

PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY SUBDIVISION PLAT
NO. PDR-86-05(P)(R)/86-S-18, RIVER CLUB SINGLE FAMILY

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-86-05(P)(R)/86-S-18 consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Preliminary Development Plan/Preliminary Subdivision Plat No. PDR-86-05(P)(R)/86-S-18 is hereby APPROVED for one hundred forty-seven (147) single family lots, subject to the following stipulations and with the following waivers:

STIPULATIONS

1. Upon issuance of the pertinent DRI order, the developer shall comply with all requirements therein. Accordingly, the developer is on notice that any development prior to issuance of this DRI order, is at his own risk.
2. In accordance with Policy 9-1.C of The Manatee Plan, Level of Service "C" shall be maintained on State Road 70 from Lorraine Road west to I-75. No Preliminary Development Plan will be authorized that would generate traffic which, in conjunction with both existing and anticipated traffic (as determined by County projections), will lower the Level of Service at these intersections below the "C" level, or if a level lower than "C" has already been reached prior to commencement of this project; any degradation in that Level of Service.
3. Stormwater management system design shall meet or exceed the guidelines of the Evers Reservoir Watershed Plan. The design shall incorporate Best Management Practices as defined by the County; be based on site specific data reflecting seasonal variations (ground and surface water quality and quantity); and seek to maintain water quantity contributions to the Braden River.
4. The developer shall establish homeowners associations for the residential portion of the project. The homeowners associations shall warrant, by bond or other mechanism acceptable to the County, in accordance with the Evers Reservoir Small Area Plan requirements, the performance of the stormwater management system in compliance with County and State standards, for five (5) years beyond the buildout period of development within each hydrologic unit. After buildout, the homeowners associations or districts shall be responsible for stormwater monitoring data collection and reporting, operation and maintenance, and renewal and replacement of the stormwater management systems as required in this development approval. The county shall have the authority to inspect such systems and assess the associations, individual properties, or special district for continuing performance of the systems in compliance with the standards set forth in the monitoring program.
5. All Department of Environmental Regulations, jurisdictional wetlands and streams shall be preserved physically and functionally. The only exception may be those areas in which Federal and/or State environmental permits are obtained for such activities or alteration of marginal wetland areas where mitigative measures will substantially outweigh the effects of the activities. The County may require the dedication of a Conservation Easement over the jurisdictional areas, in order to place future property owners on notice of the jurisdictional status of the wetlands, except where jurisdictional lands have been mitigated.

6. The developer shall demonstrate, at the time of application for final PDR plan approval for the residential portion of the project, that the engineering and maintenance designs for the golf course incorporate the appropriate "Best Management Practices" in order to ensure that the existing quality of the Braden River and its watershed will be upheld.
7. River Club shall contribute a pro rata share of the cost to construct and equip the Sheriff Department's portion of the Public Services Building on the Tara Public Site. The timing and amount of the required financial contribution shall be determined at the time of Final Development Plan submittal.
8. The golf course shall be protected through appropriate restrictions in the homeowners' documents as a golf course and/or open space.
9. The golf course construction shall include a stabilized pedestrian way to the school shown on the River Club Conceptual Plan from Braden Woods Phase VI, in order to eliminate children walking along State Road 70.
10. The River Club subdivision developer, and his heirs, assigns or transferees; are hereby notified that there may be an impact fee for school purposes.
11. As part of the submittal package for the Final Development Plan, the developer, his heirs, assigns or transferees; shall grant a conservation easement for that portion of the site over which the Florida Department of Environmental Regulations determines that it has regulatory jurisdiction. This easement shall be granted to the Manatee County Pollution Control Department and shall specifically preclude the construction of any structures, dumping of any materials, destruction of any vegetation or excavation of any substance within its limits, except for those activities for which a dredge and fill permit has been obtained from the Department of Environmental Regulation, except where jurisdictional lands have been mitigated.
12. At a minimum, Best Management Practices, as outlined in the Reservoir Protection Practices Appendix of the Areawide Water Quality Management Plan (Tampa Bay Regional Planning Council), shall be demonstrated as part of the submittals of the Final Development Plan to ensure that the existing water quality of the Lake Evers Reservoir Watershed is maintained. Compliance shall be required with the Southeast Area Task Force water quality recommendations for development in the Lake Evers Reservoir Watershed, as approved by the Board of County Commissioners.
13. The applicant shall submit construction drawings to the Manatee County Pollution Control Department showing plans to control erosion and turbid run-off and compliance with the Southeast Area Task Force recommendations for development in the Lake Evers Reservoir Watershed, as approved by the Board of County Commissioners.
14. No development shall take place on Phase V, which includes lots 112 - 117 and 132 - 140 prior to approval of the development order for this area.
15. The entire site included in Z-88-95 must be included in the platting process.

