

REVISED GENERAL DEVELOPMENT PLAN
PDMU-98-04(G)(R) - ACA FINANCIAL CORPORATION/KEYSTONE RANCHES

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-98-04(G)(R) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), REVISED GENERAL DEVELOPMENT PLAN PDMU-98-04(G)(R) - ACA FINANCIAL CORPORATION/KEYSTONE RANCHES is hereby approved to amend Stipulation #1 to defer the requirement to develop architectural design guidelines for each development parcel to the first Final Site Plan for each development parcel rather than at Preliminary Site Plan and Special Approval as previously GRANTED for: (1) location within an Entranceway; (2) Non-Residential Uses exceeding 150,000 square feet of gross building area; (3) location adjacent to a perennial stream; and (4) location in the Mixed Use Future Land Use Category, subject to the following stipulations:

STIPULATIONS:

ARCHITECTURAL AND DESIGN GUIDELINES

1. Each proposed development parcel shall be designed together with a unified, thematic design as indicated by the applicant on the General Development Plan, and approved by the Planning Director prior to preliminary site plan approval, utilizing the criteria referenced with stipulations #2 and #3. Architectural Design Guidelines as indicated on the General Development Plan will be utilized with the submittal of each development parcel with the. At the time of the first Final Site Plan for any development parcel within the Project the Architectural Design Guidelines shall be submitted for review and approval to the Planning Director. These guidelines shall be used in the review and approval of all Final Site Plans for the Project. The guidelines shall include the following:
 - a. Design Concept (unified thematic design);
 - b. Architecture (building elevations);
 - c. Circulation (internal circulation - sidewalks);
 - d. Scale (Pedestrian scale doors/windows);
 - e. Entry Porches;
 - f. Materials and Color; and
 - g. Lighting
2. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, corrugated metal, or tilt up precast slabs shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials. Building elevations shall be submitted prior to Final Site Plan approval.
3. The sides of buildings visible from I-75, and Moccasin Wallow Road shall have minimal blank walls no longer than 40 feet in length. In order to insure that the buildings do not project a massive blank wall, design elements including prominently visible architectural details (e.g., bumpouts, reveals, projecting ribs, offsets, windows, shutters, etc.) shall be applied to the walls of buildings visible from the above-referenced streets. Design elements shall be reviewed for compliance by staff at Final Site Plan.
4. The industrial-light parcels fronting I-75 are to be consistent in design theme.

5. Service stations, convenience stores with gas pumps, and other drive-thru facilities shall integrate any canopy with the main structure and include the following design criteria:
 - a. Drive-through windows shall incorporate coverings for service windows that are structurally and architecturally integrated into the design of the buildings.
 - b. No main or accessory building, gasoline pump, tank, vent, pump island, or pump island canopy shall be located within 35 feet of any property line.
 - c. All drive-thru facilities shall provide a by-pass lane or safe means of egress around drive-through lanes to be determined by the Planning Director with the Preliminary Site Plan.
6. A coordinated sign plan for the development shall be approved by the Planning Department prior to the first Final Site Plan approval. Ground signs shall be utilized for all development parcels. The two proposed free standing signs as shown on Sheet 7 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. Ground signs and free standing signs shall include decorative elements reflective of the finish building materials, colors, and architectural details consistent with the development parcel.
7. All roof mounted H.V.A.C. equipment, loading zones, and dumpsters shall be screened from view from I-75, Moccasin Wallow Road, adjacent properties and internal roads. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the entranceway. All loading zones near internal roadways shall be screened with an 8' high decorative wall with landscaping. The 8' wall shall also include decorative elements reflective of the finish building materials, colors, and architectural details of the main structure.

