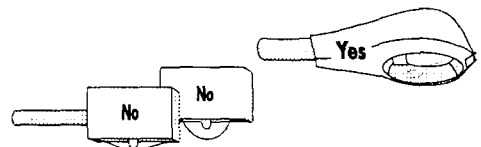
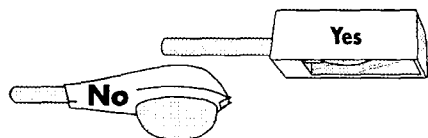


PRELIMINARY SITE PLAN
PDMU-97-03(P) - NORTH PROPERTY PARTNERSHIP, L.P./PALM ISLES APARTMENTS

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 PDMU-97-03(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDMU-97-03(P) - North Property Partnership, L.P./Palm Isles Apartments is hereby approved to allow 220 multi-family units at a gross density of 11.0 dwelling units per acre and associated recreational facilities, and granting Special Approval for: 1) a project that exceeds 6 dwelling units per acre within the ROR FLUC; and 2) a project with an affordable housing density bonus of 11.0 dwelling units per acre within the ROR FLUC subject to the following stipulations and specific approvals:

STIPULATIONS:

1. The design for the multi-family buildings shall be in substantial conformance with the elevation view entered into the record for this case.
2. The 20' buffers along U.S. 301, the south property line, and the west property line shall include enhanced landscaping. These buffers shall be planted with two staggered rows of canopy trees (3" caliper, 10' in height and 4' spread) with trees in each row 40 feet on center. At least two different species of trees shall be used. Existing canopy trees meeting this criteria may remain and may count to satisfy this condition. Existing canopy trees exceeding these requirements which can be successfully transplanted from elsewhere on the property (excluding proposed buffers or wetland areas) shall be relocated to the western property line and shall count to satisfy this condition. Such trees shall be situated to offer a greater "sight-line" buffer between existing homes and multi-family buildings.
3. The perimeter buffer along the south and east property lines adjoining the 2.9 acre outparcel shall be 15' in width and shall be landscaped according to Figure 715.C Options B. or C.
4. Existing indigenous vegetation and other trees shall remain within the required landscape buffers. Required shrubs for all landscape buffers shall achieve 80% opacity at planting.
5. The two parking lots between Buildings 6, 7, and 8 shall be redesigned so that no more than 10 consecutive spaces are provided without an interior landscape island.
6. Should any of the Australian Pines (*Casuarina cunninghamiana*) along the north property line die out or become damaged from high winds or storms, they shall be replaced with approved canopy trees and automatic irrigation.
7. The applicant and their heirs, assigns, or transferees are hereby notified that a payment of an impact fee for school purposes shall be required if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.
8. The design and shielding of 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-offs. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval. In addition, building mounted lights shall be limited to 20' in height and all exterior lighting shall be directed to the interior of the development using horizontal cut-offs.



9. Prior to Final Site Plan approval, 17 feet of additional right-of-way shall be dedicated to Manatee County for 51st Avenue East along the project's frontage.
10. The applicant shall be responsible for any additional on-site or off-site traffic related safety improvements or capacity improvements attributable to this project, as determined by the Planning Department, based on the findings of the traffic study report.
11. The central intersection shall be redesigned with the Final Site Plan to include a traffic circle for traffic calming.
12. Additional pedestrian connections (sidewalks) shall be provided as follows:
 - a. From the rear of Building 12 to the parking lot;
 - b. From the rear of Building 7 to the parking lot;
 - c. From both sides of the rear of Building 11 to the parking lot; and
 - d. Along the east side of the parking area, just north of Building 5.
13. Prior to Final Site Plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow.
14. Final engineering drainage design must be approved prior to Final Site Plan approval. This project shall be required to reduce the calculated pre-development flow rate by 50 percent.
15. The boundaries of the wetland buffers shall be marked with signs indicating that this is a wetland protection area. The number and placement of such signs shall be approved by the Environmental Management Department with Final Site Plan approval.
16. All structures shall be setback 50' from the north property line.
17. The project shall comply with the provisions of a Land Use and Deed Restriction Agreement with Manatee County for Affordable Housing. This Agreement shall be approved by the Board of County Commissioners, fully executed, and recorded in the official records of Manatee County prior to Final Site Plan approval for the project. Should a Land Use and Deed Restriction Agreement not be entered into within (12) months of his approval, then this Preliminary Site Plan approval shall be null and void.
18. No residential development shall be allowed between the L10 70 dB(A) noise level contour and U.S. 301, unless such residences are protected by some performance equivalent measure to achieve the L10 70 dB(A) exterior noise level. The L 10 70 dB(A) noise level contour, based upon the project's build out date, shall be shown on the Final Site Plan.
19. The applicant, if approved by Manatee County, shall provide 4-way stop signs at the intersections of 51st Avenue East and 18th Street East, and 51st Avenue East and 22nd Court East; and 3-way stop signs at the intersection of 22nd Street Court East and the entrance to Oneco Elementary, prior to the first Certificate of Occupancy for the project.
20. A minimum of 5 shade trees shall be planted at the park site prior to the first Certificate of Occupancy.
21. A 5' wide sidewalk shall be stubbed out from this project to the LM property to the north.

SPECIFIC APPROVALS:

1. Specific Approval for an alternative to Section 715.4 of the Manatee County Land Development Code to delete the requirement for removing the Australian Pines located within the perimeter buffer along the north property line to remain
2. Specific Approval for an alternative to Section 715.7 of the Manatee County Land Development Code to delete the requirement for 100% automatic irrigation along the north property line.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 23rd day of October, 2001.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: 
Chairman

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

