

GENERAL DEVELOPMENT PLAN
PDR/PDC-97-09(G) - MICHA LAND, LTD./ROYAL PALM

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/PDC-97-09(G) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, General Development Plan No. PDR/PDC-97-09(G) - Micha Land, Ltd./Royal Palm is hereby approved to allow a 125,000 square foot shopping center, 51,800 square feet of mini-warehouse space, 11,400 square feet of personal service and a daycare center, 374 multi-family units, a Group Care Facility for 206 residents, and 40 single-family detached and semi-detached residences, granting Special Approval for a project located adjacent to a perennial stream and to a non-residential project that exceeds a FAR of .25 in the ROR future land use category subject to the following stipulations:

STIPULATIONS:

1. The preservation of significant trees within the parking areas of the shopping center and multi-family sites shall be a condition of Preliminary and Final Site Plan approvals. Sufficient area around the trees, as determined by a registered Landscape Architect, shall be provided to reasonably guarantee their survival.
2. Prior to Final Site Plan approval of the 101st residential unit for the project, 30th Street East shall be extended from State Road 70 to 33rd Street East.
3. Prior to the issuance of the building permit for the 101st multi-family unit in the parcel located east of 30th Street East, two means of access, pursuant to Section 712.2.8 shall be provided.
4. The access for the multi-family tracts on each side of 30th Street East shall align.
5. If off-site right-of-way for 30th Street East is not acquired by the applicant, then 30th Street East shall be realigned so it will be located entirely on this property.
6. Multi-family buildings located on the tract east of 30th Street East shall maintain a minimum setback of 50 feet from the northern property line.
7. Access locations and traffic operation issues shall be evaluated and approved at time of a traffic impact study.
8. Access and circulation for the commercial out parcels shall be determined upon completion of the traffic impact study.
9. No vehicular access for the project shall be directly from or to State Road 70 or U.S. 301 with the exception of 30th Street East as extended. Prior to Final Site Plan approval, a non-ingress and egress easement, acceptable to Manatee County, shall be provided along State Road 70 and U.S. 301.
10. Prior to any further approvals, the developer shall obtain a clearance letter from the Florida Department of Community Affairs stating that this project is not a Development of Regional Impact.
11. A six foot (6') high wooden opaque fence shall be located along the southern property line adjacent to the group care use.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 28th day of October, 1997.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Patricia M. Glass
Chairman

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