

JUN 8 10 51 AM '89  
REVISED CONCEPTUAL DEVELOPMENT PLAN  
NO. Z-86-86(C)(R), FPA CORPORATION

FILED  
89 JUN -5 PM 2:30  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

FILED FOR RECORD  
J. E. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

DA, having specifically considered the recommendation of the Planning Commission, the criteria set forth in Manatee County Ordinance No. 81-4; and finding Z-86-86(C)(R) consistent with Manatee County Ordinance No. 89-01, THE MANATEE COUNTY COMPREHENSIVE PLAN, Revised Conceptual Development Plan No. Z-86-86(C)(R) is hereby APPROVED for 150 single family and single family attached residential units at a gross density of 2.2 du/acre, subject to the following stipulations and waiver:

STIPULATIONS:

1. Any application (including the subject Conceptual Plan and Preliminary Development Plan after the adoption of the Revised Manatee Plan shall be approved in conformance with all requirements of the Revised Plan, including the Watershed-Evers Overlay (WO-E) District.
2. Two means of access shall be provided to the entire site via either 57th Avenue East or the construction of Natalie Way through to a paved road to the south. The Preliminary Development Plan shall show that the two means of access will be constructed prior to construction of the 51st unit in the project.
3. Natalie Way shall be constructed to Manatee County standards prior to, or in conjunction with, the approval of any Final Plats for the project. The portion of Natalie Way that lies within the subject property shall be dedicated to the County.
4. Positive outfall shall be shown on any Preliminary Plan submitted for review.
5. The boundaries of all jurisdictional areas shall be delineated and identified on a sealed survey as to which agency has control at the time of the Preliminary Site Plan approval.
6. On all Preliminary Development Plans submitted, retention ponds shall be located outside of jurisdictional wetlands unless otherwise permitted by DER and SWFWMD, as applicable.
7. A tree inventory and replacement plan shall be submitted with each Preliminary Development Plan. Sixty percent (60%) of the trees to be replaced shall be indigenous, drought-hardy species.
8. Prior to each Final Development Plan approval, all state and federal permits shall be obtained for development activity in jurisdictional wetlands affected by that Final Development Plan.
9. A conservation easement shall be shown on all Preliminary Plans. Such easement shall include all state and federal jurisdictional lands, plus a fifty foot (50') buffer adjacent to the wetlands. This easement shall be granted to Manatee County and shall specifically preclude the placement of any structures, dumping of any materials, removal or destruction of any vegetation, or excavation of any substance within its limits, except for those activities for which a dredge and fill permit has been obtained from the Department of Environmental Regulation, or other appropriate agency. The removal of any trees within this conservation easement shall require a separate tree removal permit. The easement shall allow approved roadway and utility crossings, golf course fairways and cart path crossings in the fifty foot (50') buffer area.

10. Stormwater management system design shall meet or exceed the guidelines of the Evers Reservoir Watershed Plan. The design shall incorporate Best Management Practices as defined by the County; be based on site specific data reflecting seasonal variations (ground and surface water quality and quantity); and seek to maintain water quantity contributions to the Braden River.
11. Prior to Final Development Plan approval, a monitoring and maintenance program for water quality, water quantity (including ground water balance) and flow rate shall be submitted to the County for review and approval. The monitoring program shall include pre-construction baseline monitoring, and an approved ongoing monitoring program to be initiated beginning at the start of the construction and continuing for the life of the project. Compliance monitoring programs shall be approved by the County. If the established quality and quantity parameters are violated by activity occurring on this property during construction, the County may issue a Stop Work Order until such time as the violations are corrected. Violations shall be subject to other appropriate enforcement action.
12. The applicant shall submit construction drawings to the Manatee County Pollution Control Department showing plans for control of erosion and turbid runoff in compliance with the Evers Reservoir Small Area Plan.
13. The developer shall establish a homeowners association for the residential portion of the project. The homeowners association(s) shall warrant, by bond or other mechanism acceptable to the County, in accordance with the Evers Reservoir Small Area Plan requirements, the performance of the stormwater management system in compliance with County and State standards, for five (5) years beyond the buildout period of development within each hydrologic unit. After buildout, the homeowners associations or Special District, if applicable, shall be responsible for stormwater monitoring data collection and reporting, and the operation, maintenance, renewal and replacement of the stormwater management systems as required in this development approval. The County shall have the authority to inspect such systems and assess the associations, individual properties, or Special District for continuing performance of the systems in compliance with the standards set forth in the monitoring programs.
14. Prior to each Final Development Plan approval, a plan for erosion and sedimentation controls shall be submitted to and approved by Manatee County.
15. Stormwater discharge, either direct or indirect, shall not cause any receiving water of the state, as defined by Florida law, to violate those limits set forth in Class I potable water supplies and surface water general criteria of Chapter 17-3, the Florida Administrative Code, or any other applicable state or local regulation that may be adopted at a later date. Evidence of compliance with this stipulation shall be submitted and reviewed pursuant to the monitoring programs specified in stipulation 12.
16. Prior to the Final Development Plan approval, the applicant must show that stormwater management structures/practices conform to Outstanding Florida Waters (OFW) regulations (provide 150% of the treatment required by Chapters 17-25 of the Florida Administrative Code). Designs for these stormwater management structures must be incorporated in SWFWMD surface water management permits, and proof of permit must be demonstrated by the applicant.

