

PRELIMINARY SITE PLAN
PDR-02-33(P) - OAKWICK PARTNERS/OAKWICK ESTATES

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-02-33(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDR-02-33(P) - Oakwick Partners/Oakwick Estates is hereby approved to allow fifteen (15) lots for single-family detached homes at a gross density of 1.61 dwelling units per acre, and granting Special Approval for a project exceeding one dwelling unit per acre in the UF-3 Future Land Use Category subject to the following stipulations:

STIPULATIONS:

1. A six foot high beige PVC decorative fence shall be provided along the western property line, and boundaries adjacent to 69th Street East, and 70th Street East. All required landscaping shall be placed on the outside or roadway side of the fence.
2. A 20 foot wide landscape buffer, containing two offset rows of canopy and understory trees (10 ft. tall, 4 ft. spread and placed 30 ft. on center), shall be installed along the northern property line adjacent to 70th Street East. Lots shall not be platted through this buffer. This buffer shall be 60% opaque to a height of 6 feet at the time of planting.
3. Unless otherwise approved by the EMD, existing indigenous vegetation shall remain within the required landscape buffers and be utilized to meet the buffering and screening requirements.
4. All required landscaping located within the buffers shall be located outside of required drainage and utility easements.
5. Prior to Final Subdivision Plat, there shall be granted to the County a five-foot wide conservation easement for the purpose of tree preservation, across lots 15 and 16 adjacent to 70th Street East in a form acceptable to the County Attorney. Additionally, trees identified to be preserved on the site plan dated 6/17/03 shall be protected with a conservation easement granted to the County.
6. Prior to Certificate of Occupancy or Final Plat approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County in accordance with LDC Section 719.11.1.3.
7. The limits of clearing and grading shall be clearly demonstrated on the Final Site Plan for the purpose of identifying and protecting trees on proposed single-family lots.
8. A typical cross-section at a scale no greater than 1"=60' and descriptions of all proposed activities within 25' of the wetland buffers shall be included in the Final Site Plan submittal. Other than those activities authorized by Section 719.11.1.2 of the LDC and approved by the EMD, wetland buffers are to remain in an unaltered state.
9. The developer shall provide signs adjacent to wetland buffers/conservation easements indicating that the area is a "Conservation Area", as required in Section 719.11.1.3.3 of the LDC. The type and location of such signs shall be shown and approved by the EMD with the Final Site Plan.
10. All nuisance exotic plant species shall be removed from upland portions of the site prior to Final Plat approval, in accordance with Section 715.4.E of the LDC. An Exotic Species Removal Plan shall be approved by the Environmental Management Department for the perimeter buffer areas to allow phased removal and replacement of exotic species to assure a maximum opacity.
11. The Notice to Buyers and Final Site Plan shall include a notice to inform homeowners of the

presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

12. A non-ingress egress easement shall be recorded and shown on the Final Plat along the frontage of all lots along 69th Street East, Moran Road, and 70th Street East, except for the approved access point.
13. Five foot wide sidewalks shall be provided along the west side of Moran Road and the south side of 70th Street East.
14. The design and shielding of any on-site lighting for the common and recreational areas shall comply with Sections 709.2.2. In addition, pole and building mounted lights shall be limited to 20 feet in height and directed to the interior of the development using horizontal cutoffs. Use of decorative street lights or houses lights may be permitted. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval.



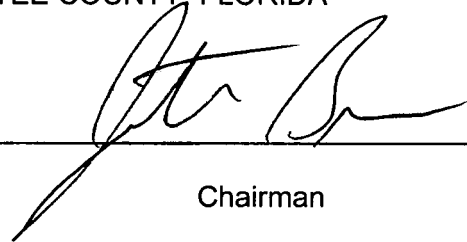
15. The lowest possible quality of water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project including its use on individual lots.
16. Prior to development-related land clearing activities, all applicable County approvals must be obtained through the Planning Department. If burning of trees or branches is required for land clearing, a burn permit must first be obtained from the Environmental Management Department. No burn permits will be issued until Final Site Plans and Construction Plans are approved.
17. Unless otherwise approved by Environmental Management Department, native or drought tolerant landscape materials shall be utilized in common areas. In addition, the developer shall encourage individual homeowners to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual lot owners.
18. The recreational facility will provide a commercial grade tot lot, benches, shade trees, and picnic tables. The details of the type of equipment and layout shall be shown on the Final Site Plan. The design of the facility shall be in substantial conformance with the design drawings entered into the record for this case.
19. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.
20. The stormwater management system shall be designed to provide a reduction of 50% or greater of the allowable pre-development flow from the 25 year 24-hour storm event discharge.
21. Prior to Final Site Plan approval, the Engineer of Record/Architect shall provide documentation to prove that concurrency has been met relative to the fire flow.

- 22. The overall project shall be limited to 15 single-family lots.
- 23. The engineer of record shall certify all lots are graded per the approved plan prior to each Certificate of Occupancy.
- 24. Replacement trees shall be protected from removal on each of the individual lots by subdivision deed restrictions for the project.
- 25. To save the maximum number of trees on site, by limiting the amount of fill needed, all homes shall use stem wall construction.
- 26. Prior to Final Site Plan approval the applicant shall submit a Tree Protection Plan prepared by a certified arborist. The Tree Protection Plan shall include a tree survey identifying all trees greater than 12" in diameter. The Tree Protection Plan shall identify mechanisms necessary to protect trees on site, including demonstrating that the method of filling will not have a reasonable likelihood of adversely affecting or killing the trees identified to be protected. Any tree greater than 12" in diameter to be removed from the lot shall be replaced pursuant to the replacement schedule in the Land Development Code.
- 27. The site plan shall be redesigned so that the larger lots are on all the perimeters, and the maximum amount of landscape buffering is between Erie Road and Moran Road.

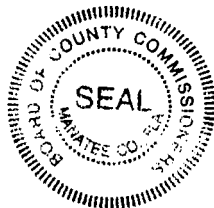
APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 26th day of August, 2003.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

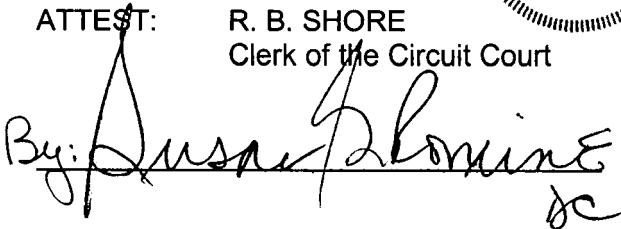
BY: _____



Chairman



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

By: 
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