

RECORDED 10/27/94
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PRELIMINARY SITE PLAN
PDC-94-05(P) - ROBERT SINCLAIR (SHONEY'S)

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-94-05(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDC-94-05(P) - Robert Sinclair (Shoney's) is hereby approved to allow a 72 room hotel and a 600 square foot addition to the existing restaurant on site, subject to the following stipulations and modification:

STIPULATIONS:

1. Prior to the first Certificate of Occupancy for the motel building, the existing trees shown on FSP-87-39, which were indicated to be preserved and are now removed from site, shall be replaced pursuant to the standards of Section 714.8.1 of the Land Development Code. Replacement of these trees shall be based on the size of the trees as indicated on said site plan.
2. Notwithstanding the requirement in stipulation #1, all new trees required by this site plan or FSP-87-39, located on the street side of the buildings, shall be a minimum of 12 feet in height, 2 1/2 inch dbh, nursery grade #1 at time of planting and installed prior to the first Certificate of Occupancy for the motel building.
3. The final site plan shall show the parking lot design, with the exception of the existing street frontage buffer width in front of the restaurant if the modification is approved, for the entire site in compliance with Section 710 of the Land Development Code. All modifications to the parking lot shall be completed prior to the Certificate of Occupancy for the motel building.
4. A cross access easement shall be recorded and installed between adjacent developments prior to Certificate of Occupancy for the motel building.
5. Prior to final site plan approval, the applicant shall provide certification from a registered landscape architect that adequate provisions are being implemented to reasonably assure the survival of the existing oak trees on site designated to be preserved on site.
6. 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.

MODIFICATION:

1. A modification of Section 737.5.1.1 and 710.1.1.3 of the Land Development Code to allow a reduction of the required street frontage landscape buffer.

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: Jean Stephen
Chairman

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