

**PA-01-07/ORDINANCE-01-07**

Manatee County Government amendment to the text of the Future Land Use Element adding requirements to the P/SP-1 (Public / Semi-Public 1) future land use category regarding application and process.

Request: Amendment proposes to add requirements to the P/SP-1 future land use category requiring:

1. declaration of specific use(s),
2. information regarding compatibility with adjacent uses,
3. planned development zoning,

**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 TRANSMIT Plan Amendment PA-01-07.**

**PLANNING COMMISSION ACTION:**

**On March 8, 2001, by a vote of 5 - 0, the Planning Commission recommended TRANSMITTAL of PA-01-07.**

**PUBLIC COMMENT/CORRESPONDENCE:**

**There was no public comment and no correspondence was entered into the record for this case at the March 8, 2001 Planning Commission public hearing.**

## PLAN AMENDMENT DETAILED REVIEW

**NAME:** Manatee County Government amendment to the text of the Future Land Use Element adding requirements to the P/SP-1 (Public / Semi-Public 1) future land use category regarding application and process.

**CASE NUMBER:** PA - 01 - 07/Ord -01 - 07

**REQUEST:** Amendment proposes to add requirements to the P/SP-1 future land use category requiring:

4. declaration of specific use(s),
5. information regarding compatibility with adjacent uses,
6. planned development zoning,

### DISCUSSION:

In the previous year, the County processed the first privately initiated amendment to the future land use map for the P/SP-1 (Public / Semi-Public - 1) future land use category. This category allows for uses that typically have some form of off site impacts, these include sanitary landfills, water and wastewater treatment / storage / disposal facilities, and electrical generation facilities. A full list of uses is contained in policies 2.2.1.22.2 and 2.1.1.5 as noted below.

During the processing of the initial P/SP-1 amendment, it became clear that because of the broad range of impacts that each of the permitted uses in this category might have, a different level of review, at the plan amendment stage is needed to properly address issues of compatibility. Since the category contains a wide range of uses that each create possibly different offsite impacts, staff has proposed language that requires the applicant to declare a specific use or uses and requires additional information to address compatibility concerns with those use(s).

To also address compatibility concerns staff is recommending language that requires Planned Development zoning. This will provide a mechanism that allows the County to more fully address concerns of compatibility when considering a specific site and use(s).

### Proposed Goal

The goal of the proposed language is to provide clarity of proposed use(s) early in the development process, require greater information regarding on what and how development impacts will be addressed, and require Planned Development zoning as a mechanism to ensure compatibility concerns are addressed.

It appears that the proposed amendment is justified per Section C.2.3.2 of the Comprehensive Plan as an oversight. The original language did not fully anticipate and provide mechanisms to address compatibility concerns with the range of uses in the P/SP(1) future land use category. The proposed language corrects this oversight.

Policy 2.2.1.22.4 is proposed to be added as shown below, to effectuate the above discussed changes.

Policy: 2.2.1.22

**P/SP (1):** Establish the Public/Semi-Public (1) future land use category as follows:

Policy: 2.2.1.22.1

Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with public or private utilities, including electrical transmission corridors occupied by transmission lines of 240KV or more. Also, to recognize, and provide a unique designation within the Future Land Use Element, for those public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents. Additional areas under this category may be recognized by amendments to the Future Land Use Map, if appropriate, and why such uses are programmed.

Policy: 2.2.1.22.2

General Range of Potential Uses: Recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities and other major public facilities including, but not limited to, airports owned or operated by a public entity, major maintenance facilities, solid waste transfer stations, major utility transmission corridors. Also, when the P/SP (1) designation is an easement on privately-held property, other uses consistent with the adjacent future land use category or categories, where consistent with the purpose of the easement and consistent with all other goals, objectives, and policies of this Comprehensive Plan, may also be considered. (see also policy 2.1.1.5)

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. (see also policy 2.2.1.22)

Policy: 2.2.1.22.3

Range of potential Density/Intensity:

Maximum Net Residential Density:  
0 dwelling units per acre

except where the area designated as P/SP (1) is utility easement on property owned by applicants for a proposed project. Under this exception, property

designated as P/SP (1) shall, during the development review process, be counted toward gross residential acreage, as defined herein, and the limits on gross density associated with the category adjacent to the P/SP (1) designation shall be applied to the area shown as P/SP (1). When there are different future land use categories designated adjacent to the P/SP (1) category, the area shown on the Future Land Use Map as P/SP (1) shall be reviewed as being designated under both adjacent future land use categories, with the centerline of the easement utilized as the line separating both adjacent categories.

