

RESOLUTION NO. 83-48

A RESOLUTION APPROVING A SITE PLAN

WHEREAS, Applicant has applied to the Town for approval of a site plan for Town Plaza, Phase II (Bay Isles), and

WHEREAS, the building and zoning official has in timely fashion accepted the Application and referred same to the Planning and Zoning Board along with documentation and staff recommendations, and

WHEREAS, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission along with their findings that the proposed development be Approved with conditions, and

WHEREAS, the Town Commission makes these conclusions and findings of fact:

- (a) The plan is consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.
- (b) The plan conforms with all applicable zoning regulations.
- (c) The plan conforms with the Town's subdivision regulations and all other applicable requirements relating to streets, utility facilities and other essential services.
- (d) The plan is consistent with good design standards in respect to all external relationships.
- (e) The plan conforms to Town policy respecting (a) sufficiency of ownership, (b) guarantees for completion of all required improvements and continued maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY:

That the site plan of Town Plaza, Phase II (Bay Isles) be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval Town Plaza, Phase II (Bay Isles)" and dated concurrently with this Resolution.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the 5th day of December, 1983.

Sherry B. Frost
Mayor

Attest:

E. Jane Pool
Town Clerk

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CONDITIONS REQUISITE FOR APPROVAL OF TOWN PLAZA, PHASE II

DECEMBER 5, 1983

1. For purposes of Resolutions 78-24 and 81-33, and this site plan, the post office on Bay Isles Road is not to be considered a commercial activity and is not to be included in the 127,064 square feet of retail commercial uses permitted for the Bay Isles Civic and Commercial Center.
2. A total of only 477 parking spaces shall be included in the Bay Isles Commercial Center.
3. A total of at least 50% of the Bay Isles Commercial Center shall be open landscaped area. This requirement may be met, in part, by open plazas similar to the "Avenue of the Flowers", provided paved surfaces within such areas are constructed with a permeable or semi-permeable material.
4. A lighting plan shall be submitted and approved by staff prior to the issuance of a building permit.
5. The proposed road to be constructed behind the post office shall be eliminated.

All work stated in these conditions shall be completed prior to issuance of a Certificate of Occupancy (CO) unless otherwise indicated above.

MLG/j

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