

REVISED PRELIMINARY SITE PLAN  
PDMU-96-07(P)(R) - STANLEY TSIGOUNIS (FISHERMAN'S COVE)

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having considered the criteria set forth in Manatee County Ordinance No. 90-01 (the Manatee County Land Development Code); and finding Revised Preliminary Site Plan No. PDMU-96-07(P)(R) - Stanley Tsigounis (Fisherman's Cove) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), Preliminary Site Plan No. PDMU-97-05(P) is hereby amended to modify Stipulation #1 to allow double-wide manufactured homes on individual lots, granting Special Approval for a project located in the Coastal High Hazard Area, with the following Stipulations and Specific Approvals:

STIPULATIONS:

1. Double-wide manufactured homes may be allowed provided two lots are combined. Double-wide manufactured homes containing less than 900 square feet which comply with all required yards may be allowed on one lot.
2. The minimum setbacks for single-family residences shall be as follows:  
Front: 15'  
Side: 6'  
Rear: 9'
3. The applicant shall assure street lighting is provided and maintained at the pedestrian crossing at Palm View Road prior to the first Certificate of Occupancy for the development.
4. A hedge, six foot (6') high at maturity, shall be maintained along (1) the north property line east of unit 13; (2) along the east property line; and (3) the south property line east of the jurisdictional wetland, to be in place prior to the first Certificates of Occupancy for the manufactured homes. In addition, at least one understory tree shall be provided every 30 feet where no trees currently exist.
5. The maximum gross floor area per detached residential unit shall be 900 square feet.
6. Lots 1-10 and lot 49 shall be developed with single-family residences.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 603.8.4.3.2 of the Land Development Code to allow a 15 foot wide buffer.
2. Specific Approval of an alternative to Section 603.8.4.3.3 of the Land Development Code to allow a minimum lot area of 2,592 square feet and a minimum lot width of 36 feet.

3. Specific Approval of an alternative to Section 603.8.4.3.3 of the Manatee County Land Development Code, to allow a minimum floor area of 752 sq. ft. for double wide mobile homes.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 24<sup>th</sup> day of August, 1999.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Stan Stephen

Chairman

ATTEST:

R. B. SHORE

Clerk of the Circuit Court

[Signature]