

PRELIMINARY SITE PLAN
PDR-03-07(P) – NEW VISION BAPTIST CHURCH

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 PDR-03-07(P) consistent with Manatee County Ordinance No. 89-01 (the 2020 Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDR-03-07(P) – NEW VISION BAPTIST CHURCH is hereby approved to allow a 7,500 square foot church, and GRANTING Special Approval for a project adjacent to a Perennial Stream, subject to the following stipulations:

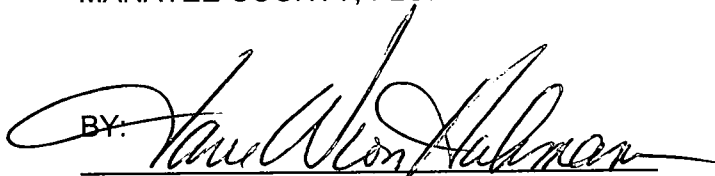
STIPULATIONS:

1. A minimum of 20% of all parking spaces shall be paved in accordance with Section 704.13.2.2. of the Land Development Code.
2. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to the first Certificate of Occupancy issuance in accordance with Section 715.4 of the LDC.
3. Unless otherwise approved by EMD at least of 3 different species of canopy or understory trees shall be planted in the required landscape buffers.
4. Existing native vegetation may be used in lieu of required planting's for the greenbelt. Existing native trees, shrubs, and ground covers within the buffers shall be preserved to the maximum extent possible. Sufficient area around the trees and appropriately designed tree wells shall be required as determined by a registered Landscape Architect to reasonably guarantee their survival. Roadway and screening buffers may be enhanced and created consistent with Section 715 and 737 of the Manatee County LDC.
5. Unless otherwise approved by the EMD, existing indigenous vegetation shall remain within the required landscape buffers and be utilized to meet the buffering and screening requirements. Sufficient area around the trees and appropriately designed tree wells shall be required as determined by a registered Landscape Architect to reasonably guarantee their survival. Cross-sections of landscape buffers shall be provided prior to Final Site Plan approval per Section 508.3.4.
6. No grading or earthwork shall take place within the entire dripline or within 6' of the trunk, whichever is greater, of existing trees that are proposed to be preserved.
7. The lowest quality of water available shall be used for irrigation purposes. In-ground irrigation systems using of Manatee County public potable water supply shall be prohibited.
8. Locations, details, and notes for Erosion and Sedimentation Control shall be submitted to the EMD for approval with the Final Site Plan submittal.
9. A Water Well Construction Permit must be obtained from the EMD prior to construction of the proposed well(s).
10. Any sign must provide concealment of main support structure (e.g., pole) between 20 and 100% of sign width with material consistent with finish building materials.
11. Prior to Final Site Plan approval, the design and shielding of on-site lighting shall comply with Section 709.2.2 of the Land Development Code. In addition, pole mounted lights shall be limited to 16' 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.

- 12. The required sidewalk along 59th Avenue East shall be installed prior to Certificate of Occupancy.
- 13. All grassed parking shall have adequate permanent means of traffic control to delineate pedestrian and vehicular flow; and permanent markers at the head of each car stall within the parking areas.

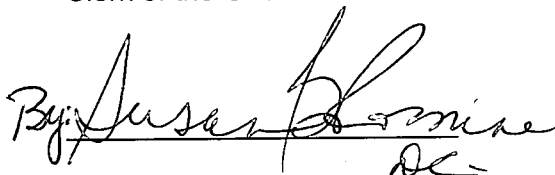
APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 22nd day of June, 2004.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: 
Chairman



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

By: 
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