

PRELIMINARY SITE PLAN
PDC-97-02(P) - PALM AIRE PLAZA

RECORDED 5/27/97
PAGE NO 453
MINUTE BOOK NO. 45

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-97-02(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan PDC-97-02(P) - Palm Aire Plaza is hereby approved to allow the addition of 10,000 square feet to an existing shopping center, granting Special Approval for (1) A project exceeding 30,000 square feet in a residential future land use category, and (2) A project located in the Evers Reservoir Watershed Overlay District subject to the following stipulations:

STIPULATIONS:

1. Prior to issuance of a Certificate of Occupancy for the new building, all existing parking lot landscaping shall be brought into full compliance with the current Land Development Code.
2. The existing sidewalk along Whitfield Avenue shall be extended south to connect to the sidewalk along University Parkway.
3. The redesigned parking lot shall be constructed in phases so as not to adversely affect the parking needs of the existing uses on site. The phasing of this work shall be shown on the Final Site Plan.
4. At time of final site plan approval, the minimum parking for the plaza shall not be less than 1 space per 200 square feet, less any reduction allowed for the provision of bike racks.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 27th day of May, 1997.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY:

Patricia M. Glass
Chairman

ATTEST:

R. B. SHORE

Clerk of the Circuit Court

[Signature]