

RECORDED  
PAGE NO. 25  
MINUTE BOOK NO. 45 (3)

**PRELIMINARY SITE PLAN**  
**PDMU-96-02(P) - GULF COAST FACTORY SHOPS, LIMITED PARTNERSHIP**

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-96-02(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDMU-96-02(P) - Gulf Coast Factory Shops, Limited Partnership is hereby approved to allow a 30,030 sq. ft. expansion of a shopping center granting Special Approval for a project located in the MU (Mixed Use) Future Land Use Category, subject to the following stipulations and specific approvals:

**STIPULATIONS:**

1. As to Phase IV of the Gulf Coast Factory Shops, as proposed in this PDMU-96-02(P), the following stipulations shall apply:
  - a. A minimum of 1200 square feet of foundation landscaping shall be planted within 5 feet of the proposed buildings. This shall be approved by the Planning Department prior to Final Site Plan sign-off.
  - b. The proposed addition shall install a fire sprinkler system and backflow preventer. This shall be shown on the Final Site Plan and shall be approved by the Fire Marshal.
2. Prior to Certificate of Occupancy, a Conservation Easement, inclusive of all post-development jurisdictional wetlands and wetland buffers within the overall Gulf Coast Factory Shops project shall be dedicated to the County. A separate Conservation Easement document shall be submitted to the Environmental Management Department for review and approval, prior to recording.
3. This amends the approvals for PDMU-90-01 only as they relate to Phase IV of the Gulf Coast Factory Shops. All other portions of the Gulf Coast Factory Shops plan approvals not specifically amended by this approval shall remain as shown and shall not be modified.
4. The parking spaces, as shown on Exhibit A, shall be removed from the plan and the total number of parking spaces shall be amended from 1818 spaces to 1802 spaces prior to Final Site Plan sign-off.

**SPECIFIC APPROVALS:**

1. Specific Approval for an alternative to Section 710, Table B, Parking Ratios, to allow a reduction of 13 parking spaces.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 23rd day of May, 1996.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY: John D. Stephens

Chairman

ATTEST:



