

PRELIMINARY SITE PLAN  
PDC-98-10(P) - DAVID CARLTON TURNER, JR./DUETTE COUNTRY STORE

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-98-10(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDC-98-10(P) - David Carlton Turner, Jr./Duette Country Store is hereby approved to allow a convenience store; granting Special Approval for a project located in the Watershed Overlay, and subject to the following stipulations:

STIPULATIONS:

1. The minimum front yard setbacks for all structures shall be 30 feet.
2. All signs shall be permitted separately, including the location and size of such signs. These shall be approved in accordance with the Land Development Code by the Building Department.
3. The building and gas pump canopy height shall be limited to a maximum of 20 feet.
4. Five foot wide sidewalks shall be installed adjacent to this site, along S.R. 62 and S.R. 39, prior to issuance of the Certificate of Occupancy for this building. This shall be approved with the Final Site Plan.
5. The proposed underground petroleum storage tanks shall be consistent with Chapter 62-762, FAC, and include double-walled tanks with interstitial monitoring, double-walled integral piping, dispenser sumps, submersible pump sumps, automatic tank gauging, in-line leak detectors with automatic shutoff, sump sensors, and dispenser tilt sensors.
6. The development shall incorporate a Florida rural architectural. Design elements shall be reviewed by staff at Final Site Plan approval.
7. Signs for the development shall be uniform with the architectural design. Pole signs shall utilize materials consistent with finish building materials to conceal support structure (e.g., poles) between 20 and 100% of sign width with a maximum sign height of 10 feet. Ground signs shall be limited to 40 square feet for the development. Design elements shall be reviewed by staff at Final Site Plan approval.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 15th day of December, 1998.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY: *Patricia M. Floss*  
Chairman

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



546-1559