

**PA-00-16 - (ORDINANCE 01-09)**

**F. Browne Gregg Small Scale Amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan**

Request: Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the Manatee County Comprehensive Plan); providing for a Small Scale Amendment to the Future Land Use Map from IL Industrial Light to P/SP(1) Public/Semi-Public (1) for certain land located at 11951 Bud Rhoden Road, consisting of 9.97 ± acres; providing for severability; and providing for an effective date.

P.C.: 01/11/01

B.O.C.C.: 01/23/01

App. Rec.: 09/08/00

Type of Amendment: FLU Map (Map 4)

**RECOMMENDED MOTION:**

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the provisions of Chapter 163, Florida Statutes, Chapter 9J-5, Florida Administrative Code, and the Manatee County Comprehensive Plan, I move to **ADOPT** Manatee County Ordinance 01-09 [Plan Amendment PA-00-16].

**(COMMISSIONER STEIN)**

**PLANNING COMMISSION ACTION:**

On January 11, 2001 by a vote of 6 - 0, the Planning Commission recommended **ADOPTION** of PA-00-16.

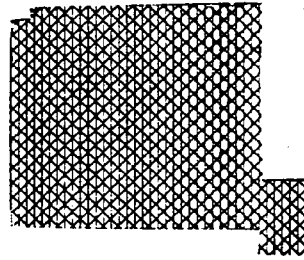
**PUBLIC COMMENT/CORRESPONDENCE:**

There was no public comment and no correspondence was entered into the record for this case at the January 11, 2001 Planning Commission public hearing.

HM

BUCKEYE RD

A-1



BUD RHODEN RD

(36 AVE E)

LM

A-1

LM  
(CHAPMAN RD)

Project Number: PA-00-16 ORD. 01-09

Tax I.D.: 60310000

Proposed Use: N/A

Proposed Zoning: N/A

Existing Zoning: LM

Existing FLUC: IL

Flood Zone: X,X5

Floodway: NO

Acreage: 9.97

Drainage Basin: TPA\_TERRA DIRECT

Commissioner: Amy Stein

Map Prepared: January 04, 2001

Requested By: F. BROWNE GREGG

Section: 7, 8 Township: 33 Range: 18



**Manatee County  
Zoning  
Staff Report Map**

**1 inch = 580'**

Overlays:

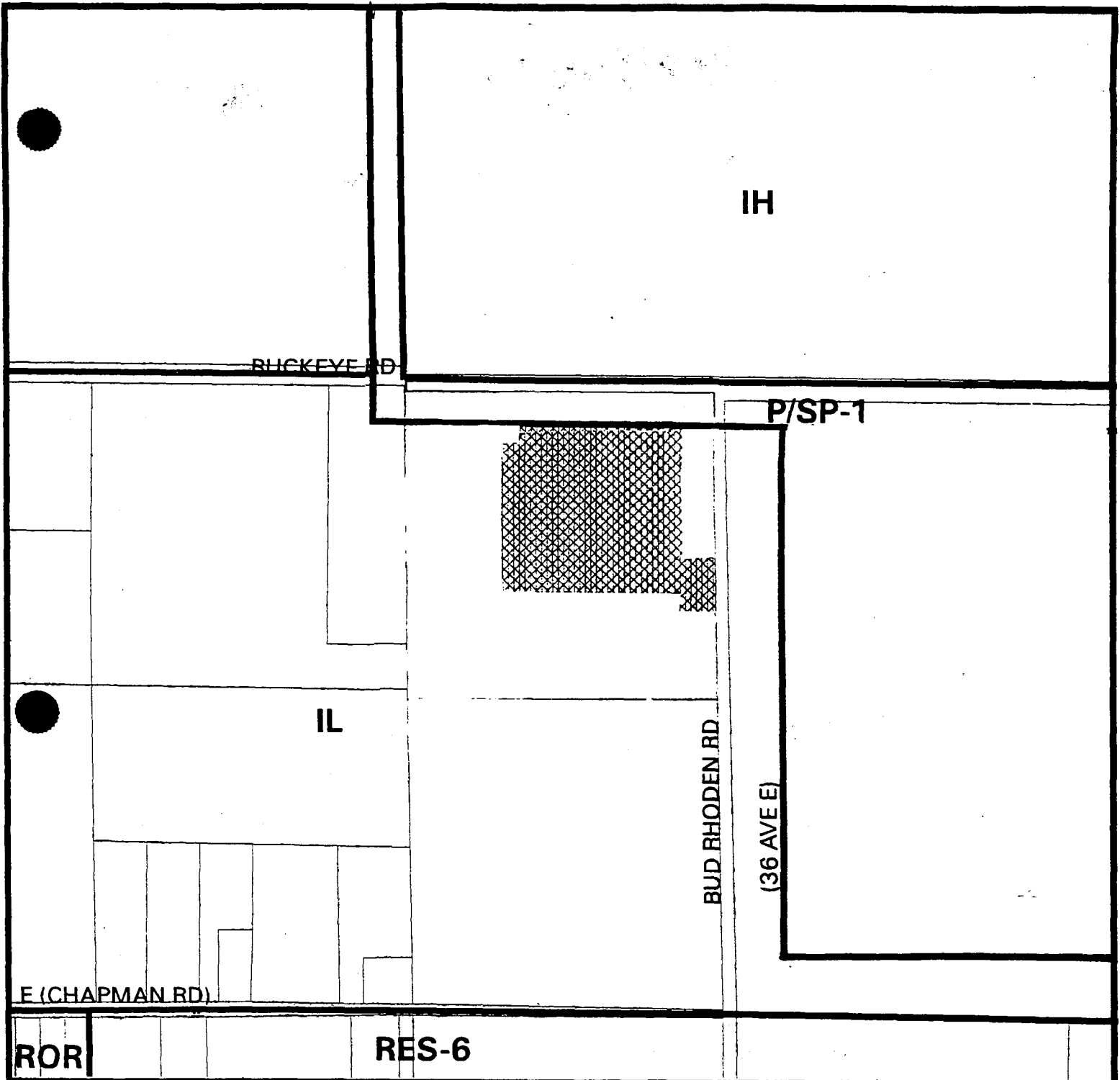
ST, AI, HA, WR, RV: NONE

Watershed: NONE

Coastal Hazard: Not Available



Coastal  
High Hazard  
Line



Project Number: PA-00-16 ORD. 01-09  
 Proposed Use: N/A  
 Proposed FLUC: P/SP-1  
 Existing Zoning: LM  
 Existing FLUC: IL  
 Flood Zone: X,X5  
 Floodway: NO  
 Age: 9.97  
 Drainage Basin: TPA\_TERRA DIRECT  
 Commissioner: Amy Stein  
 Map Prepared: January 04, 2001  
 Requested By: F. BROWNE GREGG  
 Section: 7,8 Township: 33 Range: 18

Tax I.D.: 60310000



**Manatee County  
Future Land Use  
Staff Report Map**

**1 inch = 580'**

Overlays:  
 ST,AI,HA,WR,RV: NONE  
 Watershed: NONE  
 Coastal Hazard: NO



**Coastal  
High Hazard  
Line**

# PLAN AMENDMENT SUMMARY SHEET

**NAME:** F. Browne Gregg Small Scale Amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan.

**APPLICANT:** F. Browne Gregg

**CASE NO.:** PA-00-16  
ORDINANCE 01-09

**REQUEST:** Approval of a small scale amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan changing the Future Land Use Category from IL Industrial-Light to P/SP(1) Public/Semi-Public (1) (9.97+ acres).

**STAFF RECOMMENDS:** Approval with Issues

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## REQUEST, LOCATIONAL INFORMATION AND LAND USE CHARACTERISTICS

- The request is to change the future land use category from IL Industrial-Light to P/SP(1) Public/Semi Public (1) on approximately 9.97+ acres.
- A comparison of potential uses within the current IL Industrial-light to the potential uses within the proposed P/SP(1) Public/Semi Public (1) future land use categories would include the following:

**IL Industrial Light:** Light industrial uses (not creating any adverse impacts on adjacent or nearby residential uses) such as food preparation, electronics manufacture, auto parts assembly, appliance manufacture, printing, lithographing, or publishing, and photo labs; offices; research/corporate uses; intensive commercial uses; wholesale commercial uses; small retail commercial uses; service uses; short term agriculture uses; public and semi public uses; schools; and privately operated airports.

**P/SP(1) Public/Semi-Public (1):** Major existing and programmed public/quasi public facilities, primarily those facilities associated with

public and private utilities, and to provide a unique designation within the future land use element for those public or semi-public facilities which have an adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents. Potential uses that may be considered include: recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities, and other major public facilities including, but not limited to, airports, maintenance facilities, solid waste transfer stations, and major utility transmission corridors.

**Analysis:** An initial comparison of the potential uses within the two future land use categories indicates that the IL Industrial Light future land use category is associated with frequent use and occupancy by people, while the P/SP(1) Public/Semi-Public(1) future land use category is primarily associated with utilities and their provision of services. A second comparison of the potential uses within the two future land use categories indicates that the IL future land use category allows uses that generally do not create adverse impacts and incompatible conditions with residential uses and other urban land uses, while the P/SP(1) future land uses category does allow land uses that may create adverse impacts and incompatible conditions with residential and other urban land uses. The land uses within the P/SP(1) future land use category are considered to be a necessary and fundamental part of the urban pattern, however, the location and siting of these land uses must be such that their adverse impacts and incompatibilities are minimized, and in some cases eliminated entirely. Since the uses within the P/SP(1) category are defined as heavy uses per the Manatee County Land Development Code and the current zoning is Light Manufacturing, a rezone will be required as the first step in the development process to either Agricultural or Heavy Manufacturing which requires a Special Permit for P/SP(1) type uses. Special Permits allow for stipulations to be added which would address specific compatibility issues associated with each type of use.

