

FINAL PLANNED DEVELOPMENT PLAN MINUTE BOOK NO. 36
NO. PDC-86-17(F), NORTH RIVER VILLAGE

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 PDC-86-17(F), consistent with Manatee County Ordinance No. 80-4, The Manatee Plan, Final Planned Development Plan PDC-86-17(F) North River Village is hereby APPROVED with the following stipulations:

1. A traffic light at 60th Avenue East and Highway U.S. 301 may be required for traffic control. Developer to participate if traffic generation is sufficient to justify installation according to the Public Works Department.
2. Sixtieth Avenue East must be upgraded to three lanes at U.S. Highway 301 prior to issuance of certificate of occupancy.
3. A sidewalk five feet (5') wide is required along U.S. Highway 301.
4. Drainage easement for existing ditches will be required prior to issuance of certificate of occupancy.
5. A cross-access easement must be provided to the eleven acre parcel to the east.
6. Access to the out lots must be provided on site. No ingress or egress to the outlets shall be permitted along U.S. Highway 301.
7. At a minimum, all trees with a caliper greater than twelve inches (12") in diameter shall be preserved unless noted on the final development plan.

Sufficient land and clearance from buildings, structures, and underground and overhead utilities shall be provided in order to sustain and foster growth and not damage the root system or disfigure the canopy spread of the tree.

8. A minimum twenty feet (20') wide landscaped buffer strip shall be provided east of and parallel with the relocated ditch from the proposed 60th Avenue East entrance into the shopping center to the north property line or limits of tree clearing. Landscaping, at a minimum, shall consist of a row of shade trees parallel with the west property line and spaced not more than twenty-five feet (25') apart. Bottle brush trees, if used in conjunction with the above mentioned shade trees, may count as replacement trees; however, shall not exceed fifty percent (50%) of the total trees used in the buffer strip.
9. A row of shade trees, parallel with the north and east property lines, spaced not more than thirty feet (30') apart, shall be provided between the shopping center and the property lines to the east and north that are abutting properties that are zoned for residential purposes.
10. The architectural design and appearance of the building facades shall be consistent with the diagrams submitted with preliminary plan submittal. Any major revisions to the building facades shall be approved by the Board of County Commissioners prior to the application of a building permit.
11. The retention areas shall comply with the maintenance schedule submitted by the applicant, dated December 1, 1986, which states:

- (1) Mow and trim banks once every two weeks or as required to maintain neat appearance.
 - (2) Pick up trash a minimum of two times weekly.
 - (3) Aquatic weed spraying on an "as-needed" basis.
12. Parking stalls shall be permitted in front of the development, between the shopping center and the fire lanes, with the appropriate number being designated for handicapped parking as determined by staff.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Edward W. Chance
Chairman 6/11/87

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

R. B. SHORE

BY: Donald E. Barry
DONALD E. BARRY, Assistant Clerk of Court