

LEGEND

- NATURAL TRANSECT**
 - NATURAL
 - RECREATION
- SUB-URBAN TRANSECT**
 - RESIDENTIAL
- URBAN TRANSECT**
 - TOWN CENTER/ MIXED USE
 - ECONOMIC DEVELOPMENT CENTER
 - CIVIC (SEE NOTE 7)

NOTE 3: LOCATIONS AND CONFIGURATIONS OF PROPOSED LAND USES, ROADS, LAKES, NEIGHBORHOOD GREENS, PARKS, GREENWAYS AND BUFFERS ARE ILLUSTRATED FOR CONCEPTUAL PURPOSES AND ARE NOT TO SCALE, BUT ARE REQUIRED TO REMAIN IN THE GENERAL LOCATIONS SHOWN ON THE CONCEPTUAL PLAN. FINAL DELINEATION SHALL BE DETERMINED DURING SITE PLAN APPROVALS.

NOTE 4: THE MIX OF USES SHOWN, AS WELL AS DENSITIES AND INTENSITIES, MAY BE TRANSFERRED BETWEEN PLOTS WITHIN THE DEVELOPMENT.

NOTE 5: FOR THE PURPOSES OF THIS PLAN, SINGLE FAMILY SHALL INCLUDE ZERO LOT LINE HOMES, AND MULTI FAMILY SHALL INCLUDE TOWNHOMES AND CONDOMINIUMS.

SITE DATA

SITE AREA: 3,788.601 ACRES
MAX GROSS DENSITY: 1.2 DU/AC

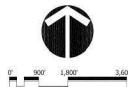
PROPOSED USES:

RESIDENTIAL	
SINGLE FAMILY	3,746 DU
MULTI-FAMILY	800 DU
NONRESIDENTIAL	
COMMERCIAL / RETAIL	500,000 SF
ECONOMIC DEVELOPMENT CENTER	1,500,000 SF
CIVIC	200,000 SF
COLLEGE	3,000 STUDENTS
HOTEL	150 ROOMS

NOTE 6: THE AVERAGE RESIDENTIAL DENSITY WITHIN 1/8 MILE OF THE PERIMETER SHALL NOT EXCEED 0.80 DWELLING UNITS PER ACRE. A 200 FOOT MINIMUM, 400 FOOT AVERAGE SEPARATION SHALL BE PROVIDED FROM THE PROPERTY BOUNDARY TO ANY DEVELOPMENT PARCEL WITHIN THE URBAN OR SUB-URBAN TRANSECTS.

NOTE 7: 50 ACRE CIVIC PARCEL LOCATED SOUTH OF HIGH SCHOOL IS INCLUDED IN THE NATURAL TRANSECT. ALL OTHER CIVIC SITES ARE INCLUDED IN THE SUB-URBAN TRANSECT. THE EXISTING PACKING PLANT IS INCLUDED WITHIN THE URBAN TRANSECT.

NOTE 8: ROADS AND RIGHTS OF WAY SHOWN ON THE CONCEPTUAL PLAN ARE WITHIN THE URBAN OR SUB-URBAN TRANSECT.



AGE CONCEPTUAL PLAN SITE DATA TABLE

TRANSECT	PERCENTAGE ACREAGE		AMOUNT OF ACREAGE		% UNITS		# UNITS		DENSITY RANGE (DU/ACRE)		NON RESIDENTIAL DEVELOPMENT INTENSITY			
	MIN %	MAX %	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MAX OTHER	
NATURAL	55%		2083.73			0%		0						
SUB-URBAN	40%		1515.44				4546		0.5	8			200,000 SF	PUBLIC & PRIVATE CIVIC
N. CENTER	10%		378.86			20%	909		4	8				
N. GENERAL	30%		1136.58						1	5				
N. EDGE	20%		757.72						0.5	1				0
URBAN	10%		378.86			20%	909			12			2,000,000 SF	150 ROOM HOTEL 3000 STUDENT COLLEGE

Minto West ***Implementing Principles***

The Implementing Principles are an accompaniment to the Minto West Conceptual Plan to ensure the implementation of appropriate values of the region within the Agricultural Enclave, while allowing flexibility during subsequent zoning and site planning.

Balance the Western Communities

Currently, the western communities include a vast amount of residential units and a minimal amount of consumer services. Minto West will provide long-desired commercial, employment, and recreational opportunities to achieve a more balanced mix of land uses within the western communities. Minto West proposes intensity increases, which will allow for viable commercial development including employment opportunities to serve the residential densities on the property and within the surrounding area. Minto West moves in the direction of accomplishing the County's goal of addressing the land use imbalance in the area as reflected in numerous County initiated studies and planning efforts. As such, the Minto West continues to direct future development to an appropriate location, specifically to address the need for balanced growth, the provision of services and employment opportunities. By providing needed employment and commercial uses to serve residents within the entire central western communities, Minto West will alleviate, rather than exacerbate, the existing urban sprawl pattern development, thereby addressing an identified County planning need.

