

RESOLUTION NO. 89-34

WHEREAS, Applicant has applied to the Town for approval of a site plan for Sabal Cove Subdivision, 3505 Harbourside Drive, Longboat Key, Florida 34228; and

WHEREAS, the Planning and Zoning Official has in timely fashion accepted the Application and referred same to the Planning and Zoning Board along with documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission along with their findings that the proposed development be approved with conditions; and

WHEREAS, the Town Commission makes these conclusions and findings of fact:

- (a) The plan is consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.
- (b) The plan conforms with all applicable zoning regulations.
- (c) The plan conforms with the Town's subdivision regulations and all other applicable requirements relating to streets, utility facilities and other essential services.
- (d) The plan is consistent with good design standards in respect to all external relationships.
- (e) The plan conforms to Town policy respecting (a) sufficiency of ownership, and (b) guarantees for completion of all required improvements and continued maintenance in that the developer shall be required to provide a Developer's Completion, Payment and Maintenance Bond or other assurance satisfactory to the Town guaranteeing completion of all infrastructure improvements and maintenance of such improvements for a period of one (1) year after acceptance or final approval of the improvements.

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RESOLUTION NO. 89-34 (Cont.)

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY: That the site plan for Sabal Cove Subdivision, 3505 Harbourside Drive, Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", Sabal Cove Subdivision, 3505 Harbourside Drive, Longboat Key, Florida 34228, and dated concurrently with this Resolution.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the 12th day of September, 1989.



Mayor

Attest:



Town Clerk

RESOLUTION NO. 89-34

CONDITIONS REQUISITE FOR APPROVAL
SITE PLAN REVIEW
SABAL COVE SUBDIVISION

1. All nuisance exotic species of trees on the entire site shall be removed including Australian Pine (Casuarina spp.) and Brazilian Pepper (Schinus terebinthifolius), and every effort will be made to adjust the location of the proposed facility to avoid the removal of native vegetation. Wherever such vegetation has to be removed, however, (i.e., having a diameter of four inches or more), the applicant shall replace each tree on the site at the rate of at least two (2) trees for every tree removed. No trees will be removed or altered prior to approval of the Town Building Department, nor will any other alterations be made to mangroves that are not in compliance with current Town codes. All landscaping activities and work resulting from this condition shall be incorporated into a detailed landscaping plan to be submitted to the Town and approved by the Building Department prior to the issuance of a residential building permit. All landscaping work activities shall not only meet the conditions of this development order, but also the provisions of the Town's Tree Ordinance.

2. Approval of utilities, storm water system and all site work must be received from the Public Works Department prior to the commencement of any work.

3. Work to be accomplished within the development phases specified below shall be as follows:

PHASES	DESCRIPTION	COMPLETE APPLICATION FOR THE ISSUANCE OF BUILDING PERMITS TO BE SUBMITTED AND A BUILDING PERMIT ISSUED ON OR BEFORE THE FOLLOWING DATE:*
I	All common site work, and landscaping	October, 1, 1990

*A complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline.

4. The proposed landscape plan shall be meet the requirements of Section 158.148 and a preservation and location plan of existing trees shall be submitted prior to the issuance of a building permit. Native and Drought Resistant Plant species shall be used where replacement is required to reduce water requirements.

5. All utilities shall be placed underground.

6. Native and drought resistant plant species should be used in the buffer and other common areas to reduce water requirements.

7. A Littoral zone planting and management plan for the surrounding waterway areas in accordance with the letter dated August 9, 1984 from William F. Bishop & Associates to Mark Gumula, Longboat Key Planning Department shall be submitted to the Town for its approval. In addition, a plan submitted by a individual lot owner shall be submitted and include a planting and management scheme on all shoreline modification as part of their required landscaped plan.

8. Approval of the proposed Site Plan shall be subject to payment of all staff review charges.

9. All necessary outside agency permits shall be obtained prior to issuance of a building permit.

10. The provisions of the site plan application for the subject property dated June 15, 1989, and received on June 12, 1989, shall be complied with unless waived or modified by the above conditions or by written agreement between the Town and the applicant or amended pursuant to the code.

11. In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:

(1) The applicant shall abandon the plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or

(2) Within 12 months of the date of approval of an application for site plan review, a complete application for building permit has not been submitted to the Town and a building permit issued; or

(3) A final certificate of occupancy for all phases of the project has not been issued within three years from the date set for receipt of a complete application for building permit for the final building or development phase of the project.

All work stated in these conditions shall be completed prior to issuance of a temporary Certificate of Occupancy or Certificate of Occupancy (C.O.) if the former has not been issued, unless otherwise indicated above.