

REVISED CONCEPTUAL DEVELOPMENT PLAN
NO. Z-86-78(R), FARM STORES, INC.

FILED FOR RECORD

R.B. SHORE

CLERK CIRCUIT COURT
MANATEE CO. FLORIDA

JUN 8 10 51 AM '86

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. 81-4; and finding Z-86-78(R) consistent with Manatee County Ordinance No. 89-01, THE MANATEE COUNTY COMPREHENSIVE PLAN, Revised Conceptual Development Plan No. Z-86-78(R) is hereby APPROVED to allow a carwash, convenience store and gas pumps, subject to the following stipulations:

1. In accordance with Policy 9-1.C of The Manatee Plan, Level of Service C and D at peak hours, as determined by the Highway Circular 212 or most current manual, shall be maintained at the intersection of Lockwood Ridge Road and University Parkway and at the intersection of Lockwood Ridge Road and Tallevast Road. No development phase shall receive authority to proceed if that phase would generate traffic which, in conjunction with existing traffic and traffic anticipated as a result of other development approvals, and other circumstances upon which the County may base traffic projections, will have the likely result of causing or contributing to a degradation of the Level of Service at these intersections to a level below C or D at peak hours or, if a lower level has already been reached, any degradation in Level of Service.
2. The Final Development Plan shall include assurances that the stormwater management system meet or exceed the requirements for Best Management Practices. The Final Development Plan shall not be approved until the Manatee County Pollution Control and Public Works Departments have approved the Stormwater Management Plan as meeting or exceeding Best Management Practice standards.
3. The Stormwater Management Plan shall incorporate Best Management Practices to maintain or improve pre-development water quality values and Best Management Practices to maintain pre-development water quantity balance for the entire Evers Reservoir Watershed, and shall be submitted with the Final Development Plan. Construction and post-construction monitoring of surface and ground water quality and quantity shall be outlined in said plan and the monitoring portion of the plan shall be implemented concurrently with the first phase of development. This plan shall also include a maintenance schedule detailing the timing and procedure for maintenance of the stormwater treatment system to ensure function of said system to required state or other applicable standards for the projected life of the development.
4. The developer shall warranty, by bond or other mechanism acceptable to the County, the performance of the stormwater management system in compliance with County and State standards for five (5) years beyond the build out period of development within each hydrologic unit (drainage basin). Following the five (5) year period after build out, documents recorded in the public records shall provide that the property owner, homeowner's association or special district (if such district has been created) shall be responsible for stormwater monitoring data collection and reporting.
5. Responsibility for stormwater monitoring, operation, and maintenance must be finalized prior to final plan approval.
6. Dedication of ten feet (10') of right-of-way shall be provided along Lockwood Ridge Road prior to issuance of a Certificate of Occupancy.

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7. A twenty-four foot (24') wide cross access easement shall be provided to the shopping center to the north of the project prior to issuance of a Certificate of Occupancy.
8. Topography of lands adjacent to the site shall be shown on the Final Development Plan for a distance of 100 feet from the property line.
9. A deceleration lane constructed to Manatee County standards shall be provided on Lockwood Ridge Road extended to University Parkway.
10. Access will not be allowed onto University Parkway; a non-vehicular ingress-egress easement shall be recorded along the frontages except for the proposed drive.
11. The most recently submitted site plan is to be presented to the Board of County Commissioners.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 25th day of May, 1989.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Patricia M. Glass
Chairman

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

[Signature]
SEAL

STATE OF FLORIDA

COUNTY OF MANATEE

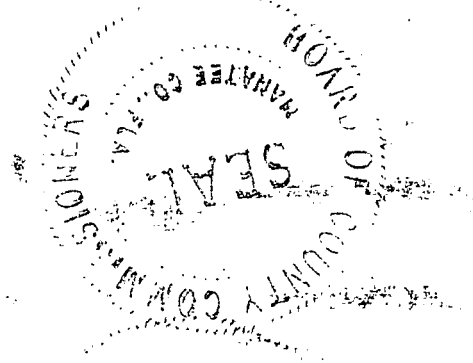
I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 30th day of May, 1989.

SUBJECT: Z-86-78(R) REVISED CONCEPTUAL DEVELOPMENT PLAN, FARM STORES, INC.

WITNESS My Hand and Official Seal this the 31st day of May, 1989, in Bradenton, Florida.

R. B. Shore, Clerk of Circuit Court
Manatee County, Florida


By: Deputy Clerk



X



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF ELECTIONS
Room 1802, The Capitol
Tallahassee, Florida 32399-0250
(904) 488-8427

June 6, 1989

JUN 8 10 50 AM '89

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County Courthouse
Post Office Box 1000
Bradenton, Florida 34206
Attention: R. Ashley, D. Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of letter/s of May 30, 1989
and certified copy/ies of Manatee (Zoning)
County Ordinance(s) #Z-89-18, & Z-86-78(R), & Z-86-86(C)(R)
2. Receipt of _____ County Ordinance(s)
relative to:
(a) _____
which we have numbered _____
(b) _____
which we have numbered _____
3. We have filed ~~this~~ these ordinances in this office
on June 5, 1989. (2:29 pm)
4. The ~~original~~ duplicate copy/ies showing the filing date
~~is~~ are being returned for your records.

Sincerely,

Liz Cloud
Liz Cloud, Chief
Bureau of Administrative Code

LC/ mb

Enclosures (3)

X