

PDR-97-13(Z)(P) - GILBERT WATERS

Request: (1) Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County Ordinance 90-01, the Manatee County Land Development Code, relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDR (Planned Development Residential); providing an effective date; and (2) Approval of a Preliminary Site Plan to allow 86 single-family detached and 36 single-family semi-detached dwellings at a density of 2.6 dwelling units per acre (± 47.43 acres). *located at the southeast corner of US 30 and east end of Shiloh Millers Road.*

<u>App Received:</u>	08/07/97	<u>D.R.C.:</u>	08/29/97
<u>P.C.:</u>	02/12/98	<u>B.O.C.C.:</u>	02/24/98

RECOMMENDED MOTION

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan, including Policy 2.6.4.4, and the Manatee County Land Development Code, I move to ADOPT Manatee County Zoning Ordinance No. PDR-97-13(Z)(P); and APPROVE the Preliminary Site Plan with stipulations #1 through #8; GRANTING Special Approval to a project located adjacent to a perennial stream, as recommended by staff.

(COMMISSIONER BROWN)

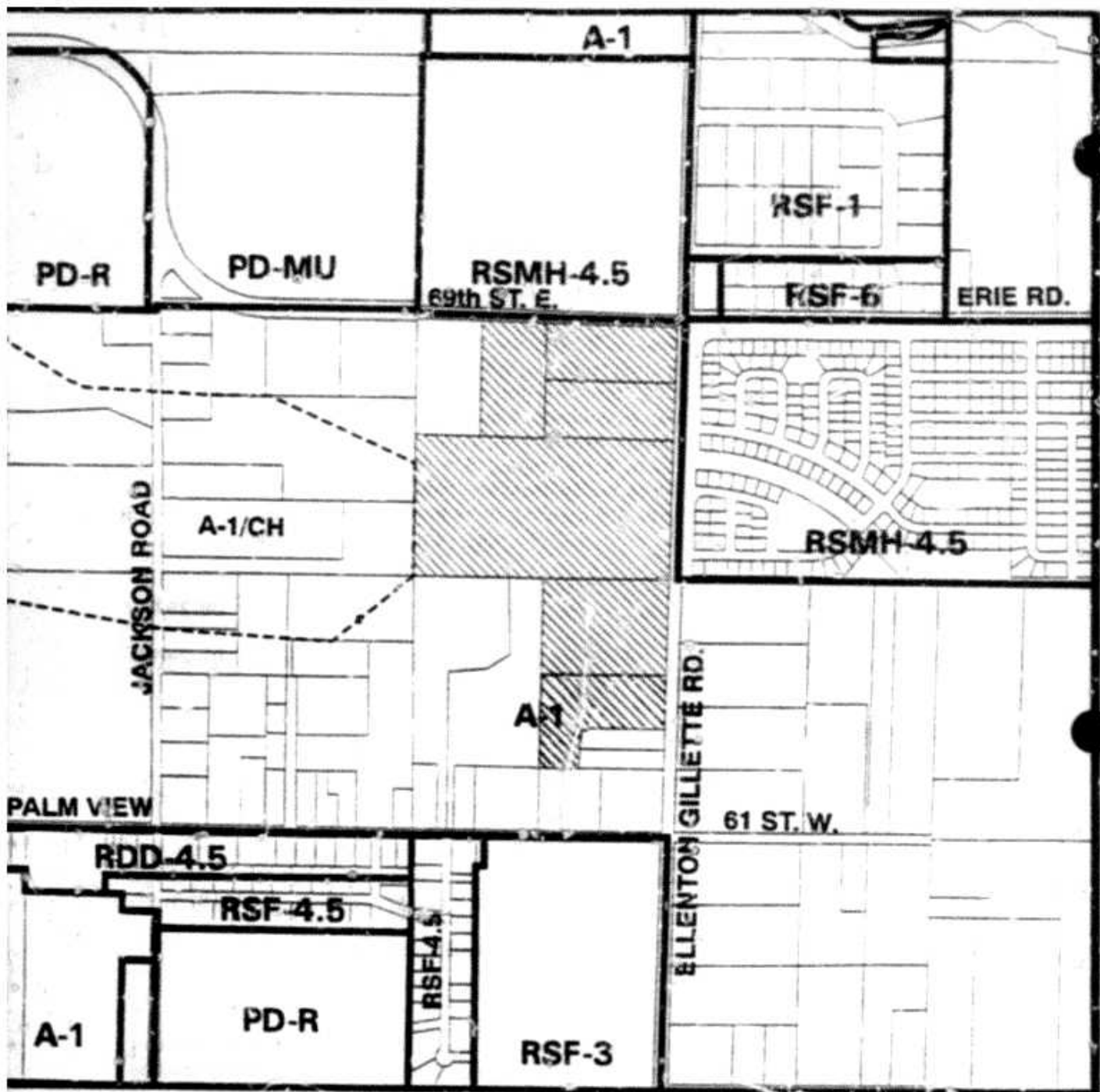
PLANNING COMMISSION ACTION:

On February 12, 1998, by a vote of 4-1, the Planning Commission recommended DENIAL of the rezone and preliminary site plan. Concerns with the proposed density, flooding, and no place for children to play.

PUBLIC HEARING COMMENTS/CORRESPONDENCE:

At the February 12, 1998 Planning Commission public hearing, the following persons spoke in opposition: Carol Adams (submitted photos of flooding); Susan Ganiery; Brenda Fenimore; Diane Popovic; Pearl McCraw (submitted photos of flooding); and Harry Blanker, representing Shadow Brook. Their main concerns were: proposed density, flooding, insects from proposed ponds, size of homes and lots, multi-family incompatible with area, buffer not adequate, traffic, and adequate provision of recreation areas for residents.

Blanker - denied to 3/24/98.



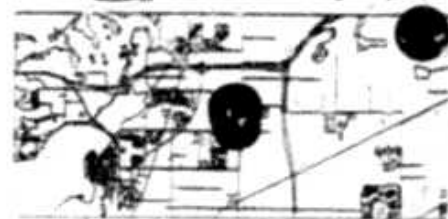
Project Number: PDR-97-13(Z)(P)/07-8-27(P)
 Proposed Use: SINGLE FAMILY RESIDENTIAL
 Existing FLUC: RES-6
 Existing Zoning: A-1
 Proposed Zoning: PDR
 Acreage: 47.43
 Flood Zone: X, AE
 Drainage Basin: N/A
 Commissioner: BROWN
 Map Prepared: 8/25/97
 Requested By: GILBERT WATERS FAMILY LIMITED PARTNERSHIP
 Section: 29, 32 Township: 33 Range: 18

Tax I.D.: 67311005
 67310000
 71420000
 71421020
 67311015
 67311010

Anatee County
 Staff Report Map
 1 inch = 700'



 Subject Property



CASE SUMMARY

CASE NO.: PDR-97-13(Z)(P)
APPLICANT: Gilbert Waters
REQUEST: Rezone from A-1 to PDR and approval of Preliminary Site Plan to allow 86 single-family detached and 36 single-family semi-detached dwelling units.
STAFF RECOMMENDS: APPROVAL with Significant Concerns

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- Approval of a rezone from A-1 to PDR and approval of a Preliminary Site Plan to allow 86 single-family detached and 36 semi-detached dwelling units. The site is located at the southwest quadrant of 69th Street East and Ellenton Gillette Road.
- To the NORTH is vacant land zoned RSMH-4.5.
- To the SOUTH is vacant and agricultural land and single-family residences zoned A-1.
- To the EAST is a manufactured home park and vacant land zoned RSMH-4.5 and A-1.
- To the WEST is vacant land and single-family residences zoned A-1.

SUMMARY: (NL)

The request is for PDR zoning for 76 single-family detached lots south of McMullen Creek, and 10 single-family detached lots and 36 single-family semi-detached lots north of the creek. The minimum lot size south of McMullen Creek is 8,625 square foot. The minimum lot size north of McMullen Creek is 9,375 square foot for single-family detached and 5,000 square feet for single-family semi-detached. The minimum lot width for single-family detached is 75 feet, however, the lots along the southern perimeter have been increased in width to 80 feet.

Two previous requests to rezone this site were denied by the Board:

A-1 to C (Neighborhood Commercial) and R-1A (Single-Family Residential, 4.4 du/acre) on July 23, 1988, and

A-1 to RSF 4.5 (single family residential 4.5 d.u. per acre) on August 26, 1993.

An additional request to rezone from A-1 to RSF-4.5 was withdrawn by the applicant at the Board meeting on October 26, 1995.

Previous planning concerns relative to the RSF-4.5 rezone request included:

- (1) the small lot sizes that would be allowed with no guarantee for the provision of usable open space;
- (2) the lack of transitioning that would be provided to the adjacent A-1 zoned sites;
- (3) flooding in the area, and
- (4) the timing of the request.

Staff previously recommended rezoning to Planned Development or a combination of standard zoning districts (RSF-4.5 and RGF-3).

The site is located in an area that is characterized by a variety of land uses, including agricultural uses, light industrial, manufactured homes, and single-family residences on mid to large size lots. The only development which has occurred in the area since the adoption of the Comprehensive Plan is a 210,000 square foot warehouse and distribution facility (Sysco) northwest of this site.

POSITIVE ASPECTS OF THE APPLICATION

- The parcel serves as a transitional land use between light industrial to the northwest and existing and future residential uses to the south and east.
- The 8,625 square foot minimum lot size for single family detached lots is consistent with the lot sizes permitted in a recent PDR approval located approximately 1/2 mile to the east, adjacent to 1-75.
- Larger sized lots are proposed or recommended by staff along the southern and western portion of the site to provide a better transition.

NEGATIVE ASPECTS OF APPLICATION

- The minimum lot size of 8,625 square feet and lot widths of 75 feet would be smaller than most other single-family residential developments in the area.
- This request introduces attached dwelling units in the area.