- The site is located near the southwest corner of Bud Rhoden Road and Buckeye Road, and is separated from Buckeye Road by a 170 foot easement designated as P/SP(1) Public/Semi-Public (1) future land use category. The site's short frontage is along Bud Rhoden Road, and the street address for the site is 11951 Bud Rhoden Road.
- The request for a Comprehensive Plan Future Land Use Map small scale amendment is being made under the justification, as stated in the

**Introduction, Section C.2.3.2 of the Comprehensive Plan, that a change in circumstances has occurred.**

- **In reviewing the development trends occurring within the larger area surrounding the proposed plan amendment site, recent urban development has involved the expansion of several existing industries, with new industrial development beginning to be added to the existing industrial mix. Similar types of uses as may be considered under the P/SP(1) future land use category already exist in the area, consisting of Port Manatee, Airport Manatee, the County stockade, and major electrical transmission lines. The proposed construction of a natural gas pipeline and the expansion of Port Manatee are also features of changed circumstances in the larger area. In consideration of Policy 2.1.2.7 (concerning review of development with regard to compatibility and appropriate timing of development), it would appear that a change in circumstances is occurring within the surrounding area.**
- **The plan amendment site is currently used for agricultural row crop farming.**
- **Land to the north is used for major electrical power lines and stanchions located on an easement on the 40 acre parent parcel, and further, across Buckeye Road, land is used for a phosphogypsum stack associated with the Mulberry Corporation, Piney Point Operation, phosphate processing plant.**
- **Land to the east is used for agricultural row crop farming, and across Bud Rhoden Road, beyond a 200 foot buffer strip of citrus trees, land is used as an active borrow pit.**
- **Land to the south is used for agricultural row crop farming, with a mobile home and farm implement storage shed located at the southeast corner of the plan amendment site.**
- **Land to the west is used for agricultural row crop farming, and further westward is a farm implement yard and storage shed.**

**SUMMARY:**

**POSITIVE ASPECTS OF THE APPLICATION**

- **The proposed plan amendment may:**

- encourage non-residential development that is compatible with existing non-residential development to the north of the site.
- encourage a logical pattern of development of an area that will extend a contiguous non-residential development pattern.
- result in a transition of urban uses of varying intensity within the area and serve as a buffer that may offer a better balance between employment areas and residential areas. In this case, the general industrial character of the area includes a phosphogypsum stack and major power poles and lines to the north of the site which create intensive visual features that may deter light industrial development. The location of a P/SP(1) land use within this area may result in a transition of land uses that buffers future light industrial development from the phosphogypsum stack and major power lines, and locates light industrial land uses further to the south near land designated as residential on the future land use map.
- The small size of the plan amendment site and pattern of the surrounding future land use category of IL Industrial Light may limit the impact of any public or semi-public use proposed for the site.

#### **NEGATIVE ASPECTS OF THE APPLICATION**

- The proposed plan amendment may:
  - result in a greater potential for groundwater pollution from the potential range of urban land uses that may be allowed within the P/SP(1) future land use category.
  - generate land uses that may have one or more adverse impacts such as, noise, increased traffic (particularly trucks), reduced air quality, unusual visual features (height of structures) and emissions, odors, spills of hazardous materials and toxic substances, and increased potential of fire.
  - result in a crucial public or semi-public land use that may be subject to low level flooding from a Category 5 hurricane storm tide.

## MITIGATING FACTORS

- The types of land uses allowed under the P/SP(1) future land use category are considered to be Heavy Uses, as defined in the Manatee County Land Development Code. However, the site is zoned LM Light Manufacturing, and would not allow the use of the site for these types of uses. A rezoning could be made to either A Agricultural or HM Heavy Manufacturing, with both zoning districts requiring a Special Permit for P/SP(1) type land uses. Special permits allow stipulations to be added for further control of development.
- Potential uses of the site that may be allowed within the P/SP(1) future land use category will be required to get Florida Department of Environmental Protection permits for operation thereby reducing the potential for groundwater pollution.
- Adverse impacts that may be generated by development of potential public or semi-public land uses will be required to comply with the laws, codes, and standards in the Manatee County Land Development Code to avoid potential adverse impacts and/or conflicts with adjacent uses.
- Future development of the site with Public or Semi-Public (1) land uses (crucial infrastructure facilities) will require elevation surveys and construction fill to eliminate the possibility of low level flood damage from a Category 5 hurricane storm tide.
- Proposed future development of the site will be required to comply with the Manatee County Land Development Code which has provisions to provide screening and buffers, if needed, concerning land uses established on the plan amendment site.
- Potential public and semi-public uses on the site may be buffered from current and future residential land uses over a quarter of a mile to the south by light industrial uses allowed within the areas currently designated as IL Industrial Light future land use category.
- Alternatively, a rezoning to PDPI Planned Development Public Interest or PDMU Planned Development Mixed Use could be made to allow use of the site for P/SP(1) type land uses. The Planned Development process allows stipulations to be added for further control of development.



# PLAN AMENDMENT DETAILED REVIEW

## LAND PLANNING ANALYSIS: (LK)

### 1. General Information

The site for this small scale amendment to the comprehensive plan future land use map is located in northwest Manatee County, south of Buckeye Road, west of Bud Rhoden Road, and south of the Mulberry Corporation, Piney Point Operation, phosphate processing plant's phosphogypsum stack. The site consists of approximately 9.97 acres.

### 2. Site and Vicinity Characteristics

The land within the small scale plan amendment site consists of agricultural row crop farm land, generally located within a larger parcel also used for agricultural row crop farming. A mobile home and farm implement storage shed are located adjacent to the site on its southeastern corner. There are no wetlands or drainage ditches on the site. Several major power lines on an easement are located along the north side of the site adjacent to Buckeye Road.

The vicinity surrounding the plan amendment site may be characterized as agricultural and industrial, with land used for citrus and vegetable production, a working borrow pit, and the Mulberry Corporation, Piney Point Operation, phosphate plant's phosphogypsum stack. The stack is approximately 70 feet high. Major electrical transmission poles, on an easement along the south side of Buckeye Road and adjacent to the site are approximately 50 to 60 feet high. Residential development is sparse with the nearest single family residence located approximately 1,200 feet to the south-southwest. An existing agricultural field and a heavily vegetated wetland system about 200 feet wide separates the plan amendment site from the single family residence.

### 3. Existing Future Land Use Designations and Zoning

	<u>F.L.U.C.</u>	<u>Zoning</u>
Site	IL	LM
North	P/SP(1), IL	LM
East	IL	LM, A-1
South	IL	LM
West	IL	LM

The plan amendment site is located within an area having, for the most part, a future land use category of IL Industrial Light, and LM Light Manufacturing zoning. A future land use plan amendment (PA-00-07, Crescent Moon Enterprises, Inc., adopted 10/03/00) changed the future land use category from IL Industrial Light to P/SP(1) (Public/Semi-Public (1)) on land 200 feet east of the site.

4. Surrounding Land Use

- Site: The site is currently used for agricultural row crop farming.
- North: North of the site, land is used for major electrical power lines and stanchions, approximately 50 to 60 feet high, located on an easement adjacent to the site. Further, across Buckeye Road, land is used for a phosphogypsum stack associated with the Mulberry Corporation, Piney Point Operation, phosphate processing plant.
- East: East of the site, land is used for agricultural row crop farming, and, across Bud Rhoden Road, beyond a 200 foot buffer strip of citrus trees, land is used as an active borrow pit. The property edge for the Gateway North DRI is approximately 5,700 feet away.
- South: South of the site, land is used for agricultural row crop farming, with a mobile home and farm implement storage shed located at the southeast corner of the plan amendment site.
- West: West of the site, land is used for agricultural row crop farming, and further westward is a farm implement yard and storage shed.

5. Development History

- 1980 Comprehensive Plan designation  
East County Sector - AG Agricultural - No future land use map amendments to site or lands adjacent to the site.
- 1981 Comprehensive Zoning and Land Development Code zoning designation  
A-1 Suburban Agriculture District - No rezonings of the site.
- 1989 Comprehensive Plan Future Land Use designation  
IL Industrial Light - No future land use map amendments to site.
- 1990 Land Development Code zoning designation  
A-1 Agricultural Suburban District.  
Rezone of the site and surrounding land from A-1 Suburban Agriculture to LM Light Manufacturing (Z-99-09, Florida Crushed Stone Company).
- Development requests and approvals for site  
None, other than the rezoning request described above.

6. Existing & Proposed Public Facilities

Roads

The plan amendment site is regionally served by U.S. 41, located about one half mile west of the site, that runs north-south. This highway serves Port Manatee to the north and the Manatee County urban area to the south. The site is approximately 170 feet south of

Buckeye Road, and adjacent to Bud Rhoden Road on the east. Chapman Road is the nearest east-west road to the south. Each of the roadways have the following characteristics:

U.S. 41

Description: Four lanes divided, rural cross section, recently re-paved.  
 Existing Classification: Principal Arterial  
 Level of Service: A  
 Average Annual Daily Traffic/Available Peak Hour Cap. 7800/4520  
 Proposed Capital Improvements (Current CIP/CIE): None  
 (FDOT Work Prog.): None

Buckeye Road

Description: Two lanes, rural cross section, recently re-paved  
 Existing Classification: Collector  
 Level of Service: C  
 Average Annual Daily Traffic/Available Peak Hour Cap: 658/1128  
 Proposed Capital Improvements (Current CIP/CIE): None  
 (FDOT Work Prog.): None

Bud Rhoden Road

Description: Two lanes, rural cross section, paved  
 Existing Classification: Collector  
 Level of Service: C  
 Average Annual Daily Traffic/Available Peak Hour Cap: 325/1170  
 Proposed Capital Improvements (Current CIP/CIE): None  
 (FDOT Work Prog.): None

Chapman Road

Description: Two lanes, rural cross section, west half of road between US 41 and Bud Rhoden Road is paved, while the east half is improved (gravel and shell).  
 Existing Classification: Local  
 Level of Service: Not Applicable  
 Average Annual Daily Traffic/Available Peak Hour Cap. Not Applicable  
 Proposed Capital Improvements (Current CIP/CIE): None  
 (FDOT Work Prog.): None

Wastewater Facilities

Mains: 10 inch force main located on the east side of U.S. 41 (approximately 1/2 mile west of the site) at intersection with Buckeye Road.

Treatment: North County Wastewater Treatment Plant  
 Plant Capacity: 5.40 MGD  
 Current Flow/Reservations: 2.55/2.16 MGD  
 Capacity Available to Serve: .69 MGD

(Nearly 18 percent of reservations are for the Gateway North DRI currently not under construction).

Reclaimed Water Facilities

Manatee County reclaimed water facilities currently do not serve this area of the county.

Potable Water Facilities

Lines: 30 inch line in Bud Rhoden Road, turning west along Buckeye Road to 24 inch line in U.S. 41.

Source: Lake Manatee plus well fields

Treatment Plant Capacity:	84.00 MGD
Permitted Capacity:	48.86 MGD
Average Daily Use/Reservations:	40.92/7.14 MGD
Permitted Capacity Available to Serve:	.80 MGD

Solid Waste

Site is within a current service area with collection provided by county-contracted solid waste collection contractor. Lena Road Landfill (county owned and operated) is projected to have sufficient capacity to accommodate development on site.

Transit

Manatee County Area Transit currently does not serve this area of the county.

Recreation Facilities

There are no county parks within a mile of the site.

Salt water fishing and recreation: Bishop Harbor 1.5 miles and Gulf of Mexico 3.0 miles west of site

Golf: Imperial Lakes Golf Course 3.0 miles southeast of site.

7. Soils and Topography

The site has one soil type (1983 Soil Survey of Manatee County):

Type 20 EauGallie fine sand - broad areas of flatwoods

Projects within the surrounding area indicate that soil limitations can be overcome by proper design of drainage facilities and engineering design of structures.

U.S. Geological Survey topographical maps indicate the site is relatively flat, having a gentle slope from 20 feet near the eastern edge down to 15 feet above mean sea level near the western edge.

8. Flood Prone Areas/S.L.O.S.H./Hurricane Evacuation

Federal Emergency Management Agency community map 120153, panel 0182C, indicates that the plan amendment site has a Flood zone X ascribed to it. This zone is applied to areas determined to be outside the 500 year flood plain.

