

REVISED GENERAL DEVELOPMENT PLAN
PDR-00-10(G)(R-2) – THE CONCESSION (fka PANTHER RIDGE-WESTSIDE)

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the criteria set forth in Manatee County Ordinance No. 90-01 (the Manatee County Land Development Code); and finding PDR-00-10(G)(R-2) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), REVISED GENERAL DEVELOPMENT PLAN PDR-00-10(G)(R-2) – THE CONCESSION (fka PANTHER RIDGE-WESTSIDE) is hereby approved to allow a reduction of the front yard setback in Phases 1 and 2 from 50 feet to 35 feet subject to the following stipulations and specific approvals:

STIPULATIONS:

1. Wetland buffers shall be provided from all post-development jurisdictional wetlands in accordance with Section 719.11.1 of the Land Development Code, and shall be delineated on the Preliminary and Final Site Plans. The wetland buffer on both sides of Cow Pen Slough, between University Parkway and the proposed boulevard roadway crossing, shall be a minimum width of 75 feet. The proposed golf course shall be redesigned to eliminate impacts to this buffer.
2. All proposed structures and improvements within the wetland buffers shall be designed to meet the requirements of Sections 719.11.1.2 of the LDC. Additional details demonstrating compliance with this requirement shall be submitted to the EMD for review concurrently with the Preliminary and Final Site Plan
3. Prior to Preliminary Site Plan approval, the developer shall contact the U.S. Fish and Wildlife Service regarding scrub habitat, and shall conduct additional Scrub Jay Studies if warranted. Additional Upland Preservation may be required as a result of the study. Completed
4. An Integrated Pest Management Plan (IPE) for the application of fertilizers, pesticides, and herbicides for the golf course and landscape common areas shall be submitted to the EMD for review and approval prior to Final Site Plan approval. Native xeriscape landscape materials shall be utilized in common areas except as approved by the EMD.
5. Prior to the Preliminary Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e. historical cattle dipping vats, underground/above-ground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures. Completed
6. No further approvals for any development which generates wastewater in the watershed portion of the project shall be granted unless the Comprehensive Plan is amended to allow septic tanks on newly created lots or parcels.
7. All lot owners shall be encouraged to participate in the Florida Yards and Neighborhoods Program. Information shall be provided in the sales office and provided to all lot purchasers.
8. The Homeowner's Documents shall include a notice to inform homeowners of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
9. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners that an inter-neighborhood tie for this project shall connect to University Parkway, a future arterial to the south and Dam Road, a future collector to the west.

Prior to Final Plat approval for Phase 3, at least two signs shall be posted in the right-of-way south of this phase informing lot owners that this area will be the future extension of University Parkway, a proposed arterial. These signs may be removed when all lots in Phase III are sold.

10. Hammerheads or cul-de-sacs shall be provided for dead end and cul-de-sac streets. The location and design shall be approved at time of Final Site Plan submittal.
11. A 50 foot wide upland landscape buffer shall be provided:
 - A. Along the western project boundary, northward 1,600 feet from University Parkway. The buffer may be provided on the project side of the existing wetland if necessary.
 - B. Along the southern project boundary of the site between Dam Road and Cow Pen Slough.

Prior to Final Plat approval for the lots adjacent to this buffer, trees shall be planted in the areas within the buffer void of existing trees. Tree coverage shall be at a rate of at least 40 trees (slash pines, oaks, or wax myrtles) per acre of buffer and shall be evenly spaced and randomly distributed throughout the buffer to achieve the look of a natural forest. Existing trees meeting the minimum size requirements may be applied to the tree count. If trees smaller than the minimum requirements listed in Section 715.4.B of the Land Development Code are planted, then the smaller trees shall be planted at least two years prior to the platting of the adjacent phase and shall be certified by a Florida Registered Landscape Architect for survivability prior to plat approval. The trees required pursuant to Section 603.7.4.5 shall comply with the standards of Section 715.4.B.