Connecting the Communities

Minto West will promote walkable and connected communities and provides for compact development, where appropriate, and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Provide a Town Center

Minto West will provide long-desired commercial, employment, and recreational opportunities to achieve a more balanced mix of land uses within the western communities in a town center setting. Minto West's proposal to increase nonresidential intensity will set the stage for an economic development center that will continue to encourage a functional mix of uses. The workplace and commercial uses will become a great resource for the surrounding residential community, limiting the east-west trips that are created today along the major corridors.

Implement Traditional Neighborhood Design

Residential neighborhoods shall be based on a street design that fosters alternate modes of transportation such as pedestrian pathways and/or bicycle lanes. Neighborhoods shall be designed with character and clearly defined gathering places, with many residences within walking distance of such places.

Provide for Civic and Recreation Opportunities

Appropriately scaled concentrations of civic and institutional activity shall be distributed in proximity to each residential neighborhood. Civic sites and gathering places shall be located at important sites to reinforce community identity. A range of parks from tot-lots and village greens, to regional parks and passive parks, which will be distributed within or near neighborhoods. Each neighborhood will include appropriately scaled civic and recreation spaces to meet the needs of the communities' residents. The majority of the more active recreational uses will occur just west of Seminole Pratt Whitney Road and on the eastern portion of the property, as shown on the Conceptual Plan.

Design Neighborhoods with Housing Variety

Minto West shall include a variety of neighborhood types allowing for a variety of housing types and lot sizes. The Minto West Conceptual Plan depicts the general locations of residential neighborhoods. The specific location, densities and number of dwelling units will be determined during the approval of the Master Plan and Site Plan, not to exceed the overall density permitted for the parcel. Generally, lower density residential areas will occur towards the edges of the property, with higher density development approaching Seminole Pratt Whitney Road. Additionally, factors such as proximity to schools, civic and recreation areas, or the Town Center will result in clustering of densities to further pedestrian accessibility.

Create an Internal Street Network

The Minto West Enclave shall be developed with enhanced connectivity between neighborhoods, schools, civic uses, and retail uses where appropriate. The Minto West Conceptual Plan provides for a hierarchy of streets connecting with the County's Thoroughfare Roads, which provides for circulation and access from the neighborhoods both to the Thoroughfare Roads as well as between individual neighborhoods, schools, and the Town Center. Excluding roadways identified on the County's Thoroughfare Map, streets shall be designed in a pedestrian-friendly manner with appropriate street cross sections for slow travel speeds. Streets and squares internal to the neighborhoods will be safe, comfortable, and interesting to the pedestrian where appropriate. Properly configured, they encourage walking and will enable neighbors to know each other and their communities.

Build Corridors

Persimmon Boulevard and Seminole Pratt Whitney Road are corridors that act as connectors of neighborhoods and districts within Minto West and surrounding communities. These corridors shall be designed as rural parkways with opportunities for alternate modes of transportation such as pedestrian pathways, bike lanes, and equestrian trails where appropriate.

Provide for Separation of and Buffering to Adjacent Neighborhoods

Minto West shall include appropriate separations and buffering from the surrounding existing communities. The Minto West Conceptual Plan depicts appropriate buffers around the entire property. These buffer areas will not only provide physical separation, but will contain features such as trails and landscape enhancement areas for the use of existing and future residents. Additionally, density considerations around the perimeter will ensure compatibility with the surrounding community.

Maintain Agricultural Uses

Agricultural Enclaves are encouraged to maintain agricultural uses and activities. For that reason, incremental conversion of Agricultural Enclaves to nonagricultural use is permitted. The property shall be rezoned to Agricultural Enclave Overlay with an accompanying Master Plan,

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CH# 13-0518
Implementing Principles
July 25, 2014

consistent with the Conceptual Plan and these Implementing Principles. The County Planning, Zoning & Building Department will maintain records of the total density and/or intensity approved to ensure that the total approved units do not exceed the maximum density and/or intensity granted in accordance with the FLUA amendment and Conceptual Plan. The conceptual plan provides areas within the natural transect that may be used as open space including continued and new agricultural use.

Respect the Natural Environment

The development shall respect environmental stewardship consistent with the goals of the western communities. Because the proposed amendment enhances the infill development on property, which today contains no natural environmental features, it reflects environmentally sound land use planning by directing growth away from environmentally sensitive areas. In addition, large open space areas and water features provide an opportunity for significant environmental enhancement where today no such features exist. There are no native and natural habitat features on the property. However, through the development of the site, a large amount of vegetation, lakes, and other natural features will be created.

Minto West may also include or incorporate lands for environmental mitigation or restoration.

Be a Good Neighbor

It is important to ensure the involvement of the surrounding community and receive input from the existing residents in the neighborhoods that are within close proximity to Minto West. Although not everyone's wishes can be granted, the underlying themes and their vision for the area should be considered and included in the design process. Some of these themes include providing separation at the edges of the property and also designing lower density residential communities in these areas as well, more consistent with the adjacent neighborhoods.