MITIGATING FACTORS

- The smallest lots are located on the interior portions of the site.
- The single-family semi-detached dwellings will serve as a transition for the more intensive land use (Sysco) to the northwest and anticipated residential land uses to the north.
- Staff recommends minimum design features and a perimeter wall for the single-family semi-detached dwellings so that they are more compatible with the

proposed single-family detached dwellings and existing and anticipated surrounding land uses.

STIPULATIONS:

1. **A 60 foot wide half right-of-way shall be provided for Ellenton Gillette Road, unless modified by the Director of Transportation. The additional 20 foot lot depth for lots adjacent to major thoroughfares, as required pursuant to Section 907.7.4 of the Land Development Code, shall be located outside of any required right-of-way dedicated for Ellenton Gillette Road.**
2. **A six foot high finished concrete block wall along 69th Street East and Ellenton Gillette Road, from lots 87 to 114 inclusive, and along the western property boundary from 69th Street East to the proposed retention pond, shall be provided prior to Final Plat approval for the parcel north of McMullen Creek.**
3. **The allowable post-development discharge rates to the existing drainage system (e.g., lakes and conveyance channels) shall be reduced by 50% of the pre-development rate for a 25-year 24-hour storm event.**
4. **Lots 1-5 shall be increased in depth to 120 feet.**
5. **The single-family semi-detached and detached units shall have a minimum floor area of 1,200 square feet and each unit shall contain a garage for at least one vehicle.**
6. **The single-family semi-detached dwellings shall be designed with only the garages that are attached to an adjacent garage. Each residence shall maintain a side yard setback of 6 feet on one side (the side behind the garage) and 7.5 feet on the other side.**
7. **The minimum lot area for perimeter lots south of McMullen Creek shall be 9,600 square feet.**
8. **The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes shall be required when and if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

Norm Luppino (PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, and Historical Resource Impacts
Al Wallace (PD)	Impacts to Infrastructure (Utilities)
Micki Ryan (PD)	Impacts to Infrastructure (Transportation)
William O'Shea (EMD)	Environmental Resource Impacts

DETAILED STAFF REVIEW OF THE FACTORS FOR CONSIDERATION OF REZONING PURSUANT TO SECTION 504 OF THE LAND DEVELOPMENT CODE

1. COMPATIBILITY

Objective 2.6.4 requires compatibility of adjacent land uses.

The site is located at the southwest corner of the intersection of Ellenton Gillette Road and 69th Street East and extends southward in an irregular configuration. The other adjacent sites at this intersection contain a manufactured home park (built out at a density of 5.26 lots/acre), vacant land zoned RSMH-4.5, and low-density subdivisions zoned RSF-6 and RSF-1. The property to the northeast has been developed with a 210,000 square foot industrial building (Sysco). The abutting properties to the south and west consist of A-1 zoned property, which contain single-family residences on large parcels (1 acre minimum).

A PDR project can be designed to be compatible with the adjacent zoning districts.

The proposed lot sizes on the northern portion of this site appears consistent with the existing or allowable intensities of the land uses adjacent to the intersection of Ellenton Gillette Road and 69th Street East and also appear to be a proper transition from the industrial site to the northwest. The southern two parcels (D.P. 7142 and 7142.1020) of this request (12.4 acres) extend further south, away from the higher intensity of development established at the intersection. The applicant proposes large sized lots around the perimeter which provides transitioning to the residences on large parcels to the south.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

The area is currently characterized by a variety of zoning districts and land uses, with the most predominant being agricultural and vacant lands.

Recent Approvals

Although North County has been experiencing growth in residential development, this particular area (north of Palmetto, bounded by U.S. 41, I-75 and I-275), has seen only one approval (PDR-94-03(P), Foster's Grove) for residential development. Foster's Grove, located 1/2 mile east of this site, is approved for one hundred and seventy-four

6,000 square foot lots at a density of 3.48 du/acre with 40 percent open space including two usable open space areas and perimeter buffers.

Two other site plans (PDR-88-16, Frog Creek Estates and 90-S-10, Maple Lair) were approved in the late 1980's and early 1990's, respectively. However, both expired prior to construction. Frog Creek included lots with a minimum area of 8,500 square feet and Maple Lair included lots with a minimum area of 30,000 square feet.

A mixed use development to the northwest, consisting of industrial, office and commercial was approved in 1990 (Gulf Coast Corporate Park). The plan expired, and is pending County re-approval. Prior to its expiration, an industrial project (PDMU-91-04, Sysco) was constructed. The building contains 210,000 square feet and varies in height between 35 to 40 feet.

Existing Development

Although residential zoning in the area exists for densities up to 6 d.u. per acre, all developments (with the exception of two manufactured home parks) contain lot areas that significantly exceed the minimum standards of their corresponding zoning designation. The following is a listing of subdivisions in the area, their zoning, and lot sizes:

Subdivision Name	Zoning	Minimum lot size
Palmview Acres	RSF-1	1 acre
Christie Lee	RSF-6	10,300 sq.ft.
Deer Run	RSF-4.5	10,900 sq.ft.
Palm View Heights - 1	RDD-4.5	12,000 sq.ft.
Palm View Heights - 2	RSF-4.5	14,000 sq.ft.
Laymans Terrace	RSF-4.5	15,000 sq.ft.
Imperial Ridge	RSF-4.5	8,500 sq.ft.
Palm View Garden	RSF-4.5	10,400 sq.ft.

Shadowbrook manufactured home park is located directly east of this request and is built-out at a density of 5.26 lots per acre. A second manufactured home park (Coach House) is located approximately 1/2 mile southwest of this request, and is built-out at a density of 6.7 lots per acre. Although manufactured home parks may be developed with smaller lot sizes and greater densities than proposed with this request, the design characteristics of manufactured home parks incorporate recreational amenities and perimeter landscape buffers which compensate for their increased intensity. Both parks provide areas designated for active and passive recreation and some perimeter buffers.

Given the actual development trends in the area and timing of this request, it appears that the request to PDR is an appropriate zoning district as it requires site plan approval to assure proper transitioning and more consistency with existing single-family developments in the area.

3. IMPACTS TO INFRASTRUCTURE

The request will not conflict with any planned public improvement. At time of development, the applicant will be required to dedicate additional right-of-way adjacent

to Ellenton Gillette Road and 69th Street East to achieve half right-of-ways of 60 feet and 42 feet respectively.

Both Ellenton Gillette Road and 69th Street East are operating above their adopted Level of Service Standard.

County water is available along both Ellenton Gillette Road and 69th Street East. A 16 inch sanitary sewer is located along 69th Street East.

4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS

The change in zoning should have no adverse effect on the health, safety, and welfare of this area, other than those areas identified elsewhere in this staff report.

5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS

The site is mostly cleared pasture. McMullen Creek traverses the site east to west and there are wetlands and wooded areas along the western property line. Any proposed development on site will have to comply with the wetland policies of the Comprehensive Plan. The land area adjacent to McMullen Creek is located in the A (one hundred year) flood zone and has been subject to flooding in the past cause by the lowering of the topography in this area west of Ellenton Gillette Road. Areas of known flooding may be required to reduce the pre-development discharge by up to 50 percent at time of development.

6. CONSISTENCY WITH LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN

The proposed zoning atlas amendment must be in strict compliance with the Manatee County Comprehensive Plan. The following policies of the Comprehensive Plan were given special consideration in preparing this staff report and are important policies to review and consider in evaluating the proposal:

The future land use map designates the site RES-6.

The proposed PDR zoning is consistent with the RES-6 future land use category.

Policy 2.3.2.1 requires all projects located adjacent to perennial streams to obtain special approval to ensure that project impacts on these waterbodies are identified and minimized.

The PDR zoning category is the appropriate zoning district for Special Approval, project impacts on the perennial stream has been identified and minimized in the project design.

Policy 2.1.2.1 promotes the consideration of new residential development, with characteristics compatible with existing residential development, in areas which are internal to, or contiguous expansions of, existing areas of major residential development.

The northern portion of the site is located adjacent to either existing or allowable development with higher intensities. The southern portion of the site is located adjacent to low density residential and agricultural uses. The proposed PDR zoning district could be designed to achieve compatibility and provide proper transitioning to the south.

DETAILED STAFF REVIEW OF THE PRELIMINARY SITE PLAN STANDARDS:

The **PRELIMINARY SITE PLAN** has addressed the Preliminary Site Plan standards of the Land Development Code, Section 603.4, as follows:

1. SITE DESIGN

The proposed development will consist of 86 single-family detached residential lots and 36 single-family semi-detached residential lots. McMullen Creek runs east-west across the property. Seventy-six single-family detached residential lots will be located south of the creek. Ten single-family detached and 36 single-family semi-detached residential lots will be located north of the creek. North of the creek the typical lot sizes will be 75'x125' for detached units and 40 x 125' for semi-detached units. An open space area is located on the western portion of the site. One means of access is proposed to Ellenton Gillette Road. South of the creek the typical lot width is 75 feet, however, lots along the southern perimeter of the project (abutting the A-1 zoned property) have been increased in width to at least 80 feet. The minimum lot area is 8,625 square feet. Staff recommends that the depth for lots 1 - 5 be increased from 110 to 120 feet so that there will be a better transition between this site and the A-1 zoned property. This will make perimeter lots south of the creek at least 9,600 square feet. A open space area slightly larger than one lot is proposed between lots 24 and 25. This area will have access to the proposed retention facility. One access is proposed to Ellenton Gillette Road. An interneighborhood tie is proposed to the west.

A 20 foot buffer is proposed adjacent to Ellenton Gillette Road and 69th Street East. A 15 foot wide greenbelt is proposed for the remainder of the perimeter. The westernmost 400 feet of the site is either wetland or proposed retention area.

