

**PDC-00-06(Z)(P)- Dick Williams/University Square Miniwarehouses**

Request: Approval of a rezone from A-1/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre/ Watershed Protection - Evers Overlay/Special Treatment Overlay) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection - Evers Overlay/Special Treatment Overlay), and approval of a Preliminary Site Plan for a 13,391 sq.ft. miniwarehouse facility. Located east of the northeast corner of Lockwood Ridge Road and University Parkway (±0.893 acres).

**App Received:** 06/07/00

**D.R.C.:** 06/26/00

**P.C.:** 11/09/00

**B.O.C.C.:** 11/28/00, 12/19/00

**RECOMMENDED MOTION:**

I move to **CONTINUE** the public hearing for PDC-00-06(Z)(P) - Dick Williams/University Square Miniwarehouses to ~~December 19, 2000~~ at 9:00 a.m.. or as soon thereafter as same may be heard at the Manatee County Administrative Center, 1<sup>st</sup> Floor Chambers.

*[Signature]*  
(COMMISSIONER BRUCE)

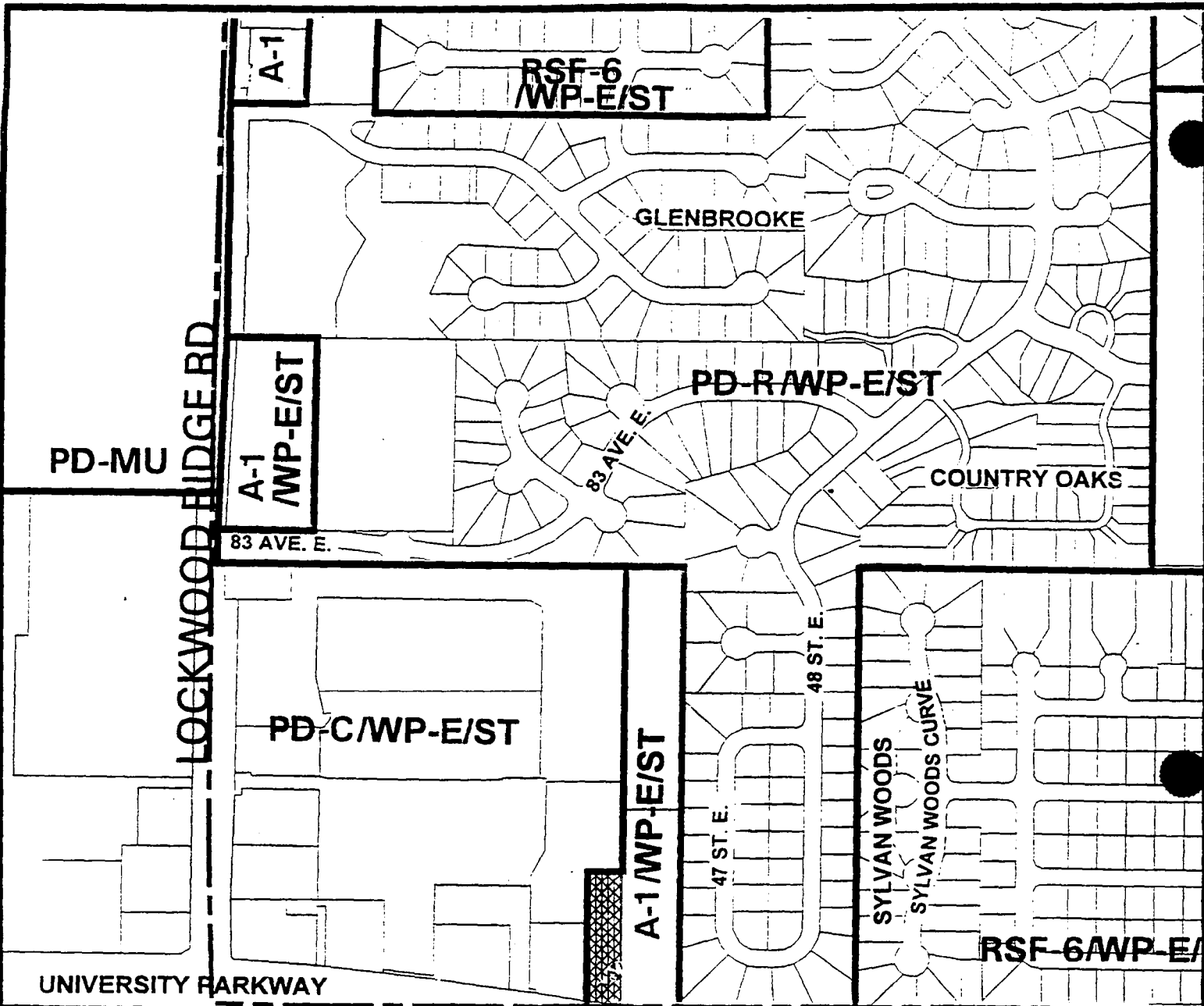
This rezone/Preliminary Site Plan is associated with Plan Amendment (PA-00-15). Final action on this item will be taken by the Board of County Commissioners after the Plan Amendment becomes effective.

