

FINAL SITE PLAN  
PDC-95-01(F) - 1233 CORPORATION/TGI FRIDAY'S

RECORDED 3/23/95  
PAGE NO 279  
MINUTE BOOK NO 44  
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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-95-01(F) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Final Site Plan No. PDC-95-01(F) - 1233 Corporation/TGI Friday's is hereby approved to allow a 4,579 square foot, 204 seat restaurant, subject to the following stipulations and modifications:

STIPULATIONS:

1. A pedestrian easement for the proposed 5 foot wide sidewalk and a 10 foot wide right-of-way easement, adjacent to U.S. 41, shall be approved by the Public Transportation Department prior to issuance of Certificate of Occupancy.
2. 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.
3. Signage shall require separate review and approval and shall be permitted in compliance with the requirements of the Land Development Code.
4. Prior to final site plan sign off, a loading zone shall be shown on the final site plan in the rear of the building.

MODIFICATIONS:

1. Modification to Section 715.5.1 of the Land Development Code to reduce the required 10' wide roadway buffer along 14th Street West to 5 feet.
2. Modification to Section 715.6.1 of the Land Development Code to waive the requirement for an internal landscape island.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 23rd day of March, 1995.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY: John H. Hester

Chairman

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