILL BE DEVELOPED WITH USES ALLOWED IN THE PDR ZONING DISTRICT EXCEPT MULTIPLE FAMILY DWELLINGS, SUBJECT TO THE CONDITIONAL USE CRITERIA CONTAINED IN CHAPTER 5, PART IV OF THE LAND DEVELOPMENT CODE.

MULTI-FAMILY (MF):

- MULTI-FAMILY TRACTS WILL BE DEVELOPED WITH USES ALLOWED IN THE PDR ZONING DISTRICT SUBJECT TO THE CONDITIONAL USE CRITERIA CONTAINED IN CHAPTER 5, PART IV OF THE LAND DEVELOPMENT CODE.

COMMERCIAL:

- USES WITHIN THE COMMERCIAL TRACTS SHALL BE LIMITED TO RETAIL SALES ESTABLISHMENTS, EATING ESTABLISHMENTS (INCLUDING DRIVE-THRU), GAS PUMPS, SERVICE STATIONS, BANKS (INC DRIVE THRU), BUSINESS SERVICE ESTABLISHMENTS, HEALTH SERVICES, OFFICES, CAR WASHES, DRY CLEANERS, FUNERAL HOMES AND CHAPELS, PERSONAL SERVICE ESTABLISHMENTS, REPAIR SERVICE ESTABLISHMENTS, AND NEIGHBORHOOD AND COMMUNITY SERVING MOTOR SERVICE REPAIR, AND BUILDING MATERIALS ESTABLISHMENTS.
- LAND USES IN PARCELS 19, 20, AND 25 SHALL BE ALL ALLOWABLE USES WITHIN THE PDNU DISTRICT AS OF THE DATE OF THE ADOPTING ZONING ORDINANCE AND ANY SUBSEQUENT APPROVED USE WITH THE EXCEPTION OF MANUFACTURING, FLEA MARKETS, JUNK YARDS, MANUFACTURED HOME PARKS, AND WAREHOUSING. (THE TERM WAREHOUSING DOES NOT INCLUDE SELF-STORAGE).
- FOR PARCELS 19 AND 20 PARKING REQUIREMENTS SHALL BE CALCULATED AS FOUR (4) PARKING SPACES PER 1,000 SF OF COMMERCIAL SPACE. A 10% REDUCTION IN PARKING CAN BE ALLOWED FOR PARKING LOTS HAVING MORE THAN 60 SPACES. IN ADDITION, PARKING LOT ISLANDS CAN BE CLUSTERED INTO FEWER ISLANDS, HAVING THE SAME AREA AS REQUIRED BY CODE PRIOR TO CLUSTERING, FOR IMPROVED TREE SURVIVAL AND IMPROVED BUILDING VISIBILITY.

INSTITUTIONAL:

- INSTITUTIONAL USES ARE THOSE OF A PUBLIC OR SEMI-PUBLIC NATURE, SUCH AS SCHOOLS, CHURCHES, LIBRARIES AND OTHER COMMUNITY FACILITIES, USES NOT PERMITTED WOULD BE THOSE EXCLUDED IN THE COMMERCIAL TRACTS ABOVE.

DOCKS:

- USES SHALL INCLUDE SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL DOCKS AND ANCILLARY USES FOR THE DOCKAGE OF WATERCRAFT IN WET SLIPS. THE PARCEL MAY INCLUDE A PRIVATE BOAT RAMP FOR LAUNCHING BOATS AS WELL AS RECREATIONAL USE PIERS. A MAXIMUM OF 78 SLIPS AND ONE BOAT RAMP ARE PROPOSED.

OTHER PERMITTED USES:

- HOSPITALS, NURSING HOMES AND GROUP CARE HOMES (LARGE), ARE PERMITTED USES WITHIN COMMERCIAL TRACTS IN AREAS DESIGNATED ON THE FUTURE LAND USE MAP AS MIXED USE (MU). INTERIM USE OF THE SITE FOR AGRICULTURAL PURPOSES SHALL BE PERMITTED.

