

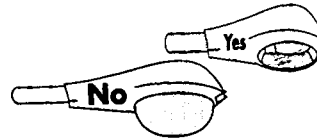
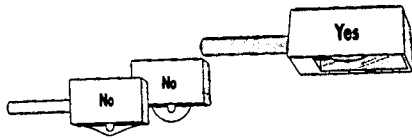
PRELIMINARY SITE PLAN
PDR-03-34(P) – ELKS SENIOR DEVELOPERS, LLC (a.k.a. Senior Housing Retirement
Campus)

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 PDR-03-34(P) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), PRELIMINARY SITE PLAN PDR-03-34(P) – ELKS SENIOR DEVELOPERS, LLC (a.k.a. Senior Housing Retirement Campus) is hereby approved to allow: 1) a 3-story group care facility for 80 residents; 2) a 5-story, 128 unit multi-family building; and 3) 104 multi-family dwelling units in 2, 3, 4, and 6 unit buildings, at an overall gross density of 8.6 dwelling units per acre, and GRANTING Special Approval for a project exceeding 6 dwelling units per acre in the RES-9 Future Land Use Category, subject to the following stipulations and specific approvals:

STIPULATIONS:

1. Prior to the Final Site Plan approval, additional right-of-way for 30th Avenue West, to achieve a 42 foot half right-of-way, shall be dedicated to the County.
2. The Final Site Plan submittal for this project shall utilize a different approved name other than Sabal Palms.
3. Prior to Final Site Plan approval, the applicant shall provide certification from a landscape architect that adequate space and design precautions have been provided to reasonably assure survival of the significant oak trees on site that are proposed to be preserved.
4. A fifteen foot wide greenbelt shall be provided around the entire perimeter of the project. A minimum 15 foot rear yard or 10 foot side yard building setback shall be provided from the greenbelt.
5. No fence or wall shall be provided along the western property line adjacent to the single-family residential properties.
6. The proposed pedestrian system (sidewalk) shall be a minimum width of 5 feet. Additional sidewalks shall be provided which connect between activity areas and other sidewalks, as determined by staff, at time of Final Site Plan approval.
7. A 6-foot high concrete block (or materials with equivalent noise reduction properties) wall shall be located along the northern 310 feet of the eastern property line adjacent to Autoway Ford prior to the issuance of Certificate of Occupancy for any unit east of the 3-story building. In addition, to provide additional visual screening, the required canopy trees within the greenbelt shall be a minimum caliper of 3 inches.
8. The required canopy trees within the greenbelt (adjacent to the platted lots to the west) shall be a minimum caliper of 3 inches. Installation shall be prior to Certificate of Occupancy for the 5-story multi-family building.

9. The proposed pool area shall be located on the lake side of the recreation building. A bicycle parking area shall be provided adjacent to the recreation building prior to Certificate of Occupancy for the pool.
10. Prior to dividing the abutting 3 acre outparcel located to the northeast from this project, the applicant shall provide documentation to the Planning Director that the outparcel has legal access and complies with all requirements of the Land Development Code.
11. The roadway buffer adjacent to 30th Avenue West shall include a 6 foot high decorative wall with required canopy trees to be located on the outside of the wall.
12. The applicant has proposed this project as a “retirement campus”, and has committed that the residential housing in the project is reserved for older persons in accordance with the requirements of Section 760.29(4) of Florida Statutes and the Federal Fair Housing Act) for which the applicant, its successors, agents, heirs, and assigns shall be solely responsible). Because of this limitation, certain impacts of a residential project not so limited have not been addressed with this approval. In the event the residential housing is no longer reserved for older persons in accordance with such laws, a new site plan shall be submitted for approval by the Board of County Commissioners, which may require substantial changes to the project in order to address such impacts.
13. All existing vegetation located within 15 feet of the south and west property lines and within the wetland buffer around the lake in the southwest corner of the site, shall remain unaltered except for the planting of additional trees and shrubs to meet the Land Development Code requirements for landscaping within the perimeter greenbelt buffer.
14. The design of the 3 and 5 story building shall be in substantial conformance with the coloring renderings and elevation view entered into the record for this case.
15. All roof mounted HVAC equipment shall be screened from view from surrounding properties.
16. An additional cluster of canopy trees (3" caliper and 12' in height at the time of planting) shall be planted in the area between the dumpster and chiller enclosure and the retention pond to screen the view of that equipment from Bayshore on the Lake. Noxious odors from this site shall not be perceptible by a reasonable person at the property line.
17. Prior to Temporary or Certificate of Occupancy for the 128 unit multi-family building or the 80 unit group care facility, the applicant shall verify compliance that dumpsters and HVAC equipment are not visible from the residential units in Bayshore on the Lakes. In addition, the applicant shall conduct an acoustical analysis verifying that the noise levels from the HVAC equipment are in compliance with the County's Noise Ordinance at the property line, at any height up to 5 stories.
18. Prior to the Certificate of Occupancy, the design and shielding of on-site lighting shall comply with Sections 709.2.2, 709.2.3 and 709.2.4. In addition, pole and building mounted lights shall be limited to 20 feet in height and directed to the interior of the development using horizontal cutoffs. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval.



