

PRELIMINARY SITE PLAN
PDC-99-05(P) - LARK INVESTMENTS, N.V. (WEST LAKES PLAZA)

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-99-05(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), Preliminary Site Plan No. PDC-99-05(P) - Lark Investments, N.V. (West Lakes Plaza is hereby approved to allow a 7 lot commercial subdivision with a total of 224,495 square feet, granting Special Approval for a large commercial development exceeding 50,000 square feet of gross floor area, subject to the following stipulations and specific approvals:

STIPULATIONS:

1. All building permits must be obtained prior to the expiration date contained on the corresponding Certificate of Level of Service.
2. An application for a Fugitive Particulate Abatement Plan and an 8 ½ inch x 11 inch map of the construction area shall be submitted to the Director of the Environmental Management Department for review and approval prior to or concurrent with the approval of a Final Site Plan for the project.
3. A landscape plan for the wetland buffer shall be approved by the Environmental Management Department, concurrent with Final Site Plan approval.
4. A total of 20% open space is required for this project, and each phase must have the minimum 20%, or that phase's open space can be added to the open space from previous phases to meet the 20% open space requirement. This shall be approved with the Final Site Plan by the Planning Department.
5. The modification for the elimination of the 5 foot separation between parking stalls and buildings, if approved, shall apply only to parking spaces located on the side or rear of the buildings. This shall be approved by the Planning Department concurrent with the Final Site Plan.
6. Prior to approval of the Final Site Plan, the applicant shall provide documentation establishing a means of properly providing the necessary maintenance and improvements of said private street, which is satisfactory to the Planning Department and in accordance with Section 740.4 of the LDC.
7. The cooperative parking agreement must be approved by the Planning Department concurrent with the Final Site Plan approval.
8. A minimum 50 foot radius shall be provided on the SR 70 driveway for both ingress and egress.
9. Prior to Final Site Plan approval, the Applicant must demonstrate compliance with Section 909.5 of the Land Development Code.

SPECIFIC APPROVALS:

1. Specific approval of an alternative to Section 710.1.5.5.3 of the Land Development Code, which requires all parking spaces be a minimum of 5 feet from any building.
2. Specific approval of an alternative to Section 710.1.5.3.1 of the Land Development Code, which requires parking areas over 100 spaces for commercial uses to have paved pedestrian walkways, 6 feet in width provided at 200 foot intervals.

3. Specific approval of an alternative to Section 715.3.2 of the Land Development Code, which requires buffers from commercial to residential land uses.
4. Specific approval of an alternative to Section 710.2.5 of the Land Development Code, which requires a 10 foot setback for loading zones from side and rear property lines.
5. Specific approval of an alternative to Section 603.11.4.3 of the Land Development Code, which requires a 35 foot setback from all local roads.
6. Specific approval of an alternative to Section 715.3.2.1 of the Land Development Code, which requires a 10 foot wide landscaped roadway buffer along all roadways abutting non-residential property.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 24th. day of August, 1999.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

ATTESTED R. B. SHORE
Clerk of the Circuit Court

R. B. Shore