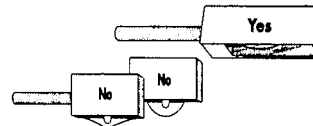
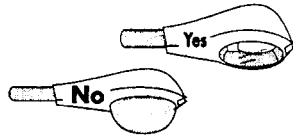


PRELIMINARY SITE PLAN  
PDC-03-26(P) - BENDERSON DEVELOPMENT COMPANY, INC.

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-03-26(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDC-03-26(P) - Benderson Development Company, Inc is hereby approved to allow a 9, 940 square foot retail sales establishment on Parcel 4 of the Market Place West Shopping Center subject to the following stipulations,:

STIPULATIONS:

1. All exterior facades shall be considered primary facades and shall employ architectural, site, and landscape design elements which are integrated with and common to those used on the primary structure in the development.
2. The sides of the buildings visible from 34<sup>th</sup> Street West, 53<sup>rd</sup> Avenue West, and adjacent properties shall have minimal blank wall space. In order to ensure that structures on this outparcel does not project a massive blank wall, design elements including prominently visible architectural details [e.g., bumpouts, reveals, and projecting ribs, cornices, offset building planes, windows, shutters, or areas of contrasting or different finishing building materials, etc.] shall be integrated into the overall design of the buildings. Blank walls shall be no longer than 20 feet in length in any direction for the outparcels. Elevations shall be provided with future plan submittal's.
3. All roof mounted H.V.A.C. mechanical equipment, loading areas, outdoor storage, and dumpsters shall be screened from view from 34<sup>th</sup> Street West with a solid parapet wall or other noise deflecting materials, consistent with the exterior finish materials of the buildings.
4. The main entrances and store front for Outparcel 4 shall be orientated towards 34<sup>th</sup> Street West or 53<sup>rd</sup> Avenue West.
5. Building Setbacks for the Outparcel 4 will be as follows: front -15', side-15', rear-10'.
6. Prior to the Certificate of Occupancy, the design and shielding of on-site lighting shall comply with Sections 709.2.2. In addition, pole and building mounted lights shall be limited to 20 feet in height and directed to the interior of the development using horizontal cutoffs. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval.



7. Market Place West currently uses reclaimed water for irrigation purposes. Reclaimed water will be used for all irrigation purposes on Outparcel 4. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems.
8. No pole signs permitted.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 29<sup>th</sup> day of July, 2003.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY: \_\_\_\_\_

Chairman

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

BY: \_\_\_\_\_

