

PRELIMINARY SITE PLAN
PDC-04-36(P) – RICKIE AND JANA PALEY/CVS PHARMACY AT S.R. 70
AND LOCKWOOD RIDGE ROAD

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-04-36(P) consistent with Manatee County Ordinance No. 89-01 (the 2020 Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDC-04-36(P) – RICKIE AND JANA PALEY/CVS PHARMACY AT S.R. 70 AND LOCKWOOD RIDGE ROAD is hereby approved to allow a 15,809 square foot (including canopies) Neighborhood Convenience Retail Sales Establishment (drug store with a drive-thru pharmacy) subject to the following stipulations:

STIPULATIONS:

1. Signs shall be limited to ground signs; one per street frontage. Sign elevations for the ground signs shall be submitted to the Planning Department for review and approval with the Final Site Plan. All signs shall be reviewed and permitted by the Building Department.
2. The building elevations for the CVS Pharmacy shall be in substantial conformance to the elevations entered into the record at the public hearings. Building elevations for the new building shall be submitted with the Final Site Plan to be reviewed and approved by the Planning Department to ensure consistency with those presented at the Public Hearing with the Preliminary Site Plan.
3. The rear and side facades of the building shall be finished similar to the front façade. Elevations shall be reviewed and approved by the Planning Department prior to Final Site Plan approval.
4. The dumpster enclosure shall be constructed of similar materials as the main building. The enclosure and gate or fence shall be painted a similar color to the main building. Elevations of the dumpster enclosure and gate or fence shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval.
5. HVAC equipment and mechanical equipment (including roof mounted) shall be screened from view from SR 70 and Lockwood Ridge Road. Screening shall be provided by materials and color consistent with the construction of the exterior finish of the building. Compliance shall be determined with the building elevations prior to Final Site Plan approval and field verified prior to issuance of C.O.
6. A 9 foot wide by-pass lane shall be provided for the drive-thru facility. Signs shall be installed labeling the by-pass lane.
7. The design and shielding of on-site lighting for the new building shall comply with Section 709.2.2 of the LDC. 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 cut-offs. A photometric plan, including the proposed design and shielding methods of the lighting, shall be submitted to the Planning Department along with the Final Site Plan for approval.
8. A minimum of 5 stacking spaces, measured from the pharmacy window, shall be provided for each drive-thru lane. The required stacking shall be illustrated on the Final Site Plan.
9. A 20 foot wide roadway buffer shall be provided the entire length of the parent parcel. The roadway buffer shall be landscaped per Section 715.3.2 of the LDC.
10. The design throat depth of the driveway on SR 70 shall be at least 75 feet from the travel lane as required by FDOT.

11. A right-turn only sign (FTP-52) shall be added to the stop sign assembly as required by FDOT.
12. All irrigation systems shall use the lowest quality water available which adequately and safely meets the water needs of the system. Reclaimed water irrigation systems shall be used where feasible. Wet retention/detention ponds and or shallow wells shall be used as an alternative to potable water if no reclaimed water is available.
13. The dumpster shall be a minimum of 10 feet from the building or protected by a fire sprinkler. This shall be approved by the Planning Department with the Final Site Plan.
14. The Reciprocal Easement Agreement shall be approved by the Manatee County Attorney's Office and recorded prior to or in conjunction with the Final Site Plan approval.
15. The site lies within the Gap Creek/Pearce Drain Watershed, an area prone to flooding, therefore, subject to the 50% reduction in allowable peak discharge.

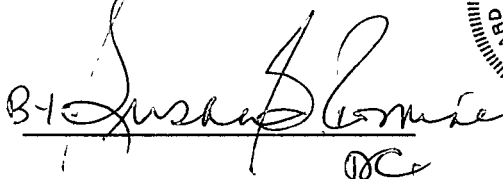
APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 26th day of October, 2004.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY:


Chairman

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


RBS

