

**RESOLUTION NO. R-17-089**  
**SPECIAL APPROVAL 17-01 (RELATED TO AP-17-01) SOUTHEASTERN**  
**GUIDE DOGS – RESIDENCE HALL AND TRAINING CENTER – 20170211 –**  
**MEPS384**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, ALLOWING FOR A NON-RESIDENTIAL PROJECT EXCEEDING 30,000 SQUARE FEET AS A COMPONENT OF AN EXISTING SCHOOL OF SPECIAL EDUCATION IN THE RES-6 (RESIDENTIAL SINGLE FAMILY, 6 DWELLING UNITS PER GROSS ACRE) FUTURE LAND USE CATEGORY LOCATED ON ±22.49 ACRES OF THE APPROXIMATELY 33.39 ACRE SITE LOCATED AT 4210 77<sup>TH</sup> STREET EAST, BRADENTON (MANATEE COUNTY); SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Manatee County Comprehensive Plan requires any non-residential project exceeding 30,000 square feet in the RES-6 Future Land Use Category; and

**WHEREAS**, pursuant to Table 3-4 of the Manatee County Land Development Code Special Approval requires approval of the Board of County Commissioners and may be granted by resolution following a duly noticed public hearing, separate from any other development order; and

**WHEREAS**, Southeastern Guide Dog, LLC (the “Applicant”) owns a 33.39± acre parcel of land located at 4210 77<sup>th</sup> Street East, Bradenton (Manatee County) more specifically described in Exhibit “A” attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, the Applicant has a pending application for an administrative permit AP-17-01 to allow for a 30,182 square foot dormitory and canopy area; and,

**WHEREAS**, the Applicant applied for Special Approval pursuant to the applicable provisions of the Comprehensive Plan and Land Development Code for a non-residential project exceeding 30,000 square feet component of an existing school of Special Education in the RES-6 (Residential Single-Family, 6 dwelling units per gross acre) Future Land Use Category, on the Property; and,

**WHEREAS**, the Board, upon recommendation of staff, desires to conditionally grant Special Approval for a non residential project to exceed 30,000 square feet as a component of an existing school of Special Education in the RES-6 (Residential Single-Family, 6 dwelling units per acre) Future Land Use Category.

**NOW, THEREFORE**, be it resolved by the Board of County Commissioners of Manatee County, Florida:

**Section 1. Findings of Fact.** In support of this resolution, the Board hereby makes the following findings:

A. The above recitals are true and correct and are hereby adopted as findings of the Board.

- B. The Board held a public hearing on August 3, 2017, regarding the request and considered the evidence and testimony received at the hearing, including the report of the Building and Development Services Department containing an analysis and recommendation of the applicant's request.
- C. The Board finds that the proposed project described in Administrative Permit Application No. AP-17-01 will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

**Section 2. Special Approval.** The Board hereby grants the Special Approval for a non-residential project exceeding 30,000 square feet as a component of an existing school of Special Education in the RES-6 (Residential Single-Family, 6 dwelling units per gross acre) Future Land Use Category, as detailed on the Administrative Permit Application No. AP-17-01.

**Section 3. Severability.** If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution.

**Section 4. State and Federal Permitting.** The issuance of any local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

**Section 5. Effective Date.** This Resolution shall be effective on the date that the Administrative Permit No. AP-17-01 is approved by staff.

**PASSED AND DULY ADOPTED**, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 3<sup>rd</sup> day of August, 2017.



**BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA**

By:   
Betsy Benac, Chairman

**ATTEST: ANGELINA COLONNESO  
Clerk of the Circuit Court and Comptroller**

By:   
Deputy Clerk

**Exhibit "A"**

**LEGAL DESCRIPTION:**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S89°44'29"E, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 1403.60 FT. TO THE INTERSECTION WITH THE BASELINE OF SURVEY OF ELLENTON GILLETTE ROAD (F/K/A S.R. 683) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT-OF-WAY MAPS, SECTION 13075-2405; THENCE S00°30'59"W, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 1198.20 FT.; THENCE S89°29'01"E, PERPENDICULAR WITH SAID BASELINE OF SURVEY, A DISTANCE OF 54.60 FT. TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ELLENTON GILLETTE ROAD, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAPS, SECTION 13175-2403, AND THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF WILLIS ROAD, AS RECORDED IN ROAD PLAT BOOK 7, PAGES 12 THROUGH 28, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY OF WILLIS ROAD: RUN S89°38'07"E, 870.25 FT.; THENCE N89°48'12"E, 800.00 FT.; THENCE S89°46'01"E, 884.18 FT.; THENCE, LEAVING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, RUN N01°07'04"E, A DISTANCE OF 356.56 FT. TO THE INTERSECTION WITH THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD 93 (I-75 & I-275) AS SHOWN ON AFORESAID F.D.O.T. RIGHT-OF-WAY MAPS, SECTION 13075-2405; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY: RUN N79°47'22"W, 1401.68 FT.; THENCE N10°10'15"E, 26.00 FT.; THENCE N79°49'45"W, A DISTANCE OF 171.57 FT. TO THE POINT OF CURVATURE (P.C.) OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3725.72 FT.; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°51'57", A DISTANCE OF 641.54 FT. TO THE POINT OF TANGENCY (P.T.) OF SAID CURVE; THENCE N89°41'42"W, 327.68 FT.; THENCE S00°30'59"W, A DISTANCE OF 183.88 FT. TO THE END OF SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY AND THE BEGINNING OF THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF ELLENTON GILLETTE ROAD (F/K/A S.R. 683) AS SHOWN ON AFORESAID F.D.O.T. RIGHT-OF-WAY MAPS, SECTION 13175-2403; THENCE CONTINUE S00°30'59"W, A DISTANCE OF 11.46 FT. TO THE END OF SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY AND THE BEGINNING OF AFORESAID EASTERLY RIGHT-OF-WAY OF ELLENTON GILLETTE ROAD; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY; CONTINUE S00°30'59"W, 165.87 FT.; THENCE S07°49'32"W, A DISTANCE OF 356.83 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 33.39 ACRES, MORE OR LESS.