

PRELIMINARY SITE PLAN
PDMU-02-02(P) - COLONIAL REALTY LIMITED PARTNERSHIP

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the recommendation of the Planning Commission, the criteria set forth in Manatee County Ordinance No. 90-01 (the Manatee County Land Development Code); and finding PDMU-02-02(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDMU-02-0(P) - COLONIAL REALTY LIMITED PARTNERSHIP is hereby approved to allow 300 multi-family dwelling units and 32, 671 square feet of professional office in Phases II and IV of the Colonial Park project, and GRANTING Special Approval for: (1) a project located in the Watershed Protection-Evers Overlay, (2) for a project located in the Entranceway, (3) for proposed net density greater than 1 dwelling units per acre in the RES-1 Future Land Use Category, (4) for a project partially located in the MU Future Land Use Category, and (5) for a project adjacent to a perennial stream, subject to the following stipulations:

STIPULATIONS:

1. Rooftop HVAC equipment shall not be visible from I-75 or any surrounding property.
2. The extension of Town Center Parkway shall be designed as a boulevard section through this project to provide the required second means of access. The pavement width for the streets designed as a boulevard shall each be 24 feet wide. The median separating the driving lanes shall be 22 feet wide, except for the bridge crossing over Cooper Creek, which shall be a minimum of 6 feet wide. The median separating the driving lanes connecting to the existing 4-lane divided portion of Town Center Parkway shall match the existing 4-lane divided cross section. In the event that the number of units located north of Cooper Creek is reduced to 100 units or less, a 2-lane cross section may be permitted for the bridge. This shall be approved by the Planning Department with the Final Site Plan.
3. A five foot wide sidewalk shall be provided along the west side of Town Center Parkway for this project. This shall be approved by the Planning Department with the Final Site Plan.
4. All residential structures shall be limited to a maximum of 3 stories and 42 feet in height. All office buildings shall be limited to a maximum height of 35 feet, unless the front yard setback is increased 1 foot for every additional 1 foot building height, not exceeding a maximum of 48 feet in height. This shall be approved by the Planning Department with the Final Site Plan.
5. A minimum 100 foot buffer shall be provided along the eastern property boundary and shall consist of a thick screen of vegetation, accomplished through the use of existing indigenous vegetation and the planting of additional landscape materials, (consisting of canopy trees, understory trees, and shrubs). The vegetation shall be planted in a naturalized fashion, where necessary to achieve 100 % opacity within 3 years of planting, to a height of 15'. It is recognized that the existing native vegetation will be used to the greatest extent possible. Landscaping shall be guaranteed through defect security for 10% of the cost of mature landscape buffer. The applicant shall submit certifications by a Landscape Architect, to the Environmental Management Department and the Planning Department at 6 month intervals stating that the buffer is on schedule to meet this stipulation. Pruning of this area shall be prohibited, except for diseased or dead vegetation. All new plantings shall be native, naturalized, or drought-hardy species. The plant species, spacing, size, and location of all plant materials shall be approved by the Environmental Management Department prior to Final Site Plan approval. The retention ponds shall not be located within 100 feet of the eastern property boundary. The plantings within this buffer shall be 100% opaque to a height of 15 feet, on or before February 12, 2004. A Conservation Easement shall be recorded for the entire 100' wide landscaped buffer prior to approval of any Final Site Plan for Phases II or IV.

6. All construction traffic shall enter and exit the project via University Parkway and Town Center Parkway. There shall be no construction traffic through the River Club development.
7. Minimum building setbacks for the office buildings shall be:

Front:	30 feet
Side:	15 feet
Rear:	20 feet
I-75:	100 feet

The front yard setback shall be increased one foot for every additional one foot in building height over 35' not to exceed 48' in building height.

8. All indigenous vegetation located within the roadway buffer along I-75 adjacent to the residential portion of the project, or within the buffer along the eastern property boundary, shall not be removed.
9. All indigenous trees with a 6" Dbh or greater, shall be preserved to the greatest extent possible. Additionally, in accordance with Section 737.4.1.1.d of the LDC, seventy-five percent of all trees exceeding a 24 inch d.b.h shall be preserved. This shall be approved by the Environmental Management Department with the Final Site Plan.
10. All additional parking, above the minimum amount required, shall be constructed of paver block or provided as stabilized grass parking. This shall be approved by the Planning Department with the Final Site Plan.
11. The Developer shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the Project with the following sources, in order of preference: (1) treated stormwater; and (2) non-potable quality groundwater. Prior to each Final Site Plan approval, the Developer shall identify the irrigation source which will be utilized. In-ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots.
12. No residential dwelling units shall be allowed between the L10 70dBA noise level contour and I-75 unless such residences are protected by some performance equivalent measure to achieve the L10 60 to 70 dBA range. The location of these noise contours shall be located by an acoustical engineer. Buildings shall be positioned to maximize the distance between the residential units and the noise source. The use of existing vegetation, earthen berms, decorative walls, and significant landscape buffering may be provided between the residential units and the noise source to mitigate the impacts. Any proposed residential structure which falls within an unmitigated L10 70dBA noise contour shall require an acoustical analysis showing that the proposed design will limit exterior noise to the prescribed allowable interior level (L10 60 to 70 dBA range).
13. This project is subject to the requirements of Section 737.4.1.2 a-j, (Entranceways) however, Section 737.4.1.2e, may be modified by the Environmental Management Department.
14. A coordinated signage plan for the perimeter of the project shall be approved by the Planning Department with the Final Site Plan. All signage must provide concealment of main support structure (e.g., pole) between 20% and 100% of sign width with materials consistent with those in the development, as shown on Attachment "A".
15. In order to accommodate the future expected demand for public transportation to this development, the project shall provide a bus stop(s) and shelter(s) which meet ADA and MCAT standards. The number of bus stops and shelters and locations shall be approved by MCAT with the Final Site

