

RESOLUTION NO. 89-29

CONDITIONS REQUISITE FOR APPROVAL
SITE PLAN AMENDMENT REVIEW
SEAPLACE CONDOMINIUM

1. All landscaping work activities shall not only meet the conditions of this development order but also the provisions of the Town's Tree Ordinance. Sea oats and other dune stabilizing vegetation shall be placed immediately seaward of the windwall throughout the length of the windwall. A landscaping plan shall be approved by the Town Planning Department prior to the issuance of a building permit.

2. Approval of utilities, stormwater system, all site work and required bonds, as may be applicable, 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 dates:*
I	All site work	June 25, 1990

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

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

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

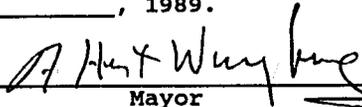
6. The provisions of the site plan application for the subject property dated November 27, 1987, and received on March April 4, 1988, as amended by the revised application dated August 16, 1988 and received on August 29, 1988, as further amended by revisions dated October 20, 1988 and received on May 12, 1989, and as finally amended by revisions dated and received on May 16, 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.

Indefinite

RESOLUTION NO. 89-29 (Cont.)

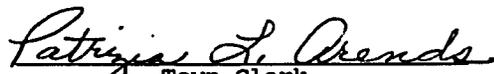
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY: That the site plan amendment for Seaplace Condominium, 2045 Gulf of Mexico Drive, Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", Seaplace Condominium, 2045 Gulf of Mexico 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 26th day of June, 1989.



Mayor

Attest:



Town Clerk

RESOLUTION NO. 89-29

WHEREAS, Applicant has applied to the Town for approval of a site plan amendment for Seaplace Condominium, 2045 Gulf of Mexico 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.

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.