

PRELIMINARY DEVELOPMENT PLAN

PDC-86-17 - 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 consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Preliminary Development Plan No. PDC-86-17 is hereby APPROVED for an 85,112 square foot retail shopping center, subject to 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. Drainage easement for existing ditches will be required prior to issuance of certificate of occupancy.
4. A cross-access easement must be provided to the eleven acre parcel to the east.
5. 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.
6. At a minimum, all trees with a caliper greater than twelve inches (12") in diameter shall be preserved unless noted on the preliminary 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.

7. One (1) shade tree shall be provided for each thirty linear feet (30') or fraction thereof between the shopping center and the property lines to the east and north that are abutting properties that are zoned for residential purposes.
8. Earth berms, mounds, tree clustering and other vegetation shall be provided along the western property line adjacent to 60th Avenue East from the proposed entrance into the shopping center to the northern property line or limits of tree clearing. The height of the earth berm or mounds shall be between thirty inches (30") and forty-two inches (42") at least seventy-five percent (75%) of its length. Bottlebrush trees, if used, may count as replacement trees; however, shall not exceed fifty percent (50%) of the total trees used along the earth berms.
9. A landscaping plan shall be submitted with the final development plan showing landscaping, seating, and any other design elements located in the pedestrian area in front of the shopping center.
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.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Walter H. Hatcher, Jr.
Chairman 2/12/87

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