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PRELIMINARY SITE PLAN
PDC-94-04(P) - RIVER LANDINGS CENTER

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-94-04(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDC-94-04(P) - River Landings Center is hereby approved to allow an 87,160 square foot commercial/office development as Phases II and III of River Landings Center subject to the following stipulations and modification:

STIPULATIONS:

1. Ten feet of right of way along State Route 70 shall be dedicated to the County prior to final site plan approval. The developer shall be eligible for impact fee credits as allowed by the Land Development Code.
2. The Final Site Plan for this site shall allow commercial gross floor area and uses consistent with the approved Certificate of Level of Service.
3. Adequate parking, pursuant to Section 710 of the Land Development Code, shall be provided on the final site plan for the western parcel. The gross floor area approved on the final site plan shall not exceed the parking provided.
4. An application for a Fugitive Particulate Abatement Plan and an 8 1/2" x 11" map of the construction area shall be submitted to the Director of the Environmental Action Commission for review and approval prior to the approval of a Final Site Plan for the project.
5. On grade ingress/egress shall not be allowed on the wetland side of the proposed buildings located west of Caruso Road. In addition, fencing, a minimum height of four feet, shall be provided adjacent to the upland edge of the buffer where the buffer has been reduced in width to less than 30 feet.
6. A 30 foot wide wetland buffer adjacent to new development shall be provided around the existing post development wetland located at the southeast corner of the site adjacent to Braden River Road.
7. The street frontage buffer along State Route 70 west of Caruso Road shall be a minimum of 20 feet wide. All oak trees greater than 12 inches in caliper shall be preserved within the buffer.
8. All access onto SR 70 shall be constructed as permitted by FDOT.

MODIFICATION:

1. A modification to Section 702.6.8 of the Land Development Code to allow a 20' waterfront setback for the western most building, only on the parcel west of Caruso Road.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 27th day of October, 1994.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

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