CATEGORY	ACREAGE ¹	PHASE I ² 2000-2020*	PHASE II ² 2004-2025*	TOTAL
Commercial	164.91			
Retail ³		300,000 s.f.	488,837 s.f.	788,837 s.f.
Office ³		103,250 s.f.	66,750 s.f.	170,000 s.f.
Hotel ³		150 rooms	150 rooms	300 rooms
ACLF ³		0	600 beds	600 beds
Residential⁴	1,302.3			
Single family detached		1,290 units	980 units	2,270 units
Single family attached/semi-attached		500 units	640 units	1,140 units
Multi Family		760 units	1,180 units**	1,940 units**
Total Residential Units		2,550 units	2,450 units	5,000 units
Right of Way	67.9			
Open Space	1,249.59			
Golf Course		250.0	36 holes	9 holes
Park		41.2		45 holes
Wetlands, Lakes, Passive Recreation		958.39		
TOTAL	2,784.7			

ITE Code	Change From	Change To	# of Single Family Dwelling Units	# of Single-Family Attached Units	# of Multi-Family Units	# of Assisted Living Units	# of Sq Ft. Specialty Retail ¹	# of Sq Ft. Convenience Market ²	MINIMUM	MAXIMUM
210	S.F. Detached (1 DU)	1	1.92	1.61	4.53	369.00	28.93	251	852	852
230	S.F. Attached (1 DU)	0.52	1.00	0.84	2.36	191.80	15.04	167	939	939
290	MULTI-FAMILY (1 DU)	0.62	1.19	1.00	2.82	228.78	17.93	0	398	398
254	ACLF (1 Unit)	0.27	0.42	0.35	1.00	81.18	6.36	0	228	228

General Note: The calculations must always be read from left to right. Start in the "Land Uses to be Traded" column at the appropriate row and proceed horizontally to the appropriate "Equivalent Land Use" column. The equivalent is noted at the intersection of that row and column. For example, one Single Family Attached Dwelling Unit ("Land Uses to be Traded," second row) can be traded into 191.80 square feet of Specialty Retail ("Equivalent Land Uses," fifth column).

General Note: All rates used are P.M. Peak Hour.

(1) Includes Group Care Home, "Small and Large".

(2) Specialty Retail ITE Land Use Code is 806. Includes Neighborhood and General Retail Sales, Eating Establishment, Bank, Business Services, Professional Office, Clinic, Neighborhood Dry Cleaner, Day Care, Personal Service Establishment, School of Special Education, Post Office, Private Community Use, Public Community Use, Medium Intensity Recreational Use.

(3) Convenience Market ITE Land Use Code is 852. Includes Convenience Retail.

PARCEL	LAND USE	DWELLING UNITS	SQUARE FOOTAGE
1/5	SFA, SFS, SFD, MF	778	
2A	SFA, SFS, SFD, MF	120	
2B	SFA, SFS, SFD, MF	72	
3	SFA, SFS, SFD, MF	64	
4	SFA, SFS, SFD, MF	112	
7A	SFA, SFS, SFD, MF	116	
7B	SFA, SFS, SFD, MF	204	
8	SFA, SFS, SFD, MF	40	
10A	SFA, SFS, SFD, MF	179	
10B	SFA, SFS, SFD, MF	240	
11	SFA, SFS, SFD, MF	43	
12/13	DOCKS, SFA, SFS, SFD	96	78 SLIPS
14	SFD	190	
15A	SFA, SFS, SFD, MF	392	
15B	SFA, SFS, SFD, MF	72	
16	SFA, SFS, SFD, MF	500	
17	OFFICE / RESIDENTIAL / ACCLF / COMMERCIAL, SFA, SFS, SFD, MF	100	(600 BEDS) 22,750 SF
18	PARK / COMMUNITY IDENTIFICATION FEATURE	--	
(1) 19	COMMERCIAL / OFFICE / RETAIL / HOTEL / MF	--	16,939 SF / 350 MF
(1) 20	COMMERCIAL / OFFICE / RETAIL / HOTEL / MF	--	564,900 SF / 300 ROOMS (1) PARK
21	COMMUNITY SUPPORT FACILITY	--	
22	PROFESSIONAL / OFFICE / INSTITUTIONAL	--	28,000 SF
23	COMMERCIAL / OFFICE	--	15,000 SF
24	COMMERCIAL / OFFICE / INSTITUTIONAL	--	25,000 SF
25	COMMERCIAL / OFFICE	--	165,000 SF
(2) 26	COMMERCIAL / OFFICE / INSTITUTIONAL	--	75,250 SF
(2) 27	COMMERCIAL / OFFICE / INSTITUTIONAL	--	40,000 SF
28	SFA, SFS, SFD	226	
29	SFA, SFS, SFD	193	
30	SFA, SFS, SFD	19	
31	SFD	353	
32	SFA, SFS, SFD, MF	156	
33	PARK	--	
34	PASSIVE RECREATION	--	
35	SFA, SFS, SFD, GOLF	735 - 1,400 PER LUEM	45 HOLES
TOTAL		5,000	1,015,900 SF (1)

NOTES:

(1) ALLOWABLE LAND USES AND SQUARE FOOTAGE CAN TRANSFER BETWEEN PARCELS 19 & 20 SUBJECT TO LAND USE EQUIVALENCY MATRIX FOR PARCEL 19 & 20