2. COMPATIBILITY

Staff has identified the following areas of potential incompatibility.

- **The southern portion of the site serves as a transitional area to the adjacent agricultural and larger lot properties.**

The applicant proposes a minimum of 50 foot wide lots adjacent to the southern property lines and 75 foot wide lots adjacent to the western property line. The lots adjacent to the western property line are 130 feet deep. Staff recommends that the depth for lots 1 - 5 be increased from 110 to 120 feet. Consequently, all perimeter lots will be at least 9,600 square feet. In addition, a 15 foot wide greenbelt is proposed between this request and the adjacent A-1 zoned properties.

- **The site plan proposes to intermix single-family detached and single-family semi-detached lots north of McMullen Creek.**

The single-family semi-detached units are located on the northern portion of this parcel and serve as a transition for the industrial land use to the northwest. In addition, these units are located at the intersection of two thoroughfare streets where more intensive development may be expected to occur. The proposed single-family semi-detached units are designed with dwelling units separated and only the garages that are attached to an adjacent garage. Staff recommends design criteria to keep the semi-detached units similar in character with the detached units and to keep the units from semi-detached units from appearing too intense. Each unit will contain a garage and at least 1,200

square feet of floor area. The units, which will back Ellenton Gillette Road and 69th Street East, will be detached.

3. PUBLIC UTILITIES/FACILITIES

The site fronts 69th Street East and Ellenton Gillette Road, two-lane collector streets. The Right-of-Way Needs Map requires a 60 foot half-width right-of-way for Ellenton Gillette Road and a 42 foot half-width right-of-way for Erie Road.

4. PRESERVATION/CONSERVATION

McMullen Creek runs east-west across the property. Jurisdictional wetlands are located on the western most portion of the site and adjacent to the creek. A thirty foot wide wetland buffer will be provided adjacent to all wetlands on site. With the exception of the area adjacent to the creek and wetlands, the site is void of any significant tree coverage or other vegetation.

5. CONCURRENCY

A "Deferral and Acknowledgement of Eventual Requirement for Concurrency Certification" has been received. Both Ellenton Gillette and 69th Street East are operating at or above their adopted levels of Service.

6. CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed Preliminary Site Plan must be in strict compliance with the Manatee County Comprehensive Plan. The following policies of the Comprehensive Plan were given special consideration in preparing this staff report and are important policies to review and consider in evaluating the proposal:

The Comprehensive Plan designates the site RES-6.

Policy 2.2.1.12.1 lists the intent of the RES-6 FLUC to establish areas for low density urban, or clustered low-moderate density urban residential uses.

Policy 2.2.1.12.2 lists, as a range of potential uses in the RES-6 FLUC, suburban and urban residential uses.

The applicant proposes single-family detached and semi-detached residences at a density of 2.6 d.u. per acre.

Objective 2.6.4 requires compatibility of adjacent land uses.

The project has been designed to be compatible with surrounding land uses. See Section 2 above.

Policy 2.1.2.1 promotes the consideration of new residential development, with characteristics compatible with existing residential development, in areas which are internal to, or are contiguous expansions of, existing areas of major residential development.

Policy 2.1.2.3 requires that all proposed residential development to be reviewed in regard to appropriate timing of the development which includes consideration of the existing development patterns and other approved development in the area.

As documented in the staff report, the area is development with a variety single-family residential developments. One development to the east (Foster Grove) is approved for single-family lots that are 60 feet wide and 6,000 square feet. Most other single-family developments contain lots which are at least 10,000 square feet.

Policy 2.3.8.2, 2.6.4.1 and 2.6.4.2 requires the establishment of adequate landscape buffers and building setbacks to mitigate potential incompatible or adverse impacts between adjacent uses.

Policy 2.9.2.1 requires gradual transitions of residential character between projects proposed with developing areas, or located at the fringe of established neighborhoods, where such transition provide a buffer between residential and nonresidential uses.

The lots abutting the agricultural and low density residential land uses to the south and west have been increased or are recommended to be increased in size in order to provide proper transitioning. The 15 foot wide greenbelt provides additional separation.

Policy 2.6.4.4 prohibits the development of residential uses which are attached dwelling units within neighborhoods of detached dwelling units unless the approval of attached dwelling units within these neighborhoods is accompanied by a finding by the Board of County Commissioners that the redevelopment of the impacted neighborhood is consistent with the welfare of the community. Mitigation measures for possible incompatibilities on impacted neighborhoods may include but not be limited to the use of buffers, setbacks, height limitations, and building and site design.

Finding:

The proposed single-family semi-detached development on the northern most portion of the site is consistent with the welfare of the surrounding area. This portion of the site serves as a transition for more intensive land uses to the north. Staff recommends minimum building design features for these units so that they will better co-exist with the nearby single-family detached units. In addition, the 6-foot high wall that staff recommends adjacent to Ellenton Gillette Road and 69th Street East for noise attenuation purposes, will also serve to provide visual screening of these units from outside of the development.

Policy 2.6.4.5 permits the consideration of a mix of detached and attached residential units within an area only where a planned unit development provides for integration, compatibility, and transition between land uses and prior of existing detached or attached residential uses provides for a logical or gradual transition in net residential densities between projects containing different residential unit types.

The proposed semi-detached units will be separated from adjacent properties to the north and east by thoroughfare roads (Ellenton Gillette Road and 69th Street East. In addition, the units, which will back Ellenton Gillette Road and 69th Street East, will be detached, and a perimeter wall to mitigate the increased intensity of the project is required along Ellenton Gillette Road and 69th Street East.

ATTACHMENTS:

1. Development Review Committee Comments
2. Zoning Disclosure Affidavit

MANATEE COUNTY PLANNING DEPARTMENT
GROWTH MANAGEMENT SECTION
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS
(941) 749-3070

DATE: OCTOBER 6, 1997

PROJECT NAME: GILBERT WATERS/WATERS REZONE
PDR-97-15(Z)(P)/97-S-27(P)

SITE ADDRESS: SOUTHWEST QUADRANT OF THE INTERSECTION AT ELLENTON
GILLETTE ROAD AND 69TH STREET EAST AND EXTENDS
SOUTEWARD IN AN IRREGULAR CONFIGURATION

PLANNER: NORM LUPPINO (x)6834

UTILITIES/ACCESS/
DRAINAGE: AL WALLACE (x)6858

TRANSPORTATION
ENGINEER: HUSHAM ABDULSATTAR (x)6863

CONCURRENCY: MICKI RYAN (x)6906 / ELIZABETH REBBLE (x)6865

[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION
SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE]

CONCURRENCY/TRANSPORTATION RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

N/A

- II. We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:

At this time, Ellenton Gillette Road (between Erie Road and Mendoza) has adequate capacity and is operating at or above the adopted level of service "D". However, applicant is advised that capacity is not reserved at this stage, nor is capacity guaranteed as being available at time of actual development.

At this time, Erie Road (between US 41 and Ellenton Gillette) has adequate capacity and is operating at or above the adopted level of service "D". However, applicant is advised that capacity is not reserved at this stage, nor is capacity guaranteed as being available at time of actual development.

Pursuant to the "Concurrency Transportation Link Sheet" for this segment of Ellenton Gillette, the generalized tables (valid July 7, 1997 - October 6, 1997) reflect a pm peak hour base/existing count of 346 trips with 52 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 1290 pm peak hour trips.

Pursuant to the "Concurrency Transportation Link Sheet" for this segment of Erie Road, the generalized tables (valid July 7, 1997 - October 6, 1997) reflect a pm peak hour base/existing count of 293 trips with 100 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 1290 pm peak hour trips.

Applicant is advised that studies (solid waste, waste water and/or traffic) may be required as the property is developed.

Additional on-site and/or off-site improvements may be required as the property is developed.

III. General Information

A "Deferral and Acknowledgement of Eventual Requirement for Concurrency Certification" has been received. Applicant is advised that when seeking further development approval(s) for this project, the "Deferral" does not exempt applicant from the requirement for a Certificate of Level of Service Compliance.

If there are any questions pertaining to concurrency and/or transportation, please contact Micki Ryan at 749-3070 extension 6904.

RIGHT-OF-WAY RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

As designated on the Manatee County Right-of-Way Needs Map in this location, Ellenton Gillette Road requires a right-of-way of 120 feet (60' half-width right-of-way) with the existing half width adjacent to this proposed development of a 33 feet variably maintained right-of-way. Therefore, dedication of that portion of the parcel bordering Ellenton Gillette Road lying within 60 feet of the centerline and not previously maintained by the State or Manatee County is required to be dedicated for future roadway expansion. Please indicate the dimensions of this area on the site plan.

As designated on the Manatee County Right-of-Way Needs Map in this location, Erie Road requires a right-of-way of 84 feet (42' half-width right-of-way) with the existing half width adjacent to this proposed development that varies. Therefore, dedication of that portion of the parcel lying within 42 feet of the center line of Erie Road which has not been dedicated will need to be dedicated for future roadway expansion. Please indicate the dimensions of this area on the site plan.

(Per Section 722.1.3.3.2... "When a development encompasses or abuts any roadway included on the Future Traffic Circulation Map and the development will generate traffic which constitutes more than one (1) percent of the traffic on the segment of roadway, as this proposed project will, the developer shall dedicate land to accommodate the full width of the right-of-way needed for such roadway as shown on the Future Traffic Circulation Map...")

Dedication documents for this right-of-way shall be approved by the Transportation Department before any Certificate of Occupancy will be issued. Please contact Malvine Kutt, Right-of-Way Agent, Land Acquisition Section at 792-8811 extension 5014 for procedural requirements.

Applicant is advised that all required set-backs shall begin at the new dedicated right-of-way line. No drainage facilities, structures, parking or landscaping shall be located within the required right-of-way.

- II. We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:

N/A

III. General Information

If there are any questions pertaining to the right-of-way comments, please contact Micki Ryan at 749-3070 extension 6904.

