

PRELIMINARY SITE PLAN
PDO-01-01(P) - SPRING FOREST OFFICE PARK

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 PDO-01-01(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDO-01-01(P) - SPRING FOREST OFFICE PARK is hereby approved to allow development on 3 platted lots in a previously approved office complex, totaling 16,050 square feet, and granting Special Approval for 1) a project located in the Watershed Overlay District, and 2) for a small commercial use exceeding 3,000 square feet in the OL Future Land Use Category, subject to the following stipulations and specific approvals:

STIPULATIONS:

1. Buildings on Lots #3 and #4 shall meet a 15-foot setback from the upland edge of the wetland buffer, unless the applicant can demonstrate that the structure will not interfere with the integrity of the adjacent buffer. This shall be approved by the Environmental Management Department with the Final Site Plan approval.
2. An updated special report for solid waste and wastewater shall be approved by the Planning Department prior to issuance of the revised Certificate of Level of Service (CLOS) with the Final Site Plan.
3. The daycare shall provide 45 square feet of outdoor fenced area for each child, in accordance with the Land Development Code. This shall be approved by the Planning Department with the Final Site Plan.
4. In lieu of construction of a 5' wide sidewalk along SR-70 adjacent to this site, the Developer shall contribute an equivalent amount of funds, based on a Certified Engineer's estimate, to the County's Project Management Department for construction of such sidewalk to take place after the improvements to SR-70. This contribution shall be made prior to issuance of the last Certificate of Occupancy in this development.
5. There shall be no vehicular connection between this site and the school site to the west. The connection shown on the Preliminary Site Plan shall be eliminated prior to Final Site Plan approval.
6. All additional parking, above the minimum amount required, shall be constructed of paver block or provided as stabilized grass parking. This shall be approved by the Planning Department with the Final Site Plan.
7. An updated traffic study for the Daycare portion of the project shall be approved by the Planning Department prior to issuance of the new C.L.O.S.
8. The applicant shall demonstrate that the proposed wooden boardwalk complies with Section 719 of the Land Development Code (LDC). This shall be approved by the Environmental Management Department with the Final Site Plan.
9. The food court shall be accessory to the office development and not commonly available to the general public. All entrances to the food court shall be oriented towards the interior of the office park, not SR-70. Additionally, any signage for the food court, shall be oriented toward the structures within the office park and not be visible from SR-70.

10. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited.
11. The construction schedule shown on the Preliminary Site Plan shall be modified in accordance with Section 508.3.3.5.c of the Land Development Code.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 710.1.5.1 of the Land Development Code to allow parking spaces directly off of the private streets.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 18th day of December, 2001.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: 
Chairman

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