Maximum Net Residential Density:  
0 dwelling units per acre

Maximum Floor Area Ratio:  
0 FAR

(except for structures reasonably related to the operation of the public or quasi-public facilities)

However, where P/SP (1) is an easement on privately-held property, the property designated as P/SP (1) shall be counted toward gross non-residential acreage, as defined herein, and the Maximum Floor Area Ratio associated with adjacent category or categories shall be applied to the area designated as P/SP (1), and included in the definition of Gross Non-residential Acreage.

Policy 2.2.1.22.4 Other Information:

- (a) Recognizing that the relocation of any utility transmission corridor may occur to the benefit of current and future Manatee County residents, or visitors, any such relocation within the boundaries of a proposed project site may be considered without the approval of a plan amendment, as defined in 1631.31.87, F.S., only if such relocation is determined, during the review of a proposed project through the special approval process, to reduce and adverse impact of such corridor on adjacent existing and future land uses. Where such proposed relocation generates an increased adverse impact on adjacent land uses, a plan amendment would be required unless mitigation of such increase in adverse impact is successfully accomplished through the special approval process.
- (b) In all instances where the P/SP(1) future land use category is applied, except regarding utility easements as is provided in Policy 2.2.1.22.3 above, the following shall apply:
  - (i) An applicant shall be required to declare a specific use or uses for a specific piece of property for which the applicant is proposing to amend the existing future land use category to P/SP(1).

- (ii) At such time the applicant is proposing to amend the existing future land use category of a specific piece of property to P/SP (1), the applicant shall provide information and analysis on the compatibility of the proposed use or uses, as specified according to paragraph (a) above, with surrounding development.
  
- (iii) Property with the future land use category of P/SP(1), shall require Planned Development zoning to be developed.

ATTACHMENTS:

1. Consistency with Florida Statutes and Rules
2. Copy of Newspaper advertising

CONSISTENCY OF THE LOCAL COMPREHENSIVE  
PLAN AMENDMENT WITH FLORIDA STATUTES AND RULES

PA-01-07 (Manatee County Ord. 01-07)

The proposed amendment is consistent with  
Florida Statutes 163 Part II  
and Rule 9J-5

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

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

Chapter 187.201	(16) (b) 2
	(16) (b) 4
	(16) (b) 5
	(16) (b) 6

# NOTICE OF CHANGE OF LAND USE AFFECTING PROPERTY 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:** Thursday, March 27, 2001

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

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

## **PA-01-01 (ORDINANCE 01-01) - TROPICANA PRODUCTS, INC./MANATEE HEADSTART, INC.**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map from:

- 1) Parcels A (+/- 3.89 acres) & B (+/- 9.89 acres) - from RES-6 (Residential - 6 d.u.'s per acre) to IU (Industrial Urban) (+/- 13.78 total acres for both parcels).
- 2) Parcel C (+/- 0.62 acres) from ROR (Retail/Office/Residential) and IL (Industrial Light) to IU (Industrial Urban).

Parcels A & B are located east of an adjacent to 15th Street East directly south of its intersection with 17th Avenue East. Parcel C is located along the south edge of the intersection of the CSX railroad ROW and US 41 (1st Street East) adjacent to the northern edge of the Red Barn Flea Market parking lot.

## **PA-01-02 (ORDINANCE 01-02) - F. BROWN GREGG**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map from IL (Industrial Light) to P/SP(1) [Public/Semi-Public (1)] for certain land located at 3105 Buckeye Road and 11951 Bud Rhoden Road; providing for severability; and providing for an effective date(+/- 28.96 acres).

