

PRELIMINARY SITE PLAN
PDC-03-13(P) – LOCKWOOD STOR-N-MORE SELF STORAGE, LLC

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-03-13(P) consistent with Manatee County Ordinance No. 89-01 (the 2020 Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDC-03-13(P) – LOCKWOOD STOR-N-MORE SELF STORAGE, LLC is hereby approved to allow 50,617 square foot Mini-Warehouse with RV and Boat Storage, and GRANTING Special Approval for a project: 1) in the Evers Reservoir Watershed Protection Overlay District, and 2) that exceeds 30,000 square feet of gross building area subject to the following stipulations:

STIPULATIONS:

1. Buildings B, C, D, E, and F, shall be limited to a maximum height of 10'.
2. The applicant shall submit color elevations showing the western view (from Treetops) with the Final Site Plan for Building F. This building shall incorporate architectural features such as, color variations, variations in roof lines, etc. to break up the horizontal and vertical lines of the building. This shall be approved by the Planning Department with the Final Site Plan.
3. Land clearing, tree removal, or grading shall not commence until a Final Site Plan and Construction Drawings have been approved for this project.
4. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited.
5. There shall be no pole signs permitted for this development.
6. The design and shielding of on-site lighting shall comply with Section 709.2.2. In addition, pole and building mounted lights shall be limited to 20' in height and directed to the interior of the development using horizontal cut-offs. A photometric plan, including the proposed design and shielding methods of lighting, shall be submitted to the Planning Department along with the Final Site Plan for approval.
7. All roof mounted H.V.A.C. mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, which shall be consistent with the construction materials of the main buildings, so as not to be visible from surrounding property or roadways.
8. This project lies within the Braden River/Evers Reservoir Watershed, an area prone to flooding and, therefore, subject to a 25% reduction in allowable peak discharge and 150% water treatment. Documentation demonstrating additional treatment of stormwater or compliance with OFW criteria should be submitted to the EMD for review, prior to Final Site Plan approval, and a note should be added to the plan indicating that the 150% treatment is being provided.
9. Any parking spaces constructed for this project beyond the minimum required for the use pursuant to Section 710 of the Land Development Code shall be constructed of

paver block. This shall be approved by the Planning Department with the Final Site Plan.

10. The hours of operation shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. There shall be a note on the Final Site Plan indicating the proposed hours of operation.
11. This project shall have a minimum of 30% open space.
12. The proposed sign shall be located outside of the 60' wide ingress/egress easement shown along Tallevast Road, unless the easement holder agrees to this sign in writing prior to Final Site Plan approval.
13. The Final Site Plan shall show a continuous roadway buffer along Tallevast Road, as required by Section 715 of the Land Development Code, and eliminate the proposed sign view area.
14. Prior to issuance of the first Certificate of Occupancy, removal of all exotic nuisance plant species from the upland portions of the site shall be completed in accordance with Section 715.4 of the LDC.
15. A Water Well Construction Permit must be obtained from the Environmental Management Department prior to construction of the proposed well(s). A note stating such shall be placed on the Final Site Plan, and approved by the Environmental Management Department with the Final Site Plan.
16. Building A shall be constructed in substantial conformance with the color elevations entered into the record. This shall be approved by the Planning Department with the Final Site Plan.
17. The Floor Area Ratio (FAR) calculation shown on the site plan shall be revised to reflect the surveyed site acreage (145,003.86 square feet). The FAR shall also be revised as .35. These changes shall be approved with the Final Site Plan.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 27th day of April, 2004

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: 

Chairman

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

BY: 