19. The Developer shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the Project with the following sources, in order of preference: (1) reclaimed water, (2) treated stormwater; (3) non-potable quality groundwater. Prior to Final Site Plan approval, the Developer shall identify the irrigation source which will be utilized. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems.
20. Stabilized access around buildings shall be approved by the Cedar Hammock Fire Rescue prior to Final Site Plan approval.
21. The chain link fence shown along the southern property line shall be on the inside of the 15 foot buffer, if provided.
22. Prior to FSP approval, it shall be demonstrated that no adverse drainage impacts are created to adjacent properties and that existing drainage and flowage patterns are not diverted. It shall be demonstrated that any storm water run-off conveyed to or from any adjacent property is being handled by the proposed storm water design.
23. Prior to FSP approval, the engineer of record shall provide signed and sealed storm water calculations demonstrating that the retention facilities have a positive outfall or have been designed for a 100 year storm water event.
24. Wetland buffers shall be delineated on the Final Site Plan in accordance with Section 719 of the Land Development Code.
25. All trees removed pursuant to the prior approval shall be replaced pursuant to current requirements prior to the first Certificate of Occupancy for the applicable phase of development.
26. The western entrance to 30th Avenue West shall be shifted to the east, near the proposed sidewalk. The revised entrance shall be shown and approved with the Final Site Plan.
27. The mechanical facilities for the 3 and 5 story buildings shall be relocated to the interior of the project.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 710.1.5.1.1 of the Land Development Code to allow parking spaces which require vehicles to back into the street in the parking area adjacent to the park and group care facility.
2. Specific Approval of an alternative to Section 715.3.2.3.2 of the Land Development Code

to eliminate the screening buffer adjacent to the western property line.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 28th day of October, 2003.

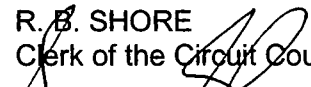
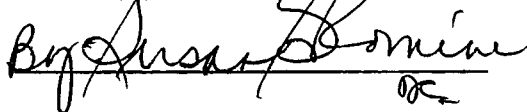
BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:

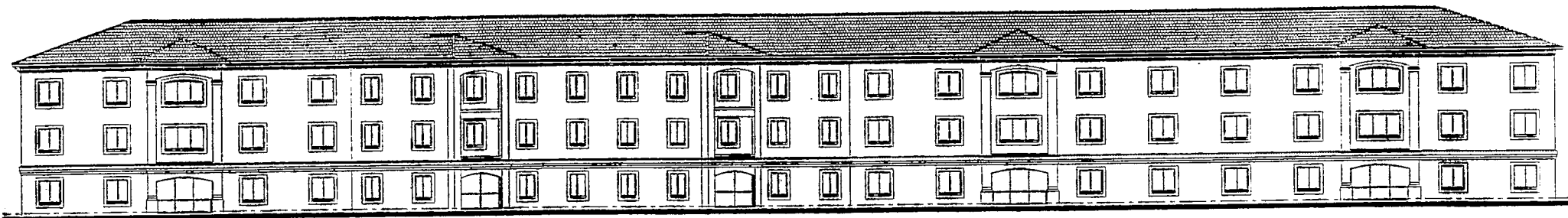

Chairman

ATTEST:

