

**RESOLUTION NO. R-26-081**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, DESIGNATING THE JOHNSON HELM HOUSE LOCATED AT 2104 53RD AVENUE EAST, BRADENTON (MANATEE COUNTY) AS A MANATEE COUNTY HISTORIC LANDMARK; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR RECORDATION; PROVIDING FOR DEVELOPMENT CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Manatee County, a political subdivision of the State of Florida (“County”) adopted Ordinance No. 13-26, the Historic Preservation Ordinance, on October 3, 2013, which was subsequently incorporated into Section 710 the Manatee County Land Development Code (“LDC”); and

**WHEREAS**, the Board of County Commissioners of Manatee County, Florida (the “Board”) seeks to preserve and protect Manatee County's archaeologically and historically significant sites, districts and zones; encourage historical and archaeological preservation; and provide recognition to property owners for their efforts in preserving the heritage of the County; and

**WHEREAS**, Margaret Nanney (“Applicant”) filed an Application to voluntarily designate a Historic Landmark (“Application”) for the residential structure known as the Johnson Helm House (the “Structure”), which is generally located at 2104 53rd Avenue E, Bradenton (Manatee County) upon real property described in **Exhibit A**; and

**WHEREAS**, the Johnson Helm House was designed and constructed in the Romanesque Revival style and represents the history and character of the Oneco area and Manatee County; and

**WHEREAS**, the Manatee County Historic Preservation Board (“HPB”) considered the Application and a Staff Report providing analysis of the criteria for approval of a Historic Landmark Designation in Manatee County under LDC Section 710 on June 18, 2026, during a duly noticed public hearing pursuant to LDC Section 303.3; and

**WHEREAS**, based upon the testimony and evidence presented at the public hearing held by the HPB, the HPB recommended that the Board designate the Structure as a historic landmark; and

**WHEREAS**, the Board considered the Application, Staff Report, and HPB recommendation at a duly noticed public hearing held on August 6 and August 25, 2026.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Manatee County, Florida that:

Section 1. Findings. The findings set forth above are hereby adopted as findings of the Board and incorporated herein by reference.

Section 2. Historic Landmark Designation. Based upon the recommendation of the HPB as well as the testimony and evidence presented to the Board at the public hearing, and pursuant to LDC Section 710, the Johnson Helm House, located at 2104 53rd Avenue E, Bradenton (Manatee County), is hereby designated as a Manatee County Historic Landmark. This designation does not apply to the grounds, shed, detached garage, or any other improvements or accessory structures in or around the Structure. The legal description of the real property is attached hereto and incorporated herein as **Exhibit A**, which has Parcel Identification Number 1792300004.

Section 3. Recordation. This Resolution shall be recorded by the Applicant in the public records of Manatee County, Florida, and the obligations, restrictions, and requirements of Sections 710.6 and 710.7, shall run with the land.

Section 4. Development Conditions. The Development Services Director shall not issue a development order or permit for exterior alteration, new construction, demolition, or relocation for the Structure until a Certificate of Appropriateness is approved pursuant to LDC Section 346. These conditions shall bind the Structure's owners, successors in interest, and assigns.

Section 5. State and Federal Permitting. The approval of this Historic Landmark Designation by the Board 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 a state or federal law.

Section 6. Severability. If any section , sentence, clause, or other provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution.

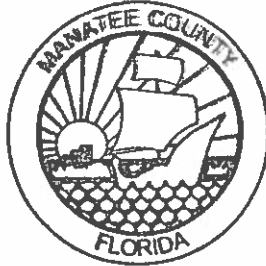
Section 7. Codification. Pursuant to Section 125.68(1), Florida Statutes, this Resolution is not required to be codified. Therefore, the Clerk shall not transmit the Resolution for codification.

Section 8. Effective Date. This resolution shall take effect immediately upon its adoption.

[SIGNATURE PAGE TO FOLLOW]

**ADOPTED** by the Board of County Commissioners of Manatee County, Florida, with a quorum present and voting this 25th day of August, 2026.

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



By: \_\_\_\_\_

Chairman

ATTEST: ANGELINA COLONNESO

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: \_\_\_\_\_

Deputy Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION**

COM AT THE NW COR OR THE NW1/4 OF THE NE1/4 OF SEC 18 TWP 35S RGE 18E; RUN TH S 80 RODS; TH E 20 RODS; TH N 80 RODS; TH W 20 RODS TO THE POB; LESS LANDS DESC IN DB 309 PG 421; DB 352 PG 125; OR 140 PG 213; OR 150 PG 513 AND OR 231 PG 112 PRMCF; LESS THAT PART OF S.R. 70 TAKEN FOR R/W PURPOSES PI#17923.0000/4