

GENERAL DEVELOPMENT PLAN
PDR-03-18(G) - ROBINSON FARMS, INC./THE ESTUARY GOLF & COUNTRY CLUB

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-03-18(G) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), GENERAL DEVELOPMENT PLAN PDR-03-18(G), replacing PDR-98-20(G)(R) in its entirety, is hereby approved to allow 20 residential units and an 18-hole golf course, driving range, 22,000 square foot country club, including a 250-seat food and beverage facility, pro shop, administrative offices, cart storage, tennis and swim facility, and other accessory uses, and Granting Special Approval for a project in the Coastal High Hazard Overlay, including the Coastal Evacuation Area (CEA) and the Coastal Storm Vulnerability Area (CSVA), and for a project adjacent to a Perennial Stream subject to the following stipulations and specific approval:

STIPULATIONS:

Design Conditions

- D(1) All interior sidewalks shall be a minimum of 5-feet wide.
- D(2) If the residential component of the project is developed as single-family attached units the following setbacks shall apply:

Single-family Attached

Front	25' or 20' with side loaded garages
Side	0' with 15' at either end of the building
Rear	20'

If the residential component is developed as single-family semi-detached the following setbacks shall apply:

Single-family Semi-Detached:

Front	25' or 20' with side loaded garages
Side	0' with 15' at either end of the building
Rear	20'

If the residential component of the project is developed as multi-family units the following setbacks shall apply:

Multi-Family Buildings

Front	25' or 20' with side loaded garages
Side	30' between buildings
Rear	20'

- D(3) The size of the golf course clubhouse and associated accessory uses shall be limited to the sizes noted on the GDP. The seating area for the food and beverage facilities shall not exceed 250 seats.
- D(4) The residential buildings shall be limited to a maximum of 4 units per building and 2 stories, and thirty-five (35) feet in height. The clubhouse shall not exceed thirty-five (35) feet in height above finished grade; the finished grade shall not exceed thirty-five (35) feet above mean high water.

Environmental Conditions

- E(1) The perimeter buffer along the east property line, from 9th Avenue N.W. south to the south end of

the maintenance facility shall be 30' in width and planted with two rows of canopy trees (2 ½" caliper canopy trees at least 10 feet in height and 4' spread) spaced 40' on-center. The two rows will be offset from each other to give the appearance of trees spaced 20' on-center. To the maximum extent possible, existing indigenous vegetation shall remain in the open space areas and be utilized to meet the above buffering and screening requirements. Any trees within the landscape and buffer easement are subject to the LDC requirements for tree removal. The previously transferred greenway and plantings, once constructed, may be applied to satisfy this requirement.

- E(2) On-site monitoring by a professional archaeologist shall take place during all infrastructure installation through wetland areas.
- E(3) 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 homeowner, and assure of receipt or posting of an evacuation zone map. The Homeowners Documents and Final Site Plan shall include a notice to inform homeowners that they are purchasing a house in the Coastal High Hazard Overlay District. The homeowner's association shall ensure that all subsequent purchasers receive copies of these documents.
- E(4) An Exotic Plant Management Plan for the purpose of removal of nuisance exotic plant species from site shall be submitted by the applicant and approved by the Director of the Environmental Management Department prior to Final Site Plan approval. The plan shall require removal of all nuisance exotic plant species unless removal would cause soil erosion which would be excessive, as determined by the Environmental Management Department.
- E(5) An Integrated Pest Management Plan (IPM) shall be submitted to the Environmental Management Department for review and approval prior to or concurrently with the Final Site Plan. The developer shall encourage homeowners to participate in the Florida Yards and Neighborhood Program by providing program information to each buyer and notice of this program shall be contained in the Homeowner's Documents. The Director of the Environmental Management Department may require water quality monitoring as part of the IPM.
- E(6) The applicant shall provide 150% treatment for stormwater, in compliance with Outstanding Florida Waters criteria.
- E(7) The location of all active and inactive groundwater wells and proper abandonment of unused water wells, shall be shown on the Final Site Plan.
- E(8) Wetland buffers shall be provided in accordance with the requirements of the Manatee County Land Development Code and the Comprehensive Plan.
- E(9) All plants installed within all wetland buffers shall be native plant identified on the Native Plant Pallet submitted into the record for this project, unless otherwise approved by the Environmental Management Department.
- E(10) The Manatee County utility system potable water supplies shall not be used for golf course irrigation or residential irrigation. Groundwater or reclaimed supplies may be used. The irrigation system shall be designed to accommodate the possible future extension of the reclaimed water system. This shall be accomplished by constructing dry lines to serve the golf course and residential irrigation needs. The dry lines may be used to transport groundwater or water from stormwater retention facilities until such time as the reclaimed water system is available for hookup. The applicant shall be required to investigate the extension of reclaimed water lines to this site. The project shall be connected to reclaimed water when the reclaimed lines reach the project

boundaries.