17. FPA shall submit an annual report detailing progress on the development through the period of completion of all phases of the project. The report shall be submitted on the anniversary date of this Conceptual Development Plan approval. Reports shall be submitted annually and shall:
  - a. Identify any changes in the proposed plan of development contained therein, made since the last progress report, including a summary of the number of units and densities proposed to be located in the low intensity sub area for each phase.
  - b. Describe development activities since the last annual report including a summary of development to date.
    - (1) Residential units, (by type), (location).
  - c. Describe development activity proposed to be conducted in the year immediately following.
  - d. Describe access and roadway improvements made since the last annual report.
  - e. Identify dates of agreements on all stipulated conditions since the last annual report. If no agreement has been reached, so indicate. If agreement has been reached, identify the date of the agreement.
  - f. Set forth the names and addresses of any assignees or successors in interest to this development.
18. Ten copies of the annual report shall be submitted to the Manatee County Planning and Development Department.
19. A detailed Phase Plan shall be submitted with each Preliminary Plan including the proposed number, type and location of all dwelling units, proposed access points and all proposed improvements including drainage and utilities.
20. Development of this project shall conform to the Manatee County Major Thoroughfare Plan and a traffic analysis satisfactory to the Public Works Department shall be submitted with the Preliminary Development Plan for each phase of the project at the time of any Preliminary Plan approval for any phase.
21. Prior to use of the proposed Golf Course, the Director of Planning shall certify through the issuance of a Certificate of Occupancy for the clubhouse that all utility and impact fees have been paid relative to the golf course, clubhouse and related improvements.
22. Timing of Natalie Way road construction shall be determined at the time of Preliminary Development Plan approval for the first residential phase of the project.
23. At time of submittal of any Preliminary Development Plan, the Engineer of Record shall provide evidence to the Planning Department that the soils on site will be suitable for the proposed construction.
24. The Developer shall formulate guidelines for the maintenance of the golf courses that include and address the use and proper storage of herbicides, pesticides, and fertilizers. These guidelines must be established and approved in accordance with any adopted standards of Manatee County Pollution Control prior to commencement of development and issuance of permits.

WAIVER:

1. The waiver to allow Natalie Way to be constructed to rural standards.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 25<sup>th</sup> day of May, 1989.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Patricia M. Glass  
Chairman

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

[Signature]



STATE OF FLORIDA

COUNTY OF MANATEE

I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 30th day of May, 1989.

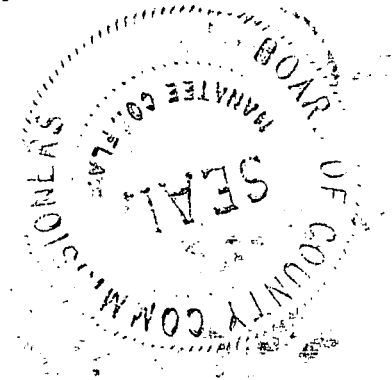
SUBJECT: Z-86-86 (C) (R) REVISED CONCEPTUAL DEVELOPMENT PLAN, FPA CORPORATION.

WITNESS My Hand and Official Seal this the 31st day of May, 1989, in Bradenton, Florida.

R. B. Shore, Clerk of Circuit Court  
Manatee County, Florida

*Susan B French*

By: Deputy Clerk



X



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF ELECTIONS  
Room 1802, The Capitol  
Tallahassee, Florida 32399-0250  
(904) 488-8427

June 6, 1989

FILED FOR RECORD  
R. B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA  
JUN 8 10 50 AM '89

Honorable R. B. "Chips" Shore  
Clerk of Circuit Court  
Manatee County Courthouse  
Post Office Box 1000  
Bradenton, Florida 34206  
Attention: R. Ashley, D. Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of letter/s of May 30, 1989  
and certified copy/ies of Manatee (Zoning)  
County Ordinance(s) #Z-89-18, & Z-86-78(R), & Z-86-86(C)(R)
2. Receipt of \_\_\_\_\_ County Ordinance(s)  
relative to:  
(a) \_\_\_\_\_  
which we have numbered \_\_\_\_\_  
(b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
3. We have filed ~~this~~/these ordinances in this office  
on June 5, 1989. (2:29 pm)
4. The ~~original~~/duplicate copy/ies showing the filing date  
~~is~~/are being returned for your records.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/ mb

Enclosures (3)