The Sea, Lake, and Overland Surges from Hurricanes Map (Plate 3) shows the eastern portion of the plan amendment site being above the Category 5 storm tide area and elevation (17.0 feet at Bishop Harbor and 17.4 feet at Port Manatee). The western portion of the plan amendment site, at 15 feet elevation, may be subject to flooding by a Category 5 hurricane storm tide. Based on these general findings, a detailed survey of site elevations and fill may be necessary to prevent flooding from a Category 5 hurricane storm tide for any type of P/SP(1) land use that may be located upon the site in the future.

The plan amendment site is located outside the Coastal Evacuation Area (defined as the evacuation zone for a Category 1 hurricane) but within the Coastal Planning Area (defined as those areas which lie within the hurricane evacuation areas A, B, and C) as shown in the adopted Manatee County Comprehensive Plan. The Coastal Planning Area upland borders are drawn based on the Hurricane Evacuation Zones and are based on significant physical characteristics such as roadways. In this case, Bud Rhoden Road is the next roadway to the eastern edge of the predicted flooding area in a hurricane event.

9. Beach Accessibility Evaluation

The site is located inland, therefore beach access considerations are not applicable.

10. Historic Resources

The site predictive study (1992) by Piper Archaeological/Janus Research shows moderate archaeological potential along the natural drainageway located about 200 feet south of the site, however, there are no sites or areas of archaeological potential identified on the site because of its use as an active agricultural operation. The Florida Master Site File does not list any historic sites on the plan amendment site.

11. Habitat for Endangered, Threatened, or Special Concern Species

The potential for habitat for endangered, threatened, or special concern species appears low for these as well as other species as the majority of the site is open land used for row crop farming, with a high level of human intrusion. A higher potential may exist in the narrow drainageway located south of the site and the powerline easement and drainage ditch north of the site, in that the natural features may, in combination, provide food, water, and cover for wildlife.

12. Other Natural Resources

The Strategic Habitats Map and Biodiversity Map (Florida Fish & Wildlife Conservation Commission) indicates that there are no strategic habitats on this site, or on the adjacent land within about 200 feet of the site. The agricultural operations and clear, open features of the site have significantly reduced the potential for wildlife in these areas. There are no other natural resources on the site.

13. Urban Sprawl Re-Analysis

The plan amendment site is located within the slowest growing (residential) urban area of Manatee County. The site is bordered by a heavy industry on the north, by a mining operation on the east, and by agricultural row crop farming on the south and west sides. Approximately five residences are located on the north side of Chapman Road (south of the plan amendment site) with the closest residence being about 1200 feet from the site. The property edge for the Gateway North DRI is approximately 5,700 feet to the southeast.

The future land use map shows the heavy industrial site designated as IH Industrial-Heavy future land use category, surrounded by the IL Industrial-Light future land use category,

with a parcel east of the site and the powerline easement as P/SP(1) Public/Semi-Public (1) within the IL Industrial Light future land use category. The proposed plan amendment site is located within this light industrial "buffer band" around the existing heavy industry, and adjacent to the land designated P/SP(1), and as such, may have the impact of reducing urban sprawl by:

- concentrating urban development in a smaller area with a greater intensity by locating crucial infrastructure facilities having features incompatible with most urban development near an existing heavy industry also exhibiting some incompatible features with most types of urban development.
- discouraging "leap frog" development by concentrating urban development within the area at locations adjacent to existing urban development
- encouraging the planned conversion of rural land into the expansion of a planned industrial community
- maximizing the use of existing adjacent infrastructure through increases in intensity and clustering.

14. Relationship to Population Projections

Residential development is not allowed under the current IL Industrial-Light future land use designation as new residential development is prohibited, and there are no lots of record on the site upon which residential development is permitted, as established in the Comprehensive Plan. Residential development is not allowed under the proposed future land use category of P/SP(1) Public/Semi-Public (1). Therefore, this proposed plan amendment has no impact on population projections for the subarea of the county or the county as a whole.

15. Ability to Meet Housing Needs

No residential development is allowed on the proposed plan amendment site under the current or the proposed future land use categories, therefore there is no change in the county's overall housing projections.

16. Consistency of the Proposed Amendment with the Comprehensive Plan

The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives, and appears to be consistent with the following cited policies of the Comprehensive Plan. Within each citation, the proposed plan amendment gives an indication of how it will be more compatible with surrounding land uses, preserve and enhance present advantages, and more adequately address future growth and development (see Attachment 1 for verbatim language of goals, objectives, and policies).

Goal 2.1 in that the proposed plan amendment may result in a distribution of land uses that limit urban sprawl, provide a predictable and functional urban form, and allow public facilities to be provided in a relatively cost efficient manner.

Policy 2.1.1.3 designate land on the FLUM, within the currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.

Policy 2.1.1.4 in that the proposed plan amendment will Promote development in a currently undeveloped areas which have the greatest level of public facility availability and investment.

Policy 2.1.1.5 in that the proposed plan amendment may ensure the availability of sufficient land area for appropriately sited public and private utility facilities in appropriate areas when compatible with surrounding development.

Objective 2.1.2 in that the proposed plan amendment may limit urban sprawl by providing location for non-residential development consistent with the adopted land use concept, to that area west of the Future Development Area Boundary.

Policy 2.1.2.3 in that the proposed plan amendment considers new non-residential development with characteristics compatible with existing development in areas that are contiguous expansions of existing development if compatible with future areas of development.

Policy 2.1.2.4 in that urban sprawl may be limited through the consideration of new development ,when deemed compatible, in areas which are contiguous expansions of the built environment.

Policy 2.1.2.5 in that the proposed plan amendment considers new non-residential development in areas which are currently undeveloped which are suitable for new non-residential uses.

Policy 2.1.2.7 in that the proposed plan amendment considers the following features of compatibility and appropriate timing: existing development pattern, types of land uses, transition between land uses, natural features, approved development in the area, and limiting urban sprawl.

Policies 2.6.4.1. and 2.6.4.2 in that the plan amendment site is not located within 200 feet (as a zone of exclusion) or 1000 feet (as a zone of secondary exclusion) of any public supply water well.

Policy 3.3.1.1. that prohibits removal, alteration, or encroachment within wetlands except in cases where no other practical alternatives exist. The plan amendment site does not include any wetlands.

Policy 5.3.1.2 in that the plan amendment site is located such that it is served by major roadways (U.S. 41), readily accessible to Port Manatee, and exhibits characteristics compatible with other adjacent land uses.

The proposed plan amendment also appears to be consistent with the mapping methodology as

established within the Technical Support Document (TSD) Future Land Use Element for the 2020 Manatee County Comprehensive Plan.

17. Comprehensive Plan Infrastructure and Level of Service Analysis

- A. Traffic Circulation Re-analysis - See attachment #2
- B. Sanitary Sewer Re-analysis - See attachment #2
- C. Potable Water Re-analysis - See attachment #2
- D. Solid Waste Re-analysis - See attachment #2
- E. Drainage Re-analysis - See attachment #2
- F. Mass Transit Re-analysis - See Section #6 above

**ATTACHMENTS:**

- 1. Comprehensive Plan Goals, Objectives, and Policies applicable to Plan Amendment.
- 2. Development Review Committee Comments
- 3. Consistency with State Comprehensive Plan
- 4. Ordinance 01-09
- 5. Copy of Newspaper Advertising



ATTACHMENT #1

COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES

GOAL: 2.1 **A distribution of land uses throughout unincorporated Manatee County which limit urban sprawl, providing a predictable and functional urban form, allowing public facilities and services to be provided in a relatively cost efficient manner.**

Policy: 2.1.1.3 Designate on the Future Land Use Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.

Implementation Mechanism:

Planning Department review of all proposed plan amendments.

Policy: 2.1.1.5 Ensure the availability of sufficient land area for the location of appropriately sited public and private utility facilities. Consider amendments to the Future Land Use Map to the P/SP (1) category to allow development of major public or semi-public uses (e.g., electrical generation facilities, electrical transmission lines equal to or greater than 240KV) in appropriate areas when compatible with surrounding development.

Implementation Mechanism:

- (a) Planning Department review of development request consistent with this policy.

Objective: 2.1.2 **Geographic Extent of Future Development:** Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2020.

Reference:

- \* FDAB, (see TSD, Land Use Element)
- \* Adopted Land Use Concept, (see TSD, Land Use Element, BOCC Resolutions 87-

276 & 87-278)

\* See also all policies under Goal 2.6

Policy: 2.1.2.3

Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

Implementation Mechanism(s):

- (a) Designation of maximum allowable densities on the Future Land Use Map to permit consistent and compatible residential development on vacant areas within and adjacent to existing residential areas.
- (b) Designation of nonresidential categories on the Future Land Use Map to permit compatible nonresidential development on vacant areas within and, where appropriate, adjacent to existing nonresidential development.

Policy: 2.1.2.4

Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Policy: 2.1.2.5

Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Implementation Mechanism(s):

- (a) Designation of maximum allowable residential densities on the Future Land Use Map which would encourage transition in densities proximate to existing residential areas, and which are conducive to a wide range of residential uses in areas established for new residential development. Such areas will also serve as alternative locations to those residential areas described in Policy 2.1.2.1.
- (b) Designation of a variety of future nonresidential areas on the Future Land Use Map at locations

conducive to the development of a variety of employment generators. Such areas will serve as alternative locations to those future nonresidential areas described in Policy 2.1.3.1.

Policy: 2.1.2.7

Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl
- (See also policies under Objs. 2.6.1 - 2.6.3)

Implementation Mechanism(s):

- (a) Planning Department review of all plan amendments and development proposals for consistency with this policy.
- (b) Placement of conditions, as necessary on development orders to ensure policy compliance.

Policy: 2.6.4.1

Protect an area within 200 feet of any public supply well as a zone of exclusion and prohibit new commercial or industrial uses, septic tanks, leaching fields, and all uses listed in policy 2.6.4.2 from locating within the zone of exclusion. [See policy 9.5.3.5.]

Implementation Mechanism:

- (a) Land development regulations to require compliance with this policy.

Policy: 2.6.4.2

Protect an area within 1000 feet of any public supply well as a zone of secondary exclusion and prohibit all of the following uses from locating within the zone of secondary exclusion:

- Landfills;
- Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List;
- Commercial or industrial uses of hazardous materials or wastes;
- junkyards or salvage operations;
- mines;
- wastewater treatment plants and similar facilities;
- pesticide storage facilities;
- animal feed lots.

Implementation Mechanism:

- (a) Land development regulations consistent with this policy.

Policy: 3.3.1.1

Prohibit removal, alteration, or encroachment within wetlands except in cases where no other practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. Such determination will require completion of impact avoidance and minimization analyses which clearly demonstrate the necessity of the proposed impact. [See policy 4.1.2.2 of the Coastal Management Element for coastal wetlands.]

Implementation Mechanism:

- (a) Review by the Planning and Environmental Management Departments to ensure that impacts by development are minimized.

