

PRELIMINARY DEVELOPMENT PLAN/SUBDIVISION PLAT
PDR-89-07(P)/89-S-22(P), FAIRWAY PINES

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-89-07(P)/89-S-22(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Development Plan/ Subdivision Plat No. PDR-89-07(P)/89-S-22(P) for Phase I, up to 201 units, is hereby APPROVED subject to the following stipulations and with the following waiver:

STIPULATIONS

1. A tree replacement program per phase shall be provided at time of Final Development Plan submittal.
2. All lands underlying conservation easements located in the golf course shall remain in their natural conditions. All fairways shall be designed with adequate width to discourage ingress into the conservation easements by golfers.
3. The entrance of the development shall be designed and constructed consistent with the revised entrance sketch of Fairway Pines entered into the Record by Mr. Mc Guire during this Public Hearing.
4. 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 Preliminary and Final Development Plans and 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 restrictions 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.
5. Richard Ross Trustee developer, its heirs, assigns, or transferees shall mitigate the impacts of this development to the public school system. Method of mitigation acceptable to the County shall be finalized prior to Final Development Plan approval of Phase I.

WAIVERS

1. A temporary waiver of the second means of access until such time as Creekwood is developed to the west and 44th Street East to the north.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 22nd day of February, 1990.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: *Patricia L. Guss*
Chairman

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