

GENERAL DEVELOPMENT PLAN
PDC-98-05(G) - IMPERIAL LAKES GOLF CLUB HOMESITES, INC./PARC IMPERIAL

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-98-05(G) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, General Development Plan No. PDC-98-05(G) - Imperial Lakes Golf Club Homesites, Inc./Parc Imperial is hereby approved to allow 190,000 square feet of commercial use, granting Special Approval for a project in the Entranceway, and subject to the following stipulations:

STIPULATIONS:

1. All building facades visible from other properties outside the project shall exhibit an aesthetically attractive appearance. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, corrugated metal, or tilt up precast slabs shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials.
2. The sides of buildings visible from I-75, Buffalo Road, and Moccasin Wallow Road shall have minimal blank walls no longer than 40 feet in length. In order to insure that the buildings do not project a massive blank wall, design elements including prominently visible architectural details (e.g., bumpouts, reveals, projecting ribs, offsets, windows, shutters, etc.) shall be applied to the walls of buildings visible from the above-referenced streets. Design elements shall be reviewed for compliance by staff at Final Site Plan.
3. All truck loading, service areas, outside storage, and parking of heavy equipment, semi trucks, trailers, or other vehicles over 1½ tons shall be located at the non-street side of the building when adjacent to I-75, Moccasin Wallow Road, and Buffalo Road, unless they are not visible from a height of five feet (5') at the edge of pavement from said street, to be reviewed for compliance at time of Certificate of Occupancy (C.O.).
4. A coordinated sign plan for the development shall be approved by the Planning Department prior to Preliminary Site Plan approval. 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.
5. All roof mounted H.V.A.C. equipment, loading areas, and dumpsters for structures shall be screened from view from I-75, Moccasin Wallow Road, and Buffalo Road, and adjacent properties. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the entranceway.
6. The landscape buffer along the southern property lines of Lots COM-5 and COM-6 shall be 20' wide.
7. The landscape buffer along Buffalo Road and all property lines adjacent to residential zoning districts shall be 20-foot wide and shall be planted with one row of 3" d.b.h. canopy trees (at least 14' in height) 50' on-center, alternated with understory trees 50' on center. To the maximum extent possible, the existing native vegetation shall be preserved to meet the screening requirement.
8. This project shall be required to reduce the calculated predevelopment flow rate by fifty percent (50%) for all stormwater outfalls that outfall directly or indirectly into Buffalo Creek.
9. A 50' building setback from all golf course uses shall be required.
10. The buffer along the eastern property line shall be 10' wide and shall be located outside of the utility easement, along its western boundary.
11. Uses in this development shall be limited to neighborhood convenience retail sales, eating establishments, drive-through eating establishments, banks, drive-through banks, offices, personal service establishments, hotels, service stations, gas pumps, and incidental car

washes. Short-term agriculture may continue on this site until such time as the lots are developed..

- 12. A non-ingress/egress easement shall be recorded along Buffalo Road prior to approval of any Final Site Plan or Final Plat for lots COM-1, COM-2, or COM-3.
- 13. The preservation of significant trees within the landscape buffers and parking areas of the development sites shall be a condition of Preliminary and Final Site Plan approvals. Sufficient area around the trees, as determined by a registered Landscape Architect, shall be provided to reasonably guarantee their survival.
- 14. Wetland buffer compensation shall be provided within the boundaries of this project in accordance with Section 719 of the Land Development Code and shall be delineated on the Final Site Plan.
- 15. The maximum height shall be 35 feet for all uses other than hotels. The maximum height for hotel uses shall be 45 feet.
- 16. The design for the hotel on Parcel 6 shall be in substantial conformance with the architectural rendering submitted into the record for this case.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 25th day of August, 1998.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: *Patricia M. Glass*
Chairman

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

