

REVISED PRELIMINARY SITE PLAN
PDR-97-05(P)(R) - U-STORE IT/7-ELEVEN

RECORDED 11/17/98
PAGE NO. 438
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 PDR-97-05(P)(R) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, as conditioned herein, Revised Preliminary Site Plan No. PDR-97-05(P)(R) - U-Store It/7-Eleven is hereby approved to allow modifications to the approved Preliminary Site Plan to allow a 2,940 square foot convenience store and 4 gas pumps to be located under a 3,934 square foot canopy, granting Special Approval for a project located in the Evers Reservoir Water Protection Overlay District, subject to the following stipulations:

1. The project shall be redesigned to provide a minimum of 30% upland open space. This shall be approved by the Planning Department with the Final Site Plan.
2. All lighting on the site shall conform to Sections 709 and 723.3.5. of the Land Development Code. Pole mounted lights shall be limited to 20 feet (20') in height.
3. All signs shall be permitted separately, including the location of such signs. These shall be approved in accordance with the Land Development Code by the Building Department. Pole signs shall be prohibited on this site.
4. No accessory carwash shall be permitted for this project.
5. There shall be no outdoor speakers associated with this project, other than an intercom system for the purpose of communication between the station attendant and gasoline patrons..
6. The location and size of all active and inactive wells shall be identified on the plan prior to Final Site Plan sign-off.
7. An analysis showing the potential need for auxiliary lanes (specifically right-turn lanes) at each project access shall be required. This shall be approved by the Planning Department prior to Final Site Plan approval.
8. A 5 foot wide sidewalk shall be provided adjacent to this site within the right-of-way of Tallevast Road and Lockwood Ridge Road. The sidewalk along Tallevast Road shall connect to the existing sidewalk at the Treetops development. Handicapped ramps shall be provided at the intersection of these roadways. This shall be approved by the Planning Department prior to Final Site Plan approval.
9. The westernmost driveway off of Tallevast Road shall be constructed as shown on the Preliminary Site Plan and cross-access easements obtained and recorded prior to issuance of a building permit for this site.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 17th day of November, 1998.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: *Patricia M. Lane*
Chairman

ATTEST
BOARD OF COUNTY COMMISSIONERS
R. B. SHORE
Clerk of the Circuit Court
R. B. Shore
CLERK OF THE CIRCUIT COURT