**PLANNING COMMISSION ACTION:**

On November 9, 2000, by a vote of 7 - 0, the Planning Commission recommended ADOPTION of PDC-00-06(Z)(P).

**PUBLIC COMMENT/CORRESPONDENCE:**

There was no public comment and no correspondence was entered into the record for this case at the November 9, 2000 Planning Commission public hearing.



SARASOTA COUNTY

**Project Number:** PDC-00-06(P)  
**Proposed Use:** MINI WAREHOUSE  
**Proposed Zoning:** PDC/WP-E/ST  
**Existing Zoning:** A-1 /WP-E/ST  
**Existing FLUC:** RES-9  
**Flood Zone:** X  
**Floodway:** NO  
**Acreage:** 0.893  
**Drainage Basin:** RATTLESNAKE SLOUGH  
**Commissioner:** Jonathan Bruce  
**Map Prepared:** June 02, 2000  
**Requested By:** BEVERLY A. JOHNSEN  
**Section:** 33 Township: 35 Range: 18

Tax I.D.: 204930000



**Manatee County**  
**Staff Report Map**  
**1 inch = 430'**



**Subject Property**

**Overlays:**  
 ST,AI,HA,WR,RV: ST  
 Watershed: WP-E  
 Coastal Hazard: Not Available

COPY OF NEWSPAPER ADVERTISING

0002 Manatee Legals

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 Tuesday, November 28, 2000, at 9:00 A.M. at the Manatee County Government Administrative Center, 1112 Manatee Avenue West, 1st Floor Chambers, to consider and act upon the following matters:

PDR-00-05(Z)(P) - GEORGE HOOPER, ET AL. 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) A-1/CH (Suburban Agriculture, 1 dwelling unit per acre) Coastal High Hazard Area Overlay District, and A/CH (General Agriculture, 1 dwelling unit per 5 acres) Coastal High Hazard Area Overlay District to PDR (Planned Development Residential) and PDR/CH (Planned Development Residential/Coastal High Hazard Area Overlay District); providing an effective date; and (2) Approval of a Preliminary Site Plan to allow a 97 lot single-family subdivision at a density of 0.88 dwelling units per acre and a community boat ramp and dock with 10 boat slips. Located on the north side of Upper Manatee River Road, immediately east of Christian Retreat, approximately 1,600 feet east of 137th Street NE (± 110.10 acres).

PDR-00-16(Z)(P) - RUTH J. SMALLY/RIVER PINES 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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre/Watershed Protection - Evers Overlay/Special Treatment Overlay) to PDR/WP-E/ST (Planned Development Residential/Watershed Protection - Evers Overlay/Special Treatment Overlay); providing an effective date; and (2) Approval of a Preliminary Site Plan to allow an 18 lot single-family residential subdivision. Located at the southeast corner of Linger Lodge Road and 69th Street East at 7066 Linger Lodge Road (± 9.52 acres).

Z-00-07 - IMC PHOSPHATES CO./4 CORNERS MINE Request: 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 dwelling unit per 5 acres) and A/WP-M (General Agriculture with Watershed Protection Lake Manatee Overlay District) to EX (Extraction) retaining the WP-M Overlay District and providing an effective date.