12. Prior to the first residential Final Plat approval, 17 feet of right-of-way adjacent to the existing Dam Road, to achieve a 42 foot half right-of-way with the existing 25 feet of right-of-way shown on this site, shall be dedicated to the County.
13. The temporary sales office shall only be used to market lots and new construction in this development and comply with Section 705.4 of the Land Development Code. Within 60 days of the sale of the final lot in the project, or if more than 6 months passes without any sales transactions, the temporary sales office shall be removed from the property.
14. Sidewalks shall be provided pursuant to Section 722.1.4 of the LDC.
15. A 75 foot wide tree conservation easement, inclusive of the wetland buffer, shall be designated along the northern property boundary adjacent to the Cow Pen Slough from Lots 1 to 15 and 1 to 26, inclusive, prior to Final Plat approval for these lots. The easement shall be acceptable to the county attorney's office.
16. Access to the commercial parcel and temporary sales office shall be as approved by Manatee County and the Florida Department of Transportation. If access to the commercial parcel is on Dam Road, then Dam Road shall be constructed to county standards from State Road 70 to the driveway access of the commercial parcel prior to the first C.O. for the commercial parcel.
17. The boundaries of the wetland buffers shall be marked with signs (up to 2 per lot) indicating that this is a wetland protection area. Such signage shall be approved by the Environmental Management Department with Final Site Plan approval. There shall also be a Notice To Buyers indicating that these lots have a wetland and buffer area on them, with a reference to the recorded conservation easement.
18. The developer shall have the option of not constructing the golf course. In this instance, the golf course shall be retained as open space.

19. A maximum of 136 lots may be between one-half and one acre in area. All other lots shall be at least one acre in area.
20. Prior to Final Subdivision Plat approval, the Developer shall delineate the open space areas which are to be conveyed to the Homeowner's Association after project buildout. Prior to Final Subdivision Plat approval, the Developer shall record a deed restriction, stating "The Developer and its successors in interest are prohibited from seeking approvals in the future to change the use of the post development watershed area, provided however, the post development watershed area may be utilized for open space, stormwater management, golf course, or other recreational or conservation purposes".
21. Lots adjacent to Cow Pen Slough shall not be platted beyond the top of the bank. These lots shall also not be platted into wetlands or wetland buffers when adjacent to Cow Pen Slough.
22. The boulevard roadway from 207th Street East to the first cul-de-sac east of the Cow Pen Slough shall be designed as two roadway sections with a 22 foot wide median.
23. The minimum right-of-way width for all streets within the project shall be 84 feet.
24. The phasing boundaries shall be as shown on this Revised General Development Plan.
25. A new General Development Plan approval shall be required for the golf course and commercial use. The Developer shall submit a revision to the approved Final Site Plan for Phase III to incorporate an enhanced buffer width and landscaping at the intersection of the roadway shown in Phase III and University Parkway right-of-way.
26. The developer shall cooperate with Manatee County to accommodate any required SWFWMD wetland mitigation for wetland impacts within the University Parkway alignment in the southeast quadrant of the project adjacent to Phase III.

SPECIFIC APPROVALS:

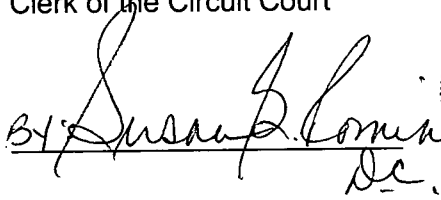
1. Specific Approval of an alternative to Section 712.2.8 of the Manatee County Land Development Code to allow an increase in the number of lots in the southeastern section of the project with one means of access from 115 to 122.
2. Specific Approval of an alternative to Section 907.9.2.4 of the Manatee County Land Development Code to allow each travelway in the boulevard from 207th Street East to the cul-de-sac east of Cow Pen Slough to be 20 feet wide and still be considered as two means of access.
3. Specific Approval of an alternative to Section 907.9.4 of the Manatee County Land Development Code to allow dead-end streets with lengths in excess of 800 feet.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 6th day of April, 2004.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: 
Chairman

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

BY: 
R.B. Shore