## **PA-01-03 (ORDINANCE 01-03) - RO RO INC.**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an approval of an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan from Res 3 (Residential - 3 dwelling units/gross acre) to Res 6 (Residential - 6 dwelling units/gross acre) for a site located on the southeast corner of 63rd Avenue East and Big Pittsburgh Drain; providing for severability; and providing for an effective date (+/- 39.3 acres)

## **PA-01-04 (ORDINANCE 01-04) - COMMERCIAL LOCATION EXEMPTION FOR LARGE PROJECTS AND DEVELOPMENTS OF REGIONAL IMPACT (DRIs)**

Approval of text amendments to the Future Land Use Element of the 2020 Manatee County Comprehensive Plan providing an exception to commercial locational criteria for Developments of Regional Impacts (DRI's) and Large Projects exhibiting certain development characteristics.

## **PA-01-05 (ORDINANCE 01-05) - TEXT AMENDMENTS REGARDING ISSUANCE OF WATER LEVEL OF SERVICE CERTIFICATES**

Approval of text amendments to the Future Land Use Element of the 2020 Manatee County Comprehensive Plan to change the availability of obtaining a Certificate of Level of Service Compliance for potable water at DRI, Large Project, Preliminary Site Plan or equivalent preliminary approval stage to issuance of a Certificate of Level of Service Compliance for potable water at construction drawing approval stage, final site plan or equivalent approval to commence development.

## **PA-01-06 (ORDINANCE 01-06) - TEXT AMENDMENTS FOR OVERSIGHTS, CLARIFICATION AND NAME UPDATES**

Approval of text amendments to update portions of the 2020 Comprehensive Plan text due to oversights, department/agency name changes, clarification and for consistency.

## **PA-01-07 (ORDINANCE 01-07) - TEXT AMENDMENTS REGARDING REQUIREMENTS TO THE P/SP-1 (PUBLIC/SEMI-PUBLIC 1) FUTURE LAND USE CATEGORY REGARDING APPLICATION AND PROCESS**

Amendment proposes to add requirements to the P/SP-1 future land use category requiring:

1. declaration of specific use(s),
2. information regarding compatibility with adjacent uses,
3. planned development zoning.

## **PA-01-08 (ORDINANCE 01-08) - TEXT AMENDMENTS CLARIFYING CENTRAL WASTEWATER CONNECTION REQUIREMENTS WITHIN THE EVERS WATERSHED OVERLAY**

Approval to update text portions of the Wastewater Treatment Sub-Element of the 2020 Manatee County Comprehensive Plan to require connection to the central wastewater system within the WO-E (Watershed Overlay - Evers), when inside the wastewater treatment collection area, regardless of future land use category.

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 Sent 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 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 Draiul 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.

3/16/01

## **NOTICE OF CHANGE OF LAND USE AFFECTING PROPERTY 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, March 27  
Time: 9:00 A.M. or soon thereafter  
Place: Manatee County Government Administrative Center  
1112 Manatee Ave. West; Board Chambers (1st Floor)

### **PA-01-01-(ORDINANCE 01-01) - TROPICANA PRODUCTS, INC./MANATEE HEADSTART, INC.**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map from:

- 1) Parcels A (+/- 3.89 acres) & B (+/- 9.89 acres) - from RES-6 (Residential - 6 d.u.'s per acre) to IU (Industrial Urban) (+/- 13.78 total acres for both parcels).
- 2) Parcel C (+/- 0.62 acres) from ROR (Retail/Office/Residential) and IL (Industrial Light) to IU (Industrial Urban).

Parcels A & B are located east of and adjacent to 15th Street East directly south of its intersection with 17th Avenue East.

Parcel C is located along the south edge of the intersection of the CSX railroad ROW and US 41 (1st Street East) adjacent to the northern edge of the Red Barn Flea Market parking lot.

### **PA-01-02 - (ORDINANCE 01-02) - F. BROWNE GREGG**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map from IL (Industrial Light) to P/SP(1) Public/Semi-Public (1) for certain land located at 3105 Buckeye Road and 11951 Bud Rhoden Road; providing for severability; and providing for an effective date. (+/- 28.96 acres).

### **PA-01-03 - (ORDINANCE 01-03) - RO RO INC.**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an approval of an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan from Res 3 (Residential - 3 dwelling units/gross acre) to Res 6 (Residential - 6 dwelling units/gross acre) for a site located on the southeast corner of 63rd Avenue East and Big Pittsburgh Drain; providing for severability; and providing for an effective date (+/- 39.3 acres).