Policy: 5.3.1.2

Encourage the location of industrial land uses at locations which

are served by major roadways, rail, or are readily accessible to Port Manatee or the Sarasota-Bradenton International Airport, and which are otherwise compatible with other adjacent land uses.

Implementation Mechanism:

- (a) Future Land Use map consistent with this Policy.

## DRC REVIEW COMMENTS

DATE: October 5, 2000

PROJECT NAME: GREGG, F. BROWNE

PLANNING NUMBER: PA-00-16

PLANNER: Kotecki REVIEW ENGINEER:

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### COMMENTS:

#### **Mayer**

Plans are not attached. No comment at this time.

#### **Eartlhey / Andruzzi**

No comment at this time.

#### **Jones**

Per Ordinance 99-24 of the L.D.C., 84 feet of right-of-way (42 feet half) is required for Bud Rhoden Road.

120 feet of right-of-way (60 feet half) is required for Buckeye Road per Ordinance 99-24 of the L.D.C.

#### **Aliff / Lilly**

No comment at this time.

**MANATEE COUNTY HEALTH DEPT.**  
410 6th Ave. E., Bradenton, FL. 34208  
ENVIRONMENTAL HEALTH SERVICES DEVELOPMENT REVIEW COMMENTS

**LANNING**  
OCT 06 2008  
**DEPARTMENT**

DATE: 10-4-00

PROJECT NO: PA-00-16

PROJECT NAME: CPV Gulfcoast Ltd

*Leon*

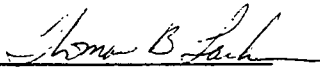
- \_\_\_ 1. County Water - County Sewer.
- \_\_\_ 2. Permit for Water Distribution System is required prior to start of construction.
- \_\_\_ 3. Permit for Water Treatment Plant is required prior to start of construction.
- \_\_\_ 4. County Water - Private Package Sewage Treatment Plant.
- \_\_\_ 5. County Water - Septic Tank.
- \_\_\_ 6. Private Well - Septic Tank.
- \_\_\_ 7. On-Site Sewage disposal system of adequate size currently being utilized.
- \_\_\_ 8. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material (permit required from Manatee County Health Dept. unless permitted by County Public Works).
- \_\_\_ 9. Size, type and location of septic system shall be based on site survey, soil log and plan review conducted by this department or a Florida Registered Engineer.
- \_\_\_ 10. 75 feet separation between private potable well and septic system.
- \_\_\_ 11. 100 feet separation required between limited use public potable well and the septic system.
- \_\_\_ 12. 200 feet separation required between public potable well and the septic system.
- \_\_\_ 13. Any existing wells to be located, the casing extended above existing grade, marked and capped for future use.
- \_\_\_ 14. When lake water is utilized for landscape irrigation, a separate color-coded irrigation system shall be installed & written information stating that "the water is not for human consumption" shall be provided to the residents.
- \_\_\_ 15. All wells in the area to be developed/excavated shall be identified by the engineer of record and plugged with neat cement from bottom to top by a Florida Licensed Well Driller prior to development or excavation.
- \_\_\_ 16. All requirements of Chapter 64E-11 shall be met prior to approval/licensure as a public food service establishment.
- \_\_\_ 17. Any food service, e.g., coffee sales, requires installation of a three-compartment sink and separate hand washing sink.

- \_\_\_ 18. Adequate sanitary facilities shall be provided on a business per business basis.
- \_\_\_ 19. Adequate sanitary facilities shall be/have been provided for employees/patrons
- \_\_\_ 20. Any food service facility for the consumption of food on the premises shall have a urinal in the men's room, in addition to the toilet and hand washing sink.
- \_\_\_ 21. Adequate sanitary facilities, e.g., portable toilets, shall be provided for employees.
- \_\_\_ 22. Inspection and approval is required from Dept. of Agriculture and Consumer Services, Bureau of Food & Meat Inspection, Lab Complex M-A, 3125 Conner Blvd., Tallahassee, Fl. 32399-1650, Ph: 904-488-3951 or 1-800-435-7352.
- \_\_\_ 23. Inspection and approval is required from Dept. of Business & Professional Regulations, Restaurant Program, 4100 Center Pointe Dr., Suite 107, Ft. Myers, Fl. 33916, Ph: 813-278-7355 or 1-800-226-7359.
- \_\_\_ 24. A properly sized grease interceptor of not less than 750 gallon capacity shall be located external to the structure.
- \_\_\_ 25. Dumpster unit shall be located on a curbed and elevated concrete pad, sloped to a drain, equipped with a grit interceptor with a removable bucket, connected to sanitary sewer, and equipped with a hose bibb on site.
- \_\_\_ 26. Industrial wastes are to be handled in accordance with all Federal, State, and Local Regulations.
- \_\_\_ 27. A grease-grit interceptor shall be provided.
- \_\_\_ 28. Waste water from car wash shall be handled as specified by Manatee County Environmental Management Department.
- \_\_\_ 29. Fuel tanks shall be registered with the Department of Environmental Protection and comply with Chapters 17-761 and 17-762, F.A.C.
- \_\_\_ 30. To facilitate handling and maintenance, dumpster shall be placed on concrete pads, the locations to be reviewed by Manatee County Public Works Dept.
- \_\_\_ 31. Disposal of biohazardous/biomedical waste shall be in accordance with Chapter 64E-16. Permits are required for each generator in the facility.
- \_\_\_ 32. Florida Administrative Code requires adequate sanitary facilities be provided in recreational areas.
- \_\_\_ 33. Swimming pools shall meet the standards in Chapter 64E-9.
- \_\_\_ 34. All requirements of Chapter 65C-22, F.A.C., shall be met prior to licensure as a Day Care Center.



- \_\_\_ 35. Inspection and approval required from Health Care Administration, 7827 N.  
Dale Mabry, Tampa, Fl., prior to licensure, (e.g., nursing homes, ACLF's) 813-975-4255.
- \_\_\_ 36. Inspection and approval required from Department of Children & Families, 465 Cortez Rd.  
West, Bradenton, FL. 34207, Phone number 941-727-6520.
- \_\_\_ 37. Aircraft hangers: There will be no mechanical work performed at the location,  
nor retail sales.
- \_\_\_ 38. A hair strainer shall be provided in the sink.
- \_\_\_ 39. Water, sewer, and sanitary facilities are not required in electronic switching  
stations with no permanent or part-time employees.
- \_\_\_ 40. Rezone: This            acres to be rezoned to            . Future use of  
the property shall conform to all aspects of the Florida Administrative Code  
with respect to sanitary sewage disposal and water supply.
- XX 41. Additional Comments: No comment.

Signed:

  
Thomas B. Larkin  
Environmental Specialist II

(DRC)



## MEMORANDUM

**DATE:** October 19, 2000

**TO:** Leon Kotecki, Principal Planner  
Planning Department

**FROM:** William C. O'Shea, Environmental Manager WCO  
Environmental Management Department

**SUBJECT:** **Development Review Comments**  
**F. Browne Gregg PA-00-16**

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The Environmental Management Department has reviewed the above referenced application for Plan Amendment, and offers the following comments:

- This proposal is a request to change the future land use category of 9.97 acres from IL to P/SP-1.
- No plan has been submitted as part of this request.
- A comprehensive environmental review of this parcel cannot be conducted, based on the information provided.
- It is our understanding that all development proposals are subject to the requirements of the Manatee County Comprehensive Plan and Manatee County Land Development Code. The applicant should be advised that certain environmental constraints may restrict development activities.
- Additional comments will be provided upon review of subsequent site plan submittals.

If you have any questions or comments, please call me at extension 5980.

WCO:hs

**TRANSPORTATION IMPACTS**

The differences in transportation impacts for this plan amendment are as follows:

**EXISTING FUTURE LAND USE DESIGNATION:**

**9.97 acres +/- IL  
(434,293 sf)**                      Office, Light Industry, Research/Corporate Parks,  
Warehouse/Distribution, Intensive Commercial  
Uses, Convenience Retail, Hotel/Motel, Selected  
Single-Family, Residential Uses

**Maximum Floor Area Ratio (FAR)                      0.75**  
**Maximum Building Floor Area                      393,739 sf**  
**Maximum # Dwelling Units                      1du/acre**

Maximum Trip Generation Rate for IL:

**SHOPPING CENTER (Code 820)**

Average Daily Traffic (ADT) Generated:

ADT = 42.92 average weekday vehicle trips/1000 sf X 393,739 sf  
ADT = 16,899+/-

**PROPOSED FUTURE LAND USE DESIGNATION:**

**9.97 acres +/- P/SP(1)  
(434,293 sf)**                      Landfills, Permanent Water and Wastewater Treatment/  
Storage/Disposal Facilities, and Other Major Public  
Facilities Including But Not Limited to Major  
Maintenance Facilities, Solid Waste Transfer  
Stations, Major Utility Transmission Corridors and  
Permitted Uses Therein

Maximum Trip Generation Rate for P/SP(1):

**GENERAL LIGHT INDUSTRIAL (Code 110)**  
(power station included in this category)

Average Daily Traffic (ADT) Generated:

ADT = 51.80 average weekday vehicle trips/acre X 9.97 acres  
ADT = 517+/-

**COMPARISON: EXISTING -vs- PROPOSED USE:**

Maximum ADT Generated under existing future land use (IL) = 16,899  
Maximum ADT Generated under proposed future land use (P/SP(1)) = 517

Potential ADT Generated Decrease = 16,382

A change in the future land use designation from IL to P/SP(1) has the potential to decrease the possible traffic impact. This is due to the fact that intense commercial uses can go in the IL future land use. Therefore, the proposed change has a positive impact on the goals and policies of the Traffic Circulation Element.

Access to the site will be provided via Buckeye Road and/or Bud Rhoden Road. According to the Manatee County Planning Department Concurrency Transportation Link Sheet, Buckeye Road and Bud Rhoden Road are operating above the adopted level of service "D" during the peak hour.

**MANATEE COUNTY PLANNING DEPARTMENT  
GROWTH MANAGEMENT SECTION  
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS  
(941) 749-3070**

**DATE:** DECEMBER 7, 2000

**PROJECT NAME:** F. BROWNE GREGG  
PA-00-16  
SMALL SCALE PLAN AMENDMENT  
FROM IL TO P/SP-1

**ADDRESS:** 11951 BUD RHODEN ROAD NCT

**PLANNER:** LEON KOTECKI

**TRANSPORTATION  
ENGINEER:** HUSHAM AL-KAISY (x)6863

**CONCURRENCY:** *MR* MICKI RYAN (X)6904/SUSAN BARFIELD (x)3842

**[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE](FYI: THE ENGINEER ON THIS CASE IS MIKE HARRISON)**

**CONCURRENCY/TRANSPORTATION RELATED COMMENTS:**

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.**

N/A

- II We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time.**

N/A

**III. General Information**

The Growth Management Division of the Planning Department has reviewed the above referenced application for Plan Amendment and offers the following comments:

- This proposal is a request to change this parcel of 9.97 acres from the future land use category of IL to P/SP-1.
- No site plan has been submitted as part of this request.
- A comprehensive concurrency capacity review of this parcel cannot be conducted, based on the information provided.
- It is our understanding that all development proposals are subject to the requirements of the Manatee County Comprehensive Plan and the Manatee County Land Development Code. The applicant is advised that capacity for public facilities is not reserved nor guaranteed at this time.
- Capacity for services will be evaluated at the time of development proposal and concurrency review. Additional comments will provided upon the review of subsequent site plan submittals.