- Plan. The bus stop(s) and shelter(s) shall be constructed prior to the latter of issuance of the 101st Certificate of Occupancy or 60 days after notice that bus service will be provided to the project..
16. A minimum of 5 foot wide sidewalks shall be provided to facilitate internal pedestrian circulation within the residential phases. The location of the sidewalks shall be approved by the Planning Department with the Final Site Plan.
 17. Bicycle parking facilities shall be provided for each of the four phases, at a ration of 10% of the required parking. These facilities shall be conveniently located to the entrances of the multi-family buildings and office buildings, and shall include facilities that secure the frame of the bicycle.
 18. A canoe launch facility shall be permitted for non-motorized watercraft. The size and location shall be approved by the Environmental Management Department and the Planning Department with the Final Site Plan.
 19. The multi-family structures shall be in substantial conformance as to aesthetics and design quality, with the architectural renderings and photographs labeled as Attachment B.
 20. The building setback from the east property line of the project shall be 200'.
 21. The maximum total number of residential units shall be 572 and the maximum number of units south of Cooper Creek shall be 284.
 22. All parking lot lights and other lighting shall be designed and constructed to be directed to the interior of the project and not to the east. Planning staff shall approve a photometric plan showing pole mounted lights limited to 20' in height, and all lighting directed to the interior of the development using horizontal cut-offs and designed to avoid spill over to the River Club development.
 23. The uses on the site shall be limited to office and multi-family, or single-family residential, and associated accessory uses.
 24. Wetland mitigation shall be shown on the Final Site Plan and shall meet the requirements of the Manatee County Comprehensive Plan.
 25. The owners of subsequent Association shall be responsible for long term maintenance of the stormwater management system in accordance with County and SWFWMD requirements.
 26. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes will be required for this project.
 27. No single family boat docks shall be permitted within this development unless otherwise approved by the BOCC at a future public hearing. This shall not preclude a single launch for non-motorized watercraft, as shown on the Preliminary Site Plan.
 28. Prior to Final Site Plan approval, the applicant shall submit an evaluation of threatened and endangered species, consistent with Policy 3.3.2.3 of the Comprehensive Plan. This evaluation shall be reviewed by the Environmental Management Department.
 29. The boundaries of the wetland buffers shall be marked with signage that indicates a wetland protection area. The number and placement of signs shall be approved by the Environmental Management Department prior to Final Site Plan approval.
 30. In order to provide additional protection for riverine systems adjacent to the proposed project, approximately 3.8 acres of uplands (in addition to the 50' wetland buffer) shall be preserved within

the Phase II project area. The limits of the preservation area may be adjusted on the Final Site Plan in order to provide adequate fill slopes, and shall be no less than 3.8 acres in size. This shall be approved by the EMD with the Final Site Plan.

31. Concurrency for potable water for this project shall be approved by the Growth Management staff with the Final Site Plan.
32. If the developer elects to develop Phase II with single-family development in accordance with Section 603.6.4.2 of the LDC, the following minimum dimensional standards shall apply:

SINGLE-FAMILY DETACHED:

Lot Area: 10,000 square feet
Lot Width: 75 feet

Front Setback: 25' or 20' with side load garage
Side Setback: 7.5'
Rear Setback: 15'
Height: 35'

SINGLE-FAMILY SEMI-DETACHED:

Lot Area: 6,000 s.f.
Lot Width: 50'
Front Setback: 25'
Side Setback: 10'
Rear Setback: 20'
Height: 35'

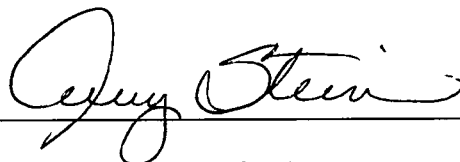
SINGLE-FAMILY ATTACHED:

RMF-9 Standards apply

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 30th day of July, 2002.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: _____



Chairman



ATTEST: R. B. SHORE
Clerk of the Circuit Court

by: 