### **PA-01-04 - (ORDINANCE 01-04) - COMMERCIAL LOCATION EXEMPTION FOR LARGE PROJECTS AND DEVELOPMENTS OF REGIONAL IMPACT (DRIs)**

Approval of text amendments of the Future Land Use Element of the 2020 Manatee County Comprehensive Plan providing an exception to commercial locational criteria for Developments of Regional Impacts (DRI's) and Large Projects exhibiting certain development characteristics.

### **PA-01-05 - (ORDINANCE 01-05) - TEXT AMENDMENTS REGARDING ISSUANCE OF WATER LEVEL OF SERVICE CERTIFICATES**

Approval of text amendments to the Future Land Use Element of the 2020 Manatee County Comprehensive Plan to change the availability of obtaining a Certificate of Level of Service Compliance for potable water at DRI, Large Project, Preliminary Site Plan or equivalent preliminary approval stage to issuance of a Certificate of Level of Service Compliance for potable water at construction drawing approval stage, final site plan or equivalent approval to commence development.

### **PA-01-06 - (ORDINANCE 01-06) - TEXT AMENDMENTS FOR OVERSIGHTS, CLARIFICATION AND NAME UPDATES**

Approval of text amendments to update portions of the 2020 Comprehensive Plan text due to oversights, department/agency name changes, clarification and for consistency.

### **PA-01-07 - (ORDINANCE 01-07) - TEXT AMENDMENTS REGARDING REQUIREMENTS TO THE P/SP-1 (PUBLIC/SEMI-PUBLIC 1) FUTURE LAND USE CATEGORY REGARDING APPLICATION AND PROCESS**

Amendment proposes to add requirements to the P/SP-1 future land use category requiring:

1. declaration of specific use(s),
2. information regarding compatibility with adjacent uses,
3. planned development zoning.

### **PA-01-08 - (ORDINANCE 01-8) - TEXT AMENDMENTS CLARIFYING CENTRAL WASTEWATER CONNECTION REQUIREMENTS WITHIN THE EVERS WATERSHED OVERLAY**

Approval of update text portions of the Wastewater Treatment Sub-Element of the 2020 Manatee County Comprehensive Plan to require connection to the central wastewater system within the WO-E (Watershed Overlay - Evers), when inside the wastewater treatment collection area, regardless of future land use category.

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 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 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 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:



PA-01-07/  
ORD 01-07

# 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

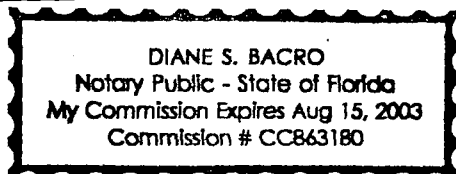
STATE OF FLORIDA  
COUNTY OF MANATEE;

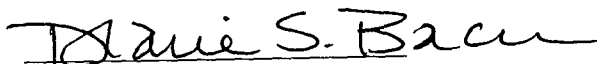
Before the undersigned authority personally appeared Sheila Dalesio, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of NOTICE OF CHANGE OF LAND USE in the Court, was published in said newspaper in the issues of MARCH 16, 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 March, 2001





SEAL & Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

# NOTICE OF CHANGE OF LAND USE AFFECTING PROPERTY 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:** Thursday, March 27, 2001

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

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

## **PA-01-01 (ORDINANCE 01-01) - TROPICANA PRODUCTS, INC./MANATEE HEADSTART, INC.**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map from:

- 1) Parcels A (+/- 3.89 acres) & B (+/- 9.89 acres) - from RES-6 (Residential - 6 d.u.'s per acre) to IU (Industrial Urban) (+/- 13.78 total acres for both parcels).
- 2) Parcel C (+/- 0.62 acres) from ROR (Retail/Office/Residential) and IL (Industrial Light) to IU (Industrial Urban).

Parcels A & B are located east of an adjacent to 15th Street East directly south of its intersection with 17th Avenue East.

