

RECORDED

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MINUTE BOOK NO.

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GENERAL DEVELOPMENT PLAN NO. PDR-89-05(Z)(G)(R²)
UNIVERSITY PARK COUNTRY CLUB
(FKA A.B. SIMMS ISLAND INVESTMENT PROPERTIES, INC.)

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. 90-01, the Manatee County Land Development Code; and finding PDR-89-05(Z)(G)(R²) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, PDR-89-05(Z)(G)(R²) is hereby approved to amend Manatee County Zoning Ordinance No. PDR-89-05(Z)(G)(R) to amend conditions Q.(10) and Q.(6) and approve the modifications as follows:

Q.(10) Development within University Park Country Club shall comply with the standards of the Land Development Code, except as follows:

- a. The minimum lot width for single family attached and zero lot line residences shall be 40 feet. Said unit types shall not consist of more than 25 percent of the total units in the development.
- b. The minimum front yard building setback for residences with side loaded garages shall be 20 feet. The minimum front yard building setbacks for all other residences shall be 25 feet.
- c. The minimum side yard building setback for zero lot line and single family attached residences shall be 0 feet adjacent to one property line and 15 feet on one side of all zero lot line residences. The minimum building setback for all other side yards in the development shall be 7.5 feet.
- d. A minimum 5 foot rear yard setback for single family attached and zero lot line residences shall be required between the upland edge of a wetland buffer and adjacent structures provided a walled courtyard is provided in the rear of the residence and that there not be any doorway on the rear side of the courtyard within 15 feet of the buffer.
- e. The minimum pavement width for all one-way street segments around cul-de-sacs which serve less than seven lots shall be 20 feet.

Q.(6) To satisfy the requirement for an interneighborhood tie and a second means of access for this project, the developer shall:

- a. Provide an access to Honore Avenue with the development of parcel V. This access shall be constructed to the standards of an urban local street, and
- b. Construct a 24' wide section of Honore Avenue to County urban standards from the Honore Avenue access referenced in (6)a. above, to the limits of the development (including the right of way to be dedicated within the triangle of Mote Ranch property now owned as of August 8, 1994 by Island Investment Properties, Inc. and Kabara N.V.) prior to August 23, 1997. The Developer shall post a bond for construction of such road prior to further final subdivision plat approvals for this project. Further, prior to June 30, 1995, the Developer shall provide a temporary stabilized emergency access from the northern end of Park Boulevard to University Parkway at either the Honore or Saunders Road intersection over dedicated right of way or

over temporary easements as may be available and shall dedicate the aforesaid right of way within the triangle (if the roadway referenced in subsection c. below has been constructed and accepted by the County, such temporary stabilized access shall not be required), and

- c. Construct a 24' wide section of Honore Avenue or provide a bond to do so, to County urban standards, from a point within the development to the nearest paved County street outside of the development which connects to another paved County street prior to final plat approval of the 866th residential unit which does not have the required second means of access pursuant to Section 907.9.1.7, Diagram A, Number 1 or 2.
- d. Payments provided by the Developer to the County pursuant to condition Q.(6) b and c above shall be eligible to receive credits towards the transportation component impact fee as may be allowed pursuant to Section 806 of the Land Development Code.
- e. Any bonds posted shall be consistent with performance bonds standards set forth in Section 910.2 of the Land Development Code.

MODIFICATIONS:

1. Modification to Section 603.7.4.9 of the Land Development Code reducing minimum lot width to 40 feet for single family attached and zero lot line residences.
2. Modification to Section 603.7.4.7 of the Land Development Code reducing front yard setback to 20 feet for units with side loaded garages, and side yard setback to 0 feet side on one side of all single family attached and zero lot line residences, a 15 foot side yard setback on one side of all zero lot line residences, and for single family attached and 7.5 feet for all other side yards in the development.
3. Modification to Section 702.6.10 of the Land Development Code to allow a 5 foot setback for single family attached and zero lot line residences between the upland edge of the wetland buffer and an adjacent structure.
4. Modification to Section 907.9.2.4 of the Land Development Code to allow a pavement width of 20 feet for one way street segments around cul-de-sacs which serve less than seven lots.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 25th day of August, 1994.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

ATTEST: E. H. SHORE
Clerk of the Circuit Court

