

REVISED GENERAL DEVELOPMENT PLAN MINUTE BOOK NO. 43
 NO. PDR-89-05(G)(R)
 VIRGINIA WATERS AT UNIVERSITY PARK COUNTRY CLUB

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(G)(R) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, PDR-89-05(G)(R) is hereby approved to amend a General Development Plan to allow bay windows to project into the side yard setback with the following added stipulation and modifications:

STIPULATION:

- Q.(10) That portion of the project which received final site plan approval on 7/9/93 and which is known as Virginia Waters shall have side lot setbacks of 7.5', however, bay windows shall be allowed to encroach into this side yard setback a maximum of 16 inches, given the following:
- For adjacent dwellings, only one of the residences will be allowed a bay window which encroaches into the setback between the dwellings; and
 - Bay windows shall not be allowed to encroach into any drainage easement, including but not limited to, those drainage easements which are between lots 12 and 13, 22 and 23, 55 and 56, 66 and 67, 79 and 80, 86 and 87, 91 and 92, 97 and 98, and 102 and 103; and
 - The total square footage of one or more bay windows encroaching into the setback shall be limited to 30 square feet.

MODIFICATION:

- A modification of Section 603.7.4.7 of the Land Development Code, which requires an eight (8) foot side yard setback unless otherwise approved on a general development plan, to allow a 16 inch projection into the side yard for the purpose of allowing bay windows.
- A modification of Section 702.7 of the Land Development Code, a requirement which prohibits bay windows from extending closer to any side lot line than seven (7) feet.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 28th day of April, 1994.

BOARD OF COUNTY COMMISSIONERS
 OF MANATEE COUNTY, FLORIDA

BY: Stan Stephens
 Chairman

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

Susan E. Romine D.C.

**NOTICE OF ESTABLISHMENT OR CHANGE OF A
REGULATION AFFECTING THE USE OF LAND IN
UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, April 28, 1994 at 9:00 A.M. in the Chambers of the Board of County Commissioners, located at the Manatee County Administrative Center, 1112 Manatee Avenue West, 1st Floor, to consider and act upon the following matters:

PDR-93-02(XP)/93-5-04 James and Frances Shidner
Reconsideration of: (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 (General Agriculture, 1 du/5 acres) to PDR (Planned Development Residential); providing an effective date; and (2) Approval of a Preliminary Site Plan to allow single family homes at a density of .28 du/acre and Approval of a Preliminary Subdivision Plat for 5 lots. Located on the east side of Zipporah Road approximately 720 feet north of State Road 64 (18.2 +/- acres).

PDR-93-10(XG) DB Associates
Reconsideration of: (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 (General Agriculture, 1 du/5 acres) to PDR (Planned Development Residential); providing an effective date; and (2) Approval of a General Development Plan to allow a maximum of 425 single family dwelling units with an overall density of 1.63 du/acre. Located at the southeast intersection of Erie Road and 69th Street East (260.84 +/- acres).

VRD-90-03 Broome Park Vested Rights Determination
Approval of a Vested Rights Determination from certain provisions of the Manatee County Comprehensive Plan, as authorized by Section 4.b.1.(d), as applied to the development of Broome Park Subdivision. Present Zoning: PDR (Planned Development Residential) and RMF-9 (Residential Multi-Family, 9 du/gross acre). Located between 75th Street West and Palma Sole Road, immediately south of Palma Sole Creek (26.20 +/- acres).

Z-94-01 Lake City Bank
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 RSF-4.5 (Residential Single Family - 4.5 du/acre) to A-1 (Suburban Agriculture - 1 du/acre); providing for an effective date. Located on the north side of Mendoza Road, approximately 608 feet west of Canal Road (9.1 +/- acres).

PDR-94-01(XP)/94-5-03 Klean/Mey (AKA Bay Oaks)
(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 RSF-2/CH (Residential Single Family, 2 du/acre/Coastal High Hazard overlay district) and RSF-4.5 (Residential Single Family, 4.5 du/acre) to PDR/CH (Planned Development Residential/Coastal High Hazard overlay district), providing an effective date; and (2) Approval of a Preliminary Site Plan/Subdivision Plat to allow a seven (7) lot subdivision at a density of 0.5 du/acre, granting Special Approval for a project located in the Coastal High Hazard Area. Located on the west side of 79th Street NW approximately 132 feet north of 2nd Avenue NW (20.9 acres above mean high water line).

