

RECORDED

PAGE NO.

MINUTE BOOK NO.

PRELIMINARY SITE PLAN/PRELIMINARY SUBDIVISION PLAT
NO. PDR-90-03(P)/90-S-13(P), MANGO PARK NORTHWEST 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. 81-4, the Manatee County Comprehensive Zoning and Land Development Code; and finding PDR-90-03(P)/90-S-13(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan/Preliminary Subdivision Plat No. PDR-90-03(P)/90-S-13(P) is hereby APPROVED for sixty (60) lots at a density of 2.53 du/acre, subject to the following stipulations:

1. Within one year of construction drawing approval, the developer, his heirs or assigns will submit an Emergency Evacuation Plan to the Division of Emergency Management for review and approval.
2. The developer or his successors shall notify residents of this project that specific building standards and/or additional costs may be associated with locating in the Coastal High Hazard Area.
3. The stormwater management system for the site shall meet or exceed standards for Outstanding Florida Waters.
4. The wetland mitigation ratio on this site shall be no less than 1.65:1, including encroachment areas designated as buffers, which are to remain in a natural wetland state.
5. The developer shall implement best management practices for reduction of erosion and control of dust during construction.
6. All exotic tree species on site shall be removed.
7. The developer or his successors shall notify residents that landscaping for this project shall consist of 60% indigenous species.
8. A complete mitigation plan developed in conformance with guidelines to be adopted with the new Land Development Code, if applicable, shall be submitted prior to Final Site Plan Approval. If the new Land Development Code is not applicable, the mitigation plan shall conform to all requirements of the Comprehensive Plan, and be approved by the Environmental Services Coordinator.
9. The entrances to this development shall meet Manatee County Highway and Engineering standards.
10. The applicant/developer, its heirs, assigns, or transferees, is hereby notified that an impact fee for school purposes, if adopted, may require the payment of such impact fees for this development.
11. The Final Development Plan for this site shall note that ten feet (10') of additional front yard setback shall be provided on lots in this development for any structures over two (2) stories.
12. A separate sign permit shall be obtained by the developer for any wall or other signs.

This preliminary approval shall not be construed as an approval of any signs for this development.

13. Prior to Final Plat approval, 17th Avenue Northwest shall be improved along the entire frontage of this site to conform to current Manatee County standards for residential roads with right turn/deceleration lane at the east entrance only.
14. Construction Plans for all on and off site facilities must be approved prior to Final Development Plan approval.
15. The stormwater management system for this development must provide a positive outfall or be designed to 100 year storm criteria.
16. Prior to Final Plat approval, \$15,000.00 will be paid by the owner/developer to Manatee County Parks and Recreation Department in lieu of recreational open space provision.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 27th day of September, 1990.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY


Chairman

ATTEST:


R. B. SHORE,

Clerk of the Circuit Court