

PRELIMINARY SITE PLAN
PDC-98-12(P) - PIZZA HUT

RECORDED 1/26/99
PAGE NO. 5/4
MINUTE BOOK NO. 46

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-98-12(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), Preliminary Site Plan No. PDC-98-12(P) - Pizza Hut is hereby approved to allow a 2,563 square foot restaurant, as an outparcel within the existing Fountains Shopping Center, subject to the following stipulations:

STIPULATIONS:

1. All exterior facades of the outparcel shall be considered primary facades and shall employ architectural, site, and landscaping design elements which are consistent on all sides of the building. Elevations shall be provided with future plan submittals.
2. In order to ensure that the outparcel does not project blank walls, design elements including prominently visible architectural details [e.g. bumpouts, reveals and projecting ribs, cornices, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] shall be integrated into the overall design of the buildings. Blank walls shall be no longer than 20 feet in length in any direction for the outparcel. Elevations shall be provided with future plan submittals.
3. All roof mounted H. V. A. C. and roof-mounted mechanical equipment shall be screened from view from adjacent uses.
4. All signs must provide concealment of main support structure (e.g.; pole) between 20 and 100% of sign width with materials consistent with finish building materials.
5. Bicycle parking facilities with the inverted "U" style rack shall be provided for the project located in clear view of the main entry.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 26th day of January, 1999.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Stan Stephens
Chairman

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

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B. J. [Signature]

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