The proposed addition to the Four Corners Phosphate Mine is located east of Duette Road and northeast of the intersection of Duette Road with Walker Road, and extending eastward to the Hardee County line. This property is composed of non-contiguous parcels located within Section 36, Township 33 South, Range 22 East and Section 1, 2, 11, 12, 13, and 14, Township 34 South, Range 22 East. Total Rezone Request is ± 2,508 acres.

ORDINANCE 00-49 - IMC PHOSPHATES CO./4 CORNERS MINE SUBSTANTIAL DEVIATION SOUTHEAST TRACT

Request: Approval of a Substantial Deviation to the Four Corners Mine Development of Regional Impact to:

- 1. Amend the Section 7 - legal description for the addition of ± 2,808 acres, known as the Southeast Tract, to this DRI;
2. Allow the mining of phosphate ore on the 2,808 acre addition to the mine;
3. Amend Sections 4 - Development Components, 5 - Definitions, and 6 - Development Conditions, to reflect the 2,808 acre addition, to establish new or modified conditions of approval for mining within the Southeast Tract, and to ensure the Development Order will be internally consistent with all changes proposed by the applicant;
4. Delete Conditions F.5. & K (5) 1 - MA-08, pertaining to a rockery;
5. Delete Conditions K - 10 pertaining to mining conditions for the 170 ac. Additions;
6. Amend the D.O. to reflect changes in agency names, the name of the developer, and to denote stipulations that have been complied with or requirements that have been completed; and
7. Amend Map H to reflect the above changes.

The proposed addition to the Four Corners Phosphate Mine is located north and east of Duette Road and northeast of the intersection of Duette Road with Walker Road, along both sides of Walker Road and extending eastward to the Hardee County line. Total Substantial Deviation Request is ± 2,808 acres). The existing Four Corners Phosphate Mine is located north of SR 62 and along both sides of SR 37, extending to the north into Hillsborough County.

Z-00-05 - B. MARGARET HUTCHES

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 LM (Light Manufacturing); and providing an effective date. The project is located on the east side of U.S. 301, approximately 330 feet north of Talevast Road (± 8.0 acres).

IF APPROVED, the LM (Light Manufacturing) zoning district will permit uses such as manufacturing, processing, assembly, warehousing, intensive commercial and more specifically: building material establishments, restaurant, bank, doctors' office, business services, medical and dental laboratories, dry cleaners, and offices.

PDC-00-08(Z)(G) - B. MARGARET HUTCHES

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 LM (Light Manufacturing) to PDC (Planned Development Commercial); providing an effective date; and (2) Approval of a General Development Plan to allow 19,000 square feet of commercial space. The project is located at the northeast intersection of U.S. 301 and Talevast Road (± 2.54 acres).

PDC-00-06(Z)(P) - DICK WILLIAMS/UNIVERSITY SQUARE MINIWAREHOUSES

Request: Approval of a rezone from A-1/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre/Watershed Protection - Evers Overlay/Special Treatment Overlay) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection - Evers Overlay/Special Treatment Overlay), and approval of a Preliminary Site Plan for a 13,391 sq. ft. miniwarehouse facility. Located east of new Albertsons store at the northeast corner of Lockwood Ridge Road and University Parkway (± 0.693 acres).

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-104(PC). Copies of this Resolution are available for review, or purchase at cost, from the Planning Department.

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 Department will be heard and considered by the Planning Commission and entered into the record.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the application, and related documents, and may obtain assistance regarding these matters from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida telephone number (941) 749-3070.

Americans With Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Rita Dralus at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
Publication Date: November 18, 2000

SARASOTA HERALD-TRIBUNE

affidavit \_\_\_\_\_ bill \_\_\_\_\_

PLAN-PDR-00-05(z)(p)  
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**COPY OF NEWSPAPER ADVERTISING**

**Overlay/Special  
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 Total Rezone Request is  
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 The project is located on  
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 approximately 330 feet  
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 (+- 8.0acres).

IF APPROVED, the LM  
 (Light Manufacturing)  
 zoning district will permit  
 uses such as manufactur-  
 ing, processing, assembly,  
 warehousing, intensive  
 commercial and more  
 specially: building materi-  
 al establishments, restau-  
 rant, bank, doctors' office,  
 business services, medi-  
 cal and dental laborato-  
 ries, dry cleaners and  
 offices.