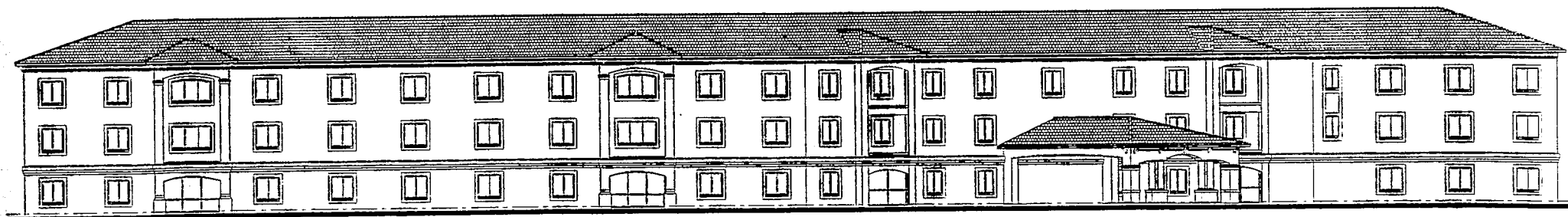
R. B. SHORE
Clerk of the Circuit Court





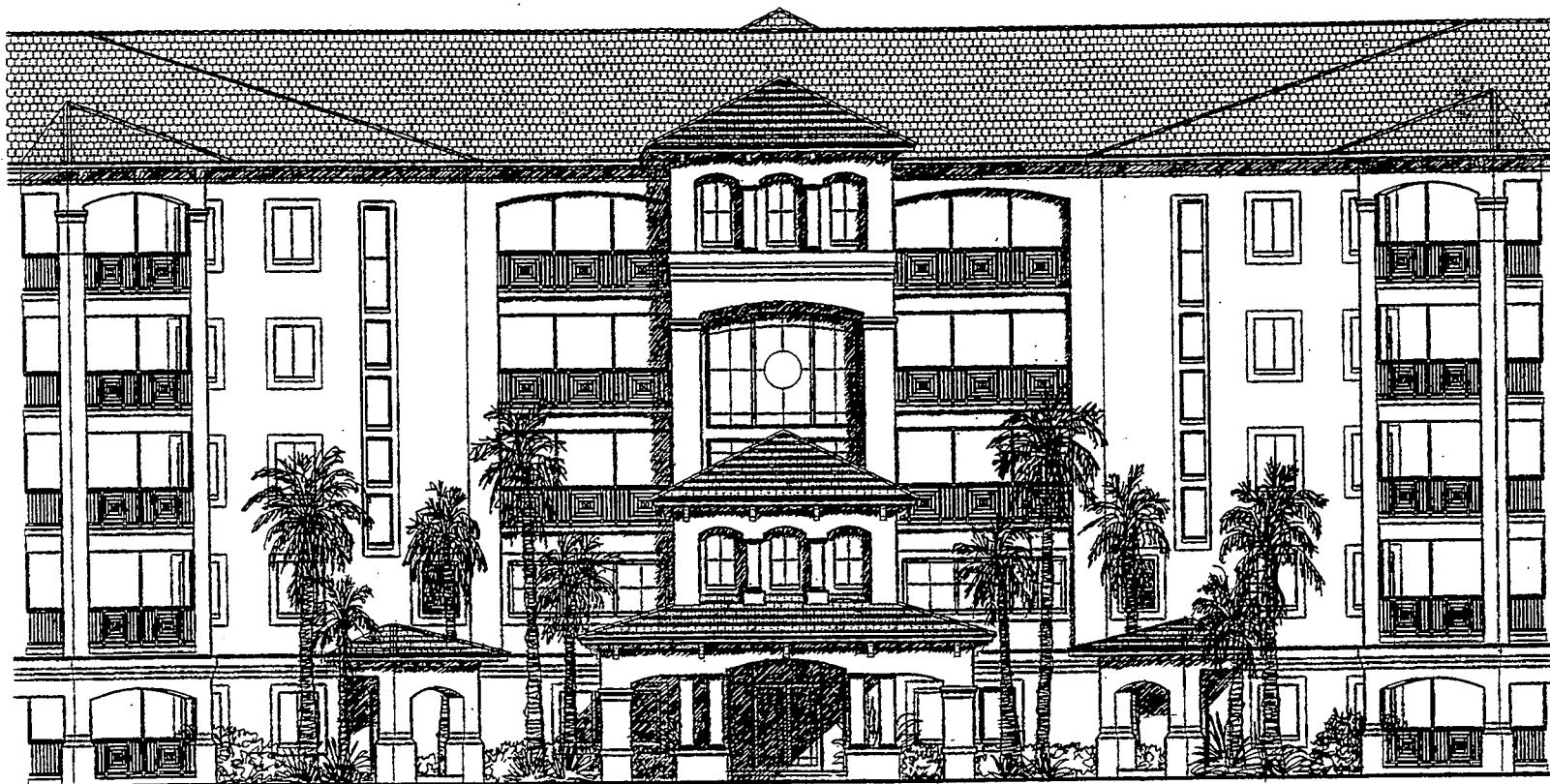
REAR ELEVATION

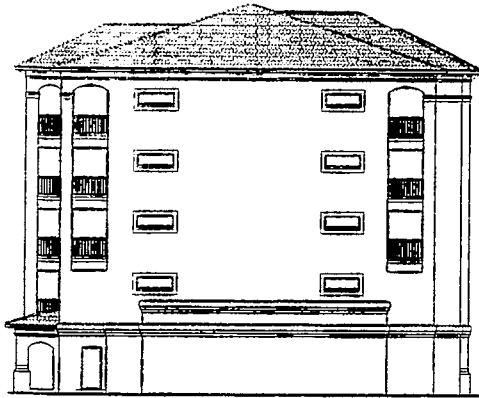


FRONT ELEVATION

