

PRELIMINARY SITE PLAN
PDR-96-09(P) - KRIZMANICH HOLDINGS (HARBOUR LANDINGS)

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-96-09(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDR-96-09(P) - Krizmanich Holdings (Harbour Landings) is hereby approved to allow 59 single-family dwelling units and accessory docking facilities; granting Special Approval for a project located in the Coastal High Hazard Area Overlay, with the following stipulations and specific approvals:

STIPULATIONS:

1. The number of boat slips shall be limited to 68 for all contiguous lands owned by Krizmanich or Harbour Landings. A non-docking easement shall be recorded along the shoreline of lots 24 - 38 on Palma Sola Bay, and along lots 1, 2, 14, 15, 16, 17, 18, and 19 adjacent to the boat basin. The extent of shoreline devoted to common docking facilities shall be shown on the final site plan.
2. Wetland buffer impacts shall be mitigated adjacent to the wetland system in which the wetland buffer impact occurs. One system shall be defined as the wetland extending from the west side of Lot 24 to Lot 40. The other system shall be defined as the wetland adjacent to lots 1, 2, and 3. If wetland buffer mitigation for the impacts to the wetland buffer adjacent to lots 1, 2, and 3 is provided off-site, a conservation easement shall be recorded prior to final plat approval.
3. Prior to Final Plat approval, all exotic plant species shall be removed from the site, in accordance with Policy 4.1.1.6 of the Comprehensive Plan.
4. Prior to Final Site Plan approval, the applicant shall demonstrate compliance with 603.14.5.3., and 603.14.5.4.(1)(2)(3)(4)(5)(6), Operational Guidelines for Waterfront Uses. The applicant shall erect "idle/no-wake", manatee awareness, and Manatee Education signs in locations approved by the Planning Department.
5. A Hurricane Evacuation Plan, pursuant to policy 4.3.1.5 of the Comprehensive Plan, shall be approved prior to Final Site Plan approval.
6. The required waterfront setback shall be 30 feet, except as follows:

Lots 46, 48, 50, 52, 53, and 54 - The required waterfront setback is 15 feet.

Lot 1 - The required waterfront setback is 18 feet. 5 feet.
7. A fifteen foot rear yard setback is required for Lots 41 through 46, and shall be measured, in accordance with Section 603.7.4.5, from the closest edge of the greenbelt to proposed structures.
8. Prior to expiration of the existing easement agreement, 42nd Avenue West shall be dedicated to the County from 119th Street West to 126th Street West, but not necessarily as presently configured.
9. All wetland buffers shall be identified as conservation easements on all future plan submittals.
10. All stormwater management systems which discharge directly into an Outstanding Florida Water shall provide a minimum of 150% treatment or provide documentation that best management practices are being used. Compliance with this condition shall be demonstrated with design calculations prior to Final Site Plan approval.
11. Prior to Final Site Plan approval, the applicant shall demonstrate compliance with Sections 721.4.1.1, 721.4.1.2, 721.4.1.3, and 721.4.2(1), Habitat and Endangered Species Protection.
12. All side property lines for lots adjacent to the boat basin, with the exception of lots 7, 19, 22, 23, and 24 shall terminate at the inside edge of the sidewalk that runs along the basin seawall. Compliance with this stipulation shall be demonstrated at Final Plat and Final Site Plan approval.
13. The owner shall install and maintain diverter swales within the wetland buffer adjacent to Lots 25 through 40 and within the waterfront setback adjacent to the boat basin and canal (Lots 1 through 24). The diverter swale shall be six (6) to eight (8) feet wide and no more than one (1) foot in depth.
14. The 40th Avenue West right-of-way shall be vacated prior to Final Site Plan approval.

15. The owner shall submit an integrated Pest Management Plan for the development, to be approved by the Environmental Management Department prior to Final Site Plan approval.
16. Other than the seawall and sidewalk, no impervious surfaces shall be placed within the first 15 feet of the 30 foot waterfront setback, as measured from the face of the seawall.

SPECIFIC APPROVALS:

1. Specific approval for an alternative to Section 702.6.10 of the Land Development Code to allow a reduction in wetland buffer setbacks from 15 feet to 3 feet for Lots 1, 2, 24, and 25.
2. Specific approval for an alternative to Section 702.6.8 of the Land Development Code to allow a 15 foot waterfront setback for Lots 46, 48, 50, 52, 53 and 54, and an 18 foot waterfront setback for Lot 1.
3. Specific approval for an alternative to Section 734.2.3 of the Land Development Code to allow a zero foot side yard waterfront setback for Lots 19 through 23.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 26th day of November, 1996.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

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

B. J. Susan B. Romina