UTILITIES/ACCESS/DRAINAGE RELATED COMMENTS:

- AG/AY
I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

No objection to this proposal as revised with the exception the full 60 foot (60') right-of-way must be provided.

GILBERT WATERS/WATERS REZONE
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If there are any questions pertaining to the utilities or drainage comments, please contact Jerome Gostkowski at 749-3070 extension 3835.

FINAL PLAT AND BOND PROCEDURES RELATED COMMENTS:

If there are any questions pertaining to final subdivision plat requirements and procedures please contact Debbie Perron at 749-3070 extension 6866.

Any public improvements (i.e., improvements within County right-of-way) to be dedicated to the County will require defect security bonding. If there are any questions concerning the bond procedure, please contact Debbie Perron at 749-3070 extension 6866.

cc: Concurrency File #PDR-97-13(Z)(P)/97-S-27(P)
Malvine Kutt, Land Acquisition
Public Works
Public Transportation



MEMORANDUM

DATE: October 2, 1997

TO: Norm Luppino, Principal Planner
Planning Department

FROM: William C. O'Shea, Environmental Manager *WCO*
Environmental Management Department

SUBJECT: Development Review Comments
Gilbert Waters/Waters Rezone PDR-97-13(Z)(P)

The Environmental Management Department offers the following revised comments for the above referenced request for rezone with Preliminary Site Plan:

Air Quality Division (contact: Bob Bixby)

Prior to development-related land clearing activities, all applicable County approvals must be obtained through the Planning Department. If burning of trees and/or branches is required for land clearing, a burn permit must be first obtained from the Environmental Management Department. **No burn permits will be issued until Final Site Plans/Construction Plans are approved.**

Natural Resources Division (contact: Bill O'Shea)

Previously submitted comments requested that wetland buffers be delineated on the site plan for wetlands in the southwest corner of the site. Applicant response indicates that buffers have been delineated, but the site plan included in this submittal does not appear to have been revised. **Please include the following stipulation in the development order:**

Thirty foot wetland buffers from all post-development jurisdictional wetlands shall be provided in accordance with Section 719.11.1 of the LDC and be delineated on the Final Site Plan.

Wetland impacts do not appear to be required for this project.

Water Quality Division (contact: Bob Fluke)

Sediment and erosion control (S&EC) measures are required by Sections 717.3.17 and 717.4.2.7 of the LDC. S&EC drawings, details or notes have not been included in this submittal. **Please submit drawings, details and/or notes for S&EC to the Water Quality Division for review and approval, prior to Final Site Plan approval.**

Water Well Permitting Program (contact: Scott Riddle)

Previously submitted comments were as follows:

Section 738.2.3 of the LDC requires that site plans that accompany applications for development approval show the location of all active and inactive wells. **Two existing residences are on site and may have wells. Please show location of all existing wells and indicate their size.**

SWFWMD Rule Chapter 40D-3.531 requires the proper abandonment of all unused wells.

Applicant response indicates that they were unable to locate or determine if there were any wells on-site. **Well issues should be addressed prior to Final Site Plan approval.**

If you have any questions or comments, please contact me at extension 5980.

WCO:hs

cc: Douglas D. Means

MANATEE COUNTY HEALTH DEPT.
410 6th Ave. E., Bradenton, FL. 34208
ENVIRONMENTAL HEALTH SERVICES DEVELOPMENT REVIEW COMMENTS

DATE: 01/02/98

PROJECT NO: PDR-97-13(Z)(2)

PROJECT NAME: Gil Waters Property

- XX 1. County Water - County Sewer.
- XX 2. Permit for Water Distribution System is required prior to start of construction
- ___ 3. Permit for Water Treatment Plant is required prior to start of construction
- ___ 4. County Water - Private Package Sewage Treatment Plant.
- ___ 5. County Water - Septic Tank.
- ___ 6. Private Well - Septic Tank.
- ___ 7. On-Site Sewage disposal system of adequate size currently being utilized
- ___ 8. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material (permit required from Manatee County Health Dept. unless permitted by County Public Works).
- ___ 9. Size, type and location of septic system shall be based on site survey, soil log and plan review conducted by this department or a Florida Registered Engineer
- ___ 10. 75 feet separation between private potable well and septic system.
- ___ 11. 100 feet separation required between limited use public potable well and the septic system.
- ___ 12. 200 feet separation required between public potable well and the septic system.
- ___ 13. Any existing wells to be located, the casing extended above existing grade, marked and capped for future use.
- XX 14. When lake water is utilized for landscape irrigation, a separate color-coded irrigation system shall be installed & written information stating that "the water is not for human consumption" shall be provided to the residents.
- XX 15. All wells in the area to be developed/excavated shall be identified by the engineer of record and plugged with neat cement from bottom to top by a Florida Licensed Well Driller prior to development or excavation.
- ___ 16. All requirements of Chapter 10D-13, F. A. C. shall be met prior to approval/licensure as a public food service establishment.
- ___ 17. Any food service, e.g., coffee sales, requires installation of a three-compartment sink and separate hand washing sink.

- ___ 18. Adequate sanitary facilities shall be provided on a business per business basis.
- ___ 19. Adequate sanitary facilities shall be/have been provided for employees/patrons
- ___ 20. Any food service facility for the consumption of food on the premises shall have a urinal in the men's room, in addition to the toilet and hand washing sink.
- ___ 21. Adequate sanitary facilities, e.g., portable toilets, shall be provided for employees.
- ___ 22. Inspection and approval is required from Dept. of Agriculture and Consumer Services, Bureau of Food & Meat Inspection, Lab Complex M-A, 3125 Conner Blvd., Tallahassee, FL 32399-1650, Ph: 904-488-3951 or 1-800-435-7352
- ___ 23. Inspection and approval is required from Dept. of Business & Professional Regulations, Restaurant Program, 4100 Center Pointe Dr., Suite 107, Ft. Myers, FL 33916, Ph: 813-278-7355 or 1-800-226-7359.
- ___ 24. A properly sized grease interceptor of not less than 750 gallon capacity shall be located external to the structure.
- ___ 25. Dumpster unit shall be located on a curbed and elevated concrete pad, sloped to a drain, equipped with a grit interceptor with a removable bucket, connected to sanitary sewer, and equipped with a hose bibb on site.
- ___ 26. Industrial wastes are to be handled in accordance with all Federal, State, and Local Regulations.
- ___ 27. A grease-grit interceptor shall be provided.
- ___ 28. Waste water from car wash shall be handled as specified by Manatee County Environmental Management Department.
- ___ 29. Fuel tanks shall be registered with the Department of Environmental Management and comply with Chapters 17-761 and 17-762, F.A.C.
- ___ 30. To facilitate handling and maintenance, dumpster units shall be placed on concrete pads, the locations to be reviewed by Manatee County Public Works Dept.
- ___ 31. Disposal of biohazardous/biomedical waste shall be in accordance with Chapter 10D-104, F.A.C.
- ___ 32. Florida Administrative Code requires adequate sanitary facilities be provided in recreational areas.
- ___ 33. Swimming pools shall meet the standards in Chapter 10D-5, F.A.C.
- ___ 34. All requirements of Chapter 10M-12, F.A.C., shall be met prior to licensure as a Day Care Center.

- ___ 35. Inspection and approval required from Health Care Administration, 7827 N. Dale Mabry, Tampa, FL, prior to licensure, (e.g., nursing homes, ACLF's) *13-975-4255
- ___ 36. Inspection and approval required from Department of Children & Families, 353 6th Ave West, Bradenton, FL, 34205, Phone number 941-741-3240.
- ___ 37. Aircraft hangers: There will be no mechanical work performed at the location, nor retail sales.
- ___ 38. A hair strainer shall be provided in the sink.
- ___ 39. Water, sewer, and sanitary facilities are not required in electronic switching stations with no permanent or part-time employees.
- ___ 40. Rezone: This _____ acres to be rezoned to _____. Future use of the property shall conform to all aspects of the Florida Administrative Code with respect to sanitary sewage disposal and water supply
- ___ 41. Additional Comments:

Signed:



Gary Cochran
Environmental Specialist II

(DRC)

ZONING DISCLOSURE AFFIDAVIT

The Manatee County Land Development Code 90-01 as amended under Ordinance 91-29 requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP OR LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State of another country.

NAME, ADDRESS, AND OFFICE

PERCENTAGE
STOCK, INTEREST OR OWNERSHIP

Gilbert Waters
Gilbert Waters Family Limited Partnership
1791 Round Street

Sarasota, FL 34236

100%

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: Gilbert Waters

(Applicant) Gilbert Waters

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 7/2/97 by Gilbert Waters
date name of person acknowledging

who is personally known to me or who has produced _____ as
(type of identification)

as identification, and who did/did not take an oath.

[Signature]
Signature of Person Taking Acknowledgement

Name



My Commission Expires: _____

Commission No.: _____

05/26/93 REV

**AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared Thomas C. McCollum
who, after having first been duly sworn and put upon oath, says as follows


1. That he/she is the agent (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **Official Rezone No. PDR-97-13(Z)(P) - Gilbert Waters**, to be heard before the **Manatee County Planning Commission** at a public hearing to be held on **February 12, 1998**, and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on **February 24, 1998** and as such, is authorized to execute and make this Affidavit and be familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in said application, and said sign was conspicuously posted 0 feet from the front property line on the 30th day of January, 1998.

3. That the Affiant has caused the mailing of the required letter of notification to contiguous property owners pursuant to Manatee County Ordinance No. 90-01, by U.S. Mail, on the 30th day of January, 1998, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01 as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.