**PDC-00-08(Z)(G)-B.  
 MARGARET HUTCHES**

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 WILLIAMS / UNIVERSITY  
 SQUARE MINIWARE-  
 HOUSES**

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Rules of Procedure for  
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 Copies of this Resolution  
 are available for review,  
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All interested parties  
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 Additionally, any written  
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It is important that all  
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 Interested parties may  
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 1112  
 Manatee Avenue West,  
 4th Floor, Bradenton,  
 Florida, telephone num-  
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**Americans With  
 Disabilities:** The Board of  
 County Commissioners  
 does not discriminate  
 upon the basis of any  
 individual's disability sta-  
 tus. This non-discrimina-  
 tion policy involves every  
 aspect of the Board's

**BRADENTON HERALD**

affidavit \_\_\_\_\_ bill \_\_\_\_\_



Storage - Ke3 are

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
1 2045901606	8489 CYPRESS LAKE CIR	STACKS, MICHAEL C	8489 CYPRESS LAKES CIR		SARASOTA FL 34234
2 2045901655	8485 CYPRESS LAKE CIR	SILVER, KENNETH E	8485 CYPRESS LK CIR		SARASOTA FL 34243
3 2045901705	8481 CYPRESS LAKE CIR	THOMAS, LAURICE M	8481 CYPRESS LAKE CIR		SARASOTA FL 34243
4 2045901754	8477 CYPRESS LAKE CIR	WHITE, MARIE S	8477 CYPRESS LAKE CIR		SARASOTA FL 34243
5 2045901804	8473 CYPRESS LAKE CIR	BOKISH, JAMES K	8473 CYPRESS LAKE CIR		SARASOTA FL 34243
6 2045901853	8469 CYPRESS LAKE CIR	KOPAS, NICHOLAS M	8469 CYPRESS LAKE CIRCLE		SARASOTA FL 34243
7 2045901903	8465 CYPRESS LAKE CIR	THOMAS, RICHARD N	8465 CYPRESS LAKE CIR		SARASOTA FL 34243
- 8 2045901952	8461 CYPRESS LAKE CIR	INSLEY HOMES INC	2881 SARASOTA GOLF CLUB BLVD		SARASOTA FL 34232
9 2045902000	8457 CYPRESS LAKE CIR	FARR, W JOLENE	4504 SUMER COVE DR E #214		SARASOTA FL 34243 4972
10 2045902059	8453 CYPRESS LAKE CIR	GAINES, W DAVID	8453 CYPRESS LAKE CIR		SARASOTA FL 34243
11 2045902109	8449 CYPRESS LAKE CIR	KENNEY, JOHN J	8449 CYPRESS LAKE CIR		SARASOTA FL 34243
12 2045902158	8445 CYPRESS LAKE CIR	HAYWARD, DONALD A	8445 CYPRESS LAKE CIR		SARASOTA FL 34243
13 2045902208	8441 CYPRESS LAKE CIR	FOY, EDWARD A	8441 CYPRESS LK CIR		SARASOTA FL 34243
14 2045902257	8437 CYPRESS LAKE CIR	JONES, STEPHEN S	8437 CYPRESS LAKE CIR		SARASOTA FL 34243
15 2045903255	8482 CYPRESS LAKE CIR	ECKERT, THOMAS BRIAN	924 CORONADO DR		GULF BREEZE FL 32561
16 2045903305	8478 CYPRESS LAKE CIR	MANCHENO, ANTHONY	4856 HANGING MOSS LN		SARASOTA FL 34238
17 2045903354	8474 CYPRESS LAKE CIR	CONNOLLY, MICHAEL A	8474 CYPRESS LAKES CIR		SARASOTA FL 34243
18 2045903404	8470 CYPRESS LAKE CIR	MAYNARD, MARK A	8470 CYPRESS LAKE CIR		SARASOTA FL 34243
19 2045903453	8466 CYPRESS LAKE CIR	JOHANSSON, KARL W	8466 CYPRESS LAKE CIR		SARASOTA FL 34243