Parcel C is located along the south edge of the intersection of the CSX railroad ROW and US 41 (1st Street East) adjacent to the northern edge of the Red Barn Flea Market parking lot.

## **PA-01-02 (ORDINANCE 01-02) - F. BROWNE GREGG**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map from IL (Industrial Light) to P/SP(1) [Public/Semi-Public (1)] for certain land located at 3105 Buckeye Road and 11951 Bud Rhoden Road; providing for severability; and providing for an effective date (+/- 28.96 acres).

## **PA-01-03 (ORDINANCE 01-03) - RO RO INC.**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an approval of an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan from Res 3 (Residential - 3 dwelling units/gross acre) to Res 6 (Residential - 6 dwelling units/gross acre) for a site located on the southeast corner of 63rd Avenue East and Big Pittsburgh Drain; providing for severability; and providing for an effective date (+/- 39.3 acres)

## **PA-01-04 (ORDINANCE 01-04) - COMMERCIAL LOCATION EXEMPTION FOR LARGE PROJECTS AND DEVELOPMENTS OF REGIONAL IMPACT (DRI's)**

Approval of text amendments to the Future Land Use Element of the 2020 Manatee County Comprehensive Plan providing an exception to commercial locational criteria for Developments of Regional Impacts (DRI's) and Large Projects exhibiting certain development characteristics.

## **PA-01-05 (ORDINANCE 01-05) - TEXT AMENDMENTS REGARDING ISSUANCE OF WATER LEVEL OF SERVICE CERTIFICATES**

Approval of text amendments to the Future Land Use Element of the 2020 Manatee County Comprehensive Plan to change the availability of obtaining a Certificate of Level of Service Compliance for potable water at DRI, Large Project, Preliminary Site Plan or equivalent preliminary approval stage to issuance of a Certificate of Level of Service Compliance for potable water at construction drawing approval stage, final site plan or equivalent approval to commence development.

## **PA-01-06 (ORDINANCE 01-06) - TEXT AMENDMENTS FOR OVERSIGHTS, CLARIFICATION AND NAME UPDATES**

Approval of text amendments to update portions of the 2020 Comprehensive Plan text due to oversights, department/agency name changes, clarification and for consistency.

## **PA-01-07 (ORDINANCE 01-07) - TEXT AMENDMENTS REGARDING REQUIREMENTS TO THE P/SP-1 (PUBLIC/SEMI-PUBLIC 1) FUTURE LAND USE CATEGORY REGARDING APPLICATION AND PROCESS**

Amendment proposes to add requirements to the P/SP-1 future land use category requiring:

1. declaration of specific use(s),
2. information regarding compatibility with adjacent uses,
3. planned development zoning.

## **PA-01-08 (ORDINANCE 01-08) - TEXT AMENDMENTS CLARIFYING CENTRAL WASTEWATER CONNECTION REQUIREMENTS WITHIN THE EVERS WATERSHED OVERLAY**

Approval to update text portions of the Wastewater Treatment Sub-Element of the 2020 Manatee County Comprehensive Plan to require connection to the central wastewater system within the WO-E (Watershed Overlay - Evers), when inside the wastewater treatment collection area, regardless of future land use category.

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 Sent 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 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.

3/16/01

203588

PA-01-07/ORD 01-07

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

MANATEE COUNTY PLANNING DEPT.

STATE OF FLORIDA  
COUNTY OF SARASOTA

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 SARASOTA COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

AMENDMENT - COMPREHENSIVE PLAN

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

MARCH 16, 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 SARASOTA, IN SAID SARASOTA 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 16TH DAY OF MARCH A.D., 2001 BY MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

(SEAL) *[Signature]*

NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC968394  
MY COMMISSION EXP. OCT. 11, 2004

## **NOTICE OF CHANGE OF LAND USE AFFECTING PROPERTY 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, March 27  
Time: 9:00 A.M. or soon thereafter  
Place: Manatee County Government Administrative Center  
1112 Manatee Ave. West; Board Chambers (1st Floor)

### **PA-01-01-(ORDINANCE 01-01) - TROPICANA PRODUCTS, INC./MANATEE HEADSTART, INC.**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map from:

- 1) Parcels A (+/- 3.89 acres) & B (+/- 9.89 acres) - from RES-6 (Residential - 6 d.u.'s per acre) to IU (Industrial Urban) (+/- 13.78 total acres for both parcels).
- 2) Parcel C - (+/- 0.62 acres) from ROR (Retail/Office/Residential) and IL (Industrial Light) to IU (Industrial Urban).