- E(11) The southerly extension of 99th Street N.W. to Manatee Avenue shall be in a manner which minimizes impacts to both wetlands and wetland buffers. Prior to Construction Plan approval, the applicant shall submit a wetland mitigation plan to the EMD for review and approval which addresses impacts to wetlands and wetland buffers in accordance with the Comprehensive Plan and Land Development Code. Such mitigation and compensation may be located within lands owned by Manatee County, subject to approval of the County Administrator or his designee.

Transportation Conditions

- T(1) Other streets as shown on the General Development Plan and all utilities (except the existing 16" waterline) within the project shall be private.
- T(2) The applicant shall be responsible for any additional on-site or off-site related safety improvements attributable to this project, as determined by the Planning Department, based on the findings of the traffic study report.
- T(3) The applicant shall be responsible for any additional on-site or off-site capacity related improvement required as part of a CLOS for this project.
- T(4) The developer shall use best efforts to secure access to Manatee Avenue via extension of the current 99th Street N.W., as a private road for access to the golf course land. If constructed, the private road shall be available for emergency or evacuation purposes upon notification by the County. Such access shall be the primary access to the Golf Course Land and to the adjacent property currently owned by Developer, also identified as Palma Sola Point/PDR-02-31(Z)(P). After access is secured to the Golf Course Land from Manatee Avenue, County may allow limited access to the Golf Course Land from 9th Avenue N.W. This access shall be limited to the residents of the golf course land, emergency personnel, and golf course members who reside north of 1st Avenue N.W. and west of Warner's Bayou and guests accompanying such members. In such event, the County may include the attachment of a waterline to the bridge to be constructed. The County shall pay for the waterline, all costs for installation of the waterline, and any increase in costs for bridge construction and materials to support the waterline, but the developer shall pay design costs. The developer shall grant to County an easement for installation, replacement, and maintenance of such waterline. In the event that access to Manatee Avenue cannot be permitted or otherwise secured such that access to the golf course land utilizes Ninth (9th) Avenue N.W., the County shall improve 9th Avenue N.W. to the golf course land and the developer shall contribute two-hundred-fifty thousand dollars (\$250,000.00) to such roadway as mitigation of the transportation impacts of the improvements to the golf course land. This payment shall not be impact fee creditable. Such payment shall be payable or shall be secured through an acceptable form of performance security by the Developer the later of : i) approval of the Final Site Plan showing utilization of 9th Avenue NW in lieu of 99th Street NW to Manatee Avenue, or ii) within ninety (90) days of written notice from the County, with said notice being no earlier than one hundred and eighty (180) days before the anticipated award of bids for such improvement of said roadway. Further, if the developer utilizes 9th Avenue, developer shall pave 99th Street N.W. from 9th Avenue N.W. south to the entrance of the maintenance facility.
- T(5) All cul-de-sac roadways shall not exceed 800' in length unless traffic eyebrows are constructed at 800 foot intervals with full 110 foot diameter turnarounds as approved by Manatee County. The cul-de-sacs shall not exceed 1,600' in length.
- T(6) County shall relocate, at County's expense, that portion of the existing County 16" waterline which underlies proposed tee and greens of the Golf Course and/or clubhouse and residential units. County may at the County's option relocate, at County's expense, the existing County 16" waterline,

to the eastern portion of the Golf Course Land to a location within the existing or relocated Greenway Easement and/or right-of-way for the private roadway for 99th Street N.W. extended, as agreed to by the County and the Developer, or such other location as agreed to by the parties. At the County's option, the Developer and the County shall enter into a Participation Agreement whereby the Developer agrees to move such line during the construction of the Golf Course with the County paying the costs. The relocation of the waterline shall be approved by the Project Management Department. Upon such relocation, an easement, in a form acceptable to the County Attorney, to the extent necessary recognizing the current or relocated greenway easement for County access and maintenance of the waterline shall be included on all Final Site Plans and dedicated on Final Plats or otherwise conveyed to Manatee County.

- T(7) Construction traffic to the extent practical, shall utilize 17th Avenue N.W. for access during construction provided County grants Developer appropriate access rights across the Land to the Golf Course Land. No construction traffic shall occur on Sundays, except between 10:00 a.m. and 7:00 p.m., and no heavy construction traffic shall be allowed on Sundays. On all other days, construction traffic shall be limited to the hours between 7:00 a.m. and sundown.

SPECIFIC APPROVALS:

1. Specific Approval for an alternative to Section 907.9.4 of the Land Development Code to allow cul-de-sacs exceeding 800 feet in length.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 20th day of May, 2003.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: _____

Chairman

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

By: Susan Dornine *RD*