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
20 2045903503	8462 CYPRESS LAKE CIR	SHIPPS, DONALD E	11650 HANOVER ROAD		CINCINNATI OH 45240
21 2045903552	8454 CYPRESS LAKE CIR	MINAR, MARIAN	8454 CYPRESS LAKE CIR		SARASOTA FL 34243
22 2045903602	8434 CYPRESS LAKE CIR	FRANCIS, GREGORY M	8434 CYPRESS LK CIR		SARASOTA FL 34243
23 2045903651	8424 CYPRESS LAKE CIR	DAVIS, MICHAEL	8424 CYPRESS LAKES DR		SARASOTA FL 34243
<del>24 2045903701</del>	<del>8420 CYPRESS LAKE CIR</del>	<del>MINLEY HOMES INC</del>	<del>2881 SARASOTA GOLF CLUB BLVD</del>		<del>SARASOTA FL 34232</del>
25 2045903750	8416 CYPRESS LAKE CIR	HINES, GAYLE E	8416 CYPRESS LK CIR		SARASOTA FL 34243
26 2045903800	8412 CYPRESS LAKE CIR	PHEBUS, GARRY LEE	8412 CYPRESS LAKE CIR		SARASOTA FL 34243
<del>27 2045903850</del>	<del>8408 CYPRESS LAKE CIR</del>	<del>MINLEY HOMES INC</del>	<del>2881 SARASOTA GOLF CLUB BLVD</del>		<del>SARASOTA FL 34232</del>
28 2047500505	3255 UNIVERSITY PKY	CASUAL RESTAURANT CONCEPTS INC	205 S HOOVER ST STE 305		TAMPA FL 33609
<del>29 2047501059</del>	<del>8410 LOCKWOOD RIDGE</del>	<del>RGARGOR PARTNERS II LTD</del>	<del>4410 74TH AVE E</del>		<del>SARASOTA FL 34243</del>
30 2047501109	8415 LOCKWOOD RIDGE	RALBERTSON'S INC	1025 S SEMORAN BLVD	SUITE 1083	WINTER PARK FL 32792
<del>31 2047501159</del>	<del>8327 LOCKWOOD RIDGE</del>	<del>RGARGOR PARTNERS II LTD</del>	<del>4410 74TH AVE E</del>		<del>SARASOTA FL 34243</del>
32 2047501259	3265 UNIVERSITY PKY	VALUE SELF STORAGE AT UNIVERSITY SQUARE	1233 2ND ST		SARASOTA FL 34236
33 2047501309	NO ASSIGNED ADDRESS	RGARGOR PARTNERS II LTD	4410 74TH AVE E		SARASOTA FL 34243
<del>34 2047501409</del>	<del>NO ASSIGNED ADDRESS</del>	<del>RGARGOR PARTNERS II LTD</del>	<del>4410 74TH AVE E</del>		<del>SARASOTA FL 34243</del>
35 2048900209	3275 UNIVERSITY PKY	ENTERPRISE NATIONAL BANK	1549 RINGLING BLVD		SARASOTA FL 34236
36 2049300003	3283 UNIVERSITY PKY	JOHNSEN, BEVERLY A	920 BLVD OF THE ARTS		SARASOTA FL 34236
<del>37 2060900006</del>	<del>3425 UNIVERSITY PKY</del>	<del>JOHNSEN, BEVERLY A</del>	<del>920 BOULEVARD OF THE ARTS</del>		<del>SARASOTA FL 34236</del>

OK

OK

12

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38 2050910005	3455 UNIVERSITY PKY	YOUNKMAN, THOMAS D JR	3455 UNIVERSIT PKWY		SARASOTA FL 34243





# BRADENTON HERALD


www.bradenton.com  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
941/745-7064

Bradenton Herald  
Published Daily  
Bradenton, Manatee, Florida

STATE OF FLORIDA  
COUNTY OF MANATEE;

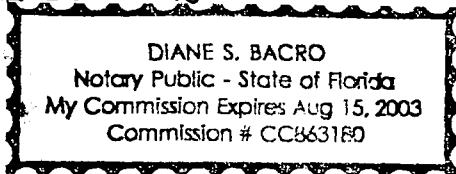
Before the undersigned authority personally appeared Sheila Dalesio, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of NOTICE OF ESTABLISHMENT OR CHANGE OF REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY in the Court, was published in said newspaper in the issues of November 17, 2000.