Parcels A & B are located east of and adjacent to 15th Street East directly south of its intersection with 17th Avenue East.

Parcel C is located along the south edge of the intersection of the CSX railroad ROW and US 41 (1st Street East) adjacent to the northern edge of the Red Barn Flea Market parking lot.

### **PA-01-02 - (ORDINANCE 01-02) - F. BROWNE GREGG**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map from IL (Industrial Light) to P/SP(1) Public/Semi-Public (1) for certain land located at 3105 Buckeye Road and 11951 Bud Rhoden Road; providing for severability; and providing for an effective date. (+/- 28.96 acres).

### **PA-01-03 - (ORDINANCE 01-03) - RO RO INC.**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (the 2020 Manatee County Comprehensive Plan); providing for an approval of an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan from Res 3 (Residential - 3 dwelling units/gross acre) to Res 6 (Residential - 6 dwelling units/gross acre) for a site located on the southeast corner of 63rd Avenue East and Big Pittsburgh Drain; providing for severability; and providing for an effective date (+/- 39.3 acres).

### **PA-01-04 - (ORDINANCE 01-04) - COMMERCIAL LOCATION EXEMPTION FOR LARGE PROJECTS AND DEVELOPMENTS OF REGIONAL IMPACT (DRIs)**

Approval of text amendments of the Future Land Use Element of the 2020 Manatee County Comprehensive Plan providing an exception to commercial locational criteria for Developments of Regional Impacts (DRI's) and Large Projects exhibiting certain development characteristics.

### **PA-01-05 - (ORDINANCE 01-05) - TEXT AMENDMENTS REGARDING ISSUANCE OF WATER LEVEL OF SERVICE CERTIFICATES**

Approval of text amendments to the Future Land Use Element of the 2020 Manatee County Comprehensive Plan to change the availability of obtaining a Certificate of Level of Service Compliance for potable water at DRI, Large Project, Preliminary Site Plan or equivalent preliminary approval stage to issuance of a Certificate of Level of Service Compliance for potable water at construction drawing approval stage, final site plan or equivalent approval to commence development.

### **PA-01-06 - (ORDINANCE 01-06) - TEXT AMENDMENTS FOR OVERSIGHTS, CLARIFICATION AND NAME UPDATES**

Approval of text amendments to update portions of the 2020 Comprehensive Plan text due to oversights, department/agency name changes, clarification and for consistency.

### **PA-01-07 - (ORDINANCE 01-07) - TEXT AMENDMENTS REGARDING REQUIREMENTS TO THE P/SP-1 (PUBLIC/SEMI-PUBLIC 1) FUTURE LAND USE CATEGORY REGARDING APPLICATION AND PROCESS**

Amendment proposes to add requirements to the P/SP-1 future land use category requiring:

1. declaration of specific use(s),
2. information regarding compatibility with adjacent uses,
3. planned development zoning.

### **PA-01-08 - (ORDINANCE 01-8) - TEXT AMENDMENTS CLARIFYING CENTRAL WASTEWATER CONNECTION REQUIREMENTS WITHIN THE EVERS WATERSHED OVERLAY**

Approval of update text portions of the Wastewater Treatment Sub-Element of the 2020 Manatee County Comprehensive Plan to require connection to the central wastewater system within the WO-E (Watershed Overlay - Evers), when inside the wastewater treatment collection area, regardless of future land use category.

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 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).

Comprehensive Plan to change the availability of obtaining a Certificate of Level of Service Compliance for potable water at DRI, Large Project, Preliminary Site Plan or equivalent preliminary approval stage to issuance of a Certificate of Level of Service Compliance for potable water at construction drawing approval stage, final site plan or equivalent approval to commence development.

**PA-01-06 - (ORDINANCE 01-06) - TEXT AMENDMENTS FOR OVERSIGHTS, CLARIFICATION AND NAME UPDATES**

Approval of text amendments to update portions of the 2020 Comprehensive Plan text due to oversights, department/agency name changes, clarification and for consistency.