16. Compliance monitoring programs have been 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.
17. At all discharge points, water quality must meet state and local pollution control standards. The water quality system must have County approval.
18. Prior to Final Development Plan approval, a plan for erosion and sedimentation controls shall be submitted to and approved by Manatee County.
19. No Preliminary Plan approval is provided for any future phases identified on the Plan/Plat.
20. Prior to the construction plan approval for any phase, the developer shall demonstrate that it has the right to utilize all off-site areas which are needed for stormwater runoff and to maintain and install such systems as required in the stipulation herein. In the event that such rights are not obtained, the developer shall be required to revise its preliminary development plan/subdivision plat to indicate an on site stormwater management system.
21. The Preliminary Site Plan/Plat shall be revised to include building envelopes for lots #112 - #117, and #132 - #140. The envelopes shall not be located within the River Conservation Subarea.
22. Any portion of the development which has not received construction plan approval as of the date of this approval, will be required to meet Evers Reservoir Small Area Plan requirements with regard to the stormwater management systems.
23. At least 60 percent of replacement plantings and new landscape materials shall be indigenous, drought hardy materials.
24. The removal of naturally-occurring vegetation within the River Conservation Subarea shall be prohibited; provided, however, that this prohibition shall not be construed to preclude the removal of diseased trees or vegetation, or exotic species (i.e., Brazilian pepper, melaleuca, or Australian pine, or other species approved by the Planning Department consistent with the intent of the Evers Reservoir Small Area Plan prior to Final Subdivision Plat approval, or the minimal removal of vegetation allowed in conjunction with the boardwalks under stipulation #27, below.
25. The application of fertilizers, herbicides or pesticides within the River Conservation Subarea shall be prohibited.
26. Structures permitted within the River Conservation Subarea shall be limited to the following:
 - (a) Boardwalks that provide access to the River from the residential lots shall be designed in a "T" configuration. The boardwalks shall be no wider than five (5) feet in any place, and the portion of the boardwalk that runs parallel to the River shall be no longer than thirty (30) feet.

27. The River Conservation Subarea shall be kept clear of debris and other litter, including lawn clippings or cuttings, at all times.
28. Any and all trimming of mangroves shall be strictly in accordance with regulations of the Florida Department of Environmental Regulation.
29. All purchasers shall be notified of Stipulations 25-29, inclusive, through deed restrictions or other mechanisms recorded in the public records of Manatee County.
30. Prior to final site plan approval, or development plan approval, the applicant shall obtain conceptual permit for the entire site from the South West Florida Water Management District and submit a copy of same to Manatee County Pollution Control. In addition, a construction permit for the golf course and lakes must also be obtained from the water management district and a copy of same submitted to Manatee County Pollution Control.
31. Prior to each phase, the applicant must obtain a construction permit from the South West Florida Water Management District and a copy of same submitted to Manatee County Pollution Control.

WAIVERS

1. Street numbering requirements.
2. Sidewalks on River Club Boulevard only.
3. Cul-de-sac length.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 27th day of October, 1988.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Kar S. Chittam

Chairman

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