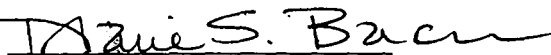
Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in 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.

  
(Signature of Affiant)

Sworn to and subscribed before me this

17th Day of November 2000





SEAL & Notary Public

Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

PLAN-PDR-00-05(2)(p)  
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 Commission of  
Manatee County will  
conduct a Public Hearing  
on Tuesday, November  
28, 2000, at 9:00 A.M. at  
the Manatee County  
Government  
Administrative Center,  
1st Floor Chambers, to  
consider, and act upon  
the following matters:

PDR-00-05(Z)(P) -  
GEORGE HOOPER,  
ET. AL.,

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; pro-  
viding for the rezoning of  
certain land from A-1  
(Suburban Agriculture, 1  
dwelling unit per acre), A-  
1/CH (Suburban  
Agriculture, 1 dwelling  
unit per acre/Coastal  
High Hazard Area Overlay  
District), and A/CH  
(General Agriculture, 1  
dwelling unit per 5  
acres/Coastal High  
Hazard Overlay District)  
to PDR (Planned  
Development  
Residential) and PDR/CH  
(Planned Development  
Residential/Coastal High  
Hazard Area Overlay  
District); providing an  
effective date; and (2)  
Approval of a Preliminary  
Site Plan to allow a 97 lot  
single-family subdivision  
at a density of 0.88  
dwelling units per acre  
and a community boat  
ramp and dock with 10  
boat slips. Located on the  
north side of Upper  
Manatee River Road,  
immediately east of  
Christian Retreat, approx-  
imately 1,600 feet east of  
137th Street NE (+  
110.10 acres).

**PDR-00-16(Z)(P) - RUTH J. SMALLY/RIVER PINES**  
 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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre/Watershed Protection-Evers Overlay/Special Treatment Overlay) to PDR/WP-E/ST (Planned Development Residential/ Watershed Protection-Evers Overlay/Special Treatment Overlay)**; providing an effective date; and (2) Approval of a Preliminary site Plan to allow an 18 lot single-family residential subdivision. Located at the southeast corner of Linger Lodge Road and 69th Street East at 7066 Linger Lodge Road (+- 9.52 acres).

**Z-00-07- IMC PHOSPHATES CO./ 4 CORNERS MINE**  
 Request: 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 dwelling unit per 5 acres), A/WP-M (General Agriculture with Watershed Protection Lake Manatee Overlay District), to EX (Extraction) retaining the WP/M Overlay district; and providing an effective date.**  
 The proposed addition to the Four Corners Phosphate Mine is located east of Duette Road and northeast of the intersection of Duette Road with Walker Road, and extending eastward to the Hardee County line. This property is comprised of two non-contiguous parcels located within Section 36, Township 33 South, Range 22 East and Sections 1, 2, 11, 12, 13, and 14, Township 34 South, Range 22 East. Total Rezone Request is +- 2,508 acres.

**ORDINANCE 00-49- IMC PHOSPHATES CO./4 CORNERS MINE SUBSTANTIAL DEVIATION SOUTHEAST TRACT**

Request: Approval of a Substantial Deviation to the Four Corners Mine Development of Regional impact to:

1. Amend the Section 7-legal description for the addition of +- 2,808 acres, known as the Southeast Tract, to this DRI;
2. Allow the mining of phosphate ore on the 2,808 acre addition to the mine.
3. Amend Sections 4-Development Components, 5-Definitions, and 6-Development Conditions, to reflect the 2,808 acre addition, to establish new or modified conditions of approval for mining within the Southeast Tract, and to ensure the Development Order will be internally consistent with all changes proposed by the applicant.
4. Delete Conditions F.5&K(5) 1-MA-08, pertaining to a rookery;
5. Delete Condition K-10 pertaining to mining conditions for the 170 ac. Addition\*.
6. Amend the D.O. to reflect changes in agency names, the name of the developer, and to denote stipulations that have been complied with or requirements that have been completed; and
7. Amend Map H to reflect the above changes.