TRANSPORTATION AND LAND USE

1. Access points to this site shall be required to line up with the access points to the "Gateway North" DRI, as shown on approved construction plans and the General Development Plan for Gateway North.
2. This project shall be limited to two (2) access points to Moccasin Wallow Road, in the locations depicted on the General Development Plan. Two additional right-of-way stub outs to adjoining property shall be provided as shown on the General Development Plan. The specific locations of these stub outs shall be approved by the Planning Department with any traffic study required for future development. Should a traffic study not be required, the locations shall be determined with any Preliminary Site Plans.
3. All truck traffic (3 or more axles) shall access the site from the Moccasin Wallow Road or Street "B" only. Signs identifying this requirement shall be posted at all loading zones. 81st Street East and Street "E" shall not be used for truck traffic (3 or more axles) and be posted with no truck signs. Truck traffic will be allowed at such time that 81st Street East has been designated as a Minor Collector (2 lanes) and constructed in accordance with the applicable County standards.
4. Prior to the issuance of the first Certificate of Occupancy for any lot within Parcel #3 (light-industrial) for which a connection is made to 81st Street East, the applicant shall pave the shell portion of 81st Street East to Ellenton-Gillette Road.
5. The landscape buffer along the west property line, adjacent to residential zoning districts, shall be 20-feet wide and shall be planted with two rows of 3" d.b.h. canopy trees (at least 14' in height) off-set 40' on-center. Existing vegetation may be used to fulfill this requirement.

6. The 25' wide landscape buffer along Moccasin Wallow Road, and the 20' wide landscape buffer along the western property line adjacent from non-residential uses shall be planted with two staggered rows of 3" d.b.h. canopy trees (at least 14' in height) off-set 25' on-center. A hedge, shrub, or berm meeting the requirements of Section 737.5.1.1 shall be provided along Moccasin Wallow Road (within the 25' buffer), I-75 (within the 34' buffer) and along local roadways in order to partially screen the proposed light-industrial development of Parcel 1. A 16' wide landscape buffer shall be utilized along the northeast portion of the project boundary line. The 16' wide landscape buffer shall consist of one canopy tree per 40 linear feet and a hedge. To the maximum extent possible, existing vegetation and tree groupings along Cabbage Slough and throughout the project, shall be utilized to meet the screening requirements.
7. Truck loading, service areas, outside storage, or parking of heavy equipment, semi trucks, trailers, or other vehicles over 1½ tons shall not be located adjacent to I-75, Moccasin Wallow Road, or between the buildings along the western side of the project and the west property line.
8. Commercial Parcels #1 and #2 shall have the following setbacks:

Commercial Parcel #1	
Setbacks	
Front:	35'/85' *
Side:	15' **

* A 85' front yard setback required along Moccasin Wallow Road.

** A 30' separation between commercial buildings.

Commercial Parcel #2	
Setbacks	
Front:	35'/45' *
Side:	15' **

* A 45' front yard setback required along Moccasin Wallow Road.

** A 30' separation between commercial buildings.

9. All other setbacks are as follows:

Commercial Parcel #3:

Front 45'

Office:

Front 45'

Side 25'

Light-industrial parcels:

Front 30'

Rear 30'

Side 25'

Multi-family parcels:

Front 25'

Rear 15'

Side None**

* Except 50' at west property line.

**A minimum separation of 32' required between buildings shall be maintained.

Waterfront Setbacks:

All development on this site shall maintain a 30' waterfront setback.

