

PRELIMINARY SITE PLAN  
PDR-00-22(P) - PERICO ISLAND PATIO HOMES

RECORDED 1-23-01  
PAGE NO 643  
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 PDR-00-22(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDR-00-22(P) - PERICO ISLAND PATIO HOMES is hereby approved to allow 16 detached dwelling units to complete the Perico Island Patio Home Development, and granting Special Approval for a project: 1) in the Coastal Evacuation area; 2) Coastal Storm Vulnerability Area; and 3) for a project exceeding 4.5 d.u. per acre in the RES-6 Future Land Use Category subject to the following stipulations and specific approval:

STIPULATIONS:

1. One street tree per lot shall be provided pursuant to Section 715.3.4 of the Land Development Code prior to Certificate of Occupancy of each residence where a tree does not exist.
2. A Hurricane Evacuation Plan for the project, pursuant to Policy 4.4.2.2 of the Comprehensive Plan, shall be approved by Emergency Management Division prior to Final Site Plan approval.
3. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes shall be required when and if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.
4. This approval is for a Preliminary Site Plan. Prior to issuance of a building permit, the applicant shall obtain Final Site Plan approval administratively.
5. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for emergency shelter facilities shall be required if such impact fee is adopted by the Board of County Commissioners.

SPECIFIC APPROVAL:

1. Specific Approval of an alternative to Sections 712.2.8 of the Land Development Code to allow a residential development containing more than one hundred (100) residential units, to have one means of access.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 23rd day of January, 2001.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY: *J. M. Case*  
Chairman

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



*R. B. Shore*

547.2606