If there are any questions pertaining to concurrency and/or transportation, please contact Micki Ryan at 749-3070 extension 6904.

CONSISTENCY OF THE LOCAL COMPREHENSIVE  
PLAN AMENDMENT WITH THE STATE  
COMPREHENSIVE PLAN

NOTE: All State goals and policies taken from Chapter 187.201, Florida Statutes.

PA-00-16 (Manatee County Ordinance 01-XX)

The proposed amendment is consistent with the following goals  
and policies of the State Comprehensive Plan:

Chapter 187.201(16)(a)  
(16)(b)3  
(18)(a)  
(18)(b)1

ATTACHMENT #3

ORDINANCE 01-09

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING MANATEE COUNTY ORDINANCE 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP FROM IL INDUSTRIAL LIGHT TO P/SP(1) PUBLIC/SEMI-PUBLIC(1) FOR CERTAIN LAND LOCATED AT 11951 BUD RHODEN ROAD, CONSISTING OF 9.97 +/- acres; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, titled "The Local Government Comprehensive Planning and Land Development Regulation Act," empowers and requires the Board of County Commissioners of the County of Manatee (a) to plan for the county's future development and growth, (b) to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county, (c) to implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations, and (d) to establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of said Act; and

WHEREAS, Manatee County Ordinance 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County, as amended; and

WHEREAS, Sections 163.3184 and 163.3187, Florida Statutes, titled "Process for Adoption of Comprehensive Plan or Amendment Thereto," and "Amendment of Adopted Comprehensive Plan," respectively, empowers the local government to develop and adopt comprehensive plan amendments; and

WHEREAS, Sections 163.3187(1)(c), Florida Statutes, as amended, empowers the local government to adopt small scale amendments, waiving the objections, recommendations and comments review; and,

WHEREAS, the proposed amendment encompasses 10 acres or less and meets the requirements to qualify for adoption as small area plan amendment under Section 163.3187(1)(c), Florida Statutes; and,

WHEREAS, the Manatee County has not exceeded the maximum number of acres provided for in Section 163.3187 Florida Statutes for small scale plan amendments; and

WHEREAS, the Manatee County Planning Commission has been established pursuant to Manatee County Ordinance 90-01; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the Board of County

Commissioners of the County of Manatee, Florida by Ordinance 90-01 duly designated said Planning Commission as the Local Planning Agency for the unincorporated area of Manatee County; and

WHEREAS, the Manatee County Planning Commission, empowered by the above cited laws and ordinances, considered an amendment to the Manatee County Comprehensive Plan, altering the Future Land Use Map in the Future Land Use Element, as referenced in the title of this ordinance, in order to more adequately address Manatee County's future development and growth; and

WHEREAS, the minimum statutory and plan administration requirements for public participation have been met or exceeded; and

WHEREAS, on January 11, 2001, the Manatee County Planning Commission, after due public notice, held a public hearing to consider the amendment, and forwarded its recommendation to the Board of County Commissioners as required by law; and

WHEREAS, after due public notice, the Board of County Commissioners of Manatee County received and considered the recommendation of the Manatee County Planning Commission, and held a public hearing on January 23, 2001, to consider the amendment and adopt the amendment in accordance with Section 163.3187(1)(c), Florida Statutes; and,

WHEREAS, the Board of County Commissioners further considered all oral and written comments received during said public hearings, including appropriate changes to the Technical Support Document as needed and the recommendations of the Planning Commission; and,

WHEREAS, the amendment of any part of the Comprehensive Plan shall be considered as a major policy decision of the Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners has determined that the future land use classification for the properties initially approved are no longer appropriate because a change in circumstances has been demonstrated by the applicant;

WHEREAS, the land uses in the P/SP(1) Future Land Use Category of the proposed plan amendment have been found by the Board of County Commissioners to be generally compatible with other land uses in the area; and found to be consistent with the goals, objectives, and policies of the comprehensive plan; and

WHEREAS, in exercise of said authority, the Board of County Commissioners of the County of Manatee has determined it necessary and desirable to adopt said amendment of the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest, overcome present deficiencies and deal effectively with future problems that may result from the use and development of land within Manatee County; and

WHEREAS, the Technical Support Document for the Manatee County Comprehensive Plan includes background material and justification for the amendment to the



Comprehensive Plan; and

WHEREAS, all applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to Chapter 163, Florida Statutes, and the Plan Format and Administration Section of the Manatee County Comprehensive Plan; and

WHEREAS, the proposed amendment involves a use of ten acres or fewer and meets the criteria for a small scale plan amendment.

WHEREAS, this Plan Amendment has been adopted pursuant to the Section 163.3187 (1) (c), Florida Statutes, which states that amendments directly related to proposed small scale development activities may be approved without regard to the statutory limits on frequency of consideration of amendments to the local comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County that:

Section 1. Purpose and Intent: This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out, in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings: The whereas clauses set forth above are hereby adopted as findings by the Board for the adoption of this Ordinance. Based upon the findings made relative to this proposed future land use map amendment to the Comprehensive Plan, it has been determined that the existing Future Land Use Map sought to be amended is no longer in the best interest of the public and should be amended as described in Section 3 below.

Section 3. Map Amendment: The Manatee County Comprehensive Plan, Ordinance 89-01, as amended, shall be amended by changing the Future Land Use classification of the property, generally shown on the map as Attachment "A" hereto, and more specifically identified below in this Section 3, from IL Industrial Light to P/SP(1) Public/Semi-Public(1). A description of the property affected is more particularly described as follows:

Legal Description:

A parcel of land lying in Section 8, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the northwest corner of the west ½ of the southwest 1/4 of said Section 8; thence S00°49'47"E, along the west line of said west ½ if the southwest 1/4, a distance of 30.00 feet to a point on the south right-of-way line of Buckeye Road; thence N89°48'06"E, along said south right-of-way line, a distance of 1293.81 feet to the point of intersection of said south right-of-way line and the west right-of-way line of Bud Rhoden Road; thence S01°06'02"E, along said west right-of-way line, a distance of 672.03 feet for a point of beginning; thence continue S01°06'02"E, along said west right-of-way line, a distance of 218.00 feet; thence S88°53'58"W, 190.00 feet; thence N01°06'02"W, 70.00 feet; thence S89°48'06"W, 605.00 feet; thence N01°06'02"W, 628.00 feet; thence N89°48'06"E, 90.00 feet; thence N01°06'02"W, 25.00 feet to a point 170.00 feet

south of the aforementioned south right-of-way line of Buckeye Road; thence N89°48'06"E, parallel to said south right-of-way line, a distance of 515.00 feet to a point 190.00 feet west of the aforementioned west right-of-way line of Bud Rhoden Road; thence S01°06'02"E, parallel to said west right-of-way line, a distance of 505.00 feet; thence N88°53'58"E, 190.00 feet to the point of beginning.

Containing 9.97 acres, more or less.

Section 4. Severability: If any part, section, subsection, or other portion of this Ordinance, or any application thereof to any person or circumstance is declared to be void, unconstitutional, or invalid for any reason by a court of competent jurisdiction, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The Board declares that no invalid or prescribed provision or application was an inducement to the enactment of this Ordinance, and that it would have enacted this Ordinance regardless of the invalid or prescribed provision or application.

Section 5. Effective Date: The effective date of this small scale development plan amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187 (3) Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Community Affairs, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes.

PASSED AND DULY ADOPTED, with a quorum present and voting, this 23<sup>rd</sup> day of January, 2001.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

By: \_\_\_\_\_  
Joe McClash, Chairman

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

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

## NOTICE OF CHANGE OF LAND USE IN UNINCORPORATED MANATEE COUNTY

The Manatee County Board of County Commissioners will hold a public hearing to consider and act upon an amendment to the Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee County:

Date: Tuesday, January 23, 2001

Time: 9:00 AM or soon thereafter

Place: Manatee County Government  
Administrative Center  
1112 Manatee Avenue West,  
Board Chambers, (1<sup>st</sup> Floor)

### PA-00-16 (ORDINANCE 01-09) - F. Browne Gregg Small Scale Amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the Manatee County Comprehensive Plan); providing for a Small Scale Amendment to the Future Land Use Map (Map 4) from IL Industrial Light to P/SP(1) Public/Semi-Public (1) for certain land located at 11951 Bud Rhoden Road, consisting of 9.97± acres; providing for severability; and providing for an effective date.

The Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Board of County Commissioners to consider.

Rules of procedure for this public hearing are in effect pursuant to Resolution 94-90. Copies of this Resolution may be obtained from the Planning Department (see address below).

Please Send Comments To: Manatee County Planning Department  
Attn: Agenda Coordinator  
1112 Manatee Ave. West Suite 427  
Bradenton, FL 34205  
[planning.agenda@co.manatee.fl.us](mailto:planning.agenda@co.manatee.fl.us)

All written comments will be entered into the record.

**For More Information:** Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 749-3070 x 6829, between 8:00 AM - 5:00 PM.

**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, FAX 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a *verbatim record of the proceedings* is made, which record would include any testimony or evidence upon which the appeal is to be based.

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1112 Manatee Ave. West; Board Chambers (1st Floor)

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

STATE OF Florida  
COUNTY OF Manatee

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

1. That he/she is the Agent (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for PA-00-16/Ord. 01-09 F. Browne Gregg, to be heard before the Manatee County Planning Commission at a public hearing to be held on January 11, 2001 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on January 23, 2001 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 within 10 feet from the front property line on the 20th day of December, 2000.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No.90-01, as amended, by U.S. Mail, on the 21st day of December, 2000, 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.

Mark P. Barnebey  
Property Owner/ Agent Signature

SIGNED AND SWORN TO before me on December 22, 2000 (date) by Mark P. Barnebey (name of affiant). He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who did take an oath.

