

RECORDED

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MINUTE BOOK NO.

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PRELIMINARY DEVELOPMENT SITE PLAN
NO. PDR-81-05(P)/87-S-03(P), MOTE RANCH, PHASE II PRELIMINARY

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. 81-4; and finding PDR-81-05(P)/87-S-03(P) consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Preliminary Development Plan/Preliminary Subdivision Plat No. PDR-81-05(P)/87-S-03(P) is hereby APPROVED for Phase II allowing one hundred and sixty (160) dwelling units, subject to the following stipulations and waiver:

STIPULATIONS:

1. There shall be a fifty foot (50') buffer zone established between property lines and state and federal jurisdictional wetlands, unless a permit is obtained from the Florida Department of Environmental Regulation (DER) to alter the jurisdictional wetlands.
2. Sixty percent (60%) of the trees to be replaced must be done so with indigenous species.
3. Prior to Final Development Plan approval, all state and federal permits must be obtained for development activity in jurisdictional wetlands.
4. A preservation easement must be shown on all final plats where state and federal jurisdictional lands are to be preserved from development.
5. All bridges crossing tributaries shall be designed so that bridge abutments are placed landward of wetland vegetation as defined by DER.
6. The developer is required to pay all costs associated with the extension of public water service to the site.
7. Sewer service shall be provided off site. The developer is required to pay for all costs associated with the connection to a Manatee County utility facility with sufficient capacity. The facility shall be approved by Manatee County prior to Final Development Plan approval for each phase.
8. Manatee County Utilities Department and Manatee County Pollution Control shall approve the design of the water distribution and sewage collection systems. The sewage collection system shall be designed to prevent overflow in the case of a widespread power outage.
9. The developer shall be required to pay a pro rata share of the cost of an elevated water tank to serve the site. Costs shall be determined prior to Final Plan approval.
10. Mote shall be required to contribute a pro rata share of the cost of construction of the sheriff's facilities to serve the site. Costs and method for payment shall be determined prior to Final Development Plan approval for the fifth phase approved.
11. Mote shall be required to petition the appropriate fire district for membership, prior to Final Development Plan approval. Mote shall be required to contribute a pro rata share of the cost of constructing a facility to serve the site.

12. All means of access and all internal roads, public and private, shall be constructed to County standards and approved by Manatee County. Costs associated with the construction of adequate means of access are the responsibility of the developer.
13. Two (2) means of access are required prior to application of a building permit for the 151st dwelling unit. Construction of a divided boulevard roadway from the Whitfield Road entrance to the proposed Honore Road extension shall be considered acceptable as a secondary means of access for Phases A, B and C. Such section shall be constructed to County standards, including a twenty-four foot (24') wide pavement, both directions, and a twenty foot (20') wide median strip where not presently constructed as of the date of this stipulation. The existing width of said road and median, where already constructed, shall be acceptable for purposes of this stipulation. For subsequent phases, developer shall construct a twenty-four foot (24') wide shell road, which shall connect to another paved public road for secondary access. Building permits for the final one hundred (100) units shall not be issued until the third paved means of access is completed. All subsequent purchasers within this development shall be notified, in writing, of this requirement at the time of purchase. Developer will be responsible for maintenance of the shell road until such time as it is paved according to County standards.
14. Prior to Final Development Plan approval, a reasonable monitoring and maintenance program for water quality, water quantity and flow rate shall be submitted for review and approval by the County. The monitoring program above shall include pre-construction baseline monitoring and shall continue during all construction phases and for the life of the project. Compliance monitoring programs and monitoring for purposes of establishing site specific alternative criteria shall be approved by Manatee County Pollution Control. If the established quality and quantity parameters are violated during construction, the County may issue a stop work order until such time as the violations are corrected. Violations shall be subject to other appropriate enforcement action.
15. At all discharge points, water quality must meet any applicable state and local pollution control standards hereafter adopted. The water quality system must have County approval.
16. Flowing wells on site should be left available to maintain augmentation of Evers Reservoir or for irrigation purposes upon receiving permits from applicable agencies pursuant to Southwest Florida Water Management District regulations.
17. Quantity and flow rate from the stormwater system to Evers Reservoir shall not be reduced below predevelopment volumes as determined by the Hydrology Report submitted in November 1981, and as modified by the approved baseline monitoring analysis.
18. Prior to Final Development Plan approval, a plan for erosion and sedimentation controls shall be submitted to and approved by Manatee County.
19. Any duly authorized representative of Manatee County may enter and inspect any property, premises, or place, except a building which is used for private residence, on or at which an air or water contaminant source, or stormwater management facility or system component is located or is being con-

structed or installed, at any reasonable time for the purpose of ascertaining the state of compliance with applicable County, state or federal law or regulation within the regulatory jurisdiction of the County. Except as otherwise provided by law or constitution, no person shall refuse immediate entry or access to any authorized representative of the County who reasonably requests entry for purposes of inspection, and who presents appropriate credentials; nor shall any person obstruct, hamper, or interfere with any such inspection. If requested, the owner, or the management company, or their authorized representative, shall receive a report setting forth all facts found which relate to compliance status. All subsequent purchasers within this development shall be notified, in writing, of this requirement at the time of purchase.

20. The Owner and the Company shall be responsible for the performance of the stormwater system to meet all applicable water quality and quantity criteria. Prior to Final Plan approval, adequate security shall be provided by Mote in the form of a performance or surety bond to guarantee compliance during construction until the stormwater management system is certified and permitted by the appropriate government agencies, at which time said security shall be released.
21. Prior to Final Development Plat or Plan approval, whichever occurs later, for each phase, the applicant must submit approved DER and SWFWMD permits in accordance with the Evers Reservoir Small Area Plan requirement.
22. Stormwater discharge, either direct or indirect, shall not cause a receiving water body (water of the state) to violate limits as defined in Class I - Potable Water Supplies and Surface Waters General Criteria of Chapter 17-3, Florida Administrative Code, or any other applicable state or local regulations that may be adopted at a later date. Evidence that this request is being met shall be submitted and reviewed pursuant to the monitoring program specified in stipulation No. 14 above.
23. Prior to the Final Development Plan approval for each phase, the applicant must show that stormwater management structure/practices conform to Outstanding Florida Waters (OFW) regulations (provide 150% of the treatment required by Chapter 17-25 of the Florida Administrative Code). Designs for these stormwater management structures must be incorporated in SWFWMD surface water management permits, and proof of permit must be demonstrated by the applicant.
24. Prior to Final Development approval for each phase, the developer shall warranty, by bond or other mechanism acceptable to the County, the performance of its stormwater management system for each phase in compliance with County and state standards for five (5) years beyond the build-out period of development within each hydrologic unit.

WAIVER:

1. A waiver to allow a cul-de-sac greater than 800 feet in length.

APPROVED AND HEREBY GRANTED, by the Board of County
Commissioners of Manatee County, Florida this the 21st day of
September, 1988.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: K. J. Chatter
Chairman

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

R. B. SHORE

BY: Richard H. Ashley
RICHARD H. ASHLEY, CHIEF DEPUTY CLERK