

RESOLUTION NO. 82-2

A RESOLUTION APPROVING A SITE PLAN

WHEREAS, Applicant has applied to the Town for approval of a site plan for the Bay Isles, Arvida Office Complex, Unit III, Phase 3, Commercial-Civic Center, 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, 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 the Bay Isles Arvida Office Complex, Unit III, Phase 3, Commercial-Civic Center be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval of the Bay Isles Arvida Office Complex, Unit III, Phase 3, Commercial-Civic Center Site Plan" and dated concurrently with this Resolution.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the sixth day of January, 1982.

Clarence C. Bull  
Mayor

ATTEST:

E. Jane Pool  
Town Clerk

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CONDITIONS REQUISITE FOR APPROVAL OF THE BAY ISLES ARVIDA OFFICE COMPLEX,  
UNIT III, PHASE 3, COMMERCIAL-CIVIC CENTER SITE PLAN

JANUARY 6, 1982

1. The drive-in bank use in a street front or street side yard is a permissible use in this PUD zoning district.
2. The parking area across Bay Isles Road is not approved as part of this site plan. The parking spaces required for this project are required to be located on the same lot as the principal use.
3. The size of the proposed building shall not exceed 23,420 square feet.
4. The setbacks of forty (40) feet from Bay Isles Parkway and fifteen (15) feet from Bay Isles Road are approved by the Town Commission.
5. The proposed driveways will be at least twenty four (24) feet in width at the point where they cross a pedestrian way.
6. An architectural rendering shall be filed with the Town Building Department.
7. The exterior illumination plan shall be approved by the Town staff prior to issuance of a building permit.
8. The bicycle path is to be located on the west side of Bay Isles Road and be eight (8) feet wide and approximately two hundred (200) feet long, and the Master Plan reflecting this change shall be presented to the Town Commission and approved prior to issuance of the building permit.
9. The height of the proposed building shall be shown on the site plans.
10. The proposed sign shall meet the requirements of the Town's Sign Code.

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