PDR-94-02(XP)/94-5-04 Elsie Cooper (AKA Country Oaks West)
(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/WP-E/ST (Suburban Agriculture, 1 du/acre/Evers Reservoir Watershed Protection/Special Treatment overlay districts) to PDR/WP-E/ST (Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment overlay districts); providing an effective date; and (2) Approval of a Preliminary Site Plan/Subdivision Plat to allow 18 single family lots at a density of 3.46 du/acre, granting Special Approval for a project located in the Evers Reservoir Watershed Protection overlay district. Located on the north side of 63rd Avenue East, approximately 308 feet east of Lockwood Ridge Road (5.19 +/- acres).

PDR-93-12(X) Marten Cowart
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 du/acre) and A-1/CH (Suburban Agriculture, 1 du/acre/Coastal High Hazard Area Overlay) to PDR (Planned Development Residential) and PDR/CH (Planned Development Residential/Coastal High Hazard Area Overlay); providing an effective date. Located at the northeast intersection of 8th Avenue West and 23rd Street West, north of Palmetto (21.7 +/- acres).

PDR-94-03(XG) Baker Corp., et al (AKA Foster's Grove)
(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 du/acre) to PDR (Planned Development Residential); providing an effective date; and (2) Approval of a General Development Plan to allow 200 single family dwelling units at a density of 4 du/acre, including Special Approval for a project located in the Entranceway. Located at the northwest intersection of Erie Road and Interstate 75 (50 +/- acres).

PDR-93-08(XR) Robert Berna
Approval of a revised General Development Plan to allow 715 single family and multi-family and multi-family dwelling units at an overall density of 2.63 du/acre in the RES-9 Future Land Use category. Located on the north side of 53rd Avenue West approximately 1550 feet east of 66th Street West (252.54 +/- acres).

DR1 #17 Cypress Banks
Approval of an amendment to Resolution 92-170, amending Resolution 89-161(R), to amend conditions B.(3) to delete the deadline dates for submitting preliminary site plans for phases 2 through 4; C. (2) to modify the timing requirement to provide updated traffic studies; C. (3).b.2 to modify the amount of payment required to mitigate transportation impacts for phase 1; H.(19) to extend the expiration date of the Development Order, and Exhibit D to extend the timing for development of each phase, and determination of whether such amendments constitutes a substantial deviation pursuant to Section 380.06, Florida Statutes, for the Cypress Banks Development of Regional Impact. Located on the south side of State Route 70, approximately 2 miles east of I-75 (1790 +/- acres).

PDR-89-08(XR) Virginia Waters at University Park Country Club
Approval of a revised General Development Plan and modification of Sections 600.7.A.7 and 702.7 of the Land Development Code to allow bay windows to project into the side yard setback. Located in University Park Country Club approximately 1.5 miles north of University Parkway, west of The Park Boulevard (73.02 +/- acres).

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94.98. Copies of this Resolution are available for review at the Citizens Action Center on the first floor of the County Administration Building, 1112 Manatee Avenue West, Bradenton, Florida, and are available for purchase from the County Administrator's Office at cost.

All interested parties are invited to appear at this hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Planning, Permitting and Inspections Department will be heard and considered by the Board of County Commission, and entered into the record.

Interested parties may examine the Official Zoning Atlas, the application and related documents and may obtain assistance regarding this matter from the Manatee County Planning, Permitting and Inspections Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (813) 749-2070.

According to Florida Statutes, Section 284.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSION
Manatee County Planning, Permitting & Inspections Department
Manatee County, Florida
4/8/94

*Original copy of Pub
w/ PDR 93-02-78 Shidner
4/27/94
amo*

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED,
TO CONTIGUOUS PROPERTY OWNERS

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared EDWARD J. WOLFE, who, after having first been duly sworn and put upon oath, says as follows:

