

PRELIMINARY SITE PLAN
PDR-02-38(P) – CORTEZ 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-02-38(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDR-02-38(P) – CORTEZ SUBDIVISION is hereby approved to allow 17 single-family semi-detached units in the PDR/CH zoning district, and GRANTING Special Approval for a project located: 1) in the Coastal High Hazard Area (CH); 2) within the Coastal Storm Vulnerability Area (CSVA); and 3) within the Coastal Evacuation Area (CEA) subject to the following stipulations:

STIPULATIONS:

1. The applicant shall maintain an approved Hurricane Evacuation Plan and Disaster Plan. The plan shall ensure delivery of the Manatee County "All-Hazard Guide" and Red Cross brochure "Your Family Disaster Plan" to each homeowner, and assure of receipt or posting of an evacuation zone map. The Condominium Association or Homeowner's Association shall ensure that all subsequent purchasers and existing residents receive copies of these documents.

2. The Notice-To-Buyer and Final Site Plan shall include a notice to inform homeowners:

(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) that they are purchasing a home in a flood prone area for all lots within the Coastal High Hazard Area, Coastal Evacuation Area, and Coastal Storm Vulnerability Area.

(c) notification to prospective residents that specific standard and additional costs may be associated with the development of this project. This notification shall be recorded to run with the land.

(d) for 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.

(e) inform homeowners in the project of the Hurricane Evacuation Plan approved by the Public Safety Department for this project.

3. The applicant and their heirs, 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. The landscaped roadway buffer along Cortez Road shall be a minimum of 35' wide and shall be planted with two rows of canopy trees of 3" caliper, at least 12 feet in height, and spaced 25' on center with the required hedge. A 6' high solid decorative fence or wall shall be placed at the edge of all rear lot lines abutting this buffer.

5. Required setbacks:

Front:	20'
Side:	8'
Rear:	15'

*16' between buildings.

6. All development shall maintain a 30' waterfront setback.

7. Maximum building height shall be 35'.

8. The proposed tot lot as shown on the Preliminary Site Plan shall include commercial grade playground equipment. Also, five canopy trees shall be planted around the tot lot at 3" caliper, at least 12 feet in height.

9. The Final Plat shall include a 5' wide non-vehicular ingress/egress easement along Cortez Road, except for the approved entrance road.

10. Land clearing shall not commence until both a Final Site Plan and Construction Plans have been approved for the project. If burning of trees and/or branches is required for land clearing, a permit for open burning will not be issued until Final Site Plans/Construction Plans have been approved.

11. In ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots. This project shall utilize the lowest water quality source available for irrigation. Reclaimed water shall be extended and connected to this project for hook up. Reuse lines shall be provided for common area and individual lot irrigation.

12. Wastewater lift station (applicable only if gravity sewer is not used), service cleanouts, and manhole rims shall be set at or above the 6' contour elevation. Review and approval by the Project Management Department for this lower elevation will be based on a rigorous review of fully detailed design drawings demonstrating that lift stations hatches shall be watertight or designed to reduce infiltration of flood waters, watertight manholes and cleanouts.

13. The proposed roadway shall be constructed so as to be above the 6' contour elevation. The design elevation must be coordinated with the Project Management and Transportation Departments.

14. The developer shall provide potable water and wastewater collection stub outs within the right-of-way at the neighborhood tie to the east.

15. Prior to commencement of construction or land clearing, an Erosion and Sediment Control Plan (ESCP) shall be submitted to the Environmental Management Department for review and approval pursuant to Section 508.3.4.7.j. of the LDC. Final Site Plans, Construction Plans, ERP, and NPDES permit approvals must be obtained prior to submittal of the ESCP.

16. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to the first Certificate of Occupancy issuance or Final Plat approval, in

accordance with Section 715.4 of the LDC.

17. A Water Well Construction Permit must be obtained from the EMD prior to construction of any proposed well.

18. Prior to Final Site Plan approval the applicant shall provide documentation from SWFWMD that the mitigation activities are considered restoration. If SWFWMD determines that the activities are considered enhancement, the applicant shall provide alternate mitigation in accordance with Section 719 of the Land Development Code.

19. Prior to Final Site Plan approval, the applicant shall demonstrate ownership of the area to be used for off-site wetland mitigation area. The necessary easements required by Sections 719.8.3 and 719.11.1.3 shall be provided for the off-site mitigation area in the same manner as if it were on-site together with a permanent easement for ingress-egress for monitoring and inspection purposes prior to Final Plat approval.

20. Development on-site shall be in substantial conformance with the renderings entered into the record for the public hearing on this date.

21. The gross residential density on the site shall be limited to 3 dwelling units per acre.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 19th day of August, 2003.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

ATTEST:

By: *Susan Shore*
R. B. SHORE
Clerk of the Circuit Court



BY:

[Signature]

Chairman