

RECORDED 9-29-88

PAGE NO. 164

MINUTE BOOK NO. 38

PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY
SUBDIVISION PLAT

NO. PDR-82-03(P)/85-S-19(P)
RIVER WILDERNESS, PHASE II

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-82-03(P)/85-S-19(P) consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Preliminary Development Plan/Preliminary Subdivision Plat No. PDR-82-03(P)/85-S-19(P) is hereby APPROVED for two hundred and eighty-seven (287) lots at a density of 1.07 du/acre, subject to the following stipulations and waiver:

STIPULATIONS

1. The Final Development Plan shall show the specific location of the 27+ acre park to be located along Old Tampa Road and the location of the two (2+) acre park site abutting the northwest intersection of Ft. Hamer Road and the Manatee River, as shown on the Conceptual Development Plan (R-17-75) approved May 27, 1981.
2. A tree replacement schedule shall be submitted with the Final Development Plan.
3. The River Wilderness Phase II (PDR-82-03(P)/85-S-19(P)) subdivision developer, its heirs, assigns, or transferees, is hereby notified that an impact fee for school purposes, when adopted by the Manatee County Board of County Commissioners, may require the payment of such impact fees for this development.
4. The sidewalk/bike path that was required in the approval of the Conceptual Plan shall be constructed when approximately eighty percent (80%) of the homes along those roads designated for sidewalks are complete (in Phase II), or prior to June, 1993, whichever comes first.

WAIVER

1. Street numbering requirements.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 17th day of September, 1988.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: K. S. Chalk
Chairman (date)

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

R. B. SHORE
BY: [Signature]
RICHARD H. SHORE, Clerk of the Circuit Court