

GENERAL DEVELOPMENT PLAN
PDPI-03-19(G) – MANATEE COUNTY SOUTHWEST REGIONAL
WASTEWATER TREATMENT PLANT

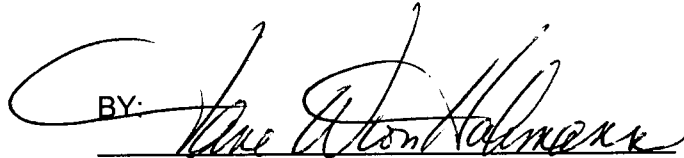
THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the recommendation of the Planning Commission, the criteria set forth in Manatee County Ordinance No. 90-01 (the Manatee County Land Development Code); and finding PDPI-03-19(G) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), GENERAL DEVELOPMENT PLAN PDPI-03-19(G) – MANATEE COUNTY SOUTHWEST REGIONAL WASTEWATER TREATMENT PLANT is hereby approved to allow the expansion of existing wastewater treatment plant facilities to add a new administration building and a new maintenance building subject to the following stipulations:

STIPULATIONS:

1. All nuisance exotic species shall be removed from the upland portions of the new construction areas of the site prior to issuance of a Certificate of Occupancy.
2. The applicant shall demonstrate compliance with the Land Development Code Adverse Impact requirements of Section 723 regarding odor and other adverse impacts. This shall be demonstrated prior to Final Site Plan approval.
3. The applicant shall develop pre- and post- disaster mitigation plans to be reviewed and approved by the Public Safety Department concurrent with Final Site Plan review.
4. All tree replacement shall be completed prior to the first Certificate of Occupancy for this project.
5. Sediment and Erosion Control (S&EC) measures shall be installed around the entire site. Drawings, details, or notes for S&EC shall be submitted to the EMD for review and approval, prior to Final Site Plan approval.
6. Prior to Final Site Plan approval, the Engineer/Architect of Record shall provide documentation to prove that concurrency has been met relative to fire flow per Section 11.5.1.4 of the Comprehensive Plan.
7. Stormwater treatment/attenuation shall be provided on the Final Site Plan for all new impervious surfaces, in accordance with Section 717 of the LDC.
8. All existing wells shall be delineated on the Final Site Plan, with the well size indicated.
9. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.
10. The design and shielding of any on-site lighting shall comply with Section 709.2.2. In addition, pole and building mounted lights shall be limited to 20' in height and directed to the interior of the development using horizontal cut-off fixtures. A lighting plan, showing the detail of the proposed lighting shall be submitted for review and approval by the Planning Department with the Final Site Plan.
11. The perimeter screening buffer on the north and east sides of the treatment plant shall be fully identified on the landscape plan. Any gaps, dead or diseased trees, or otherwise missing landscape materials shall be shown to be replaced on the landscape plan and installed prior to issuance of a Certificate of Occupancy.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 27th day of January, 2004.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: 
Chairman

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

