

RECORDED

5-14-87

PAGE NO.

430-431

PRELIMINARY DEVELOPMENT PLAN MINUTE BOOK NO. 36
NO. PDC-87-01, BRADEN WOODS PLAZA, PHASE I

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. 81-4; and finding PDC-87-01 consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Preliminary Development Plan No. PDC-87-01 is hereby APPROVED for Phase I, subject to the following stipulations:

1. Phase I shall be designed with permanent retention and outfall areas and shall be demonstrated on the final site plan.
2. Adequate on-site vehicular circulation shall provide a twenty-four foot (24') vehicle back-up area between the parking spaces in front of the store and vehicles fueling at the gasoline pumps.
3. No freestanding sign shall be permitted with this use.
4. A non-ingress/egress easement shall be recorded along State Road 70, except for the project entrance, prior to the issuance of a Certificate of Occupancy.
5. A third traffic lane along State Road 70 for the length of the project shall be constructed and striped for acceleration/deceleration lanes.
6. This parcel shall be included in a subdivision plat for this Plaza, which shall be submitted and approved with the Phase III parcel if required by State or local law.
7. The architectural design and character of the proposed development shall be consistent with the diagram submitted with the preliminary plan submittal. Any major revisions to the building facade shall be approved by the Board of County Commissioners prior to the application of a building permit.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:

Edward W. Chance
Vice-Chairman 5/14/87

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