Sandra P. Hagenbuch  
Signature of Person Taking Acknowledgment

**Sandra Hagenbuch**

\_\_\_\_\_  
Type Name

\_\_\_\_\_  
Notary Public  
Title or Rank

SEAL



**Sandra P. Hagenbuch**  
MY COMMISSION # CC630917 EXPIRES  
March 18, 2001  
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires: 3/18/01

\_\_\_\_\_  
Serial Number, if any

Commission No.: CC630917

601510050  
ALLAN, ROBERT G  
3500 CHAPMAN RD  
PALMETTO FL 34221

601510001  
BARCO, FLORANCE SUE  
3490 CHAPMAN RD  
PALMETTO FL 34221

613200005  
BLACK DOG GROVES INC  
5020 RIVERVIEW BLVD  
BRADENTON FL 34209

602900003  
CRESCENT MOON ENTERPRISES INC  
3908 26TH ST W  
BRADENTON FL 34205

598100055  
FLORIDA POWER & LIGHT  
COMPANY  
P O BOX 14000  
JUNO BEACH FL 33408 0420

600400006  
FLORIDA POWER & LIGHT  
COMPANY  
P O BOX 14000  
JUNO BEACH FL 33408 0420

601800055  
FLORIDA POWER & LIGHT  
COMPANY  
P O BOX 14000  
JUNO BEACH FL 33408 0420

612300004  
GENE'S CITRUS RANCH INC  
P O BOX 996  
PALMETTO FL 34220 0996

600200000  
GREGG, F BROWNE  
P O BOX 490300  
LEESBURG FL 34749 0300

600800007  
GREGG, F BROWNE  
P O BOX 490300  
LEESBURG FL 34749 0300

603100009  
GREGG, F BROWNE  
P O BOX 490300  
LEESBURG FL 34749 0300

603200007  
GREGG, F BROWNE  
P O BOX 490300  
LEESBURG FL 34749 0300

601500002  
JACOBSON, G  
3030 E 113TH ST  
TERRA CEIA FL 34250

600900005  
L B & D PROPERTIES  
P O BOX 10127  
BRADENTON FL 34282 0127

600700009  
PARSON BROWN ORANGES INC  
406 20TH ST W  
BRADENTON FL 34205

602400004  
PARSON BROWN ORANGES INC  
406 20TH ST W  
BRADENTON FL 34205

591400007  
PINEY POINT PHOSPHATES INC  
13300 U S HIGHWAY 41 N  
PALMETTO FL 34221

601200009  
QUILLAN, DARLENE M  
2908 CHAPMAN RD  
PALMETTO FL 34221

619500109  
SELESKA, ROBERT L  
3005 CHAPMAN RD  
PALMETTO FL 34221

619500159  
SELESKA, ROBERT L  
3005 CHAPMAN RD  
PALMETTO FL 34221

620600007  
SOUTHERLAND, WESLEY L  
6610 RIVERVIEW BLVD W  
BRADENTON FL 34209

601000003  
WILLIS, ARDELLA  
420 49TH ST E H19  
PALMETTO FL 34221

601000052  
WILLIS, DELWIN  
2816 CHAPMAN RD  
PALMETTO FL 34221

601000201  
WILLIS, TERRY A  
2904 CHAPMAN RD  
PALMETTO FL 34221

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

MANATEE COUNTY GOVERNMENT

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 CHANGE OF LAND USE - PA-00-16

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

JANUARY 12, 2001

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 12TH DAY OF JANUARY A.D., 2001 BY MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

(SEAL)

*Bobbie J. Clark*

NOTARY PUBLIC

OFFICIAL NOTARY SEAL  
BOBBIE J CLARK  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC968394  
MY COMMISSION EXP. OCT. 11,2004

**NOTICE OF CHANGE C  
IN UNINCORPORATED MA**

The Manatee County Board of County Commissioners is holding a public hearing to consider and act upon an amendment to the Manatee County Comprehensive Plan and change the boundaries of unincorporated lands within the unincorporated area of Manatee County.

**Date: Tuesday, January 23**  
**Time: 9:00 A.M. or soon thereafter**  
**Place: Manatee County Government Building**  
**1112 Manatee Ave. West; Bradenton, FL 34501**

**PA-00-16-(ORDINANCE 01-09) - F. Bro**  
**Amendment to the Future Land Use Map**  
**Element of the Manatee County Comprehensive Plan**

Approval of an Ordinance of the County of Manatee (as amended by Manatee County Ordinance 89-01, as amended, which is included in the Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map (Map 4) to change the boundaries of unincorporated lands within the unincorporated area of Manatee County (P/SP(1) (Public/Semi-Public 1) for certain lands located on Rhoden Road, consisting of 9.97 +/- acres); and providing for an effective date.

The Public is invited to speak at this hearing. The hearing will be held at the time and date specified above. The Public may also submit written comments to the Planning Commission at any time.

Rules of Procedure for this public hearing are available at the Manatee County Planning Department, 1112 Manatee Avenue West, Bradenton, Florida 34501. Copies of this Resolution are available at the Planning Department (see address below).

**Please Send Comments To:**

**Manatee County**  
**Attn: Agenda Committee**  
**1112 Manatee Avenue West**  
**Bradenton, FL 34501**  
**planning.agenda@manateecounty.com**

All written comments will be entered into the public hearing record.

**For More Information:** Copies of the proposed ordinance are available for review and copying at cost. Information is available by calling 749-3070, Ext. 6829, between 8:00 AM and 5:00 PM.

**Americans with Disabilities:** The Board of County Commissioners of Manatee County do not discriminate upon the basis of a person's disability status. This non-discrimination policy applies to all aspects of the Board's functions including participation in public hearings. Anyone requiring an accommodation for this meeting as provided for in the Americans with Disabilities Act should contact the Board of County Commissioners at 742-5800; TDD ONLY 742-5802 or 745-3790.

According to Section 286.0105, Florida Statutes, any decision made with respect to such meetings or hearings, he/she will not be subject to a writ of certiorari, and for such purpose, he/she may request a verbatim record of the proceedings is made. The Board of County Commissioners may include any testimony or evidence upon which the Board is based.

PERSONS WHO PERSONALLY APPEARED WHO ON OATH SAYS SHE IS ADVERTISING IN THE SARASOTA HERALD-TRIBUNE, A DAILY PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND IN MANATEE COUNTY DAILY; THAT THE ATTACHED ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

NOTICE OF CHANGE OF LAND USE - PA-00-16

COURT WAS PUBLISHED IN MANATEE EDITION PER IN THE ISSUES OF:

JANUARY 12, 2001

THE COURT SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER UNDER PERMIT NO. 100 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 THE COURT SAYS THAT SHE HAS NEITHER PAID NOR PROMISED THE SAID NEWSPAPER OR CORPORATION ANY DISCOUNT, REBATE, REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

*Moyna Neville*

SUBSCRIBED BEFORE ME THIS 12TH DAY OF JANUARY 2001 BY MOYNA NEVILLE WHO IS PERSONALLY

*[Signature]*

NOTARY PUBLIC

NOTARY SEAL  
HE J CLARK  
STATE OF FLORIDA  
COMMISSION NO. CC968394  
COMMISSION EXPIRES OCT. 11, 2004

### NOTICE OF CHANGE OF LAND USE IN UNINCORPORATED MANATEE COUNTY

The Manatee County Board of County Commissioners will hold a public hearing to consider and act upon an amendment to the Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee:

**Date:** Tuesday, January 23

**Time:** 9:00 A.M. or soon thereafter

**Place:** Manatee County Government Administrative Center  
1112 Manatee Ave. West; Board Chambers (1st Floor)

**PA-00-16-(ORDINANCE 01-09) - F. Browne Gregg Small Scale Amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the Manatee County Comprehensive Plan); providing for a Small Scale Amendment to the Future Land Use Map (Map 4) from IL (Industrial Light) to P/SP(1) (Public/Semi-Public 1) for certain land located at 11951 Bud Rhoden Road, consisting of 9.97 +/- acres; providing for severability; and providing for an effective date.

The Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-90. Copies of this Resolution may be obtained from the Planning Department (see address below).

**Please Send Comments To:**

**Manatee County Planning Department  
Attn: Agenda Coordinator  
1112 Manatee Ave. West, Suite 427  
Bradenton, FL 34206  
planning.agenda@co.manatee.fl.us**

All written comments will be entered into the record.

**For More Information:** Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 749-3070, Ext. 6829, between 8:00 AM and 5:00 PM.

**Americans with Disabilities:** The Board of County Commissioners of Manatee County do 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; FAX 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

# BRADENTON HERALD

www.bradenton.com  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
941/748-0411 ext. 7065

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 CHANGE OF LAND USE in the Court, was published in said newspaper in the issues of JANUARY 13, 2001.

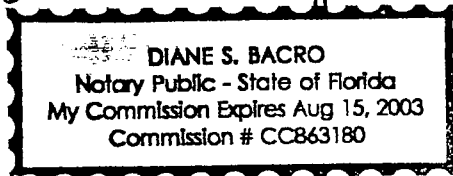
Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in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

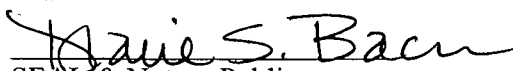


(Signature of Affiant)

Sworn to and subscribed before me this

16th Day of January, 2001





SEAL & Notary Public

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



# NOTICE OF CHANGE OF LAND USE IN UNINCORPORATED MANATEE COUNTY

The Manatee County Board of County Commissioners will hold a public hearing to consider and act upon an amendment to the Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee County:

Date: Tuesday, January 23, 2001

Time: 9:00 AM or soon thereafter

Place: Manatee County Government  
Administrative Center  
1112 Manatee Avenue West,  
Board Chambers, (1<sup>st</sup> Floor)

## PA-00-16 (ORDINANCE 01-09) - F. Browne Gregg Small Scale Amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the Manatee County Comprehensive Plan); providing for a Small Scale Amendment to the Future Land Use Map (Map 4) from IL Industrial Light to P/SP(1) Public/Semi-Public (1) for certain land located at 11951 Bud Rhoden Road, consisting of 9.97 ± acres; providing for severability; and providing for an effective date.

The Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Board of County Commissioners to consider.

Rules of procedure for this public hearing are in effect pursuant to Resolution 94-90. Copies of this Resolution may be obtained from the Planning Department (see address below).

Please Send Comments To: Manatee County Planning Department  
Attn: Agenda Coordinator  
1112 Manatee Ave. West Suite 427  
Bradenton, FL 34205  
[planning.agenda@co.manatee.fl.us](mailto:planning.agenda@co.manatee.fl.us)

All written comments will be entered into the record.

**For More Information:** Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 749-3070 x 6829, between 8:00 AM - 5:00 PM.

**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, FAX 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

01/13/01

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

MANATEE COUNTY GOVERNMENT  
1112 MANATEE AVE W. 4<sup>TH</sup> FLOOR  
ATTN: KIM SPARKS  
BRADENTON, FL 34206

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 CHANGE OF LAND USE  
PA-00-16

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

December 29, 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.

SIGNED Moya Neville

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF  
DECEMBER A.D., 2000 BY MOYA NEVILLE WHO IS PERSONALLY  
KNOWN TO ME.

(SEAL) Bobbie J. Clark

OFFICIAL NOTARY SEAL  
BOBBIE J. CLARK  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC968394  
MY COMMISSION EXP. OCT. 11, 2004

**NOTICE OF CHANGE  
IN UNINCORPORATED**

The Manatee County Planning Commission is recommending an amendment to the Manatee County Code of certain lands within the unincorporated areas to make a recommendation to the Board of

**Date:** Thursday, January 11, 2001  
**Time:** 9:00 A.M. or soon thereafter  
**Place:** Manatee County Government Center  
1112 Manatee Ave. West, Bradenton, FL 34206

**PA-00-16-(ORDINANCE 01-09) - F. Brown  
Future Land Use Map of the Future Land Use Comprehensive**

Approval of an Ordinance of the County of Manatee, Florida, Ordinance 89-01, as amended, (the Ordinance) providing for a Small Scale Amendment to the Future Land Use Map of the Future Land Use Comprehensive Plan, IL Industrial Light to P/SP(1) Public/Service, 11951 Bud Rhoden Road, consisting of 9.1 acres, and providing for an effective date.

