

FINAL SITE PLAN
PDRV-96-01(F) TIMBERLANE, INC.

RECORDED 3/28/96
PAGE NO 673
MINUTE BOOK NO. 44

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 PDRV-96-01(F) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Final Site Plan No. PDRV-96-01(F) - Timberlane, Inc. is hereby approved to allow a recreational vehicle park with 50 lots subject to the following stipulations and specific approvals:

STIPULATIONS:

1. All landscaped areas shall be irrigated with a 100% automatic irrigation system which adequately covers all landscaped areas. Landscaping shall be considered a part of the required improvements which shall be certified by the Planning, Permitting and Inspections Department prior to operation of the park.
2. The emergency storm shelter shall receive a Certificate of Occupancy before construction begins on phase 3 (25th lot).

SPECIFIC APPROVALS:

1. Specific approval for an alternative to the requirements of Section 603.9.4.3(3) of the Land Development Code to allow a reduction in the required width of lots for park trailers from 35 feet to 32 feet.
2. Specific approval for an alternative to the requirements of Section 603.9.6.1(1) of the Land Development Code to allow a reduction in the pavement width from 18 feet to 16 feet for one way travel lanes.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 28th day of March, 1996.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Jan Stephen
Chairman

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

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

STATE OF Florida
COUNTY OF Manatee

THOMAS BEFORE ME, the undersigned authority, personally appeared ALBERT F.
THOMAS, 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 Final Site Plan No. PDRV-96-01(F) - Timberlane RV Park, to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on March 28, 1996, 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 12 1/2 feet from the front property line on the 29 day of February, 1996.

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 29 day of February, 1996, 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.

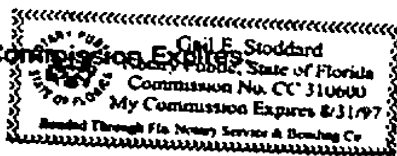
FURTHER YOUR AFFIANT SAITH NOT.

Albert F. Thomas
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 2/29/96 (date)
by Albert F. Thomas (name of affiant). He/she is personally known to me or has produced FL. Driver's license (type of identification) as identification and who did take an oath.

Gail E. Stoddard
Signature of Person Taking Acknowledgement

SEAL

My Commission Expires

Commission No.:

Type Name
Notary
Title or Rank
GAIL E. STODDARD
Serial Number, if any

Notices were sent to: Mr. Roger L. Muegrave 8503 State Road 69 (East)
Bradenton, Florida 34202.
Florida Power & Light Incorporated Post Office
Juno Beach, Florida 33408-0420.
Box 14000.
GTE Florida Incorporated
P.O. Box 407 INAAATC
Westfield, Ar. 46074.



Bradenton Herald

102 MANATEE AVE. WEST, P.O. BOX 821
BRADENTON, FLORIDA 34206
TELEPHONE (813) 742-0411

Bradenton Herald
Published Daily
Bradenton, Manatee, Florida

STATE OF FLORIDA COUNTY OF MANATEE:

Before the undersigned authority personally appeared Jill Headings, who on oath says that she is Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of

Notice of Establishment

_____ in the _____ Court,
was published in said newspaper in the issues of
3/15/96

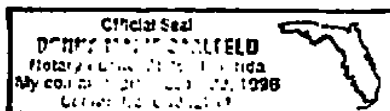
Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jill Headings
(Signature of Affiant)

Sworn to and subscribed before me this

15 day of March, 1996

Debra Marie Fairfield
SEAL & Notary Public



Personally Known _____ or Produced Identification _____
Type of Identification Produced _____

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, March 29, 1996 at 10:00 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-96-0223(G)

PDR Associates

(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/s) acres) to PDR (Planned Development Residential); and (2) Approval of a General Development Plan for 240 single family homes at a density of 1.2 du/acre; providing an effective date. Located generally south-east of the intersection of the north/south extension and the east/west extension of Erie Road (204 +/- acres).

PDC-96-0122(P)

AmSouth Back/Pick Kwik

(1) Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County Land Development Code, relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from PR-M (Professional-Medium); to PDC (Planned Development Commercial) providing an effective date; and (2) Approval of a Preliminary Site Plan to allow a 4,580 square foot Convenience Store with 8 Gas Pumps under an 8,740 square foot canopy. Located at the southeast corner of 53rd Avenue West and 24th Street West (124 +/- acres).

PDR-96-0223(G)

AmSouth Back/Pick Kwik

Approval of a Final Site Plan to allow a recreational vehicle park with 50 lots. Located on the south side of State Road 1, approximately 2000 feet east of Interstate 75 and approximately 1500 feet west of Lane Road (7.4 +/- acres).

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-80. Copies of this Resolution are

available for review or purchase at cost from the Manatee County Planning, Permitting and Inspections Department, 1112 Manatee Avenue West, 4th floor, Bradenton, Florida.

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) 749-3070.

According to Florida Statutes, Section 284.0103, 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 COMMISSIONERS
Manatee County Planning, Permitting & Inspections Department
Manatee County, Florida
3/15/96