(2) ALLOWABLE COMMERCIAL SQUARE FOOTAGE CAN TRANSFER BETWEEN THESE TWO PARCELS 26 & 27

(3) ALLOWABLE USES CAN TRANSFER ON PARCEL 35 PER LUEM

Change To	Hotel (1 Room)	Commercial/Retail (1,000 SF)	Office (1,000 SF)	Multi-Family (DU)	Minimum	Maximum
Hotel (1 Room)	---	171.55 SF	395.97 SF	0.95 DUs	80 rooms	300 rooms
Commercial/Retail (1,000 SF)	5.83 Rooms	---	2,308.25 SF	5.55 DUs	400,000 SF	663,000 SF
Office (1,000 SF)	2.53 Rooms	433.23 SF	---	2.40 DUs	0 SF	100,000 SF
Multi-Family (1 Unit)	1.05 Rooms	190.27 SF	416.11 SF	---	0 DU	350 DU

Notes: Multi-Family = Apartments; DU = Dwelling Unit; SF = Square Feet

1. Hotel Room equates to 171.55 SF of Commercial/Retail or 395.97 SF of Office or 0.95 DUs of Multi-Family. 1,000 SF of Office equates to 2-3 Hotel Rooms or 433.23 SF of Commercial/Retail or 2.40 DUs of Multi-Family. 1 DU of Multi-Family equates to 1.05 Hotel Rooms or 190.27 SF of Commercial/Retail or 416.11 SF of Office. Any land use exchanges will not exceed the substantial deviation thresholds set forth in FS 200.04(19)(b).

2. This Phase I and II build-out dates include the three-year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes and legislatively authorized extensions pursuant to HB 7207 and FS, 252.363.

3. Development minimum and maximums for parcels 19 and 20 shall be per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15 and 17.

4. Residential units may be exchanged among the types of approved units and uses per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15 and 17.

5. Part of total project area of 2,784.7.

6. Development minimum and maximums for Parcel 35 shall be per the LUEM included as Exhibit 17.

7. Because mitigation has been completed for PHI and PHII, entitlements remaining at the end of PHI, may be carried over to PHII.

Change To	Single Family Detached	Single Family Attached	Multi-Family	Minimum	Maximum
Single Family Detached (1 Unit)	---	1.97 Units	1.38 Units	1,816	2,724
Single Family Attached (1 Unit)	0.51 Unit	---	0.70 Unit	912	1,368
Multi-Family (1 Unit)	0.73 Unit	1.44 Units	---	1,272	1,908

Notes:

(1) The above unit type exchange rates are based on the gross trip generation numbers as determined using the most recently approved Traffic Impact Statement for the Project (dated December 2009). Pursuant to such study, each Single Family Detached Unit generates 0.77 gross PM peak hour trip, each Single Family Attached Unit generates 0.39 gross PM peak hour trip, and each Multi-Family Unit generates 0.56 gross PM peak hour trip. Such generation rates are specific to this Project and are not generally applicable.

(2) Example: Upon surrendering 1 Single Family Detached Unit, the Developer would be able to add up to 1.97 Single Family Attached Units, 1.38 Multi-Family Units, or a pro rata combination thereof.

USES	MAXIMUM HEIGHT / STORIES	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	MINIMUM LOT SIZE
SINGLE FAMILY DETACHED	35'	55'	20/15'	7'	15'	6,500 SF
SINGLE FAMILY ATTACHED	35'	18/23'	20/15'	0/10'	15'	2,500/3,500 SF
2 LOTS - 2 UNITS	35'	35'	30'	7.5'	15'	3,800 SF
1 LOT - 2 UNITS (DUPLEX)	35'	30'	20/15'	7.5'	15'	7,800 SF
MULTIFAMILY (CONDO/APARTMENTS)	55 STORIES	-	25'	10'	15'	6,000 SF
OFFICE / GROUP CARE HOME (LARGE) HOTEL	4 STORIES / 5 STORIES	-	40'	20'	20'	7,500 SF
RECREATION CENTER	35'	-	25'	20'	20'	-

A. MINIMUM LOT WIDTH IS MEASURED AT SETBACK LINE.

B. APPLIES TO ONE SIDE OF END UNITS.

C. FRONT SETBACK FOR UNITS WITH SIDE ENTRY GARAGES.

D. MINIMUM WIDTH AND SIZE FOR EXTERIOR UNIT (LOT).

E. FRONT SETBACKS ARE FROM PUBLIC AND PRIVATE RIGHTS-OF-WAY.

F. SINGLE AND TWO-STORY MULTIFAMILY BUILDINGS SHALL MAINTAIN A MINIMUM SETBACK OF 50 FEET FROM SINGLE FAMILY RESIDENTIAL DEVELOPMENT PARCELS. MULTIFAMILY BUILDINGS WHICH ARE THREE OR MORE STORIES SHALL MAINTAIN A MINIMUM SETBACK OF 100 FEET FROM SINGLE FAMILY RESIDENTIAL DEVELOPMENT PARCELS.

