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REVISED PRELIMINARY DEVELOPMENT PLAN  
NO. PDC-86-17(P)(R)  
NORTH RIVER VILLAGE SHOPPING CENTER

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(P)(R) consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Revised Preliminary Development Plan No. PDC-86-17(P)(R) is hereby APPROVED for North River Village Shopping Center, to include: (1) An expansion of Outlot #1, designated for a fast food restaurant; and (2) creation of Outlot #3 for commercial use and an area for future shopping center parking lot expansion, subject to the following stipulations:

1. A minimum ten feet (10') wide landscape buffer, to include tree groupings (minimum of three palm trees or two other trees) to be planted for each fifty feet (50') and other vegetation, shall be provided along the street frontage of the out-parcels (#1, #2, and #3) on U.S. Highway 301.
2. Non ingress-egress easements shall be recorded along the U.S. Highway 301 frontage, prior to any issuance of a certificate of occupancy, and shall be shown on the Final Development Plan.
3. Approval of this addition to PDC-86-17 shall in no way effect the stipulations of approval given to PDC-86-17(P) by the Board on February 12, 1987, or PDC-86-17(F) approved June 11, 1987.
4. Trees four (4) and five (5) shown on the Preliminary Development Plan to be removed shall be preserved, as shall all other trees with a diameter of greater than twelve inches (unless otherwise approved on the Final Development Plan). This will require the relocation of the building shown on Outlot #2.
5. Because the approved Preliminary Development Plan (PDC-86-17(P)) shows a sign for the entire shopping center, the additional pylon signs shown for each out-parcel shall not be permitted. Instead, an overall signage plan for the development must be submitted with the revised Final Development Plan, which addresses the type, height, number, size and location of all signs in the development, and insures that the number of signs shall be minimized, with maximum architectural integration into the overall plan.

6. The following uses shall be allowed in out-parcel #1 and #3: day care center; financial institution; food service establishment (including drive-in); landscaping establishment; light printing establishment; convenience store; office; personal service establishment; rental service establishment; repair service establishment; retail sales establishment; veterinary clinic. Out-parcel #2 may be developed as a convenience store with gas pumps and car wash.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 24 day of March 1988.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: K. G. Chitt  
Chairman

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



