

GENERAL DEVELOPMENT PLAN  
PDR-02-07(G) – TIDY ISLAND CONDOMINIUM ASSOCIATION, INC./TIDY ISLAND

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 PDR-02-07(G) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), GENERAL DEVELOPMENT PLAN PDR-02-07(G) – TIDY ISLAND CONDOMINIUM ASSOCIATION, INC./TIDY ISLAND is hereby approved to allow the construction of 40 additional residential dwelling units on Tidy Island, consisting of 31 multi-family units and 9 single-family units to allow the build-out of an existing condominium plat, and GRANTING Special Approval for a project located in the Coastal Evacuation Area (CEA), Coastal High Hazard (CH), and Coastal Storm Vulnerability Area (CSVA) Overlay Districts, subject to the following stipulations and specific approvals:

STIPULATIONS:

1. Prior to Final Site Plan Approval, the applicant shall gain approval of a Hurricane Evacuation Plan and Disaster Plan from the Director of Public Safety. The plan shall ensure delivery of the Manatee County "All-Hazard Guide" and Red Cross brochure "Your Family Disaster Plan" to each new unit, and assure of receipt or posting of an evacuation zone map. The Tidy Island Condominium Association, Inc. shall ensure that all subsequent purchasers and existing residents receive copies of these documents.
2. The applicant shall include in either a Notice-To-Buyer or in a Purchase Agreement (for new units) the following information:
  - (a) The area below the Flood Protection Elevation for each home shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalized hydrostatic flood force on the exterior walls. The enclosed area shall be used for parking, limited storage and building access. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms. Materials and finishing which are normally associated with living area shall not be installed in such areas.
  - (b) V-Zone structures must have breakaway walls below the BFE. Only 299 sq. ft. may be enclosed with breakaway walls and a 1" separation between the sides of adjacent panels. Area in excess of 299 sq. ft. may be enclosed with breakaway panels but also must have a net open free space equal to 25% of each walls surface. Flood vents are required even on breakaway walls.
  - (c) portions of the project are located within a Flood Prone Area, Coastal High Hazard Area, Coastal Evacuation Area, and Coastal Storm Vulnerability Area.
  - (d) that specific standards and additional costs may be associated with the development of this project. This notification shall be recorded to run with the land.
  - (e) the use of special assessments within the CH District to recoup expenditures for repair of storm related damage to public and private infrastructure within a reasonable time may occur.
  - (f) that a Hurricane Evacuation Plan approved by the Public Safety Department for this project exists for this project.
  - (g) a hazard disclosure statement generally describing the property's relative probability of damage from flood waters. 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.

3. The applicant and their, assigns, or transferees, are hereby notified that a payment of an impact fee for emergency shelter facilities shall be required if such impact fee is adopted by the Board of County Commissioners.

4. Required setbacks:

Front:	20'*
Side:	7.5***
Rear:	15'*

\*Edge of pavement of the road.

\*\*15' between buildings.

5. All development on this site shall maintain a 25' waterfront setback.
6. Maximum building height shall be 35'.
7. Minimum square footage of dwelling units shall be 1,250 square feet.
8. Building elevations shall be provided at Final Site Plan and be consistent with existing units on site.
9. Prior to Final Site Plan approval, the additional impervious areas as shown on the site plan shall meet all stormwater treatment requirements in accordance with Section 717 of the Land Development Code.
10. The applicant shall be responsible for any additional on-site or off-site transportation safety improvements attributable to this project, as determined by the Planning Department based on the findings of the future traffic study.
11. The applicant shall be responsible for any additional on-site or off-site capacity related transportation improvements required as part of a CLOS for this project.
12. All structures shall comply with all FEMA and Building Code requirements.
13. No fill shall be used for structural support in the V-Zone.
14. No docks are permitted unless otherwise approved by the Board at a future public hearing.
15. Land clearing shall not commence until a Final Site Plan and Construction Plans have been approved.
16. A Wetland Buffer Restoration Plan adjacent to the new units shall be submitted to the Environmental Management Department for review with the Final Site Plan in accordance with Section 719.11.2.1. of the LDC. The plan shall include both supplemental plantings and ongoing removal of exotic nuisance vegetation. The Conservation Easement will contain language which will authorize temporary access to the buffer area for the purpose of maintaining the units and moving furniture in and out.
17. The boundaries of wetland buffers adjacent to the new units shall be marked with signs that indicate a wetland protection area. The number and placement of signs shall be approved by Environmental Management Department with the Final Site Plan approval.

18. Prior to issuance of the first Certificate of Occupancy for each Final Site Plan, a Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and Preservation Areas within the project shall be dedicated to the County in accordance with Section 719.11.1.3 of the LDC.
19. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to issuance of the first Certificate of Occupancy for each Final Site Plan, in accordance with Section 715.4 of the LDC.
20. An Integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides shall be submitted to the EMD for review and approval prior to Final Site Plan approval.

SPECIFIC APPROVALS:

1. Specific Approval for an alternative to Section 702.6.8 of the Land Development Code to allow a reduction in the waterfront setback from 30 feet to 25 feet.
2. Specific Approval for an alternative to Section 712.2.8 of the Land Development Code to allow eliminate the requirement for a second means of access.
3. Specific Approval for an alternative to Section 722.1.4.6 of the Land Development Code to eliminate the requirement for paved pedestrian paths.
4. Specific Approval for an alternative to Section 907.0.4.1 of the Land Development Code to allow a dead end street to exceed 800 feet in length.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 18<sup>th</sup> day of November, 2003.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

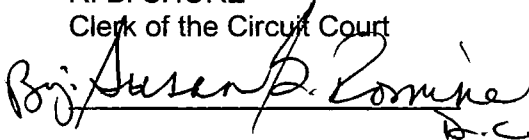


BY:

  
Chairman

ATTEST:

R. B. SHORE  
Clerk of the Circuit Court

  
R.B.C.