

NO. PDR-82-3, RIVER WILDERNESS COUNTRY CLUB, PHASE I

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 PDR-82-3, consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Preliminary PDR Plan No. PDR-82-3, River Wilderness Country Club, Phase I, is hereby APPROVED, subject to the following conditions:

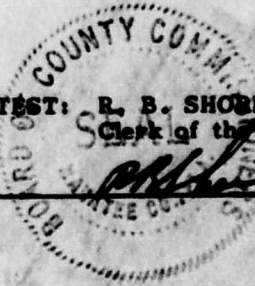
1. That all proposals contained in materials submitted by the applicant be met or followed unless otherwise stated or except as necessarily modified here.
2. To assist in the proper provision for adequate emergency fire services, the developer shall be required to pay \$10,000 to the Parrish Fire District when building construction begins in Phase I. Additionally, the developer will be required to pay any and all emergency service impact fees that may be required on a district or county-wide basis in the future.
3. An earthen berm and landscape screening shall be installed along the east and south sides of the sewage treatment plant site where necessary to screen facilities from off-site view.
4. A master drainage plan for the entire project shall be required for review with Phase I construction plans.
5. If Old Tampa Road from U.S. 301 to Foy Road is not paved when the developer of River Wilderness Country Club is ready to pave his portion of Old Tampa Road, then the developer may, as his alternative, choose to pave Chin Road from U.S. 301 to River Wilderness' main entry road.
6. A 60 foot half right-of-way on Old Tampa Road and Fort Hamer Road shall be dedicated to Manatee County with Phase I.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: *Thomas C. Ruffin* 6/24/82

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

R. B. Shore



RECEIVED
JUL 1 1982
COUNTY CLERK
MANATEE COUNTY
FLORIDA