

PRELIMINARY SITE PLAN  
PDC-98-02(P) - 14TH STREET CARWASH

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-98-02(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, as conditioned herein, Preliminary Site Plan No. PDC-98-02(P) - 14TH STREET CARWASH is hereby approved to allow a self-service carwash subject to the following stipulations:

STIPULATIONS:

1. No outdoor speakers shall be utilized on this site.
2. The dumpster shall be relocated to conform with the northern access to be approved by the Public Works Department. This change shall be shown on the Final Site Plan.
3. Additional understory trees (e.g. Flowering Crabapple, Hawthorn, Witch Hazel, etc.) at least six feet in height and one inch diameter breast height shall be planted offset from the proposed canopy trees to further screen the facility and provide some additional noise abatement to nearby residential properties. Three said trees shall be planted evenly spaced along west side of carwash between it and the dry retention. Two said trees shall be planted on south side of carwash between proposed canopy trees in the southeast corner of the property. In addition, perimeter landscaping shall be extended west around the dry retention facility. Foundation landscaping shall also be provided along the north and south walls of the structure. Said trees, foundation landscaping, and additional perimeter landscaping shall be shown on the Final Site Plan.
4. Lights for the facility shall be designed in accordance with Section 709 of the L.D.C. and utilized only during hours of operation, with the exception of security lighting.
5. The design of the facility shall be in substantial conformance with the design submitted into the record at the Planning Commission public hearing for this case. Design elements shall be reviewed for compliance by staff at Final Site Plan approval.
6. The site shall have no access to 29<sup>th</sup> Avenue West. The driveway to 29<sup>th</sup> Avenue West shall be replaced with roadway buffer landscaping.
7. The sign shall be located in the northeast corner of the property.
8. The site shall have access to 14<sup>th</sup> Street West as approved by FDOT.
9. The applicant shall hook up to reuse water, if appropriate for washing of autos, when it becomes available at a lower cost.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 16th day of June, 1998.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY: *Patricia M. Glass*  
Chairman

ATTEST: R. B. SHORE  
Clerk of the Circuit Court

*[Signature]*