

REVISED PRELIMINARY SITE PLAN
PDR-98-04(P)(R) - CHERYL L & PETER G McKANE/LOT 38, REGAL OAKS SUBDIVISION

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the criteria set forth in Manatee County Ordinance No. 90-01 (the Manatee County Land Development Code); and finding PDR-98-04(P)(R) consistent with Manatee County Ordinance No. 89-01 (the 2020 Manatee County Comprehensive Plan), REVISED PRELIMINARY SITE PLAN PDR-98-04(P)(R) – CHERYL L. & McKANE/LOT 38, REGAL OAKS SUBDIVISION is hereby approved to amend Stipulation #4 and add Stipulation #9 (added language underlined) to allow a 10' front yard setback from the southern property line for Lot 38, adjacent to 67th Avenue East subject to the following stipulations and specific approval:

STIPULATIONS:

1. A non-ingress/egress easement shall be recorded along 63rd Avenue East and 39th Street East adjacent to this project. This shall be shown on all subsequent submittals. A copy of the non-ingress/egress easement shall be submitted with the Final Plat.
2. All signs, including the location of such signs, shall be permitted separately and approved by the Building Department.
3. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes may be required when and if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.
4. The minimum setbacks for lots within the project, except Lot #38 are as follows:

Front - 20 feet
Side - 7.5 feet
Rear - 15 feet

The minimum setbacks for Lot #38 are as follows:

Front (eastern property line) – 20 feet

Front (southern property line) – 10 feet for a pool & associated deck and enclosure, and 20 feet for all other structures

Side - 7.5 feet

Rear - 15 feet

5. The 10 feet of the 20-foot wide roadway buffer along 63rd Avenue East, contained within lots 80-85, shall be recorded as a landscaped easement. A copy of the landscaped easement shall be submitted with the Final Plat.
6. All existing trees with a Dbh of 6" or greater within the proposed landscaped buffers shall not be removed. However, if the applicant wishes to construct a wall along 39th Street East, the wall shall be designed to preserve all trees with a 6" Dbh or larger to the greatest extent possible. Staff will approve the removal of trees for installation of the wall if there is no other alternative. The preserved trees may be applied towards the landscaping requirements of Section 603.7.4.5, 715.8.1, and 715.5.1 of the Land Development Code.
7. A total of 52 feet of right-of-way, as measured from the centerline for the road, shall be dedicated by the property owner to Manatee County for future improvements to 63rd Avenue East. This shall be shown on all subsequent submittals, and shall be approved by the Land Acquisition Division of the Transportation Department with the Final Plat.

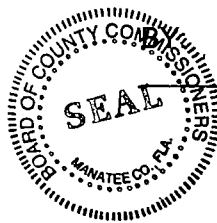
8. A reduction of up to 50% of the allowable pre-development stormwater flow from a 25 year, 24 hour duration design rainfall shall be required to provide for an adequate outfall condition. This shall be approved by the Growth Management staff with the Construction Drawings.
9. A hedge shall be planted along the southern property line of Lot #38 to create a screen that is 4' tall and 80% opaque at the time of planting. This shall be installed prior to issuance of the Certificate of Occupancy for the pool.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 703.2.23.1 of the Manatee County Land Development Code to allow a swimming pool in the front yard providing a hedge is installed prior to issuance of the Certificate of Occupancy for the pool, along the southern property line of Lot #38 to create a screen that is 4' tall and 80% opaque at the time of planting.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 29th day of March, 2005.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA




Chairman

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

By:  G. Acavado D.C.