

**RESOLUTION NO. 2015-05**

A RESOLUTION OF THE TOWN COUNCIL OF MANGONIA PARK CONFIRMING APPROVAL OF LAND DEVELOPMENT APPLICATION NUMBER SR 2015-04 REGARDING THE REVISION OF A SITE PLAN FOR PROPERTY LOCATED AT 1101 FAIRFIELD DRIVE, MANGONIA PARK, FLORIDA 33407, PROPERTY CONTROL NUMBER 44-43-43-05-00-001-0021; 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 Florida Constitution, Chapters 163 and 166, *Florida Statutes* and the Code of Ordinances, Town of Mangonia Park, Florida, is authorized and empowered to consider applications relating to site planning, zoning, and land development; and

WHEREAS, application number SR 2015-04 was submitted on July 7, 2015 for revision of a previously approved site plan; and

WHEREAS, the notice and hearing requirements for revision of a previously approved site plan, provided for in the Code of Ordinances, Town of Mangonia Park, Florida, have been satisfied where applicable; and

WHEREAS, the application complies with all requirements revision of a previously approved site plan, and it is appropriate, given the nature of the application (to construct a simple storage area), to approve the revision of a previously approved site plan at a single public hearing; and

WHEREAS, the Town Council of Mangonia Park 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 revision of a previously approved site plan is subject to all applicable requirements of the Town's Comprehensive Zoning Ordinance, including but not limited to the requirement that development commence in a timely manner.

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

Section 1: Application number SR 2015-04 by Decks & Docks Lumber Company, Inc., for revision of a previously approved site plan to construct a storage area at 1101 Fairfield Drive in Mangonia Park, Florida; property control number 44-43-43-05-00-001-0021 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. signage plan, which shall indicate no admittance to public-employees only.

*Failure to comply with this requirement shall cause permit issuance to be withheld until compliance is achieved.*

2. All plans for signage, fencing, landscaping, and irrigation 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 five 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 and abutting properties shall be taken by the Applicant and the Contractor. SFWMD or DEP documentation of site drainage permit was self-certified 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 is no trip impact fee for this application because it is a private parking area. No trips will be generated because the site was previously developed.
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 or her 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 all other permits and 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. bills of sale, required easements, proof of RPZ tests, *etc.*, as applicable to utility systems being turned over to the Town; and
  - f. copies of all abandoned and new utility easements.
10. The Applicant obtained approval from this Council for outside storage and previously provided a detailed list of materials and quantities of materials stored at the property. Order Approving Request For Outdoor Storage, Mangonia Park (February 17, 2015).

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

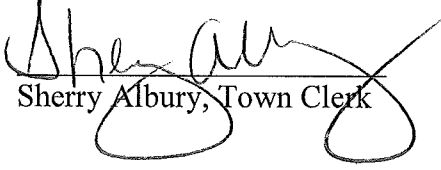
PASSED AND ADOPTED this 4th day of August, 2015.

**TOWN OF MANGONIA PARK**

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

(SEAL)

**ATTEST:**

  
Sherry Albury, Town Clerk