

PRELIMINARY SITE PLAN/SPECIAL APPROVAL
NO. PDMU-90-01(P) - THE PRIME GROUP

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the staff report, evidence presented and comments made at the Public Hearing, the recommendation of the Planning Commission, and finding the request to be consistent with the criteria set forth in Manatee County Ordinance No. 90-01, the Manatee County Land Development Code; and with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDMU-90-01(P) is hereby APPROVED for a 247,400 square foot factory outlet mall, including Special Approval for a project located in an Entranceway and in the Coastal Area, subject to the following stipulations and modifications:

STIPULATIONS:

1. The phasing schedule shall be as provided in the applicant's large project application. The specific schedule is: Phase 1 completed January 1992; Phase 2 completed January 1992; Phase 3 completed January 1994.
2. The developer shall save every tree designated to remain on the landscape and lighting plan. The developer shall attempt to save other trees when possible.
3. Trees designated to remain shall be flagged prior to development activities.
4. Tree protection barricades shall be erected prior to development activities.
5. The applicant shall place protective ornamental fencing and signs in the children's play area which require parental supervision of children.
6. Signs shall be placed at the entrance to the parking lot to direct recreational vehicles and buses to a specific parking area.
7. The three existing on-site residences must be removed prior to the first certificate of occupancy being issued.
8. Sign approval shall conform to the requirements of the LDC and shall be reviewed as a separate permit.
9. Appropriate cross-access easements, as approved by the Public Works Department, shall be granted to adjacent parcels with commercial or mixed use Comprehensive Plan designations prior to building permit.
10. A drainage easement shall be obtained for the off-site ditch located on the Williams' property, or the engineer of record must render a signed and sealed statement that the existing ditch has been the historical direction of flow, that it is adequate for pre-development flows and the stormwater discharge will not exceed pre-development flows. The easement or the statement shall be obtained prior to release of Certificates of Occupancy, and the developer shall assure that the development shall maintain the historical direction of flow, and the stormwater discharge shall not exceed pre-development flows for the project.
11. The engineer of record is responsible for determining if upgrading of offsite facilities is necessary prior to construction plan submittal for water and sanitary sewer.
12. Any participation agreement(s) required for water or sanitary sewer must be executed prior to Certificate of Occupancy.

13. The compactor unit servicing the food court shall be located on a curbed and elevated concrete pad, sloped to a drain, equipped with a grit interceptor with a removable bucket, connected to sanitary sewer and equipped with a hose bibb. All compactor pads shall be constructed to adopted Manatee County design standards.
14. This Preliminary Site Plan Approval is contingent upon the vacation of William Street by the Board of County Commissioners. Hearings for the vacation of such street shall be completed prior to Building Permit approval. If the William Street right-of-way which underlies this proposed site plan is not vacated by the Board of County Commissioners, this approval must be revised in accordance with the 2/28/91 letter to Patricia M. Glass from Abraham Rosenthal, Senior Vice President of the Prime Group, Inc.
15. Prior to Certificate of Occupancy, the left turn lane on U.S. 301 will need to be extended; a right turn lane and taper will be required; an acceleration taper from 60th Avenue will be required; also, if the access road is used as a south entrance, its connection to 60th Avenue will need to be moved away from U.S. 301.
16. Buildings shall be constructed with a double frontage facing both I-75 and U.S. 301.
17. Level of Service Certificate is not approved at this time. Applicant must receive approval of Level of Service Certificate prior to Final Site Plan approval.
18. Manatee County shall perform an analysis of the drainage basins that this project is located within. Should this analysis indicate a need for a master retention system to meet the project's Land Development Code requirements, the developer shall pay his prorata share of this cost.

MODIFICATIONS:

1. A modification of Section 719.8.4.1 to allow a reduction of the required wetland mitigation ratio from 2:1 to 1.15:1 for 4007 square feet of herbaceous wetlands.
2. A modification of Section 710.1.5.3.1 which requires six foot wide paved pedestrian walkways at 200 foot intervals within parking lots.

FINDINGS FOR MODIFICATION:

1. Existing wetland was inspected by Doug Means, Environmental Planner for Manatee County. He states that because of the poor quality and relatively small site of affected wetlands, reduction in wetland mitigation is acceptable, subject to Board of County Commissioner approval.
2. To allow a modification of Section 710.1.5.3.1, Pedestrian Safety Zones, which requires a six foot wide paved pedestrian walkway at 200 foot intervals within parking lots which exceed 100 spaces due to the applicants' provision of drop off areas adjacent to the development and the applicants' contention that they will provide additional landscaping where the pedestrian zones would have been placed.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 28th day of February, 1991.

ATTEST: R. B. SHORE

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Patricia M. Glass
Chairman