

PRELIMINARY SITE PLAN
PDMU-04-17(P) – BRADEN RIVER INVESTMENTS, LLC.

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-04-17(P) consistent with Manatee County Ordinance No. 89-01 (the 2020 Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDMU-04-17(P) – BRADEN RIVER INVESTMENTS, LLC. is hereby approved to allow 38 lots for single-family detached residences, a canoe launch, and community docking facilities for 36 boat slips, and GRANTING Special Approval for a project: 1) adjacent to a perennial stream; 2) partially within the 25 year floodplain; and 3) within a Coastal Storm Vulnerability Area subject to the following stipulations and specific approvals:

STIPULATIONS:

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions and in a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective home buyers of the following:
 - (a) That they are purchasing a home in a flood prone area and the site is partially within the Coastal Storm Vulnerability Areas.
 - (b) That a Hurricane Evacuation Plan approved by the Public Safety Department for this project exists for this project.
 - (c) A hazard disclosure statement generally describing the property's relative probability of damage from floodwaters. This disclosure shall also list potential mitigation strategies including elevation, where the builder has exceeded floodplain construction standards, and other potential measures to increase safety.
 - (d) The presence of a natural gas transmission line.
 - (e) The Braden River and inlet are known to be frequented by Manatees. Boat rentals, personal watercraft rentals, live aboards, and repair activities shall be prohibited from all docks and the boat ramp.
2. The roadway buffer along S.R. 70 shall be a minimum of 20' wide and shall be planted with two rows of 3" caliper canopy trees, at least 12 feet in height, and spaced 25' on center, with the required hedge. This buffer shall not be allowed within the 50' Natural Gas Transmission Easement. Overhead or underground power lines, swales, or storm water facilities within the buffer area are prohibited. This buffer shall be located between Lot 1 and the detention pond west of the entry road, and north or south of the detention pond east of the entry road. If authorization is obtained from the gas company, that portion of the gas transmission easement located on this property may be sodded and planted with shrubs.
3. The maximum building height shall be 35'.
4. The Final Plat shall include a 5' wide non-vehicular ingress/egress easement along State Road 70, except for the approved entrance road.
5. All nuisance exotic plant species shall be removed from upland portions of the entire site. An Exotic Plant Species Management Plan shall be submitted to EMD for review and approval, prior to the Final Site Plan approval.
6. Land clearing shall not commence until a Final Site Plan and Construction Plans have been approved. Land clearing, tree removal, or grading shall be limited to the specific phase receiving

approval. Prior to construction, grading, or tree removal from the site, required protective barriers within each area of construction shall be installed to protect all 4" DBH (trunk diameter measured at 4.5 feet from the ground) and greater trees identified for protection, that is, not shown on the Preliminary Site Plan as proposed to be removed, replaced, or relocated.

Specific tree protective measures shall be reviewed and approved by the Environmental Management Department with the Final Site Plan and Construction Plan submittal. Generally, the dripline (one foot for each inch of d.b.h.) of all trees to be retained on site shall be protected from construction activity.

7. This project shall utilize the lowest water quality source available for irrigation. In ground irrigation, using Manatee County public potable water supply shall be prohibited, including on individual lots.
8. Lots shall not be platted into wetlands, wetland buffers, or stormwater retention ponds.
9. All docks shall be located on common area. Docks not located adjacent to residential lots shall be accessed through the 12' wide access and maintenance easement provided along the south side of the detention pond.
10. All docks within this development are subject to all Federal, State, and local permitting requirements. The total number of boat slips for this development shall not exceed 36.
11. No dredging other than maintenance dredging shall be permitted within the boat basin or access channel. A maintenance dredging exemption shall be obtained from the state and submitted to the County, prior to commencement of dredging.
12. The use of the boat slips shall be limited to boats owned by residents of this development only. Establishment of a "boat club" which owns the boats and sells or leases time shall be prohibited.
13. Boating launching facilities are not permitted, except for the canoe and kayak launch at the existing boat ramp. In addition, the existing boat ramp shall be closed to the public and motorized vessels.
14. Boat rentals, personal watercraft rentals, live aboards, boat maintenance, and repair activities shall be prohibited from all docks and existing boat ramp.
15. Prior to Final Plat approval, the two existing docks shall be removed.
16. The project must demonstrate compliance with LDC Section 603.14.5.3, and 603.14.5.4, Operational Guidelines for Waterfront Uses. The applicant shall erect "idle no-wake", manatee awareness, and manatee education signs in locations approved by the County with the Final Site Plan.
17. Passive traffic calming devices (e.g., landscaped traffic islands, pavement textures changes, street trees, etc.) shall be utilized where deemed appropriate within the project. All traffic calming devices and locations shall be approved by the Transportation and Planning Departments with the Final Site Plan and Construction Plans.
18. All wastewater lift stations (including lift station hatches), service cleanouts, and manhole rims shall be set 4 inches above the 100-year flood elevation.
19. The internal road shall be constructed at an elevation above the 100-year floodplain. This street shall be constructed to a width of 24' with curb and gutter within a 50' right-of-way; provided, however, the one way loop section shall be a minimum width of 16' and no parking shall be

allowed on this section of the street.

20. The wetland mitigation area shall be designed and buffered in accordance with Section 719 of the LDC with the Final Site Plan.
21. All docks within wetland buffers shall be designed in accordance with the requirements of Section 719.11.1.2 of the LDC.
22. Canopy trees shall be planted every 30' on center within the wetland buffer adjacent to the Braden River (2.5" caliper, 12' height, 4' spread). Existing canopy trees may be utilized to fulfill this screening requirement.
23. Final engineering drainage design shall be approved prior to Final Site Plan approval, including the following:
 - a. Any fill within the 100-year floodplain of the Braden River shall be compensated by creation of an equal or greater storage volume above seasonal high water table.
 - b. There shall be full 25-year attenuation on all stormwater ponds within the development.
 - c. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created in respect to drainage routing, grading, and site runoff.
24. A southbound right turn lane shall be constructed prior to final plat approval along with the necessary right-of-way for that construction in accordance with designs approved by FDOT and Manatee County Transportation Department. All required set-backs shall begin at the new dedicated right-of-way line. No drainage facilities, structures, or roadway buffers shall be located within the required right-of-way.

SPECIFIC APPROVALS:

1. Specific Approval for an alternative to Section 907.9.4.2 of the Land Development Code to allow the cul-de-sac that is 1,500' in length.
2. Specific Approval for an alternative to Section 907.9.2.4 of the Land Development Code to allow an 8' reduction of the pavement width from 24' to 16' for the cul-de-sac.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 26th day of October, 2004.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY:


Chairman

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