10. A non-ingress/egress easement shall be recorded along Moccasin Wallow Road prior to approval of Final Site Plans or Final Plats.
11. The maximum height shall be 45 feet for hotels, 35 feet for all other uses.
12. All deliveries and truck loading and unloading shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. for Commercial Parcels #1, and #3.
13. There shall be no outdoor speakers associated with this project, other than an intercom system for the purpose of communication between the station attendant and gasoline patrons.
14. The developer shall provide an interneighborhood tie from Street "E" to align with 89th St. East (Amlong Road). Prior to Preliminary Site Plan approval for the multi-family uses.
15. Upon completion of the last subdivision plat, or the last site plan if no platting is required for a portion of the project, all property within the ±183.7 acre shall have been platted.
16. Industrial uses shall be limited to uses permitted in the Light Manufacturing (LM) zoning designation as illustrated in Section 602 of the Land Development Code and as further limited by the notes on the General Development Plan. Offices which are incidental and clearly accessory to the industrial use are permitted.
17. The developer shall provide an enhanced landscape buffer area between Lake #6 and Street "E". The enhanced buffer shall be planted with three rows of trees planted in staggered rows, with two rows consisting of 5 gallon pines off-set 8' on center, and an additional row of canopy trees (2" D.B.H. at least 12' in height) off-set 20' on center. The enhanced buffer area will be installed prior to issuance of the Certificate of Occupancy for Parcel-1 (Light-Industrial).
18. No more than three (3) adjoining lots in the industrial portion of the site may be combined without a revised General Development Plan being approved by the Board of County Commissioners following a public hearing. If more than 3 lots are joined, the side yard setbacks shall be 50'.

19. The range of uses approved for this development shall be limited to the following totals:

Land Use	Specific Information	100% of the DRI Threshold	Requested by Applicant (square feet or units)	Percent of DRI Threshold
Industrial 28-24.029, F.A.C.	Parking Spaces	2,500	340	13.60%
	Acres	320	32.71	10.22%
Office 28-24.020, F.A.C.	Gross Sq. Ft.	300,000	43,680	14.56%
	Acres	30	4.35	14.50%
Retail and Service Dev. 28-24.031, F.A.C.	Gross Sq. Ft.	400,000	75,946	18.90%
	Acres	40	9.48	23.70%
	Parking Spaces	2,500	380	15.20%
Hotel/Motel 28-24.026 F.A.C.	Rooms	350	180	51.43%
Multi-Use Dwelling Units Development (*Residential) 28-24.032 F.A.C	Dwelling Units	1,000	246	24.60%
Total				127.89%

Any proposed change(s) to these approved totals shall be reviewed by the Planning Director to first determine if the proposed change triggers any Development of Regional Impact thresholds that would require DRI review pursuant to Chapter 380.06 Florida Statutes.

20. The developer shall either file an overall Final Site Plan (FSP) or individual FSPs by January 26, 2004.

MULTI-FAMILY DEVELOPMENT

- The multi-family buildings shall not exceed 70 feet in length or 100' in width. Exceptions may include room projections, not greater than 14 feet in width (parallel to the building) or 5 feet in depth (measured from the structure), bay windows, or open porches.
- Backing onto a right-of-way is prohibited from off-street parking facilities, including the clubhouse.

3. The community clubhouse and sports area shall also provide a picnic area and a commercial grade tot lot with surrounding benches. Design of these areas shall be determined prior to Final Site Plan approval.
4. A second means of access, shall be completed prior to approval of the Final Site Plan or the issuance of Certificate of Occupancy for the 101st dwelling unit located on streets which access the main entrance road Street "B" (connecting to Street "A").
5. Construction traffic shall utilize Street "A" and enter and exit through Street "B" only, prior to the issuance of the 101st Certificate of Occupancy for a residential dwelling.
6. The Homeowner's documents, Notice-To-Buyers, and Final Site Plans shall include a notice to inform homeowners that at the time of this site plan approval, the adjacent property east of Cabbage Slough and on the south east corner of Streets "A" and "D" may be developed with light industrial uses, without notice to adjoining or nearby property owners.
7. The Homeowner's documents, Notice-To-Buyers, and Final Site Plans shall include a notice to inform homeowners of the presences of neighboring agricultural uses and citrus operations, including the possible use of pesticides and herbicides and of odors and noises associated with agricultural uses.
8. The Homeowner's Documents, Notice-To-Buyers, and Final Site Plan shall include notice to inform homeowners that the entrance to their development is designed to serve as a roadway connection for any future development and an interneighborhood tie to the west and an additional interneighborhood tie to 89th Street East (Amlong Road).

FIRE PROTECTION

1. Access for emergency purposes shall be provided to at least two sides of each multi-family or non-residential building, as approved by the Fire District.