Property Owner/Agent Signature
Thomas C. McCollum, AICP

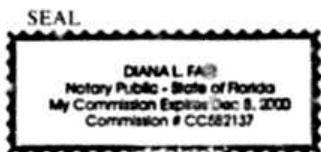
SIGNED AND SWORN TO before me on January 30, 1998 (date)
by Thomas C. McCollum (name of
affiant). He/she is personally known to me ~~as his produced~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXX (type
of identification) ~~as identification and who did take an oath~~

Diana L. Fair

Signature of Person Taking Acknowledgement
Diana L. Fair

Type Name
Notary Public

Title or Rank



My Commission Expires:

Serial Number, if any

Commission No.:

6732-0365/7	RINGS, ROY W *	1940 CHRISTMAS RUN BLVD	MOOSTER, OH 44691	PALMETTO, FL 34221
6827-1020/9	ROBERTSON, KENNETH M *	6502 28TH AVE E	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0410/3	ROTH, EUGENE E *	409 65TH ST	NIAGARA FALLS, NY 14304	
6732-0050/7	ROTH, JOHN *	113 S MORSE ST	SANDUSKI, MI 48871	
6732-0555/5	ROTONDO, HELEN G	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0655/3	ROWELL, MILO *	6710 ELLENTON-GILLETTE RD #130	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0525/8	RUFFER, MARY G	6710 ELLENTON-GILLETTE RD #104	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0140/6	RUGGIERELLO, JOAN	BOX 27	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0690/0	RUPPAL, ERNEST E	PIN 114	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0375/3	SANDUSKI, EVERETT L *	BOX 50	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0255/2	SCHATSCHNEIDER, HAROLD *	LOT 885 SHADOW BROOK	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0430/1	SCHWENCKE, FRANK P *	LOT 138	SHADOW BRK MOBILE HOME PARK	PALMETTO, FL 34221
6732-0695/9	SEGERSON, WILBUR C	6710 ELLENTON-GILLETTE RD #400	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0820/3	SHADOW BROOK WAYNE & JENNER	SHADOW BROOK LOT 56	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0285/9	SHELLEY, M DEAN	6710 ELLENTON-GILLETTE RD #134	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0875/1	SHEUM, LAWRENCE E *	SHADOW BROOK #116	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0285/2	SIKORSKY, STANLEY W SR *	1915 TOUDEMONT VLT	ANDERSON, IN 46011	PALMETTO, FL 34221
6732-0220/6	SIMPSON, HAROLD K	BOX 36	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0195/0	SKOTNES, POLLY	6710 ELLENTON-GILLETTE RD #518	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0295/8	SMITH, ALMA W TR	LOT 65 SHADOW BROOK	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34220
6732-0900/1	SMITH, MERLE K * BS	BOX 99	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0330/3	SPANGLER, HAROLD C *	6710 ELLENTON-GILLETTE RD #17	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0190/1	SPARKMAN, JOHN M *	29 MILLER RD	COUTHWICK, MA 01077	
6732-0740/3	SPILLANE, ROBERT	LOT #143	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0720/3	SPILLANE, ROBERT B *	6710 ELLENTON-GILLETTE RD #22	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0115/8	STAUFFER, EDGAR E TR	6710 ELLENTON-GILLETTE RD #115	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0580/3	STEFFEL, DOROTHY	6710 36TH AVE E #54	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0275/0	STURDEVANT, ANNY N *S	LOT 122 SHADOW BROOK	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0615/7	SULLIVAN, ILA M	6710 ELLENTON-GILLETTE RD #87	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0440/0	SWANK, WILCOXIAN	135 SHADOWBROOK	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0680/1	TOMBRELLA, JOSEPH A *	6710 ELLENTON-GILLETTE RD #142	PALMETTO, FL 34220	PALMETTO, FL 34221
6732-0715/3	TURK, LOIS V	6710 ELLENTON-GILLETTE RD #70	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0355/0	VANMANEN, ROBERT G C *	6710 36TH AVE E #59	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0300/6	VEENSTRA, DONALD J	BOX 690 RD #1	FOREST CITY, PA 18621	PALMETTO, FL 34221
6732-0685/0	WALLIS, ROBERT S *	SHADOW BRK BOX 7	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0040/8	WEBBER, CARL L *	BOX 126 SHADOW BROOK	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0635/5	WEIM, ROBERT C SR *	6710 ELLENTON-GILLETTE RD	BOX 192 47ST AVE E	PALMETTO, FL 34221
6732-0770/0	WERNER, CLIFFORD *	LOT 109	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0550/6	WETMORE, JOSEPH N * TE	BOX 57 SHADOW BROOK	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0290/9	WHITE, CHARLES J *	6710 ELLENTON-GILLETTE RD	LOT 51	PALMETTO, FL 34221
6732-0260/2	WHITE, DONOVAN J *	6710 ELLENTON-GILLETTE RD #15	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0880/4	WHITNEY, DOROTHY M	6710 ELLENTON-GILLETTE RD #93	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0470/7	WILBER, GERTRUDE H LE	6710 ELLENTON-GILLETTE RD #95	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0480/6	WILKINSON, IRA J *	6710 ELLENTON-GILLETTE RD #105	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0530/8	WILLIS, JOE M *	25 BARCLONA DR	CLIFFTON PARK, NY 12065	PALMETTO, FL 34221
6732-0030/9	WILT, RUSSELL L *	SHADOW BROOK BOX 64	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0325/3	WOOD, GEORGE N * LE	3406 15TH ST E	ELLENTON, FL 34222	PALMETTO, FL 34221
6732-0515/9	WOOD, TERRI	1246 SOUTH RIV RD	BEAVERTON, MI 48612	PALMETTO, FL 34221
6732-0265/1	WRIGHT, EMILY *	BOX 84 SHADOW BROOK	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0425/1	WUJCIK, HARRY J * LE	BOX 37 SHADOW BRK	PALMETTO, FL 34220	PALMETTO, FL 34221
6732-0165/3	WYSONG, LARRY L	6710 ELLENTON-GILLETTE RD #88	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0445/9	YOUNKER, SHIRLEY A GARNER *	6710 36TH AVE E #30	PALMETTO, FL 34221	PALMETTO, FL 34221
6732-0155/4	ZUCKER, MARTIN S *			

Address List Verification Report

6732-0350/1	ALLEN, ALBERT C *	BOX 69	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221
6732-0160/4	ANDERSON, KEITH R *	#51 SHADOW BROOK	6710 ELLENTON GILLETTE RD	PALMETTO, FL 34221
6732-0045/7	ANTONY, ARSERO *	LOT B SHADOW BROOK LANE	6710 ELLENTON GILLETTE RD	PALMETTO, FL 34221
6732-0320/4	APRIL, GUY *	6710 ELLENTON-GILLETTE RD	63 SHADOWBROOK	PALMETTO, FL 34221
6732-0105/9	BACH, HAROLD G *	52110 REAGAN LANE	NEW BALTIMORE, MI 48047	
6732-0735/3	BARTONELLI, PAULA K	6710 36TH AVE E #145	PALMETTO, FL 34221	
6732-0100/0	BASSETT, BERNICE	6710 ELLENTON GILLETTE RD #19	PALMETTO, FL 34221	
6732-0135/6	BATES, DELLA J	BOX 26	6710 ELLENTON-GILLETTE RD	
6732-0025/9	BERGLUND, DAVID *	6710 ELLENTON GILLETTE RD	LOT 4	
6732-0225/5	BIANNA, RANGALL D *	6710 E 36TH AVE 44	PALMETTO, FL 34221	
6732-0015/0	BRICKER, REBECCA R TRUST	6710 ELLENTON GILLETTE RD #2	PALMETTO, FL 34221	
6853-0500/5	BRINKER, DALE II	6308 30TH AVE E	PALMETTO, FL 34221	
6732-0490/5	BUCINAZET, CHRISTINA C	6710 ELLENTON-GILLETTE RD #97	PALMETTO, FL 34221	
6819-0000/7	CADWELL, MARVIN L *	6604 20TH AVE E	PALMETTO, FL 34221	
6732-0435/0	CALLAHAN, BARBARA A	6710 ELLENTON-GILLETTE RD #86	PALMETTO, FL 34221	
6732-0505/0	CAMPBELL, ALBERT J *	6710 ELLENTON-GILLETTE RD	PALMETTO, FL 34221	
6732-0230/5	CASE, DONNA L	6710 ELLENTON-GILLETTE RD #45	PALMETTO, FL 34221	
6732-0420/4	CHAMBERS, ALVIN B TR	LOT 79	6710 ELLENTON GILLETTE RD	
6732-0375/6	CHANET, LUCILLE K	BOX 78 SHADOW BROOK	6710 ELLENTON GILLETTE RD	
6732-0060/6	CHAPIN, REED *	11 SHADOW BRK LN	6710 ELLENTON GILLETTE RD	
6732-0800/5	CHEAL, VICTOR E REV LIV TRUST	BOX 232 SHADOW BROOK	6710 ELLENTON GILLETTE RD	
7148-0000/0	CLEMENTS, FRANK A SR *	3315 PALMVIEW RD	PALMETTO, FL 34221	
6732-0280/0	COLEMAN, LEONARD L *	6710 36TH AVE E S5	PALMETTO, FL 34221	
6732-0315/4	COOPER, ETHELIND R LE	LOT 131	6710 ELLENTON-GILLETTE RD	
6732-0660/3	COBBIN, VIRGINIA L LE	6710 ELLENTON-GILLETTE RD #62	PALMETTO, FL 34221	
6732-0125/7	CRAIG, MAURICE B	6710 ELLENTON-GILLETTE RD	BOX 24	
6732-0810/4	CROSS, NOREEN L	BOX 251 SHADOW BROOK	6710 ELLENTON GILLETTE RD	
6732-0755/1	CUSHMAN, CEORIC R *	BOX 167 SHADOWBROOK	6710 ELLENTON-GILLETTE RD	
7142-1025/9	DAUGHERY, HOLLIS G *	8115 36TH AVE E	PALMETTO, FL 34221	
6732-0730/4	DOAN, ROBERT E *	6710 ELLENTON-GILLETTE RD #145	PALMETTO, FL 34221	
6732-0120/8	DOERR, HARRY A *	LOT 23 40TH AVE E	6710 ELLENTON GILLETTE RD	
6732-0030/0	DOUGLASS, MART K LE	6710 ELLENTON-GILLETTE RD #94	PALMETTO, FL 34221	
6732-0475/8	DREXEL, ARTHUR J * LE	6710 ELLENTON GILLETTE RD	LOT 1	
6732-0010/1	DUCHARME, GERALD N *	6710 ELLENTON GILLETTE RD #12	PALMETTO, FL 34221	
6732-0065/5	DUPREY, KENNETH W	6710 ELLENTON GILLETTE RD #120	PALMETTO, FL 34221	
6732-0605/8	EDWARDS, HELEN L TR	LOT 14	6710 ELLENTON-GILLETTE RD	
6732-0075/4	EMERSON, EDWARD H *	6710 ELLENTON GILLETTE RD	LOT 47	
6732-0240/4	FELL, KENNETH E	3405 PALMVIEW RD	PALMETTO, FL 34221	
7142-1010/1	FENTON, DANIEL J *	6710 ELLENTON-GILLETTE RD #34	PALMETTO, FL 34221	
6732-0175/2	FENWELL, MARYETTA IRENE	6710 36TH AVE E #129	PALMETTO, FL 34221	
6732-0650/4	FLEMING, MADELINE	3205 69TH ST E	PALMETTO, FL 34221	
6731-1000/1	JAMERY, DAVID L *	6710 ELLENTON GILLETTE RD #80	PALMETTO, FL 34221	
6732-0405/3	GARRETT, DIANA	6710 36TH AVE E LOT 133	ELLENTON-GILLETTE RD	
6732-0870/2	GASKILL, JOSEPHINE	SHADOW BROOK BOX 74	6710 ELLENTON-GILLETTE RD	
6732-0375/8	GENARDY, NELSON E *	SHADOW BROOK LOT 35	6710 ELLENTON GILLETTE RD	
6732-0180/2	GRAHAM, GARY A *	6710 ELLENTON GILLETTE RD #160	PALMETTO, FL 34221	
6732-0495/4	GRAY, RONALD W *	6710 ELLENTON GILLETTE RD #98	PALMETTO, FL 34221	
6732-0705/8	GRAY, RUTH W	6710 ELLENTON GILLETTE RD	LOT 231	
6732-0795/7	GREENWELL, BILLY G *	6710 ELLENTON GILLETTE RD #107	PALMETTO, FL 34221	
6732-0540/7	GRONKE, WALTER *	6710 ELLENTON GILLETTE RD #17	PALMETTO, FL 34221	
6732-0455/8	HALL, RICHARD L *	6710 ELLENTON GILLETTE RD #144	PALMETTO, FL 34221	
6732-0090/3	HARVATH, JACQUELIN B	6710 ELLENTON GILLETTE RD #148	PALMETTO, FL 34221	
6732-0725/4	HILLMELL, ROBERT P *	6710 ELLENTON GILLETTE RD #103	PALMETTO, FL 34221	
6732-0715/2	HERBERT, ROGER A *	6710 ELLENTON GILLETTE RD #116	PALMETTO, FL 34221	
6732-0520/9	HERTRICK, BARBARA	BOX 113	6710 ELLENTON-GILLETTE RD	
6732-0570/4	HINSON, LEROY I *	6710 ELLENTON GILLETTE RD #118	PALMETTO, FL 34221	
6732-0595/1	HIRSCH, WILLIAM V JR *			

