

PRELIMINARY SITE PLAN
PDC-99-08(P) - BETH SALEM RETAIL NURSERY/REASONER FAMILY PARTNERSHIP

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-99-08(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), Preliminary Site Plan PDR-99-08(P) - Beth Salem Retail Nursery/Reasoner Family Partnership is hereby approved to add a new 2,460 square foot retail nursery center, three green houses, and use the existing historic residence for accessory office and retail sales subject to the following stipulations:

STIPULATIONS:

1. All exterior facades of the retail nursery center 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. All roof mounted H.V.A.C. of the retail nursery center and green houses shall be screened from view from adjacent uses with materials consistent with finish building materials.
3. Vehicle access to State Road 70 shall be limited to one access point as shown on the Preliminary Site Plan, subject to FDOT approval. Should FDOT not grant access to SR 70, the access point along the west property line shall be constructed, prior to a Certificate of Occupancy. Any modification required by FDOT shall not require BOCC approval of any site plan revisions. Prior to issuance of Certificate of Occupancy, a non-ingress and egress easement, acceptable to Manatee County, shall be provided along State Road 70.
4. The project shall provide cross access easements and paved connection to the future access drive to the parcel to the west, prior to Certificate of Occupancy.
5. Pole mounted lights shall be limited to 20' in height and directed to the interior of the development.
6. 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.
7. No outdoor speakers shall be utilized on this site.
8. There shall be a 15' side yard setback along west and east property lines.
9. The landscape buffer along west and east property line shall be 15' wide and planted with one row of 3" caliper canopy trees (at least 12' in height) set 30' on-center. Existing trees may be used to fulfill tree planting requirements, if the existing trees are located within or near the required landscape buffers, and meet or exceed the above size requirements.
10. This project shall be required to reduce the calculated redevelopment flow rate by fifty percent (50%) for all stormwater outfall flow.
11. Greenhouses shall not exceed a height of 20'.

CORRECTIVE DOCUMENT

S47.2147

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 24th day of October, 2000.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

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

R. B. Shore

