

REVISED GENERAL DEVELOPMENT PLAN  
PDC-97-03(G)(R3) - UNIVERSITY SQUARE SHOPPING CENTER

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the recommendation of the Planning Commission, the criteria set forth in Manatee County Ordinance No. 90-01 (the Manatee County Land Development Code); and finding PDC-97-03(G)(R3) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), REVISED GENERAL DEVELOPMENT PLAN PDC-97-03(G)(R3) - University Square Shopping Center is hereby approved to allow an additional 4,010 sq.ft. of miniwarehouse uses to an existing 73,086 sq.ft. shopping center subject to the following stipulations and specific approval:

STIPULATIONS:

1. A wall or fence, constructed to a height of 6 feet above the finished floor elevation of the bank or restaurant, shall be provided along the eastern property line, adjacent to property zoned A-1. This wall shall not be required to be extended north of the building line of the proposed bank or restaurant. This wall or fence shall be in place prior to the first C.O. for the proposed bank or restaurant. A screening buffer meeting the requirements of the LDC Section 715.5.2.1A shall also be provided. (Existing).
2. The hedge along the north property line shall maintain an 80 percent opacity between a height of two to six feet at the time any portion of the shopping center is constructed. (Existing).
3. Signs located adjacent to Country Oaks Drive shall be limited to a single ground sign. All other signs shall comply with the regulations of the Land Development Code. (Existing).
4. A dedicated right-turn lane shall be provided on University Parkway for westbound to northbound traffic at Lockwood Ridge Road. This lane shall be 250 ft. in length and constructed prior to the first C.O. for the shopping center. The existing driveway on University Parkway shall continue to be limited to right-turn in, right-turn out only and shared with property to the east. The entire cost of the engineering, design, and construction of this improvement shall be entitled to Impact Fee Credits. The County shall move or replace any traffic poles that must be relocated by this improvement. This capacity improvement addresses the impacts from the increased commercial area not addressed by the prior traffic analysis. This stipulation will be incorporated into the LOS Certificate. (Existing). (Arrangements have been made between the developer and the County for payment for this improvement.)
5. Building setbacks shall be as graphically depicted on the site plan. The setback to the east property line for the shopping center shall be increased to 260 ft. Final configuration and location of the shopping center structures shall provide adequate distance between the buildings and the stormwater retention facilities for two way truck traffic. The bank or restaurant building shall be set back 40 feet and drive-thru facilities 20 feet from the east property line. (Existing).
6. All roof mounted HVAC and mechanical equipment for structures built after the date of this approval shall be screened from view from any residences to the north or east. (Existing).
7. All delivery vehicles shall access the site from University Parkway or Lockwood Ridge Road only. Eastbound delivery vehicles may exit the site from Country Oaks Boulevard. Appropriate signs identifying this requirement shall be posted at all loading zones. A sign prohibiting truck traffic shall be posted at the entrance to Country Oaks Boulevard. (Existing).
8. All existing parking areas shall be upgraded to comply with the landscaping requirements of the LDC, Section 715. (Existing).

9. Cross access easements shall be recorded for all parcels within this General Development Plan and an access easement provided for the parcel to the east. (Existing). (Completed)
10. The access easement serving property to the east shall be constructed to the property line in accordance with County standards. Construction shall be completed prior to the first C.O. for the shopping center, bank or restaurant building or mini-warehouse buildings. (Existing). (Completed).
11. The applicant shall ensure that the standards of Section 704.47 regarding mini-warehouses, the uses of such and allowable items for storage shall be met and documented, with submittal of the Final Site Plan. (Existing).
12. For the miniwarehouse site, outdoor storage of boats, recreational vehicles or other types of vehicles shall be permitted in the area designated as Building "B" on the site plan, provided that a decorative, opaque fence, at least 6 ft. in height is constructed from the gate to the southwest corner of the west end of Building "A". This outdoor storage shall be eliminated upon construction of Building "B". No outdoor storage will be allowed after that point without amendment to the General Development Plan. Details of the fencing shall be included with the Final Site Plan submittal. (Existing Amended).
13. The applicant shall be responsible for providing an update of floor area approved and floor area ratio to date for this project with each site plan submittal to ensure that the overall project FAR does not exceed .35. (Existing.)
14. The design for the miniwarehouse facility shall be in substantial conformance with the architectural rendering entered into the record for this case. The applicant shall provide landscaping, including palm trees along the eastern property line, abutting the two-story portion of the building, at a ratio of 6 palms per 100 l.f. The remaining portion of this buffer shall meet the standards of Section 715. (Existing amended).
15. New lighting installed shall meet this design and shielding of any on-site lighting shall comply with Section 709.2.2. In addition, pole mounted lights shall be limited to 20' in height and directed to the interior of the development using horizontal cut-off fixtures. **(New stipulation).**



SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 704.47.2 of the Manatee County Land Development Code to allow a reduction of the 20 foot setback required for mini-warehouse buildings.