**PA-01-07 - (ORDINANCE 01-07) - TEXT AMENDMENTS REGARDING REQUIREMENTS TO THE P/SP-1 (PUBLIC/SEMI-PUBLIC 1) FUTURE LAND USE CATEGORY REGARDING APPLICATION AND PROCESS**

Amendment proposes to add requirements to the P/SP-1 future land use category requiring:

1. declaration of specific use(s),
2. information regarding compatibility with adjacent uses,
3. planned development zoning.

**PA-01-08 - (ORDINANCE 01-8) - TEXT AMENDMENTS CLARIFYING CENTRAL WASTEWATER CONNECTION REQUIREMENTS WITHIN THE EVERS WATERSHED OVERLAY**

Approval of update text portions of the Wastewater Treatment Sub-Element of the 2020 Manatee County Comprehensive Plan to require connection to the central wastewater system within the WO-E (Watershed Overlay - Evers), when inside the wastewater treatment collection area, regardless of future land use category.

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 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 34206**

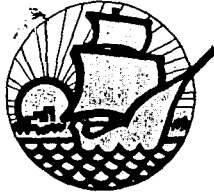
All written comments will be entered into the record.

**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 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.

4337481-0316



**MANATEE COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**

---

March 27, 2001

Florida Department of Community Affairs  
Bureau of Local Planning  
Plan Processing Team  
2555 Shumard Oak Blvd.  
Tallahassee, Florida 32399-2100

Re: **2001 Cycle I Plan Amendments**

Dear Sir/Madam:

Manatee County hereby submits for review proposed Cycle I, 2001 plan amendments to the Manatee County Comprehensive Plan. These amendments were approved for transmittal by the Manatee County Board of County Commissioners at a public hearing session held on March 27, 2001. A second public hearing has been tentatively scheduled for September 25, 2001, at which time the plan amendments will be presented for adoption.

PA-01-01	Ord. 01-01	Tropicana/Head Start Map Amendment
PA-01-02	Ord. 01-02	F. Browne Gregg Map Amendment
PA-01-04	Ord. 01-04	Internal Commercial Large Projects and DRI's
PA-01-05	Ord. 01-05	Potable Water Level of Service
PA-01-06	Ord. 01-06	Clarifications/Oversights/Corrections
PA-01-07	Ord. 01-07	Revise P/SP(1) FLUC Application & Process

Enclosed are six copies of the Cycle I, 2001 Comprehensive Plan amendment documents, transmitted in accordance with Chapter 163, Florida Statutes; Chapter 9J-5, Florida Administrative Code; and Chapter 9J-11, Florida Administrative Code, for review by the Department of Community Affairs.

This package of amendments has also been transmitted to the Florida Department of Environmental Protection, Southwest Florida Water Management District, Florida Department of Transportation, and the Tampa Bay Regional Planning Council. **Manatee County requests that review of these amendments by all State agencies begin immediately.**

Department of Community Affairs  
2001 Cycle I Plan Amendment Transmittal  
March 27, 2001  
Page Two

None of the proposed revisions are applicable to an area of critical state concern. The proposed plan amendments included within this submittal are not within a Resource Planning and Management Area. These plan amendments are not an exemption to the twice-per-year calendar year limitation on the adoption of plan amendments, nor are they to be adopted under a joint planning agreement.


Any questions you may have concerning the proposed plan amendments may be directed to Michael Wood, AICP, Comprehensive Planning Administrator, at the address, telephone number or e-mail listed below:

Manatee County Planning Department  
Attn: Michael Wood, Administrator  
Comprehensive Planning Division  
1112 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 749-3070  
[michael.wood@co.manatee.fl.us](mailto:michael.wood@co.manatee.fl.us)

Thank you for your assistance and cooperation.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA



JOE McCLASH  
Chairman

JM:MW:fl  
encl.

cc: Ernie Padgett, County Administrator  
Cycle I, 2001 Plan Amendment Correspondence File

1- Barbara - BCC

Orig. - Florie Lynch -  
Planning

3/29/01  
DEI