6732-0465/7	HODGES, GERALD L * RS	6710 ELLENTON GILLETTE RD #92	PALMETTO, FL 34221
6732-0110/9	HOLDEN, DOUGLAS E RS	6710 36TH AVE E #21	PALMETTO, FL 34221
6732-0485/5	HOLDSWORTH, LILLIAN M TC	6710 ELLENTON-GILLETTE RD #96	PALMETTO, FL 34221
6732-0700/7	HORN, HOWARD JERRY *	6710 ELLENTON-GILLETTE RD	#139
6732-0185/1	HOWARD, HAROLD LEE *	LOT 36 SHADOW BROOK RWP	6710 ELLENTON GILLETTE RD
6732-0035/8	HUTCHESON, NEIL E PI *	LOT 36TH AVE E #6	PALMETTO, FL 34221
6732-0365/9	JAMES, LUBY	BOX 72 SHADOW BRK	6710 ELLENTON-GILLETTE RD
6732-0535/7	JANISZEWSKI, JUDY *	3842 CANARY LAKE	HUMBLE, TX 77396
6732-0100/9	JARVIS, FRANK J *	6710 ELLENTON-GILLETTE RD #211	PALMETTO, FL 34221
6732-0590/2	JOHNSON, WILLIAM H *	6710 ELLENTON-GILLETTE RD	SHADOW BRK LOT 117
6732-0215/6	JOHNSON, ELIZABETH A	6710 39TH AVE E #42	PALMETTO, FL 34221
6732-0415/2	JONES, ELLEN *	6710 36TH AVE E #52	PALMETTO, FL 34221
6732-0145/5	JONES, JAMES C *	6710 ELLENTON GILLETTE RD #28	PALMETTO, FL 34221
6732-0370/9	KLOCKER, LAWRENCE *	4411 18TH AVE W	BRADENTON, FL 34209
6732-0360/9	KNIGHT, LLOYD E *	BOX 71 SHADOW BRK	6710 ELLENTON-GILLETTE RD
6732-0150/5	KIEFF, ROGER LAWRENCE *	P O BOX 4455	LYNCHBURG, VA 24502
6732-0055/6	KINZLE, JOHN E *	6710 ELLENTON-GILLETTE RD #10	PALMETTO, FL 34221
6732-0210/7	KWIATKOWSKI, EDWARD *	6710 ELLENTON-GILLETTE RD	LOT 41
6732-0085/3	LANGERT, MARRY T *	6710 36TH AVE E #76	PALMETTO, FL 34221
6732-0620/7	LAQUIDARA, SALVI J *	6710 ELLENTON-GILLETTE RD #72	PALMETTO, FL 34221
6732-0560/5	LEPPER, ROBERT S *	LOT 111	6710 ELLENTON GILLETTE RD
6732-0095/2	LEWIS, LINDA L	6710 ELLENTON GILLETTE RD #218	PALMETTO, FL 34221
6732-0510/0	LOCKER, S PAULINE	6710 ELLENTON GILLETTE RD #101	PALMETTO, FL 34221
6732-0640/5	LONG, RAYMOND	6710 ELLENTON GILLETTE RD #127	PALMETTO, FL 34220
6732-0380/8	LONGARZO, PASQUALE H TR	6710 ELLENTON GILLETTE RD #77	PALMETTO, FL 34221
6732-0310/5	LUCY, CATHERINE LE	SHADOW BROOK LOT 61	6710 ELLENTON GILLETTE RD
6732-0625/6	LUDTKE, SHIRLEY MAE LE	BOX 124	6710 ELLENTON GILLETTE RD
6732-0170/3	LUSH, LUCY *	6710 ELLENTON GILLETTE RD #55	PALMETTO, FL 34221
6732-0390/7	MARONE, HAROLD C SR *	6710 ELLENTON-GILLETTE RD #77	PALMETTO, FL 34221
6732-0235/4	MALLOY, RUSSELL E *	6710 ELLENTON-GILLETTE RD #77	PALMETTO, FL 34221
6732-0545/6	MARTEL, ROSE MARIE TR	6710 ELLENTON-GILLETTE RD #108	PALMETTO, FL 34221
6732-0765/0	MCCATH, KENNETH A *	3200 PALM VIEW RD	6710 ELLENTON-GILLETTE RD
7143-0000/1	MCCRAW, WALKER *	3200 PALM VIEW RD	PALMETTO, FL 34221
7143-0000/1	MCCRAW, WALKER *	1023 LEFFINGWELL AVE	ELLENTON, FL 34222
6729-0110/5	MCCUIRE, JON A	2446 LANNING DR	PALMETTO, FL 34221
6732-0245/3	MCCVAY, HOWARD C * LE	1111 3RD AVE W SUITE 200	BURTON, MI 48509
6732-0335/2	MERTZ, HENRY TR	BOX 60	BRADENTON, FL 34205
6730-0000/6	MILLER ENTERPRISES OF MANATEE	6710 ELLENTON GILLETTE RD	6710 ELLENTON GILLETTE RD
6732-0505/5	MILLER, MARY RUTH	6710 ELLENTON-GILLETTE RD #112	PALMETTO, FL 34221
6732-0565/4	MISNER, HELMA H *	6710 36TH AVE E #212	PALMETTO, FL 34221
6732-0785/8	MORAN, LAWRENCE W	LOT 69	6710 ELLENTON-GILLETTE RD
6732-0250/3	MORAN, DAVID A *	125 SHADOW BROOK	6710 ELLENTON-GILLETTE RD
6732-0630/6	MURKIN, KENNETH A *	6710 ELLENTON-GILLETTE RD #40	PALMETTO, FL 34221
6732-0205/7	NICE, JOJO J CO-185	BOX 25	6710 ELLENTON GILLETTE RD
6732-0270/1	NOVI, FLORENCE E	6710 ELLENTON-GILLETTE RD	BOX 53
6732-0130/7	OLBAM, WILLIAM J *	6710 ELLENTON GILLETTE RD	LOT 119
6732-0600/9	PEECE, RUTH W	6710 ELLENTON GILLETTE RD	LOT 119
6732-0460/8	PHILBAUM, SUSAN	6710 36TH AVE E #91	PALMETTO, FL 34221
6732-0610/8	PIERCE, ELYN R *	6710 ELLENTON GILLETTE RD #121	PALMETTO, FL 34221
7142-1030/9	POPOVICH, GARY I *	6111 36TH AVE E	PALMETTO, FL 34221
6732-0710/6	PRENGER, HENRY *	RR # 5	TRINER BAY
6732-0420/2	PROUTY, NORMAN J *	6710 ELLENTON GILLETTE RD #85	PALMETTO, FL 34221
6732-0200/8	RAJLER, RONROE J	3604 71ST ST E	PALMETTO, FL 34221
6732-0345/1	RAGOSTA, FRANK A *	LOT 68	6710 ELLENTON GILLETTE RD
6732-0070/5	RAPP, WILLIAM J *	BOX 13	6710 ELLENTON GILLETTE RD
6732-0450/9	REEVE, CECIL B *	6710 ELLENTON GILLETTE RD	BOX 89
7142-1005/1	REID, ROBERT R	3407 PALMVIEW RD	PALMETTO, FL 34221
6732-0645/4	REILLY, ROBERT E *	6710 ELLENTON GILLETTE RD #128	PALMETTO, FL 34221
6732-0665/2	REYNOLDS, FRANCIS E *	LOT 132	6710 ELLENTON-GILLETTE RD
6732-0340/2	RILEY, ARTHUR	LOT 67 SHADOW BRK	6710 ELLENTON-GILLETTE RD
			ONTARIO PZ, IMP CANADA

