

PRELIMINARY SITE PLAN
PDR-02-40(P) – BAYSIDE SUBDIVISION, LLC/BAYSIDE 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-02-40(P) consistent with Manatee County Ordinance No. 89-01 (the 2020 Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDR-02-40(P) – BAYSIDE SUBDIVISION, LLC/BAYSIDE SUBDIVISION is hereby approved to allow 8 lots for single-family detached residences, and GRANTING Special Approval for a project located: 1) in the Coastal High Hazard Overlay District; 2) within the Coastal Storm Vulnerability Area; 3) within the Coastal Evacuation Area; and 4) within Historical and Archaeological Overlay; and GRANTING Special Approval to waive the mandatory connection to the Manatee County public wastewater system, subject to the following stipulations and specific approvals:

STIPULATIONS:

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective home buyers of the following:
 - (a) That 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 equalize 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 areas 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 and within the Coastal High Hazard, Coastal Evacuation, and Coastal Storm Vulnerability Areas.
 - (c) That specific standards and additional costs may be associated with the development of this project.
 - (d) The use of special assessments within the CH overlay district to recoup expenditures for repair of storm related damage to public and private infrastructure within a reasonable time may occur.
 - (e) That a Hurricane Evacuation Plan approved by the Public Safety Department for this project exists for this project.
 - (f) A hazard disclosure statement generally describing the property's relative probability of damage from floodwaters. 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.
2. 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.
3. The landscaped roadway buffer along Bayshore Road shall be a minimum of 20' wide and shall be planted with one row of canopy trees of 3" caliper, at least 12 feet in height, and spaced 25' on center with the required hedge, except for Lots 7 and 8 that front Bayshore Road. Also, any screening from the roadway buffer that falls within the 30' wide wetland buffer abutting Bayshore Road will consist of native species.

4. Required setbacks:

Front:	25'
Side:	10'
Rear:	15'

5. Maximum building height shall be 35' above Flood Protection Elevation.
6. The Final Subdivision Plat shall include a 5' wide non-vehicular ingress/egress easement on Lot 1 along Bayshore Drive.
7. Any additional land clearing shall not commence until both a Final Site Plan and Construction Plans have been approved for the project. If burning of trees or branches is required for land clearing, a permit for open burning will not be issued until Final Site Plans and Construction Plans have been approved.
8. 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.
9. No individual lots shall be platted into wetlands, wetland buffers, or stormwater retention ponds.
10. 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 shall be followed.
11. Lot 8 shall be allowed a dock with one boat slip subject to all required permits.
12. The area between the roadway and the edge of the shoreline shall be designated a wetland buffer south of Lot 8.
13. Dedication of additional 5' of right-of-way along 21st Avenue West (Bayshore Drive) shall be required in conjunction with or prior to Final Subdivision Plat approval. In addition, all roadway buffers shall begin at the newly dedicated right-of-way. No drainage facilities, structures, or landscaping shall be located within the required right-of-way.
14. Infrastructure shall comply with Manatee County standards and be recertified prior to Final Plat approval.
15. The access roadway shall be tested for compliance with Manatee County standards and be recertified prior to Final Site Plan approval.
16. A Wetland Buffer Restoration Plan shall be submitted to the EMD 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.

17. The developer shall provide signs adjacent to wetland buffers indicating that the area is a "Conservation Area," as required pursuant to Section 719.11.1.3.3 of the LDC. The type and location of such signs shall be shown and approved by the EMD with the Final Site Plan.
18. Prior to or in conjunction with Final Subdivision Plat approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands and wetland buffers 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 Final Subdivision Plat approval, in accordance with Section 715.4 of the LDC.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 22nd day of June, 2004.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA



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

By: Ausar L. L. L.
cc.

BY: [Signature]
Chairman