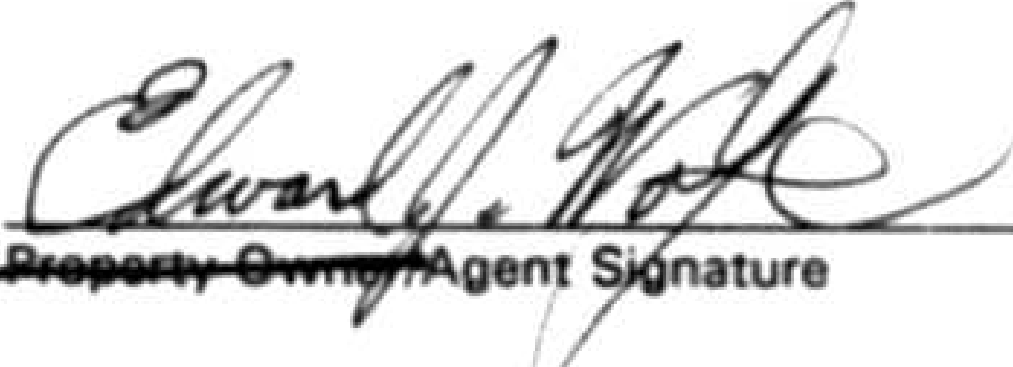
1. That ~~he~~ she is the AGENT FOR OWNER (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for revised General Development Plan and modification of LDC Section 603.7.4.7 No. PDR-89-05(G)(R), to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on April 28, 1994, and as such, is authorized to execute and make this Affidavit and is 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 29th day of MARCH, 1994.

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 Certified Mail, Return Receipt Requested, on the 30th day of MARCH, 1994, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice and proof of the method of mailing.


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

SIGNED AND SWORN TO before me on MARCH 31, 1994 (date)
by EDWARD J. WOLFE (name of affiant).
He/~~she~~ is personally known to me ~~or has produced~~ _____
~~(type of identification) as identification and~~ who did take an oath.

SEAL
SHARON K. GREENE
Notary Public, State of Florida
My comm. expires Dec. 20, 1994
Comm. No. CC 070743


Signature of Person Taking Acknowledgement
SHARON K GREENE
Type Name

My Commission Expires:

Title or Rank

Commission No.:

Serial Number, if any

OWNERS - OWNER & SELLER INFORMATION
LOCATION: 7416 EATON CT SCT
AUST. JAMES A. & CARMEN P
3920 CALLIANDRA DR
ARASOTA, FL 34232

391

*****OWNERS*****
AUST. JAMES A * HW 50
AUST. CARMEN P * SP 50

08
C111

QUALIFICATION CODE	QUAL SAL
O.R. BOOK/PAGE	1411/0342
INSTRUMENT TYPE	DEEDS
INFORMATION SOURCE	
EXEMPTION STATUS	
SALE DATE	07/16/93
SALE AMOUNT	62,400
VACANT/IMPROVED	VAC SALE
VERIFIED SALE	
ADJ SALE AMOUNT	0
ADJUST REASON	

THIS INFORMATION IS BELIEVED CORRECT BUT IS SUBJECT TO CHANGE & NOT WARRANTED.
9980 ENTER 'P' IF NEXT PAGE REQUIRED.

8013 MORE PAGES AVAILABLE

INQ MANATEE COUNTY PROPERTY APPRAISER (

CODE [] PARCEL / ACCOUNT ID [19197.0000/3] 03/29/94 11:1

OWNS - OWNER & SALE HISTORY OWNER NAME:SIMMS, ARTHUR BENJAMIN IV

LOCATION: NO ASSIGNED ADDRESS SCT

SIMMS, ARTHUR BENJAMIN IV

SIMMS, JANE GRIFFIN

SIMMS, ANNE WOODRUFF

SHULER, SARAH EDGE

110 AUSTELL WAY NW

ATLANTA, GA 30305

*****OWNERS*****

SIMMS, ARTHUR BENJAMIN IV

IN 17 A

SIMMS, JANE GRIFFIN

IN 17 A

SIMMS, ANNE WOODRUFF

IN 17 A

SHULER, SARAH EDGE

IN 50 A

DUALIFICATION CODE

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O.R. BOOK/PAGE

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EXEMPTION STATUS

SALE DATE

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SALE AMOUNT

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VAC SAL

VERIFIED SALE

ADJ SALE AMOUNT

ADJUST REASON

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MANATEE COUNTY PROPERTY APPRAISER
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OWNS - OWNER & SALE HISTORY OWNER NAME:FPA CORPORATION
LOCATION: NO ASSIGNED ADDRESS SCT
FPA CORPORATION
2507 PHILMONT AVE
MUNTINGDON VALLEY, PA 19006

