

PRELIMINARY SITE PLAN
PDR-00-17(P) - SILVERTON (AKA MOTE RANCH PHASE 8)

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-00-17(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDR-00-17(P) - SILVERTON (AKA MOTE RANCH PHASE 8) is hereby approved to allow a 49 lot subdivision for single-family detached homes, and GRANTING Special Approval for a project located in the Watershed Overlay District subject to the following stipulations:

STIPULATIONS:

1. A Hurricane Evacuation Plan, pursuant to Policy 4.4.2.2 of the Comprehensive Plan, shall be approved by the Public Safety Department prior to Final Site Plan approval.
2. All nuisance exotic species (e.g., Australian Pines and Brazilian Pepper) shall be removed from the site prior to Final Plat approval. An Exotic Plant Species Management Plan shall be submitted to the EMD for review and approval with the Final Site Plan.
3. Prior to Final Site Plan approval, an Integrated Pest Management Plan, for the application of fertilizers, pesticides, and herbicides shall be submitted and approved by the Environmental Management Department. Unless otherwise approved by EMD, xeriscape landscape materials shall be utilized within this project. The landscape plan shall be submitted to the EMD for review and approval as part of the Integrated Pest Management Plan. In addition the developer shall encourage individual homeowner's to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual lot owners.
4. 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.
5. All development must comply with FEMA standards.
6. The applicant shall reduce off-site discharges of stormwater to eliminate flooding occurring at the southwest ingress/egress as part of its stormwater management system. The Engineer of Record must demonstrate compliance at construction plan approval.
7. A 10' utility easement along all front lot lines and the proposed 5' utility easement along all side and rear lot lines shall be shown on the Final Site Plan.
8. The required waterfront setback for all lots shall be 30 feet.
9. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes shall be required if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.
10. The Notice to Buyers, disclosure statements, and Final Site Plan shall include language to inform homeowners in the project that:
 - a. A Hurricane Evacuation plan has been approved by the Public Safety Department for this project.
11. Prior to Final Site Plan approval, the engineer of record must provide documentation to prove that concurrency has been met relative to fire flow and drainage design.

12. Prior to or concurrent with Final Plat approval, a 50' wide conservation easement for the wetland buffers shall be recorded as directed by EMD. Setbacks from the easement shall be in compliance with Section 702.6.10 of the Land Development Code.
13. All stormwater facilities shall be maintained by the homeowner's association.
14. The applicant shall extend the four lane boulevard section of Honore Avenue from Old Farm Road to the north side of the intersection of Honore Avenue and Chaparral in order to provide a third means of access.
15. Details of the community focal point shall be clearly shown on the Final Site Plan.
16. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for emergency shelter facilities shall be required if such impact fee is adopted by the Board of County Commissioners.
17. The applicant shall provide full calculations regarding cut and fill balancing and floodplain compensation with submittal of the Final Site Plan/Construction Drawings. All calculations and details shall be provided at that time.
18. Results from the on-site threatened and endangered species investigations shall be submitted to the EMD and contain the minimum information required by Policy 3.3.2.2 with the Final Site Plan.
19. The applicant shall provide a Landscape Easement in all locations in which the required greenbelt has lot lines platted through the greenbelt. This shall be shown on the Final Site Plan.
20. All construction on lots 10 and 11, block 1 shall meet state, federal and local floodplain standards for construction within a 100 year floodplain.
21. No common (community) docks or boat ramps are permitted unless otherwise approved by the Board at a future public hearing. Docks associated with no more than 6 lots for single family homes with frontage on the Braden River (i.e. lots platted to the ordinary high water line), specifically lots 9 -14, shall be approved administratively per Section 734 of the Land Development Code. Any permit application for dock construction on the lots specified herein shall be submitted to the City of Bradenton for review and comment..
22. The boundaries of the wetland buffers shall be marked with signs indicating that this is a wetland protection area. The number and location of such signs shall be approved by the Environmental Management Department with Final Site Plan approval. Conservation easements shall be described and provided for these areas. Information regarding the wetlands, buffers and conservation easements shall be provided to potential homeowners within the Notice to Buyer.
23. Prior to the Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.
24. The applicant shall submit details of any pathways, boardwalks or other means to be constructed through the wetland buffers for lots 9-14 to any proposed dock facility. All such activity shall be consistent with the provisions in Section 719 of the Land Development Code, and policies 3.3.1.3,

3.3.1.5, and 3.3.1.6 of the Comprehensive Plan. The applicant shall also show a building envelope for each dock, meeting the setback and channel width limitations of Section 734.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 27th day of November, 2001.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: *Greg E. Stein*
First Vice Chairman

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

R. B. Shore