The Public is invited to speak at this hearing. The hearing may be continued from time to time. Public may also provide written comments.

Rules of Procedure for this public hearing are available at 94-104(PC). Copies of this Resolution may be obtained (See address below).

**Please Send Comments To:** Manatee County Planning Commission  
1112 Manatee Ave. West  
Bradenton, FL 34206

All written comments will be entered into the public hearing record. For More Information: Copies of the proposed Ordinance for review and copying at cost, approximately \$10.00, may also be obtained by calling (813) 742-5800 and 5:00 PM.

**Americans with Disabilities:** The Manatee County Code does not discriminate upon the basis of any individual's race, sex, age, religion, or national origin. The Manatee County Code's discrimination policy involves every aspect of the County's operations, including one's access to and participation in public programs, services, and activities. Accommodation for this meeting as provided by the County is available at 742-5800; TDD ONLY 742-5802.

According to Section 286.0105, Florida Statutes, a decision made with respect to any matters before the Commission he/she will need a record of the proceeding to ensure that a verbatim record of the proceedings is included in the public hearing record. This record will include any testimony or evidence upon which

NED AUTHORITY PERSONALLY APPEARED  
N OATH SAYS SHE IS ADVERTISING  
.SOTA HERALD-TRIBUNE, A DAILY  
) AT SARASOTA, IN SARASOTA COUNTY FLORIDA;  
MANATEE COUNTY DAILY; THAT THE ATTACHED  
NT, BEING A NOTICE IN THE MATTER OF:

NOTICE OF CHANGE OF LAND USE  
PA-00-16

WAS PUBLISHED IN MANATEE EDITION  
THE ISSUES OF:

December 29, 2000

S THAT THE SAID SARASOTA HERALD-TRIBUNE  
SHED AT SARASOTA, IN SAID SARASOTA COUNTY,  
E SAID NEWSPAPER HAS THERETOFORE BEEN  
HED IN SAID SARASOTA COUNTY, FLORIDA,  
EN ENTERED AS SECOND CLASS MAIL MATTER  
BRADENTON, IN SAID MANATEE COUNTY,  
) OF ONE YEAR NEXT PRECEDING THE FIRST  
TTACHED COPY OF ADVERTISEMENT; AND  
S THAT SHE HAS NEITHER PAID NOR PROMISED  
ORPORATION ANY DISCOUNT, REBATE,  
ID FOR THE PURPOSE OF SECURING THIS  
UBLICATION IN THE SAID NEWSPAPER.

*Neville*

IBED BEFORE ME THIS 29th DAY OF  
BY MOYA NEVILLE WHO IS PERSONALLY

*Clara*

CLERK  
OF FLORIDA  
NO. CC968394  
P. OCT. 11, 2004

### NOTICE OF CHANGE OF LAND USE IN UNINCORPORATED MANATEE COUNTY

The Manatee County Planning Commission will hold a public hearing to consider an amendment to the Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

**Date:** Thursday, January 11, 2001  
**Time:** 9:00 A.M. or soon thereafter  
**Place:** Manatee County Government Administrative Center  
1112 Manatee Ave. West; Board Chambers (1st Floor)

**PA-00-16-(ORDINANCE 01-09) - F. Browne Gregg Small Scale Amendment to the  
Future Land Use Map of the Future Land Use Element of the Manatee County  
Comprehensive Plan**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the Manatee County Comprehensive Plan); providing for a Small Scale Amendment to the Future Land Use Map (Map 4) from IL Industrial Light to P/SP(1) Public/Semi-Public (1) for certain land located at 11951 Bud Rhoden Road, consisting of 9.97 +/- acres; providing for severability; and providing for an effective date.

The Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-104(PC). Copies of this Resolution may be obtained from the Planning Department (See address below).

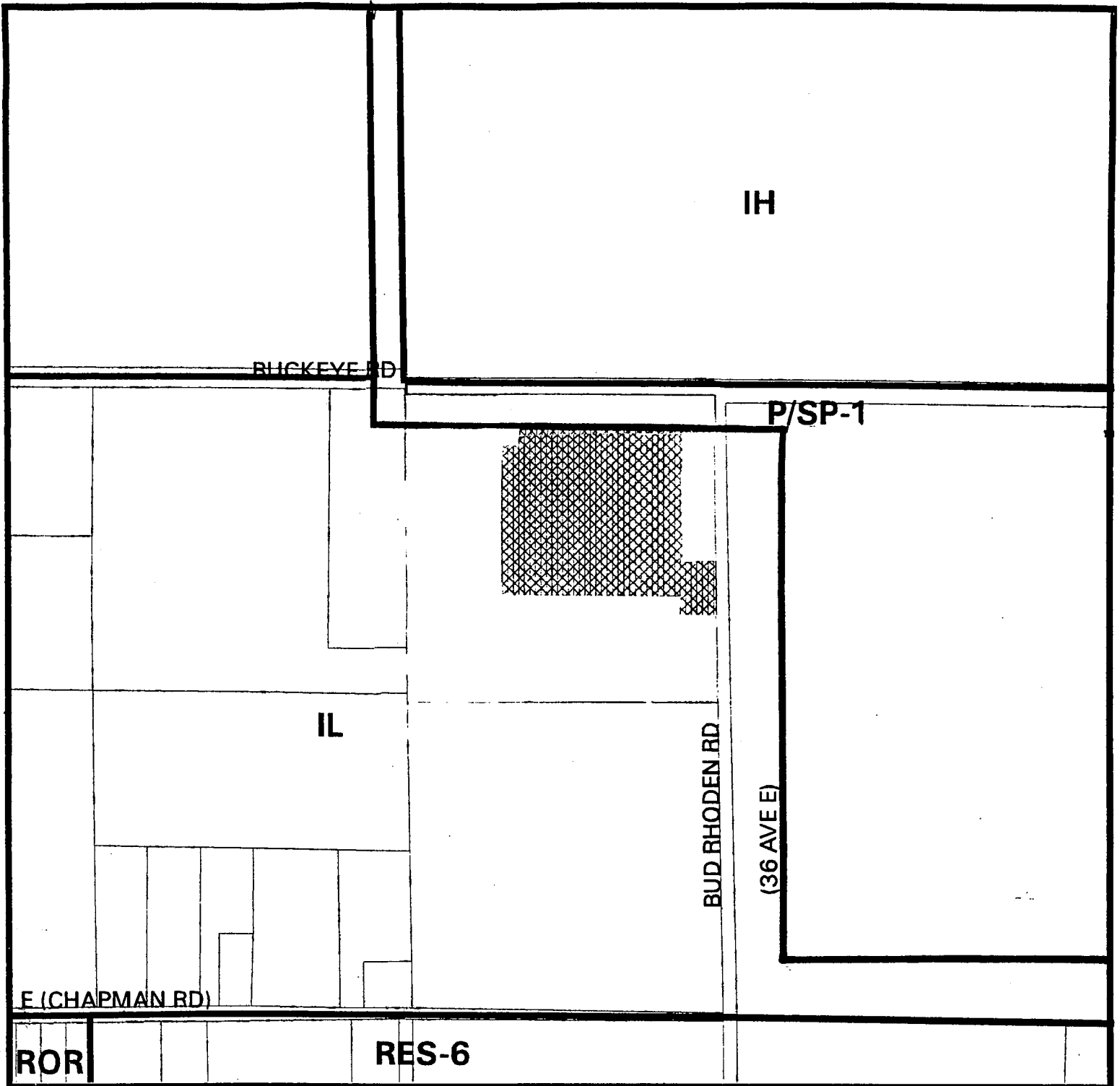
**Please Send Comments To:** Manatee County Planning Department  
Attn: Agenda Coordinator  
1112 Manatee Ave. West, Suite 427  
Bradenton, FL 34206

All written comments will be entered into the record.

**For More Information:** Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 749-3070, Ext. 6829, between 8:00 AM and 5:00 PM.

**Americans with Disabilities:** The Manatee County Planning Commission does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission'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 second; FAX 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.



**Project Number:** PA-00-16 ORD. 01-09  
**Proposed Use:** N/A  
**Proposed FLUC:** P/SP-1  
**Existing Zoning:** LM  
**Existing FLUC:** IL  
**Flood Zone:** X,X5  
**Floodway:** NO  
**Acreage:** 9.97  
**Drainage Basin:** TPA\_TERRA DIRECT  
**Commissioner:** Amy Stein  
**Map Prepared:** January 04, 2001  
**Requested By:** F. BROWNE GREGG  
**Section:** 7,8 Township: 33 Range: 18

**Tax I.D.:** 60310000

EXHIBIT  
 B.C. GREGG  
 01-09  
 F.W.M. 1/23/01





EXHIBIT  
 P.C. PA00-16  
 01-09  
 MAP 1/11/01

**Manatee County  
 Future Land Use  
 Staff Report Map**  
**1 inch = 580'**

**Overlays:**  
 ST,AI,HA,WR,RV: NONE  
 Watershed: NONE  
 Coastal Hazard: NO

Coastal  
 High Hazard  
 Line

# CPV Gulfcoast Project

 Project Boundaries  
 Property Boundaries  
 Fema Flood Zone Boundaries  
 TBRPC Storm Tide Limits (Plate 3)



Scale: 1" = 500'