387

*****OWNERS*****
FPA CORPORATION CO

QUALIFICATION CODE
O.R. BOOK/PAGE
INSTRUMENT TYPE
INFORMATION SOURCE
EXEMPTION STATUS
SALE DATE
SALE AMOUNT
VACANT/IMPROVED VAC SALE
VERIFIED SALE
ADJ SALE AMOUNT
ADJUST REASON

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8101 NO FURTHER INFORMATION AVAILABLE

MANATEE COUNTY PROPERTY APPRAISER
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OWNS - OWNER & SALE HISTORY OWNER NAME:FISHERMEN'S BAY OF SARASOTA
LOCATION: NO ASSIGNED ADDRESS SCT
FISHERMEN'S BAY OF SARASOTA
INC
3859 BEE RIDGE RD #101
SARASOTA, FL 34233

388

*****OWNERS*****
FISHERMEN'S BAY OF SARASOTA CO
INC CT

QUALIFICATION CODE
O.R. BOOK/PAGE
INSTRUMENT TYPE
INFORMATION SOURCE
EXEMPTION STATUS
SALE DATE
SALE AMOUNT
VACANT/IMPROVED
VERIFIED SALE
ADJ SALE AMOUNT
ADJUST REASON

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3101 NO FURTHER INFORMATION AVAILABLE

MANATEE COUNTY PROPERTY APPRAISER
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REAL PROPERTY PARCEL ID SEARCH
SELECT ITEM # [] PARCEL ID TO SEARCH [1919700000]

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1	A	19197.0000/3	NO ASSIGNED ADDRESS SCT SIMMS, ARTHUR BENJAMIN IV		THE S1/2 OF NE1/4 OF SEC 26. (OR
2	V A	19199.0000/9	NO ASSIGNED ADDRESS SCT KABARA CORP NV &		SE1/4 OF NW1/4, S1/2 LESS R/W TO
3	V	19199.0001/7	NO ASSIGNED ADDRESS SCT KABARA CORP NV &		SE1/4 OF NW1/4, S1/2 LESS R/W TO
4	V	19199.0002/5	NO ASSIGNED ADDRESS SCT KABARA CORP NV &		SE1/4 OF NW1/4, S1/2 LESS R/W TO

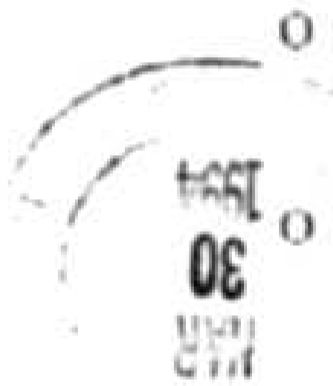
1480

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CODE [] PARCEL / ACCOUNT ID [19199.0600/6] 03/29/94 12:50
OWNS - OWNER & SALE HISTORY OWNER NAME:WOODLANDS COUNTRY CLUB ASSOC
LOCATION: 7420 EATON CT SCT
WOODLANDS COUNTRY CLUB ASSOC
3653 CORTEZ RD W
BRADENTON, FL 34210

392

QUALIFICATION CODE
O.R. BOOK/PAGE
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INFORMATION SOURCE
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ADJ SALE AMOUNT
ADJUST REASON

*****OWNERS*****
WOODLANDS COUNTRY CLUB ASSOC CO



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*101 NO FURTHER INFORMATION AVAILABLE

INQ MANATEE COUNTY PROPERTY APPRAISER ()
CODE [] PARCEL / ACCOUNT ID [19199.0575/0] 03/29/94 12:50
WNS - OWNER & SALE HISTORY OWNER NAME:MCCOY, MARK A *
LOCATION: 7409 EATON CT SCT
MCCOY, MARK A & ALICE A
6427 BERKSHIRE PLACE
UNIVERSITY PARK, FL 34201

393

QUALIFICATION CODE
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01/07/94
116,400
VAC SALE
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*****OWNERS*****
MCCOY, MARK A * HW 50
MCCOY, ALICE A * SP 50

1482

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AUSTIN JAMES A & CARMEN P
3920 CALLIANDRA DR
ARASOTA FL 34232

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*****OWNERS*****

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AUST, CARMEN P *	SP	50
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