INDEX SHEET

COVER SHEET 1 OF 4
 GENERAL PRELIMINARY PLAN - ZONING 1 OF 4
 PRELIMINARY SITE PLAN FOR PLAT 1 OF 4
 MATTE - ZONING AND GENERAL DEVELOPMENT PLAN 1 OF 4
 LAYOUT FOR PLAT 4 OF 4

GENERAL DEVELOPMENT / REZONE

**PRELIMINARY SITE PLAN
 PRELIMINARY PLAT**

**FOR
 WATERS PROPERTY**

**LOCATED IN
 SECTION 29 & 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA**



LEGAL DESCRIPTION:

SECTION 29 & 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PDR-97-13(2) (P)

DATE OF SUBMISSION	APPROVED BY
DATE OF REVIEW	DATE OF REVIEW
DATE OF REVISION	DATE OF REVISION
DATE OF FINAL REVIEW	DATE OF FINAL REVIEW
DATE OF FINAL APPROVAL	DATE OF FINAL APPROVAL

PREPARED FOR:
GILBERT WATERS
1751 MOUND ST
SARASOTA, FL 34236
TEL: (941) 955-3119

SITE DATA

PROJECT NAME	SECTION 29 & 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
OWNER	WATERS PROPERTY
DESIGNER	ZOLLER, NAJJAR & SHROYER, INC.
DATE OF PRELIMINARY PLAN	1997
DATE OF THIS PRELIMINARY PLAT	1997
DATE OF FINAL REVIEW	1997
DATE OF FINAL APPROVAL	1997

PREPARED BY:
ZOLLER, NAJJAR & SHROYER, INC.
P.O. BOX 9448
281 5TH AVENUE DRIVE EAST
BRADENTON, FLORIDA 34206
TEL: (941) 748-8380

LEGEND

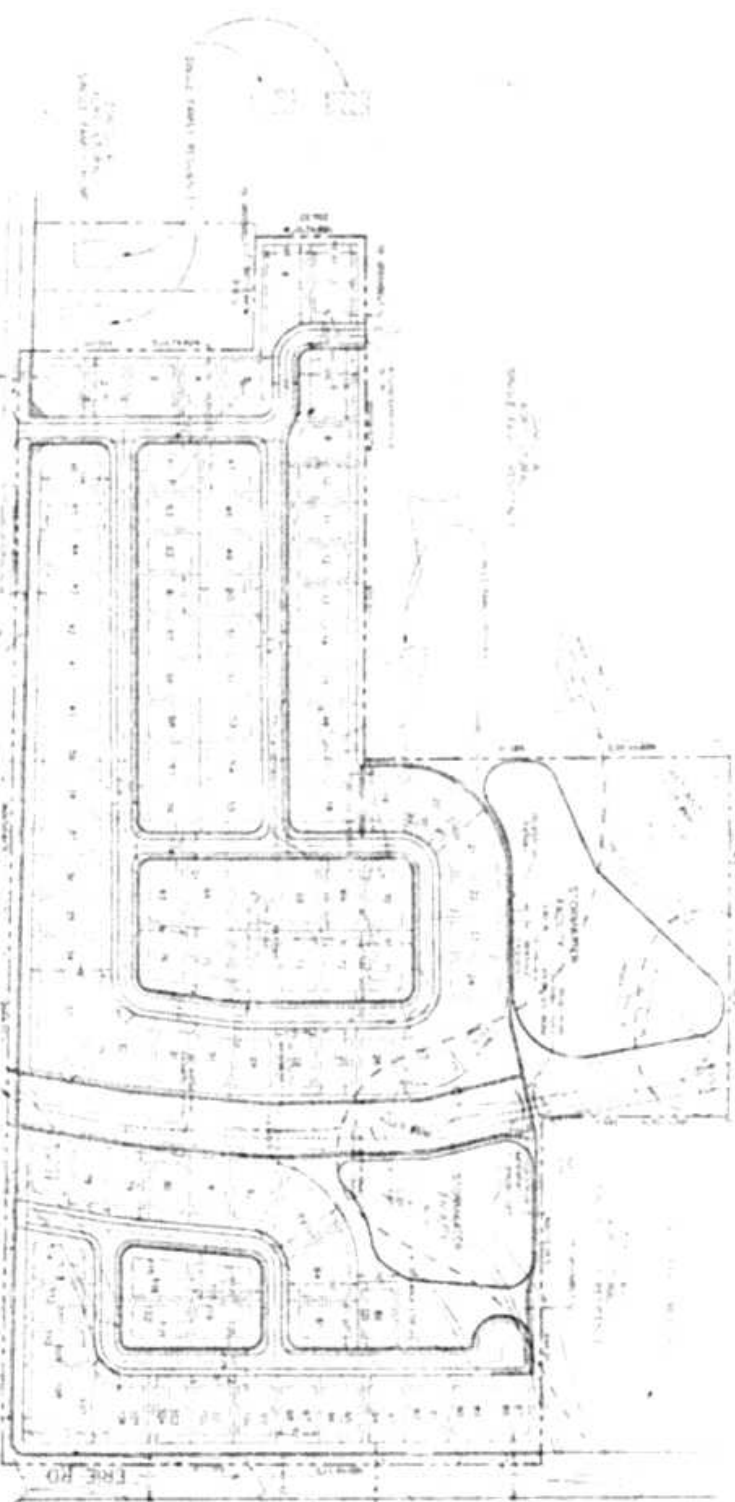
---	Proposed
---	Existing
---	Proposed
---	Existing
---	Proposed
---	Existing
---	Proposed
---	Existing
---	Proposed
---	Existing
---	Proposed
---	Existing

Scale: 1" = 40'



122 LOTS

EU-NTON-CLETTE RD

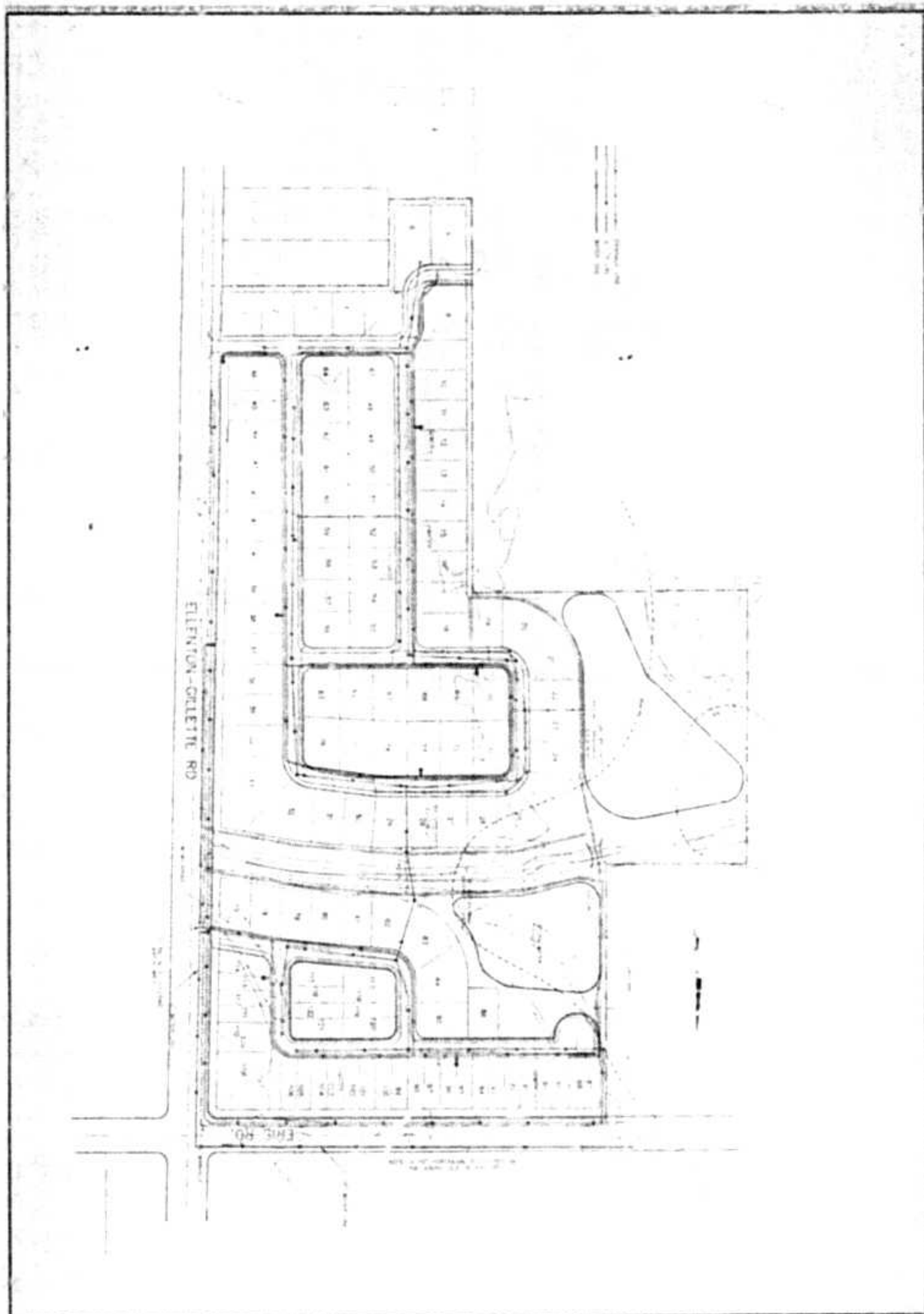


FRG RD

SNS

GEN DEV PLAN/REZONE/PRE-SIT. PLAN/TRA PLAN
WATERS PROPERTY

Allen, Nease & Shroyer, Inc.
Professional Engineers
License No. 12345, Mechanical Contract



