

PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY SUBDIVISION PLAT
PDR-89-05(P) CIRCLE - N - BAR COUNTRY CLUB AND GOLF COURSE

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 89-S-05(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Development Plan/Preliminary Subdivision Plat No. PDR 89-S-05(P) is hereby APPROVED to allow for a golf course and 31,125 square foot clubhouse and related uses and a waiver of the street numbering requirements subject to the following stipulations and waivers:

STIPULATIONS:

1. A sidewalk five feet (5') wide shall be required along at least one side of the proposed Wilshire Boulevard. This requirement may be waived if a golf cart path is provided which is within close proximity to and runs parallel to Wilshire Boulevard and is accessible to all residences at all times.
2. The 1,113 trees proposed to be removed from the site as part of this request shall be replaced in accordance with Section 205P.1 of the Land Development Code. A tree replacement program shall be submitted with the Final Development Plan.
3. Upon completion of the project all property within the project boundaries shall have been platted. Project, as herein defined, shall mean the 984 acre project sometimes referred to as the Unnamed Exclusive Country Club or the Circle-N-Bar Country Club & Golf Course, together with any extensions or additions thereto.
4. An interneighborhood tie shall be provided from Timberlake Drive to the proposed Wilshire Boulevard at the time that the first adjacent parcel is developed.
5. This project shall meet all conditions of the Conceptual Development Plan and DRI Development Order.
6. The Preliminary Development Agreement shall be received from DCA prior to Final Development Plan Approval for the golfcourse.

WAIVERS:

1. Waiver of street numbering requirements.

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COURSE

APPROVED AND HEREBY GRANTED, by the Board of County
Commissioners of Manatee County, Florida this the 31st day of
August, 1989.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:

Patricia M. Glass
Chairman

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