INTERMODAL DESIGN (Pedestrian/Cyclists/Mass Transit)

1. The project shall provide turn out lanes, bus stops, and shelters meeting ADA and MCAT standards, to be constructed prior to the first C.O. in each development parcel. The number of turn out lanes, bus stops and shelters and locations shall be determined and approved by MCAT with the first Preliminary Site Plan.
2. Bicycle parking facilities with the inverted "U" style rack shall be provided for each individual development parcel. These facilities shall be available at all structures in the non-residential and residential development parcels and be conveniently located to the entrances of the primary structures and in clear view of the main entries.
3. A five foot wide sidewalk shall be provided in the light-industrial area on the west side of Street "D".
4. A five sidewalk shall be provided on both sides of the Boulevard roadways (Streets B, and C), except on the side where a bicycle/multi-purpose trail is proposed.
5. A 5 foot wide sidewalk shall be provided within the multi-family development and separated by a curb from either parking spaces or roadway. The location of the sidewalks shall be approved at Preliminary Site Plan.

DRAINAGE DESIGN

1. This project shall be required to reduce the calculated redevelopment flow rate by fifty percent

(50%) for all stormwater outfall flow directly or indirectly into Cabbage Slough.

2. A top-of-bank to top-of-bank drainage easement, plus an additional 25 foot access easement shall be dedicated to the County along both sides of Cabbage Slough. Compliance with this requirement shall be demonstrated at the first Preliminary Site Plan for this project.
3. The applicant shall provide stabilization, erosion protection, provide for removal of debris and other obstructions within Cabbage Slough.
4. The project shall not increase the FEMA 100 year floodplain, floodway, or base flood elevations; and shall meet all FEMA requirements and guidelines, where applicable.

PUBLIC UTILITIES/FACILITIES

1. All infrastructure, including gravity sewer, lift stations, service cleanouts, and manhole rims shall be set 4 inches above the 100 year floodplain.

ENVIRONMENTAL

1. The entire development site shall be evaluated for critical habitat and endangered and threatened species prior to the first Preliminary Site Plan approval.
2. The jurisdictional limits of the off-site ditch along the eastern property line shall be delineated on the Preliminary Site Plan. Wetland buffers shall be provided in accordance with Section 719 of the Land Development Code and shall be delineated on the Preliminary Site Plan.
3. Prior to Final Site Plan approval, all required landscaping within the wetland buffers shall be reviewed and approved by the Environmental Management Department.

PRESERVATION AND CONSERVATION

1. To the maximum extent possible, the existing native vegetation shall be preserved to meet screening requirements in accordance with Section 737.5.1.1 throughout the project.
2. A 50 foot wide tree preservation and landscape easement, inclusive of the wetland conservation and drainage easement, shall be designated adjacent to the west property line where adjoining residential uses. No 4 inch d.b.h. trees or greater shall be removed within the Tree Preservation Easement, except as allowed under Section 714.2.2 of the Land Development Code.
3. Prior to Final Site Plan approval, the applicant shall submit a Tree Protection Plan (TPP), prepared by a Florida Registered Landscape Architect, for all the non-residential and residential tracts. The TPP shall include a tree survey identifying all trees greater than 4 inches in diameter. The TPP shall identify mechanisms necessary to protect trees on-site, including demonstrating that the method of filling will not have a reasonable likelihood of adversely affecting or killing the trees identified to be protected.
4. 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 parcel receiving approval and shall be conducted simultaneously with building construction.

5. The Preliminary Site Plans or Preliminary Plats shall indicate access, drainage, and tree preservation easements over Cabbage Slough. A 30 foot wide tree preservation easement, inclusive of the

wetland conservation, access and drainage easement, shall be designated adjacent to Cabbage Slough. These easements shall extend 30 feet from both sides of the top of bank.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 22nd day of April, 2003.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: _____

Chairman



ATTEST:

R. B. SHORE
Clerk of the Circuit Court

BY: Russell D. Romine *RC*