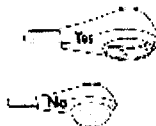
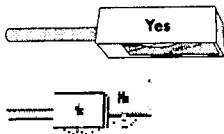


PRELIMINARY SITE PLAN
PDMU-02-30(P) – RICHARD SHAHINIAN AND RANDALL CLARK/WINDOW DECOR

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 PDMU-02-30(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDMU-02-30(P) – RICHARD SHAHINIAN AND RANDALL CLARK/WINDOW DECOR is hereby approved to allow a 3,696 square foot retail sales establishment subject to the following stipulations, specific approvals:

STIPULATIONS:

1. Enhanced landscaping shall be provided along the entire length of the north, west, and east property lines. This buffer shall be planted with two staggered rows of canopy trees (3" caliper, 10' in height and 4' spread) with trees in each row 40 feet on center. At least two different species of trees shall be used. Existing canopy trees meeting this criteria may remain and be used to satisfy this condition.
2. No doors, except emergency access only, shall be permitted along the north or west sides of the structure.
3. Deliveries shall be permitted only between the hours of 7 a.m. and 9 p.m. and only Monday through Saturday.
4. All roof mounted H.V.A.C equipment, loading zones, and dumpsters shall be screened from view from adjacent right of way and nearby residences. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials.
5. All building facades shall include landscaping and design features which reduce the mass, scale, and uniform appearance of large unadorned walls.
6. In order to ensure that the building does not project blank walls, design elements, including prominently visible architectural details [e.g., bumpouts, reveals and projecting ribs, cornices, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] shall be integrated into the overall design of the building. Blank walls shall be no longer than 20 feet in length in any direction. Elevations shall be provided with the Final Site Plan.
7. The design and shielding of on-site lighting shall comply with Section 709.2.2. In addition, pole and building mounted lights shall be limited to 20' in height and directed to the interior of the development using horizontal cut-offs. A photometric plan, including the proposed design and shielding methods of lighting, shall be submitted to the Planning Department along with the Final Site Plan for approval.



8. Prior to Final Site Plan approval the applicant shall make any required payment to the County's Affordable Housing Trust Fund, or provide a clearance letter from Community Services that the home removed from the site did not qualify as affordable housing.
9. The lowest possible quality of water shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited.
10. Prior to the issuance of a Certificate of Occupancy the applicant shall construct 32nd Street East from SR 70 to the northern property line to County standards.
11. Prior to the issuance of a Certificate of Occupancy the applicant shall construct a sidewalk on the west side of 32nd Street East from SR 70 to the northern property line to County standards.
12. The building height shall be limited to a maximum of 20'.
13. All turning radii shall meet County design standards. The turning radius for the entry drive shall be redesigned to meet County design standards on the Final Site Plan.
14. A 10' side yard setback is required.
15. A 10' landscape buffer along the north property line is required.
16. Water and sewer lines shall be located outside all retention areas.
17. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to the first certificate of occupancy issuance or final plat approval, in accordance with Section 715.4.E. of the LDC.
18. Erosion and Sediment Control (ESC) measures are required by Sections 717.3.17 and 717.4.2.7 of the LDC. Locations, details or notes for ESC should be submitted to the EMD for approval and be included in the Final Site Plan.
19. A Water Well Construction Permit must be obtained from the EMD prior to construction of the proposed well(s).
20. The design and location of the off-street loading zone shall comply with all conditions specified within Section 710.2. of the LDC.
21. General retail, commercial service, and office uses shall be permitted on this site, subject to site plan approval. Motor vehicle sales, service, and repair establishments (including motorcycles and boats) are prohibited on this site.

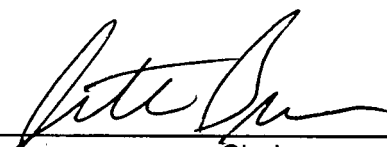
SPECIFIC APPROVALS:

1. Specific Approval for an alternative to Section 715.3.2 of the Land Development Code to allow a 10 foot landscape buffer along the north property line.
2. Specific Approval for an alternative to Section 603.11.4.3 of the Land Development Code to allow a 10 foot side yard setback along the north property line.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 9th day of September, 2003.

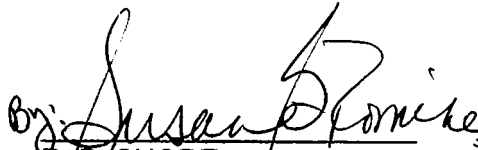
BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY:



Chairman

ATTEST:


R.B. SHORE
Clerk of the Circuit Court