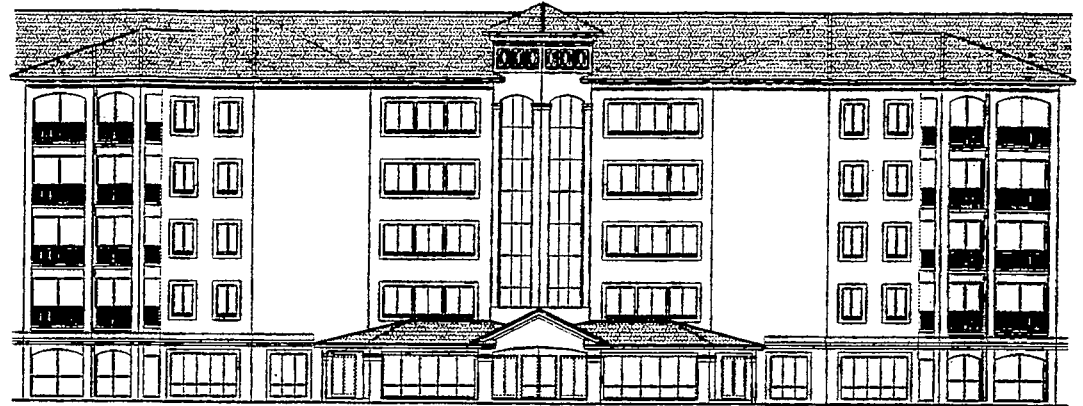
ALF BUILDING

10/18/03

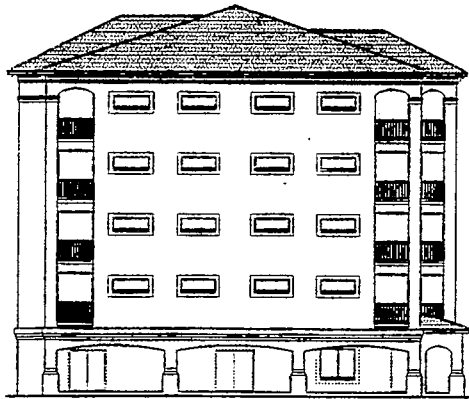




NORTH END ELEVATION



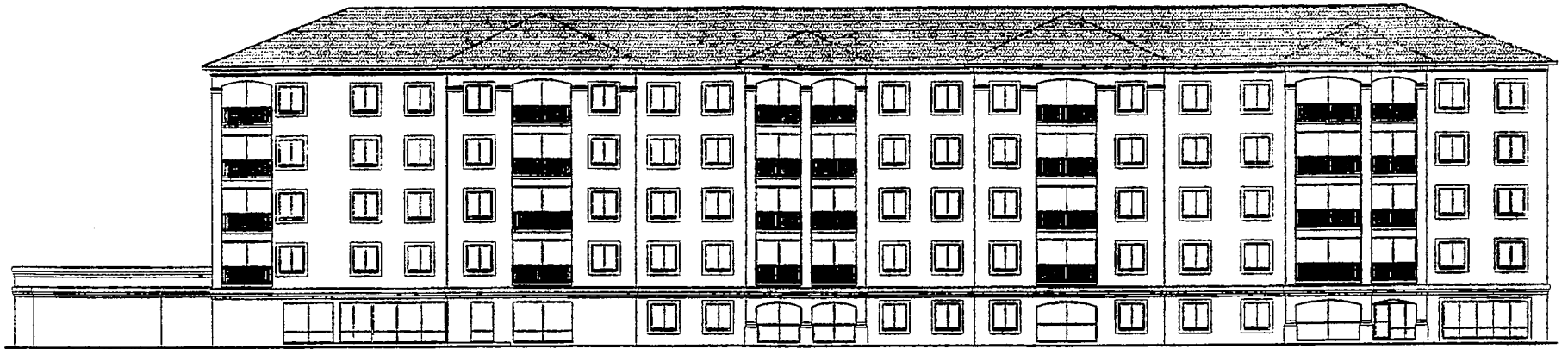
REAR ELEVATION



EAST END ELEVATION



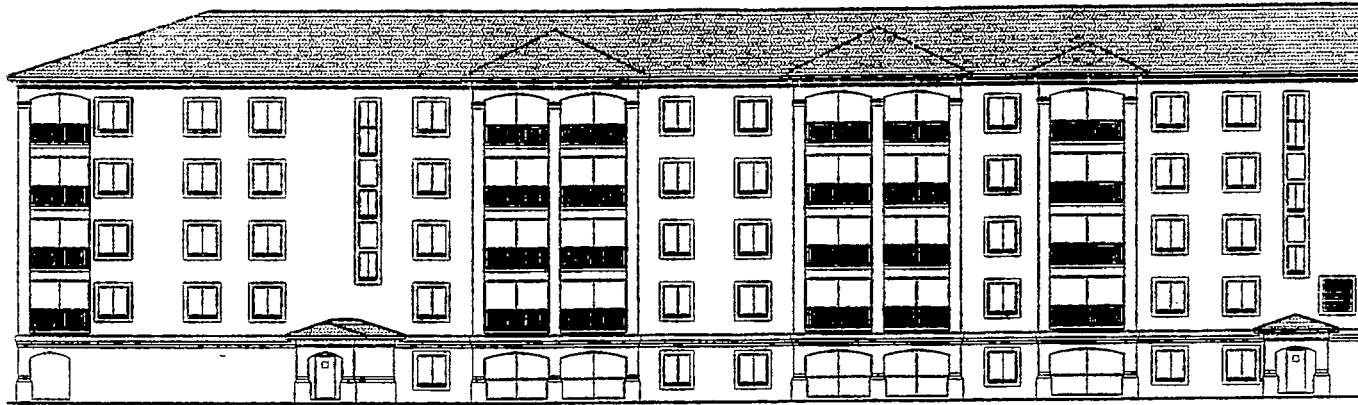
FRONT ELEVATION



REAR WEST ELEVATION



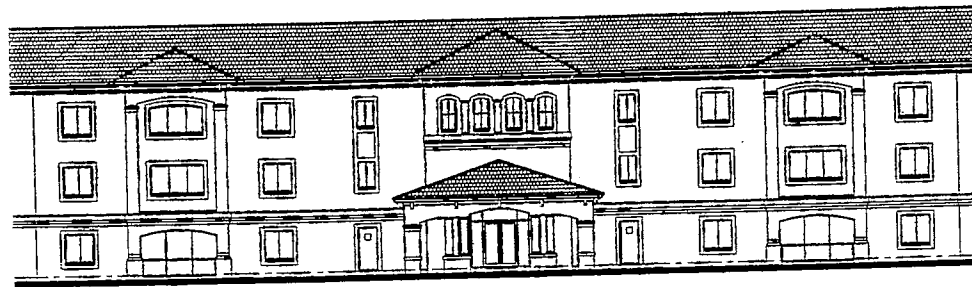
FRONT EAST ELEVATION



FRONT NORTH ELEVATION



REAR SOUTH ELEVATION



FRONT ENTRY ELEVATION

ALF BUILDING

10/18/03