The proposed addition to the Four Corners Phosphate Mine is located north and east of Duette Road and northeast of the intersection of Duette Road with Walker Road, along both sides of Walker Road and extending eastward to the Hardee County line. Total Substantial Deviation Request is +- 2,808 acres). The existing Four Corners Phosphate Mine is located north of SR 62 and along both sides of SR 37, extending to the north into Hillsborough County.

**Z-00-05- B. MARGARET HUTCHES-**

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 LM (Light Manufacturing); and providing an effective date.** The project is located on the east side of U.S. 301, approximately 330 feet north of Tallevast Road (+- 8.0acres).

**IF APPROVED**, the LM (Light Manufacturing) zoning district will permit uses such as manufacturing, processing, assembly, warehousing, intensive commercial and more specially; building material establishments, restaurant, bank, doctors' office, business services, medical and dental laboratories, dry cleaners and offices.

**PDC-00-08(Z)(G)-B. MARGARET HUTCHES**

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 **LM (Light Manufacturing) to PDC (Planned Development Commercial); providing an effective date; and (2) Approval of a General Development Plan to allow 19,000 square feet of commercial space. The project is located at the northeast intersection of U.S. 301 and Tallevast Road (+- 2.54 acres).**



**PDC-00-06(Z)(P)- DICK WILLIAMS / UNIVERSITY SQUARE MINIWARE-HOUSES**

Request: Approval of a rezone from **A-1/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre/Watershed Protection-Evers Overlay/Special Treatment Overlay) to PDC/WP-E/ST (Planned Development Commercial/ Watershed Protection-Evers Overlay/Special Treatment Overlay), and approval of a Preliminary Site Plan for a 13,391 sq. ft. miniwarehouse facility. Located east of new Albertsons store at the northeast corner of Lockwood Ridge Road and University Parkway (+-0.893 acres).**

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-104(PC). Copies of this Resolution are available for review, or purchase at cost from the Planning Department.

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 Department will be heard and considered by the Planning Commission and entered into the record.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the application, and related documents, and may obtain assistance regarding these matters from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-3070.

**Americans With Disabilities:** The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Rita Dralus at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

SAID HEARINGS MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.  
 Manatee County Planning Department  
 Manatee County, Florida  
 11/17/00

SARASOTA HERALD-TRIBUNE  
PUBLISHED DAILY  
SARASOTA, SARASOTA COUNTY, FLORIDA

MANATEE COUNTY PLANNING DEPARTMENT

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED MOYA NEVILLE, WHO ON OATH SAYS SHE IS ADVERTISING DIRECTOR OF THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

NOTICE OF ESTABLISHMENT  
PDR-00-05(Z)(P)

IN THE COURT WAS PUBLISHED IN MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

NOVEMBER 19, 2000

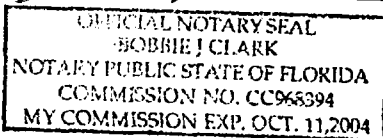
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE 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.

*Moya Neville*

SIGNED \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19TH DAY OF NOVEMBER A.D., 2000 BY MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

(SEAL) \_\_\_\_\_



NOTARY PUBLIC

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 Tuesday, November 28, 2000, at 9:00 A.M. at the Manatee County Government Administrative Center, 1112 Manatee Avenue West, 1st Floor Chambers, to consider and act upon the following matters:

**PDR-00-05(Z)(P) - GEORGE HOOPER, ET AL.**  
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) A-1/CH (Suburban Agriculture, 1 dwelling unit per acre/Coastal High Hazard Area Overlay District), and A/CH (General Agriculture, 1 dwelling unit per 5 acres/Coastal High Hazard Area Overlay District) to PDR (Planned Development Residential) and PDR/CH (Planned Development Residential/Coastal High Hazard Area Overlay District); providing an effective date; and (2) Approval of a Preliminary Site Plan to allow a 97 lot single-family subdivision at a density of 0.88 dwelling units per acre and a community boat ramp and dock with 10 boat slips. Located on the north side of Upper Manatee River Road, immediately east of Christian Retreat, approximately 1,600 feet east of 137th Street NE ( $\pm$  110.10 acres).

