

**RESOLUTION NO. 2015-04**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MANGONIA PARK, FLORIDA CONFIRMING APPROVAL OF LAND DEVELOPMENT APPLICATION NO. SR 2015-02 PERTAINING TO A SITE PLAN FOR PROPERTY LOCATED AT 1340 53<sup>rd</sup> STREET, MANGONIA PARK, FLORIDA 33407, PROPERTY CONTROL NO. 44-43-43-05-00-014-0030; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council of the Town of Mangonia Park, Florida (“Town”), as the governing body, pursuant to the authority vested therein as set forth in the State of Florida Constitution, Chapter 163 and Chapter 166, *Florida Statutes* and the Town Code of Ordinances, is authorized and empowered to consider applications relating to site planning, zoning and land development; and

WHEREAS, Application No. SR 2015-02 was submitted on March 3, 2015 for preliminary and final site plan approval; and

WHEREAS, the notice and hearing requirements for site plan review, provided for in the Town Code of Ordinances, have been satisfied where applicable; and

WHEREAS, the application complies with all requirements for both preliminary and final site plan review, and it is appropriate, given the nature of the application (no actual building construction is proposed), to combine preliminary and final site plan review into a single public hearing; and

WHEREAS, the Town Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendation of the various Town consultants, review agencies, boards, and commissions, where applicable; and

WHEREAS, this preliminary and final site plan approval is subject to all applicable Zoning Code requirements including but not limited to the requirement that development commence in a timely manner.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MANGONIA PARK, FLORIDA AS FOLLOWS:**

Section 1: Application No. SR 2015-02, the application of 1340 53<sup>rd</sup> Street, LLC, Owner, for property located at 1340 53<sup>rd</sup> Street, Mangonia Park, Florida; Property Control No. 44-43-43-05-00-014-0030 is hereby approved, subject to the following conditions:

1. All building plans for the site shall be submitted to the Building Department for review and approval upon final site plan approval. Prior to submittal to the Building Department, the Applicant shall incorporate into its submittal documents the following:
  - a. Pollution Prevention plan details and specifications, and
  - b. Paving cross sections with specifications, and
  - c. Drainage details with specifications, and
  - d. Bubble-up inlet elevations set equal to or higher than the lowest inlet on site to ensure full retention of the water quality volume prior to discharge.Failure to comply with this requirement shall cause permit issuance to be withheld until compliance is achieved.
2. All signage plans for the site shall be submitted to the Building Department for review and approval upon final site plan approval.
3. Any and all proposed amendments to the building site plans shall be filed with the Office of Administration, Building Department, for review by the Building Official; Amendments proposed to the approved site plan must be submitted to the Town Council for approval prior to initiation of the change/revision/amendment. Any amendments to the approved plans must be accompanied by 5 sets of signed and sealed plans, as amended.
4. Full restoration shall be provided for any areas disturbed by the construction, including all road rights-of-way, prior to the issuance of the Certificate of Occupancy.
5. Traffic control shall be provided in accordance with all applicable Federal, State, and County, and local regulations. Traffic control and access to surrounding facilities shall be maintained at all times by the applicant.
6. All storm water shall be contained on site and all measures necessary to ensure that construction water and erosion materials do not leave the site or inundate drainage systems or abutting properties shall be taken by the Applicant and the Contractor. The SFWMD / DEP documentation of site drainage permit is self-certification by the Applicant's engineer, which is acceptable.
7. Parking lot striping, if any, shall be in accordance with the approved site plan.
8. There are no impact fees due on this parking lot development project.
9. Prior to final inspection of the site by the Town for Certificate of Occupancy, the following materials shall be submitted for review and for the Town's files:

- a. Letter of certification signed and sealed by the engineer of record indicating that site improvements are in accordance with plans and calculations based upon his inspections and test data received, etc.
  - b. Copies of all required site test data (i.e. sub-grade and base densities, concrete strength, etc.)
  - c. Copies of any and all other permits and/or releases to install and operate all infrastructure systems that have not already been submitted to the Town.
  - d. As-built/record drawing for all site improvements - signed and sealed by a Florida Registered Surveyor.
  - e. A submittal of bill(s) of sale, required easements, proof of RPZ tests, etc., as applicable to the Utility systems being turned over to the Town.
  - f. Copies of all abandoned and new utility easements.
10. The Applicant shall comply with all conditions of variance approval BA 2015-01.

Section 2: This Resolution shall take effect immediately upon adoption.

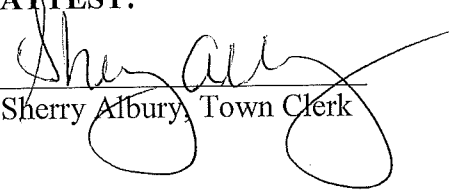
PASSED AND ADOPTED this 17<sup>th</sup> day of March, 2015.

**TOWN OF MANGONIA PARK**

  
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**WILLIAM H. ALBURY, III, MAYOR**

(SEAL)

**ATTEST:**

  
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Sherry Albury, Town Clerk