

PRELIMINARY SITE PLAN
PDC-97-05(P) - U STORE IT/7-ELEVEN

RECORDED 2/24/98
PAGE NO. 105
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 PDC-97-05(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDC-97-05(P) - U Store It/7-Eleven is hereby approved to allow a 2,940 square foot convenience store, granting Special Approval for a project located in the Evers Reservoir Water Protection Overlay District, and subject to the following stipulations:

STIPULATIONS:

1. This site shall have no gas pumps.
2. 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.
3. 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.
4. 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.
5. No accessory carwash shall be permitted for this project.
6. There shall be no outdoor speakers associated with this project.
7. The location and size of all active and inactive wells shall be identified on the plan prior to Final Site Plan sign-off.
8. 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.
9. 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.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 24th day of February, 1998.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: *Patricia M. Diers*
Chairman

ATTEST: *Rob Shore*
Clerk of the Circuit Court

