

GENERAL DEVELOPMENT PLAN

MINUTE BOOK NO.

41

NO. PDMU-90-01(G) (R) - GULF COAST FACTORY OUTLET MALL

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-90-01(G) (R) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, General Development Plan No. PDMU-90-01(G) (R), Gulf Coast Factory Mall is hereby approved for a 130,000 sq. ft. expansion to an existing factory outlet for a new total square footage of 333,651 square feet and granted Special Approval for a project located in an Entranceway and in the Coastal Area, with the following stipulations and modifications:

STIPULATIONS

1. Prior to Preliminary Development Plan approval and any development as defined by Section 380.04, Florida Statutes, occurring on site, a Binding Letter of Interpretation from the Florida Dept. of Community Affairs (DCA) which finds this project not to be a Development of Regional Impact shall be obtained. If the DCA determines that the project is a DRI, the developer must receive DRI approval and obtain revisions to the General Development Plan approval consistent with the DRI Development Order. Any stipulations in this approval contrary to the stipulations contained in the Development Order shall not be vested. If the project is determined not to constitute a Development of Regional Impact by DCA, then the developer may proceed with the project pursuant to Manatee County Ordinances.
2. All of the proposed buildings shall have an automatic fire sprinkler system installed in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems.
3. Fire hydrants shall be placed around the new addition at locations to be approved by the Fire District. Specifically, an additional hydrant is required in the area of the existing food court.
4. The access road from the north parking area to the food court area shall have a fire district approved method for turning around fire apparatus at the south end of the road.
5. Signs shall be placed at the entrance to the parking lot to direct recreational vehicles and buses to a specific parking area.
6. Sign approval shall conform to the requirements of the LDC and shall be reviewed as a separate permit.
7. Appropriate cross-access easements, as approved by the Public Works Department, shall be granted to adjacent parcels with commercial or mixed use Comprehensive Plan designations prior to building permit approval.
8. The Engineer of Record is responsible for determining if upgrading of offsite facilities is necessary prior to construction plan submittal for potable water, sanitary sewer or fire protection.
9. The dumpster unit shall be located on a curbed and elevated concrete pad, sloped to a drain, equipped with a grit interceptor with a removable bucket, connected to sanitary sewer and equipped with a hose bibb. The present design is inadequate for maneuverability of a 40' truck. The Engineer of Record must make appropriate corrections per Section 728 of the Land Development Code prior to construction plan approval.

10. A Level of Service Certificate must be obtained prior to Preliminary Site Plan approval for this project.
11. Off-site roadway improvements, as required for safety and concurrency, shall be installed as determined with the review of the transportation analysis and Level of Service request. This may include, but shall not be limited to, an additional southbound lane on 60th Avenue East from the entrance to U.S. 301.
12. Buildings shall be constructed so that building front or front facade faces Interstate 75.
13. In accordance with Entranceway requirements, no adult entertainment uses shall be allowed within this project.
14. A 20' landscape buffer shall be located on the east side of the expanded retention lake extending from the north property line to the southernmost portion of the service area located adjacent to the most northwest building. The 20' buffer shall be landscaped so as to limit visibility of the parking lot to the satisfaction of the Planning Director.
15. All required on-site and off-site improvements shall be completed prior to issuance of Certificates of Occupancy. A defect security bond shall be posted for all public off-site improvements prior to issuance of Certificate of Occupancy.
16. The Final Site Plan shall specifically address traffic signage necessary for safety in the parking and circulation areas.
17. The Preliminary Site Plan shall specifically address traffic flow at the western termination of the Factory Shoppes Boulevard and shall use signage, striping, and/or reconfiguration to make modifications as required by staff.
18. An analysis of pedestrian and bicycle access shall be provided prior to Preliminary Site Plan approval. Appropriate modifications shall be made to the entranceway, as determined necessary and feasible.
19. The implementation of stipulations #16, #17 and #18 shall be brought back to the Board of County Commissioners for review prior to specified site plan approval.

MODIFICATIONS

1. Modification of Section 710.1.5.3.1 of the Land Development Code which requires six foot wide paved pedestrian walkways at 200 foot intervals within parking lots exceeding 100 spaces to allow the replacement of pedestrian walkways within the parking area with landscaping.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 23rd day of April, 1992.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Kathy A. Sowell
Chairman

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