

RECORDED

6/15/89

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MINUTE BOOK NO.

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FINAL PLANNED DEVELOPMENT PLAN
NO. PDR-82-03(F), RIVER WILDERNESS, PHASE II

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, the Manatee County Comprehensive Zoning and Land Development Code; and finding PDR-82-03(F), consistent with Manatee County Ordinance No. 89-01, The Manatee County Comprehensive Plan, Final Planned Development Plan PDR-82-03(F) is hereby APPROVED for Phase II with 287 lots at a density of 1.07 du/acre, with the following stipulations:

1. The River Wilderness Phase II [PDR-82-03(P)/85-S-19(P)] subdivision developer, its heirs, assigns or transferees, is hereby notified that an impact fee for school purposes, when adopted by the Manatee County Board of County Commissioners, may require the payment of such impact fees for this development.
2. The sidewalk/bike path that was required in the approval of the Conceptual Plan shall be constructed when approximately eighty percent (80%) of the homes along those roads designated for sidewalks are complete (in Phase II), or prior to June, 1993, whichever comes first.

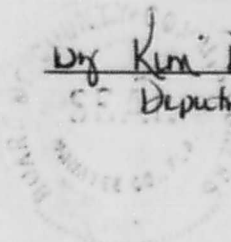
APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 15th day of June, 1989.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:


Chairman

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


Wm. K. D. Umara
Deputy Clerk