

PRELIMINARY SUBDIVISION PLAT
84-S-6, UNIVERSITY PINES

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 84-S-6 consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Preliminary Subdivision Plat No. 84-S-6, University Pines is hereby APPROVED, subject to the following conditions:

1. The developer shall dedicate a 42 foot half right-of-way the length of the site's eastern property line for future extension as a major collector street.
2. The internal public street network shall extend to the western property line at a location determined by the County Engineer to allow for future extension to adjacent parcels.
3. Intersection improvements to University Parkway at the site's designated access point shall be constructed to the specifications of the County Engineer.
4. A non-ingress/egress easement and buffer strip wide enough for a wall and plantings shall be extended to the north adjacent to the 42 foot half right-of-way along the site's eastern property line.
5. A six (6') foot high decorative wall shall be constructed within the buffer strip adjacent to University Parkway and the 42 foot half right-of-way for the purpose of reducing traffic noise.
6. Landscape plans showing proposed plantings and wall details shall be submitted with construction drawings for review.
7. Because there will be improvements in common ownership, a subdivision association shall be established. All documents necessary to establish this association are to be approved by the County Attorney and recorded in the Public Records of Manatee County, Florida to assure continued maintenance of improvements within the buffers.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Hesterwood Hesterwood
2/28/84

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