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42

PRELIMINARY SITE PLAN
NO. PDC-86-17(P) (R) [AKA PDC-91-08(P)]
K MART AT NORTH RIVER VILLAGE

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-86-17(P) (R) [AKA PDC-91-08(P)] consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDC-86-17(P) (R) [AKA PDC-91-08(P)] - K MART AT NORTH RIVER VILLAGE is hereby approved for a 94,841 square foot addition to an existing shopping center; granted Special Approval to amend a Special Exception plan, and granting Special Approval for a project 1) over 50,000 square feet and 2) located in an Entranceway, subject to the following stipulations:

1. The laurel oak trees as shown within the parking spaces in front of the proposed K-Mart building and one (1) Hickory tree located in the southern row of parking spaces shall be preserved. Adequate landscape area, as certified by a landscape architect, shall be provided around the trees to assure their survival.
2. The drive aisle across the entrance drive into outlot B shall be required to align with the entrance drive to outlot B.
3. One (1) free standing pole sign, for the entire shopping center development shall be permitted for each street frontage. All out parcels associated with this development shall be limited to one (1) ground sign each.
4. The retention area shall comply with the maintenance schedule submitted by the applicant, dated December 1, 1986, which states:
 - (1) Mow and trim banks once every two weeks or as required to maintain neat appearance.
 - (2) Pick up trash a minimum of two times weekly.
 - (3) Aquatic weed spraying on an "as-needed" basis.
5. Prior to Final Site Plan Approval, an Application for Certificate of Level of Service Compliance must be submitted and approved and a Certificate of Level of Service Compliance issued.
6. Manatee County reserves the right to require additional off-site improvements following the Concurrency Review. The analysis of off-site improvements shall include those necessary for appropriate pedestrian connections.
7. Improvement to the intersection of U.S. 301 and 60th Avenue East shall include, but not be limited to, the addition of a second southbound right turn lane with appropriate signal phasing and shall be completed prior to Certificate of Occupancy.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 25th day of June, 1992.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:

Kathy A. Suel
Chairman

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