

PRELIMINARY SITE PLAN
PDC-99-10(P) - WORLD SAVINGS AND LOAN

RECORDED 3/28/00
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MINUTE BOOK NO. 47

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-99-10(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDC-99-10 - World Savings and Loan is hereby approved to allow a 4,182 sq.ft. bank with drive-thru lanes subject to the following stipulations:

STIPULATIONS:

1. The applicant shall provide complete tree protection barrier information with the final site plan submittal. Individual tree barriers, for large trees to be protected, shall be shown on the site plan. The applicant shall also provide complete tree replacement information with the final site plan submittal.
2. Prior to Final Site Plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow per Section 11.5.1.4 of the Comprehensive Plan.
3. The applicant will provide the Planning Department with recorded copies of the required cross access easements to the north through the shopping center prior to Final Site Plan approval.
4. This site shall be limited to one freestanding sign meeting the standards in Section 724 of the Code.
5. Rooftop mechanical equipment shall not be visible from SR 70 or US 301. All rooftop mechanical equipment shall be screened from view from these roadways and adjacent properties. Screening shall be provided by materials consistent with the construction of the structures.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 28th day of March, 2000.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

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

