

PRELIMINARY SITE PLAN  
PDR-02-22(P) - LANDVIEW PALMA SOLA, LLC/(F.K.A. PALMA SOLA  
MEADOWS JOINT VENTURE II)/PALMA SOLA SUBDIVISION

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-02-22(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDR-02-22(P) - Landview Palma Sola, LLC/(f.k.a. Palma Sola Meadows Joint Venture II)/Palma Sola Subdivision is hereby approved to allow 27 lots for single-family detached residences in the PDR/CH (Planned Development Residential/Coastal High Hazard) zoning district, and GRANTING Special Approval for a project located in the Coastal High Hazard Overlay, subject to the following stipulations and specific approval:

STIPULATIONS:

1. A non-ingress/egress easement shall be provided contiguous to Palma Sola Boulevard along the boundaries of Lots #1, #19, and #27 as shown on the Preliminary Site Plan. This proposed easement shall be shown on all subsequent submittals, and shall be recorded prior to final plat approval.
2. The proposed interior roadway shall be constructed at an elevation entirely above the existing elevation of Palma Sola Boulevard. This shall be approved by the Growth Management staff of the Planning Department with the Construction Drawings.
3. The internal cul-de-sac roadway shall be re-designed to connect to Palma Sola Boulevard as a loop road. The proposed sidewalks along this street shall connect to Palma Sola Boulevard. This shall be shown on all subsequent submittals and approved by the Planning Department with the Final Site Plan.
4. Unless otherwise approved by Environmental Management Department, native xeriscape landscape or drought tolerant materials shall be utilized in common areas. In addition, the developer shall encourage individual homeowner's to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual lot owners.
5. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee or special assessment for emergency shelter facilities shall be required if such fee is adopted by the Board of County Commissioners.
6. The Notice to Buyer, disclosure statements, and Final Site Plan shall include language to inform homeowners in the project of the Hurricane Evacuation Plan approved by the Public Safety Department for this project.
7. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including it's use on individual lots.
8. Prior to Final Site Plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to Fire Flow, per Section 9.6.1.4 of the Comprehensive Plan. This shall be approved by the Growth Management staff of the Planning Department.
9. Underground water mains and fire hydrants proposed for the project shall be completely installed and in service prior to construction of any single-family homes.

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DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

10. If speed bumps are to be installed, they shall have a minimum 24 inch base with sloping falls, cresting a 4-inch maximum height. This shall be approved by the Cedar Hammock Fire and Rescue with the Final Site Plan.
11. Prior to Final Site Plan approval for Phase I, the entire site shall be re-surveyed for the presence of threatened and endangered species. In the event that listed species are observed on-site, Wildlife Management Plan(s) shall be approved, if required by the U.S. Fish and Wildlife Service or Florida Fish and Wildlife Conservation Commission.
12. The applicant shall be required to construct dry lines for reclaimed water out to the project property boundaries, and shall connect to the reclaimed water line when available in this location. The location of the dry lines shall be approved by the Planning Department with the Construction Drawings.
13. Documentation must be provided by the applicant demonstrating the right to relocate the drainage facility onto the property within the Sand Lake Subdivision prior to Construction Drawing approval.
14. Existing native vegetation, including the dead Pine tree (snag) shall be preserved within the 15' wide greenbelt located on the south and east sides of the project. This shall be approved by the Planning and Environmental Management Departments with the Final Site Plan.
15. Prior to Final Site Plan approval, the applicant shall submit a tree location survey to identify significant trees. Lot line locations shall be adjusted to place significant trees within individual lot setback areas to the maximum extent possible.

SPECIFIC APPROVAL:

1. Specific Approval of an alternative to Section 907.9.1.3 of the Land Development Code to eliminate the requirement for inter-neighborhood ties to the adjacent Sand Lake Subdivision and Bradenton Academy projects.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 25<sup>th</sup> day of February, 2003.

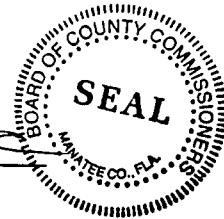
BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY: \_\_\_\_\_

Chairman

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

*R. B. Shore*



STATE OF FLORIDA, COUNTY OF MANATEE  
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 25<sup>th</sup> day of FEBRUARY, 2003

R. B. SHORE  
Clerk of Circuit Court

By: *Nancy Harris* D.C.



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Office of the Secretary  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing  
MEMBER OF THE FLORIDA CABINET



FLORIDA DEPARTMENT OF STATE  
**Glenda E. Hood**  
Secretary of State  
DIVISION OF ELECTIONS

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March 3, 2003

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BOARD RECORDS

Honorable R. B. Shore  
Clerk of the Circuit Court and Comptroller  
Manatee County  
Post Office Box 1000  
Bradenton, Florida 34206

Attention: Diane E. Vollmer

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated February 27, 2003 and certified copies of Manatee County Ordinance Nos. PDR-02-22(P), Z-02-13, Z-02-03 and Z-01-22, which were filed in this office on March 3, 2003.

As requested, the original date stamped copies are being returned for your records.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

Enclosure