

PRELIMINARY SITE PLAN
PDR-04-05(P) – SQUIRE, PRCL, LLC/RIDGE MEADOWS

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-04-05(P) consistent with Manatee County Ordinance No. 89-01 (the 2020 Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDR-04-05(P) – SQUIRE, PRCL, LLC/RIDGE MEADOWS is hereby approved to allow 59 single-family detached residence, and Granting Special Approval for density exceeding one dwelling unit per acre in an UF-3 FLUC subject to the following stipulations and specific approvals:

STIPULATIONS:

1. The minimum setbacks for this project shall be front 25', side 7.5 feet, rear yard 15', and waterfront 30'. Minimum unit size shall be 1,400 square feet. The minimum lot width shall be 60' and the minimum lot size shall be 6,300 sq. ft.
2. A 25' wide buffer containing 4 canopy trees (10 ft. tall, 4 ft. spread, and placed 25 ft. on center), 10 understory trees, and 66 shrubs per 100 feet (planted in two rows minimum) shall be placed along Chin Road and the frontage on U.S. 301 N. The buffer shall reach 85% opacity to a height of six (6) feet within 2 years of planting. At the edge of the wetland along US 301 N., this roadway buffer planting requirement shall be diverted to the south and continue around the southern boundary of that wetland to the northeast property line. The width of the buffer may be reduced to 21' behind a portion of Lots 27 & 28 as shown on the site plan. Further, the portion of the buffer behind Lots 27 & 28 shall contain 2 additional understory trees over and above the planting requirements listed. All canopy trees in this portion of the buffer shall be vertical growing, such as cedars.
3. All other perimeter buffers shall be enhanced to include a minimum of 4 trees per 100 feet in addition to the continuous hedge shown on the site plan.
4. An 8' wide multi-purpose path shall be installed along the frontage on U.S. 301 N. This sidewalk must be in place prior to final subdivision plat approval.
5. If a fence or wall is utilized for any landscape buffer, all required landscaping shall be planted on the exterior side of the fence or wall.
6. The recreation area shall be a minimum of ½ acre in size and shall include commercial grade play equipment, a minimum of five (5) shade trees, park benches, and picnic tables.
7. The mixed hardwood upland habitat in the southwest corner shall either be shown as upland preservation or included in the wetland buffer on the Final Site Plan.
8. Existing native vegetation located within any required landscape buffer shall be preserved to the greatest extent possible. Overhead or underground power lines, swales, or stormwater facilities shall not be located within any proposed landscape buffer containing desirable native vegetation.
9. The developer shall provide signs adjacent to wetland buffers/conservation easements 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.
10. 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.

11. 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.
12. Prior to development-related land clearing activities, all applicable County approvals must be obtained through the Planning Department. If burning of trees or branches is required for land clearing, a burn permit must be first obtained from the Environmental Management Department. No burn permits will be issued until Final Site Plans and Construction Plans are approved.
13. Unless otherwise approved by Environmental Management Department, native or drought tolerant landscaping materials shall be utilized in common areas. In addition, the developer shall encourage individual homeowners to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual lot owners.
14. Irrigation for this project shall use the lowest quality of water available for irrigation purposes. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems, including those on individual lots.
15. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage, routing, grading, and site runoff.
16. The Notice to Buyers and Final Site Plan shall include a notice to inform homeowners of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
17. The design and shielding of any on-site lighting for common areas shall comply with Section 709.2.2 of the Land Development Code. In addition, pole and building mounted lights in common areas shall be limited to 12' in height and directed to the interior of the development using horizontal cut-off fixtures. Use of decorative street lights or house lights may be permitted. A lighting plan, showing the detail of the proposed lighting shall be submitted for review and approval by the Planning Department with the Final Site Plan.
18. Trees and shrubs shall not be placed within any drainage swale. Swales must allow the positive flow of water without any obstruction.
19. An annual report demonstrating that required buffer plantings are growing at a sufficient rate to achieve the required height and opacity requirement shall be prepared by a professional qualified for this purpose and submitted to the Planning Department. If the annual report indicates that the required plantings will not achieve the required height and opacity requirements, supplementary plantings shall be added as approve by the Planning Department. Annual reporting shall continue until such time as the subdivision is conveyed by the Developer to the Homeowner's Association. Additionally, survival of required plantings shall be guaranteed through performance security of which will be released upon certification by a professional qualified for this purpose and approval by the Planning Department that required height and opacity standards have been achieved.
20. All buildings on Lots 27 and 28 shall be restricted to one story and a maximum height of 22', as building height is defined in the Land Development Code. Any pool cages or other screened cages on Lots 19 thru 29 and Lot 52 shall not exceed the height of the home and shall utilize materials of a dark color such as black or bronze. This condition shall be reflected in the covenants and restrictions for the subdivision.
21. The developer shall provide an easement to Manatee County to accept stormwater for the U.S. 301 improvements along with a right of access to modify the stormwater system to create additional treatment and attenuation capacity at the expense of the County.

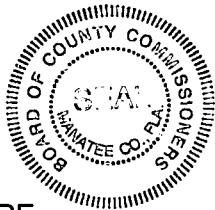
22. The applicant shall provide signage at both interneighborhood ties with the Final Site Plan, to be installed prior to Final Plat approval, indicating that there will be an interneighborhood connection with future development.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 907.9.4.2 of the Land Development Code to allow a 1300 foot temporary cul-de-sac.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 4th day of October, 2004.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA



BY: 
Chairman

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