G. THE COMMUNITY IDENTIFICATION STRUCTURE (LIGHTHOUSE), LOCATED IN PARCEL 19, SHALL NOT EXCEED 55' IN HEIGHT.

H. DUPLEXES SHALL BE PROVIDED WITH A MINIMUM OF ONE CAR GARAGE FOR EACH DWELLING UNIT.

I. A MAXIMUM OF 30% OF THE LOTS IN EACH PHASE MAY BE REDUCED TO A MINIMUM LOT AREA OF 4,000 SF, LOT WIDTH OF 40 FEET, AND A SIDE YARD SETBACK OF 6 FEET. THESE SMALLER LOTS SHALL BE CONTAINED WITHIN A PARCEL OR SUBPHASE OF A PARCEL THAT IS SEPARATED FROM OTHER SINGLE FAMILY DETACHED UNIT PARCELS BY A MINIMUM SEPARATION WIDTH OF 25 FEET, EXCLUSIVE OF LOT AREAS.

J. See additional front setback requirements in Zoning Ordinance.

3. MULTI-FAMILY SEPARATION

MULTI-FAMILY BUILDINGS SHALL BE SEPARATED BY A MINIMUM DISTANCE OF:

- 1-STORY UNITS - 15 FEET
- 2-STORY UNITS - 25 FEET
- 3-STORY UNITS - 40 FEET
- 4 OR 5-STORY UNITS - 50 FEET

4. MULTI-FAMILY RESTRICTIONS

MULTI-FAMILY DEVELOPMENT IN PARCEL 12/13 SHALL BE RESTRICTED TO 4 UNITS PER BUILDING AND A MAXIMUM HEIGHT OF 2 STORIES. SEPARATION BETWEEN BUILDINGS SHALL BE 25 FEET FOR THE FIRST FLOORS AND 40 FEET FOR THE SECOND FLOORS. EXCEPTIONS MAY INCLUDE ROOM PROJECTIONS AND BAY WINDOWS NOT EXCEEDING A DEPTH OF 5 FEET.

5. BUFFERING AND SCREENING:

BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 715 AND 737 OF THE LAND DEVELOPMENT CODE. ALL LANDSCAPED BUFFERS WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM AND MAINTAINED BY THE OWNER, THE COMMUNITY DEVELOPMENT DISTRICT, OR THE APPROPRIATE HOMEOWNER ASSOCIATION.

6. PARKING:

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 710 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.

7. PROJECT ACCESS:

THE ALIGNMENT OF ALL INTERNAL ROADWAYS AND THE LOCATION OF ALL PROJECT ACCESS POINTS ARE APPROXIMATE. EXACT ALIGNMENTS ARE SUBJECT TO CHANGE PURSUANT TO REVIEW BY MANATEE COUNTY DURING THE SITE PLAN/SUBDIVISION REVIEW PROCESS.

8. DRAINAGE:

LOCATION AND SIZE OF STORMWATER MANAGEMENT FACILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT AT THE FINAL SITE PLAN PHASE.

9. WATER AND WASTE WATER:

WATER, WATER REUSE, AND WASTEWATER SERVICE WILL BE PROVIDED BY MANATEE COUNTY.

10. DEVELOPMENT MIX:

TRADE-OFFS IN TYPES AND INTENSITIES/DENSITIES OF APPROVED LAND USES MAY BE MADE AS PERMITTED IN THE DEVELOPMENT ORDER AND ZONING ORDINANCE.

11. WETLANDS:

PARCEL 35 WETLANDS ARE PER A DUCHART LAND SURVEYING INC. ALL OTHER ACREAGE AND LOCATION OF ENVIRONMENTAL AREAS ARE APPROXIMATE.

12. SURVEYS:

INDIVIDUAL PARCELS AND OTHER USES HAVE NOT BEEN SURVEYED AND ACREAGES SHOWN ARE APPROXIMATE. PARCELS ARE SUBJECT TO FUTURE SUBDIVISION IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.

13. GOLF COURSE:

GOLF COURSE LOCATIONS ARE CONCEPTUAL ONLY AND SUBJECT TO FINAL DESIGN.

14. FLOODPLAIN:

DEVELOPMENT WITHIN THE ONE HUNDRED (100) YEAR FLOODPLAIN SHALL BE IN ACCORDANCE WITH THE COUNTY'S FLOODPLAIN MANAGEMENT PERMIT PROCEDURES.