

PRELIMINARY PLANNED DEVELOPMENT RESIDENTIAL PLAN
PDR-81-5, WILLIAM R. MOTE

RECORDED 4/8/82
PAGE NO. 666
MINUTE BOOK NO. 31

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 PDR-81-5, consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Preliminary Planned Development Residential Plan No. PDR-81-5, William R. Mote, is hereby APPROVED, subject to the following conditions:

1. A bus stop shall be incorporated into the plans for the Village Center.
2. Sidewalks shall be provided along one side of all roads dedicated to Manatee County. Additionally, a comprehensive system of pedestrian, bicycle and/or bridle paths shall be provided. This system shall connect all open spaces, public facilities, vehicular routes, parking areas, residences and other destinations. Additionally, pedestrian connectors shall be provided to adjacent properties. This system must be presented and approved with the Final Plan.
3. Final Plans for Phase One shall be submitted within two (2) years of the date of approval of the Preliminary Plan. Simultaneously, the developer shall submit a phasing plan for Phases Two and Three.
4. The concept of a Management Company responsible for project maintenance is approved. The Declaration of Maintenance Covenants and associated documents shall be approved with the Final Plan. The Declaration shall be reported prior to the issuance of building permits.
5. Detailed offstreet parking, loading, landscape and screening plans must be submitted with the Final Plan for approval. Approval shall be subject to the regulations applicable at the time of approval and appropriate planning principles.
6. Building dimensions, setbacks, offstreet parking and loading areas, detailed utilities and drainage structures shall be addressed with the Final Development Plan. Approval shall be subject to regulations applicable at the time of approval and appropriate planning principles.
7. Landscape plans, including screening and buffering proposals, shall be submitted for approval with the Final Development Plan. Approval shall be subject to regulations applicable at the time of approval and appropriate planning principles.
8. Sign and lighting plans shall be submitted for approval with the Final Development Plan. Approval shall be subject to regulations applicable at the time of approval and appropriate planning principles.
9. All utility lines shall be installed underground.
10. Refuse container screening shall be addressed with the Final Development Plan. Approval shall be subject to regulations applicable at the time of approval.
11. All conditions of Conceptual Plan approval shall be applicable to the Preliminary Plan.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA
BY: [Signature]
Chairman 4/8/82

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

