

REVISED PRELIMINARY DEVELOPMENT PLAN  
AND PRELIMINARY SUBDIVISION PLAT FOR PHASES II, III, IV and V  
NO. PDR-84-4(R)/86-S-14 - VILLAGES OF THOUSAND OAKS

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 the Revised Preliminary Development Plan and Preliminary Subdivision Plat for Phases II, III, IV and V - PDR-84-4(R)/86-S-14 consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, the Revised Preliminary Development Plan and Preliminary Subdivision Plat for Phases II, III, IV & V - No. PDR-84-4(R)/86-S-14 is hereby APPROVED for ninety-two (92) lots with a waiver of internal sidewalk requirements, subject to the following conditions:

1. Homeowners association documents for Phases II, III, IV and V shall provide prior to Final Plat for each phase that these lots contained therein have access to the existing recreational facilities.
2. The front yard setback for all lots must be a minimum of twenty-five (25') feet.
3. All lots that front on a lake shall provide a twenty-five (25') foot waterfront yard, as defined in Article 7 of the Land Development Code.
4. A five (5') foot wide sidewalk shall be constructed for the site frontage along Erie Road. To accomplish this requirement, additional property must be dedicated along Erie Road to place the required sidewalk within public right-of-way, or the sidewalk placed into a commonly owned area adjacent to Erie Road, or those lots in Phase II adjacent to Erie Road be provided with a twenty-five (25') foot rear building setback.
5. A buffer, consisting of a continuous hedge or a decorative fence or wall of unified design and material, shall be installed along the property frontage on Erie Road. This buffer shall be installed on the west side of the required sidewalk prior to the issuance of a Certificate of Occupancy for each unit. Should a continuous hedge be installed, it shall be designed and planted to be at least eighty (80%) percent opaque between two (2') and six (6') feet above grade when viewed horizontally at maturity.
6. The developer, his heirs, assigns or transferees are hereby notified that the Impact Fee Ordinance when adopted by Manatee County may require the payment of impact fees.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: [Signature]  
Chairman

ATTEST: [Signature]  
R. B. SHORE  
Clerk of the Circuit Court