**PDR-00-16(Z)(P) - RUTH J. SMALLY/RIVER PINES**  
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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre/Watershed Protection - Evers Overlay/Special Treatment Overlay) to PDR/WP-E/ST (Planned Development Residential/Watershed Protection - Evers Overlay/Special Treatment Overlay); providing an effective date; and (2) Approval of a Preliminary Site Plan to allow an 18 lot single-family residential subdivision. Located at the southeast corner of Linger Lodge Road and 69th Street East at 7000 Linger Lodge Road ( $\pm$  9.52 acres).

**Z-00-07 - IMC PHOSPHATES CO./4 CORNERS MINE**  
Request: 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 dwelling unit per 5 acres) and A/WP-M (General Agriculture with Watershed Protection Lake Manatee Overlay District) to EX (Extraction) retaining the WP-M Overlay District and providing an effective date.

The proposed addition to the Four Corners Phosphate Mine is located east of Duette Road and northeast of the intersection of Duette Road with Walker Road, and extending eastward to the Hardee County line. This property is composed of non-contiguous parcels located within Section 36, Township 33 South, Range 22 East and Section 1, 2, 11, 12, 13, and 14, Township 34 South, Range 22 East. Total Rezone Request is  $\pm$  2,508 acres.

**ORDINANCE 00-49 - IMC PHOSPHATES CO./4 CORNERS MINE SUBSTANTIAL DEVIATION SOUTHEAST TRACT**

Request: Approval of a Substantial Deviation to the Four Corners Mine Development of Regional Impact to:

1. Amend the Section 7 - legal description for the addition of  $\pm$  2,808 acres, known as the Southeast Tract, to this ORI;
2. Allow the mining of phosphate ore on the 2,808 acre addition to the mine;
3. Amend Sections 4 - Development Components, 5 - Definitions, and 6 - Development Conditions, to reflect the 2,808 acre addition, to establish new or modified conditions of approval for mining within the Southeast Tract, and to ensure the Development Order will be internally consistent with all changes proposed by the applicant;
4. Delete Conditions F.5. & K (5) 1 - MA-08, pertaining to a rocky;
5. Delete Conditions K - 10 pertaining to mining conditions for the 170 ac. Additions\*;
6. Amend the D.O. to reflect changes in agency names, the name of the developer, and to denote stipulations that have been completed with or requirements that have been completed; and
7. Amend Map H to reflect the above changes.

The proposed addition to the Four Corners Phosphate Mine is located north and east of Duette Road and northeast of the intersection of Duette Road with Walker Road, along both sides of Walker Road and extending eastward to the Hardee County line. The total Substantial Deviation Request is  $\pm$  2,808 acres. The existing Four Corners Phosphate Mine is located north of SR 62 and along both sides of SR 37, extending to the north into Hillsborough County.

**Z-00-05 - B. MARGARET HUTCHES**

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 LM (Light Manufacturing); and providing an effective date. The project is located on the east side of U.S. 301, approximately 330 feet north of Tallevast Road ( $\pm$  8.0 acres).

IF APPROVED, the LM (Light Manufacturing) zoning district will permit uses such as manufacturing, processing, assembly, warehousing, intensive commercial and more specifically; building material establishments, restaurant, bank, doctors' office, business services, medical and dental laboratories, dry cleaners, and offices.

**PDC-00-08(Z)(G) - B. MARGARET HUTCHES**

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 LM (Light Manufacturing) to PDC (Planned Development Commercial); providing an effective date; and (2) Approval of a General Development Plan to allow 19,000 square feet of commercial space. The project is located at the northeast intersection of U.S. 301 and Tallevast Road ( $\pm$  2.54 acres).

**PDC-00-06(Z)(P) - DICK WILLIAMS/UNIVERSITY SQUARE MINIWAREHOUSES**

Request: Approval of a rezone from A-1/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre/Watershed Protection - Evers Overlay/Special Treatment Overlay) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection - Evers Overlay/Special Treatment Overlay), and approval of a Preliminary Site Plan for a 13,391 sq. ft. miniwarehouse facility. Located east of new Albertsons store at the northeast corner of Lockwood Ridge Road and University Parkway ( $\pm$  0.893 acres).

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