

FINAL PLANNED DEVELOPMENT PLAN  
NO. PDR-89-01(F), RIVER WOODS

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, based upon the staff report, the evidence presented, and having specifically considered the criteria set forth in Manatee County Ordinance No. 81-4, the Manatee County Comprehensive Zoning and Land Development Code; and finding PDR-89-01(F), consistent with Manatee County Ordinance No. 89-01, The Manatee County Comprehensive Plan, Final Planned Development Plan PDR-89-01(F), River Woods is hereby APPROVED to allow 260 lots at a density of 2 du/acre and providing an additional year to all phasing schedules, with the following stipulations:

1. A thirty-five foot (35') conservation easement shall be provided adjacent to the creek on the east property line. No construction nor impervious surface shall be allowed within the thirty-five feet (35') easement.
2. There is to be no construction traffic on Country River Estates and appropriate signage reflecting this stipulation shall be posted on the entrance of Country River Estates by the developer during construction period.
3. The applicant/developer, its heirs, assigns or transferees, is hereby notified that an impact fee for school purposes, if adopted, may require the payment of such impact fees for this development.
4. A twenty foot (20') natural buffer easement between Country River Estates and River Woods Estates shall be shown on the Final Plat as a natural buffer. Trees shall not be removed from the buffer without the approval of the Manatee County Planning and Zoning Department. Trees shall be added where there presently are none per the site plan, and with the approval of Manatee County Planning and Zoning Department.
5. The maintenance of the grass travelway between lots #58 and #59, which is to be used primarily for emergency access purposes, shall be performed by the owners of property within this project, and that maintenance shall be reflected in homeowners documents submitted for maintenance of common open space.
6. There shall be a thirty foot (30') buffer zone established adjacent to post-development jurisdictional wetlands. All building setbacks shall be measured from the buffer zone. All buffers and included wetlands shall be identified as recorded conservation easements to Manatee County as a separate easement document acceptable to Manatee County and shall be shown on the Final Subdivision Plats. The location of said easement shall be physically identified on site where property lines cross the easement. Each development subphase shall include deed restriction, that prohibit development activity and removal of native vegetation in the conservation easement. Any replanting within the buffer shall be with flora native to Manatee County.
7. Screening shall be provided which will be a minimum of 80% opaque at maturity between two feet to six feet (2'-6') above grade along Old Tampa Road prior to Final Plat approval for Phase I.
8. The right of way for River Woods Drive that abuts the unnamed creek east of lot 8 may encroach into the required 30' conservation easement (setback) provided all paved areas within the R.O.W. are located outside the 30' setback.
9. The developer shall ensure at least an 85% planting survival rate for the herbaceous wetland areas created/augmented during mitigation, for a period of at least two years, and shall provide the Manatee County Planning and Zoning Depart-

ment with annual reports on the progress of the mitigation effort to demonstrate compliance with this condition.

10. In the event that 85% survivorship of created/augmented wetlands is not achieved at the end of the two year monitoring period, replanting shall be conducted at the expense of the developers/homeowners association until such time that 85% survivorship is accomplished. Statement to that effect shall be contained in the Homeowners documents of the final subdivision plat.
11. Lakes to be constructed as part of the project's stormwater management system shall comply with requirements of the Land Development Code and other applicable regulations.
12. Manatee County shall reserve the right to inspect the property from time to time to ensure compliance with mitigation requirements.
13. Should a gate house be constructed in the entrance median, Type "F" shall be provided on the median section. Also, since this is to be a public right-of-way, the gate house cannot be manned and shall be maintained by the Homeowner's Association.
14. Fire hydrants, as required by the Land Development Code, Ordinance 81-4, shall be installed prior to Final Plat approval.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 11th day of October, 1990.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Patricia M. Green

Chairman

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

Richard H. Ashley - Deputy Clerk