

PRELIMINARY SITE PLAN
PDC-98-01(P) - DAVID K. DEITRICH, AS TRUSTEE, ET AL/MARKET PLACE WEST

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-98-01(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, as conditioned herein, Preliminary Site Plan No. PDC-98-01(P) - David K. Deitrich, as Trustee, et al/Market Place West is hereby approved to allow a 107,894 square feet commercial/retail shopping center, subject to the following stipulations:

STIPULATIONS:

1. The following design standards shall apply:
 - a. The sides of the buildings of the main shopping center visible from 34th Street West, 53rd Avenue West, and adjacent properties shall have minimal blank wall space. In order to ensure that the buildings do not project a massive blank wall, design elements including prominently visible architectural details (e.g. bumpouts, reveals and projecting ribs, cornices, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.) shall be integrated into the overall design of the buildings. Blank walls shall be no longer than 40 feet in length or 20 feet in height for the main shopping center. Building elevations shall be submitted with future plan submittals.
 - b. All exterior facades of the outparcels shall be considered primary facades and shall employ architectural, site, and landscaping design elements which are integrated with and common to those used on the primary structure in the development.
 - c. In order to ensure that the outparcels do not project a massive blank wall, design elements including prominently visible architectural details (e.g. bumpouts, reveals and projecting ribs, cornices, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.) shall be integrated into the overall design of the buildings. Blank walls shall be no longer than 20 feet in length in any direction for the outparcels. Elevations shall be provided with future plan submittals.
 - d. Drive-through windows for the outparcels shall incorporate coverings for service windows that are structurally and architecturally integrated into the design of the buildings.
 - e. Bicycle parking facilities with the inverted "U" style rack shall be provided for each individual project. These facilities shall be available at all structures in the development and be conveniently located to the entrances of the primary structures and in clear view of the main entries.
2. SCREENING AND BUFFERING
 - a. All roof mounted H.V.A.C. equipment, loading areas, and dumpsters for all uses shall be screened from view from 34th Street West, 53rd Avenue West, and all adjacent properties.
 - b. As illustrated in Attachments #1 and #2, the landscaped buffer along the southern boundary shall be at least a 20' wide buffer with 2 rows of trees. This buffer shall include 1 row of canopy trees (medium trees in FPL pamphlet *The Right Tree in the Right Place*) spaced 40' apart at least 15 feet from existing power lines. In addition, one row of understory trees (small trees in FPL pamphlet *The Right Tree in the Right Place*) offset from the canopy trees and spaced 40' on-center. In addition,

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the 8' wall shall include decorative elements reflective of finish building materials, colors, and architectural details of the shopping center.

3. TRANSPORTATION AND ACCESS STIPULATIONS

- a. Signalize the intersection of 53rd Avenue West and 36th Street West. The signal shall be of the mast arm type and be installed prior to the first Certificate of Occupancy of the development.
- b. An eastbound right-turn lane at the main access on 53rd Avenue West shall be installed. The design shall be consistent with FDOT standard index 301 and be installed prior to the first Certificate of Occupancy of the development.
- c. An eastbound right-turn lane at the intersection of 53rd Avenue West and 36th Street West shall be installed prior to the first Certificate of Occupancy of the development.
- d. The westernmost outparcel (lot 2): Too many access driveways. The northernmost access drive on the west side of the lot shall be limited to right turn in/out only. The proposed driveway on the southern lot boundary shall be eliminated.
- e. The northbound left-turn into this development from 34th Street West shall be in substantial conformance with the design submitted into the record for this case (Exhibit 1) on December 15, 1998. The applicant shall pay for the cost of design, engineering, and construction of any improvements or modifications which are part of or required as a result of the proposed development of Marketplace West.
- f. A gate for pedestrian access may be provided for administratively, after notification to and concurrence of the adjacent Morton Village Homeowner's Association for which access is proposed.
- g. The joint access drive for Marketplace West and the School Board property use to the west shall be cooperatively designed to serve both uses. The final design shall be approved by the Planning Department at time of Final Site Plan review for the development.

4. All signs must provide concealment of main support structure (e.g. pole) between 20 and 100% of sign width with materials consistent with those in the development. Proposed sign locations for shopping center need to be a minimum of 20' behind stop bars for visibility.

5. The main entrances and storefronts for outparcel lot 2 shall be oriented towards 53rd Avenue West. The main entrance and storefront for outparcel lot 3 shall be oriented towards 53rd Avenue West or 34th Street West. The main entrance and storefront for outparcel lot 4 shall be oriented towards 34th Street West. Setbacks for the outparcels will be as follows:

- Front - 15'
- Rear - 15'
- Side - 10'

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- 6. All deliveries and truck loading and unloading on the south side of the main building shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., and there shall be no commercial vehicle parking between the rear of the shopping center and the south side of the property or the wall between 10:00 p.m. and 7:00 a.m.
- 7. Wetlands Impact Review and Wetlands Mitigation shall be provided pursuant to Section 719 of the Land Development Code prior to Final Site Plan approval.
- 8. Lights for the facility shall be designed in accordance with Section 709 of the Land Development Code. In addition, pole mounted lights shall be limited to 20' in height and directed to the interior of the development. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval.

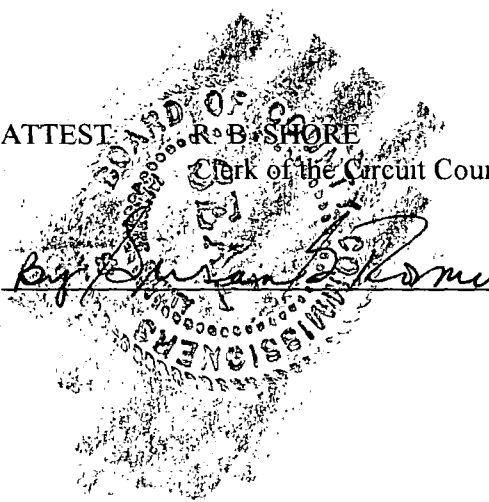
APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida the 15th day of December, 1998, and corrected by the Board of County Commissioners on January 26, 1999.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

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

[Signature]



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