SNS

WATER/SEWER AND DRAINAGE/GRADING WENT
WATERS PROPERTY

1. ALL DIMENSIONS ARE IN FEET	2. SEE SHEET FOR SCHEDULE
3. SEE SHEET FOR SCHEDULE	4. SEE SHEET FOR SCHEDULE
5. SEE SHEET FOR SCHEDULE	6. SEE SHEET FOR SCHEDULE
7. SEE SHEET FOR SCHEDULE	8. SEE SHEET FOR SCHEDULE
9. SEE SHEET FOR SCHEDULE	10. SEE SHEET FOR SCHEDULE

Zeller, Nijss & Stuyvesant, Inc.
 Engineers, Architects & Planners
 1000 North 10th Street
 Duluth, Minnesota 55812
 Telephone: (612) 281-1234
 Fax: (612) 281-1234

Landscape Notes

1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

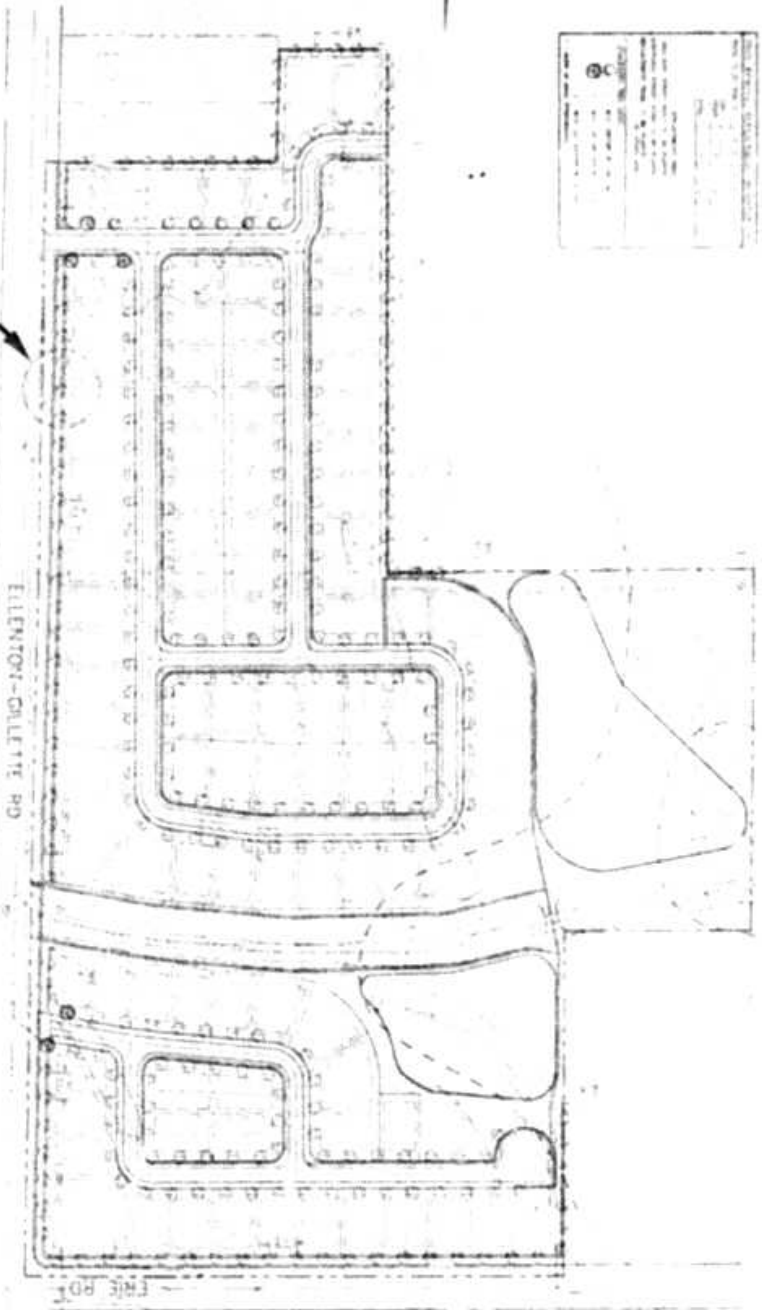
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NO.	DESCRIPTION	QUANTITY	UNIT
1
2
3
4
5
6
7
8
9
10



Plant Schedule

NO.	PLANT	QUANTITY	SIZE	DATE
1
2
3
4
5
6
7
8
9
10

SVS

LANDSCAPE PLAN
WATERS PROPERTY

Zeller, Nipper & Shroyer, Inc.
Landscape Architects & Planners

MANATEE COUNTY ZONING ORDINANCE
PDR-97-13(Z)(P) - GILBERT WATERS

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM A-1 (SUBURBAN AGRICULTURE, 1 DWELLING UNIT PER ACRE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW 86 SINGLE-FAMILY DETACHED AND 36 SINGLE-FAMILY SEMI-DETACHED DWELLINGS AT A DENSITY OF 2.6 DWELLING UNITS PER ACRE, GRANTING SPECIAL APPROVAL TO A PROJECT LOCATED ADJACENT TO A PERENNIAL STREAM.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of said County, as well as all other matters presented to said Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Section 4 of this Ordinance from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDR (Planned Development Residential).

B. The said Board of County Commissioners held a public hearing on February 24, 1998 regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 88-01, the Manatee County Comprehensive Plan.

Section 2. The Preliminary Site Plan is hereby APPROVED to allow 86 single-family detached and 36 single-family semi-detached dwellings at a density of 2.6 dwelling units per acre, granting Special Approval to a project located adjacent to a perennial stream, and with the following stipulations:

STIPULATIONS

1. A 60 foot wide half right-of-way shall be provided for Ellenton Gillette Road, unless modified by the Director of Transportation. The additional 20 foot lot depth for lots adjacent to major thoroughfares, as required pursuant to Section 907.7.4 of the Land Development Code, shall be located outside of any required right-of-way dedicated for Ellenton Gillette Road.
2. A six foot high finished concrete block wall along 69th Street East and Ellenton Gillette Road, from lots 87 to 114 inclusive, and along the western property boundary from 69th Street East to the proposed retention pond, shall be provided prior to Final Plat approval for the parcel north of McMullen Creek.

3. The allowable post-development discharge rates to the existing drainage system (e.g., lakes and conveyance channels) shall be reduced by 50% of the pre-development rate for a 25-year 24-hour storm event.
4. Lots 1-5 shall be increased in depth to 120 feet.
5. The single-family semi-detached and detached units shall have a minimum floor area of 1,200 square feet and each unit shall contain a garage for at least one vehicle.
6. The single-family semi-detached dwellings shall be designed with only the garages that are attached to an adjacent garage. Each residence shall maintain a side yard setback of 6 feet on one side (the side behind the garage) and 7.5 feet on the other side.
7. The minimum lot area for perimeter lots south of McMullen Creek shall be 9,600 square feet.
8. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes shall be required when and if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property identified in Section 4 herein from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDR (Planned Development Residential), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

SECTION 29 & 32 TOWNSHIP 33S RANGE 18E

BEGIN AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°16'53" E., ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 666.45 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE S 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE N 89°52'59" E, ALONG SAID NORTH LINE A DISTANCE OF 345.43 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE E 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29; THENCE N 00°15'05" E, ALONG SAID WEST LINE A DISTANCE OF 644.26 FEET TO THE INTERSECTION WITH THE SOUTHERLY MAINTAINED RIGHT OF WAY OF ERIE ROAD; THENCE S 89°48'33" E, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE A DISTANCE OF 1002.18 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION OF SAID SOUTHERLY MAINTAINED RIGHT OF WAY AND THE WEST MAINTAINED RIGHT OF WAY OF ELLENTON GILLETTE ROAD; THENCE S 00°54'42" W, ALONG SAID WEST MAINTAINED RIGHT OF WAY LINE A DISTANCE OF 2064.17 FEET; THENCE S 89°42'51" W, A DISTANCE OF 432.00 FEET; THENCE S 01°10'44" W., A DISTANCE OF 210.12 FEET; THENCE S 89°42'51" W, A DISTANCE OF 206.33 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE E 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°06'57" E., ALONG SAID WEST LINE A DISTANCE OF 972.27 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 29; THENCE S 89°44'00" W., ALONG SAID SOUTH LINE A DISTANCE OF 680.00 FEET

TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 29 AND 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 47.434 ACRES MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSD AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 24th day of February, 1998.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: _____
Chairman

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