**EXHIBIT** *LC*  
*P.C. PA00-16*  
*01-09*  
*FLOOD C (1/1/01)*



**EXHIBIT** *NC*  
*BCC GREGG*  
*01-09*  
*FLOOD MAD (2/3/01)*

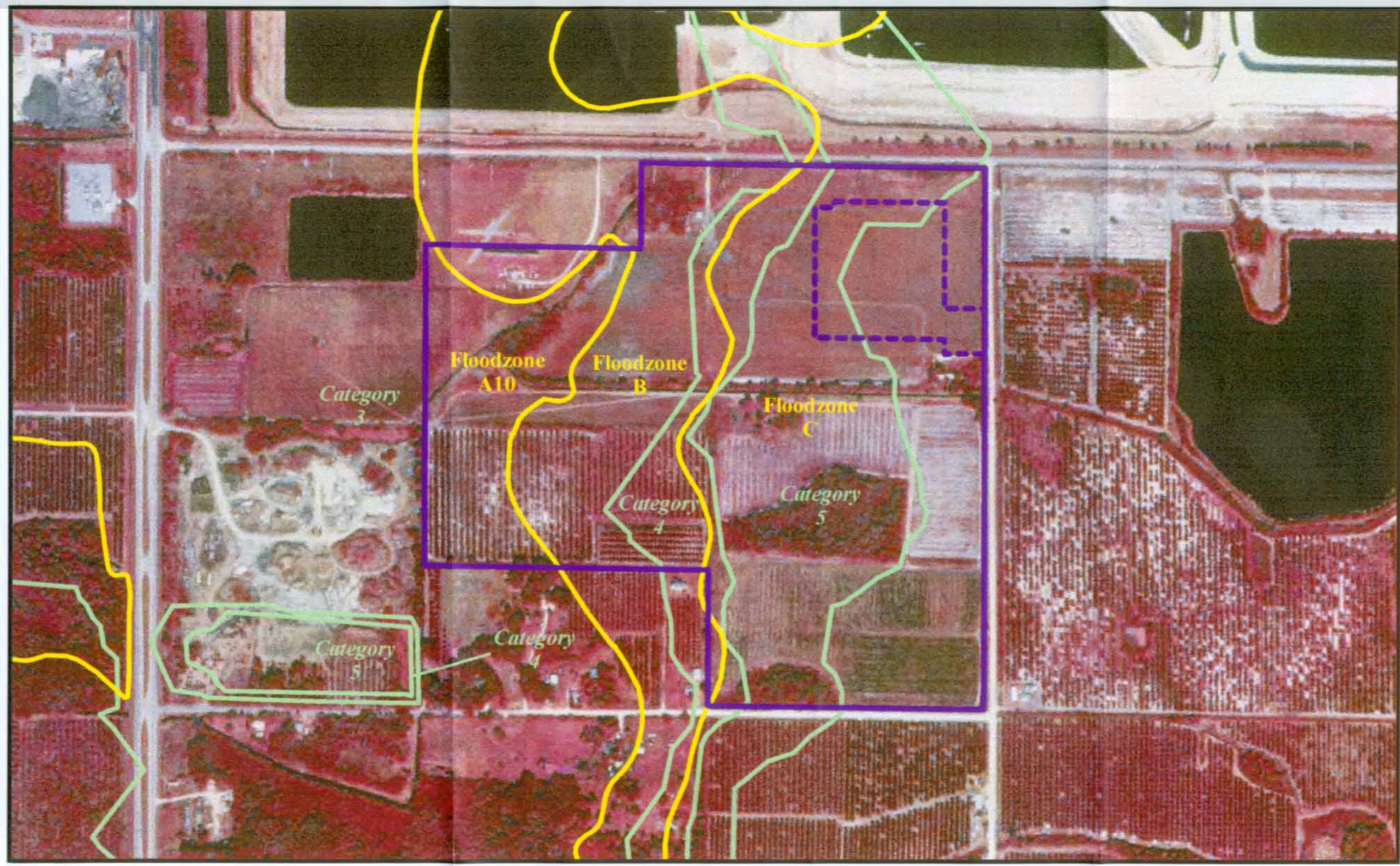




EXHIBIT MB  
P.C. PA-00-16  
01-09  
PHOTOS 11/10/01

EXHIBIT MB  
P.C. GREG  
01-09  
PHOTOS 11/3/01







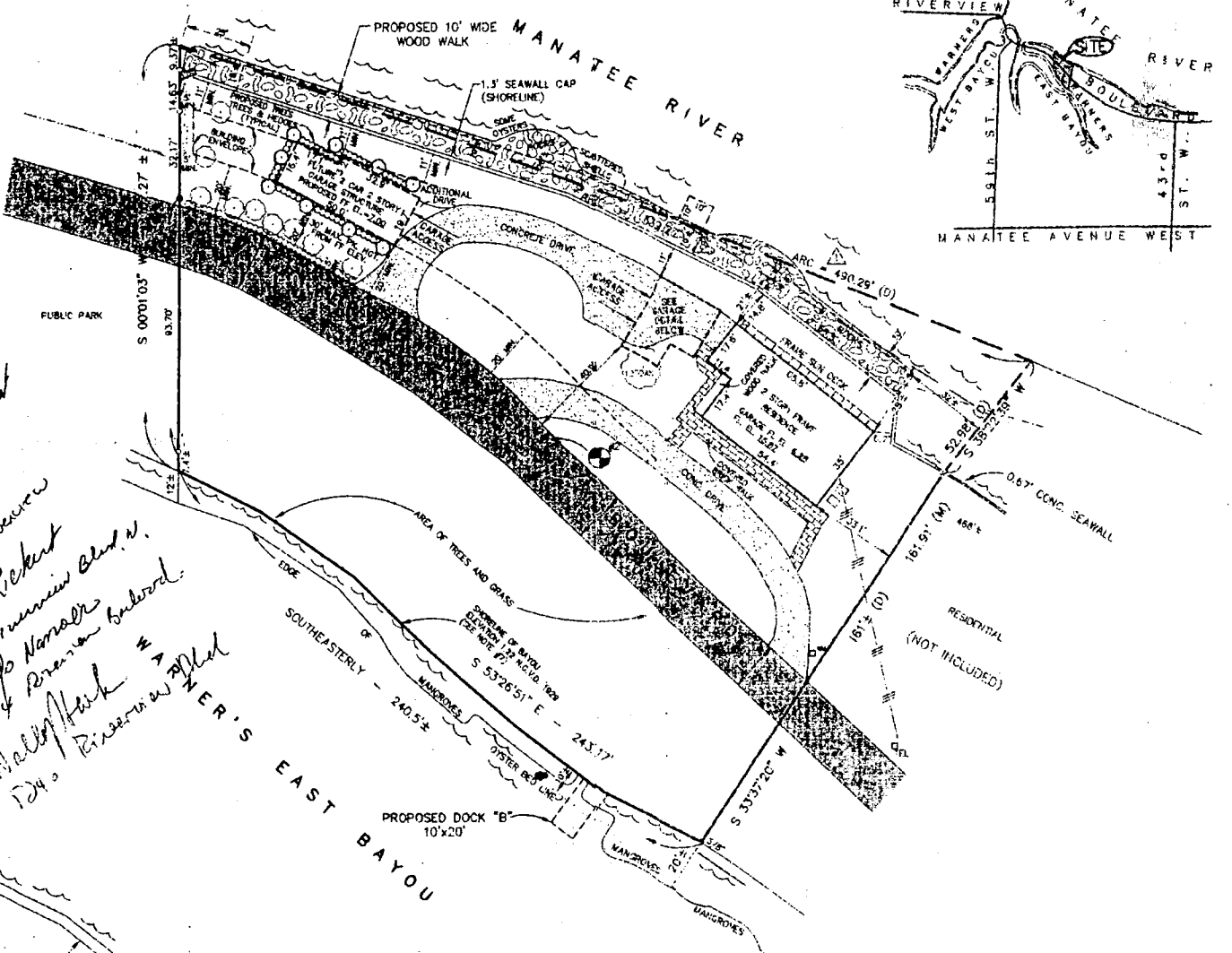
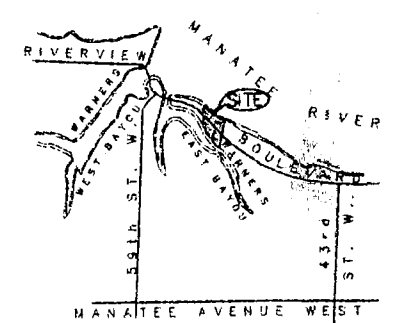
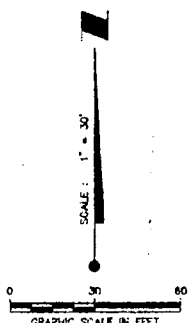




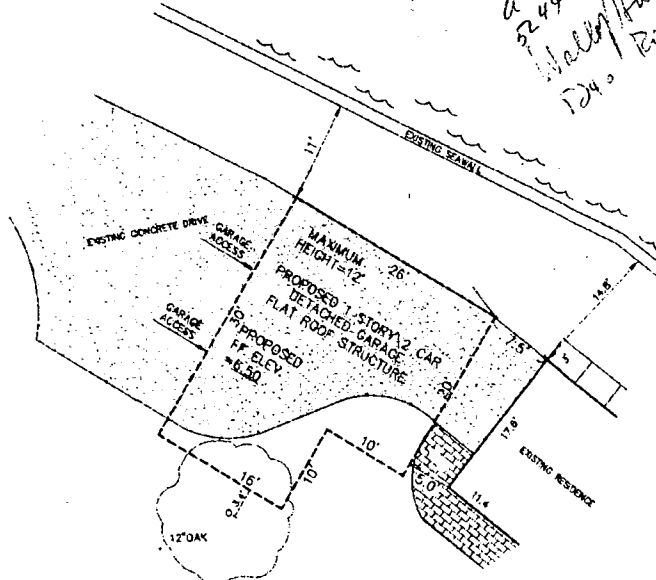




- LEGEND**
- + = CROSS FOUND ON SEAWALL
  - o = 1/2" IRON ROD SET LB #613
  - ⊙ = SANITARY MANHOLE
  - = IRON ROD FOUND
  - = IRON PIPE FOUND
  - LB = LICENSED BUSINESS
  - R/W = RIGHT-OF-WAY
  - ⊠ = WATER METER
  - ☎ = TELEPHONE BOX
  - ⊕ = UTILITY POLE
  - = OVERHEAD UTILITY LINES
  - FF = FINISHED FLOOR
  - EL. = ELEV. = ELEVATION
  - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - = EXISTING HEDGE
  - ⊙ = EXISTING TREE
  - = ASPHALT
  - = CONC. = CONCRETE
  - = ROCKS
  - A/C = AIR CONDITIONER



*Plan OK with the  
representative of  
5250 Riverview Blvd. N.W.  
Wally Herb  
117 220 Avenue  
Wayne Robert  
5230 Riverview Blvd. N.W.  
Wally Herb  
124 2 Riverview Blvd. N.W.  
Wally Herb*



PROPOSED DETACHED GARAGE DETAIL  
SCALE: 1" = 10'

- NOTES:**
- SEE SHEET 1 FOR BOUNDARY SURVEY AND ADDITIONAL INFORMATION.
  - REVISIONS ARE BASED ON COMMENTS RECEIVED FROM STAFF REVIEW.

ADDRESS:  
5250 RIVERVIEW BOULEVARD

<b>PLAN REVISIONS FROM STAFF COMMENTS</b>		DATE: 9-18-2000	JOB NO.: B 8278 (2 OF 2)
FOR DR. JACK JAWITZ		SCALE: 1" = 30'	REVISIONS:
LYING IN SECTION 20, TOWNSHIP 34, SOUTH RANGE 17, MANATEE COUNTY, FLORIDA		DRAWN BY: LCB	11-2-2000 NEW SEAWALL & DOCK
BY: <i>Leo Mills</i>		CHECKED BY: MLM	11-13-2000 REVISIONS TO DETAIL
180 MILLS REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 1795		<b>Leo Mills &amp; Associates, Inc.</b> LICENSED BUSINESS #613 SURVEYING - LAND PLANNING 620 6th AVENUE PALMETTO, FL 34221 (941) 722-2460	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		22 NORTH POLK AVENUE ARCADIA, FL 34288 (863) 993-4141	