

7.

**PDPM-01-02(G) - MANATEE COUNTY STOCKADE, DETENTION CENTER, FARM**

Request: Approval of a General Development Plan to allow a 141,458 sq. ft. addition to the existing 405,392 sq. ft. detention facility, sheriff's farm, boot camp, and stockade. Located at the southeast intersection of County Line Road and Harlee Road, west of the SCL Railroad tracks (119.21 acres).

App Received: 08/14/01

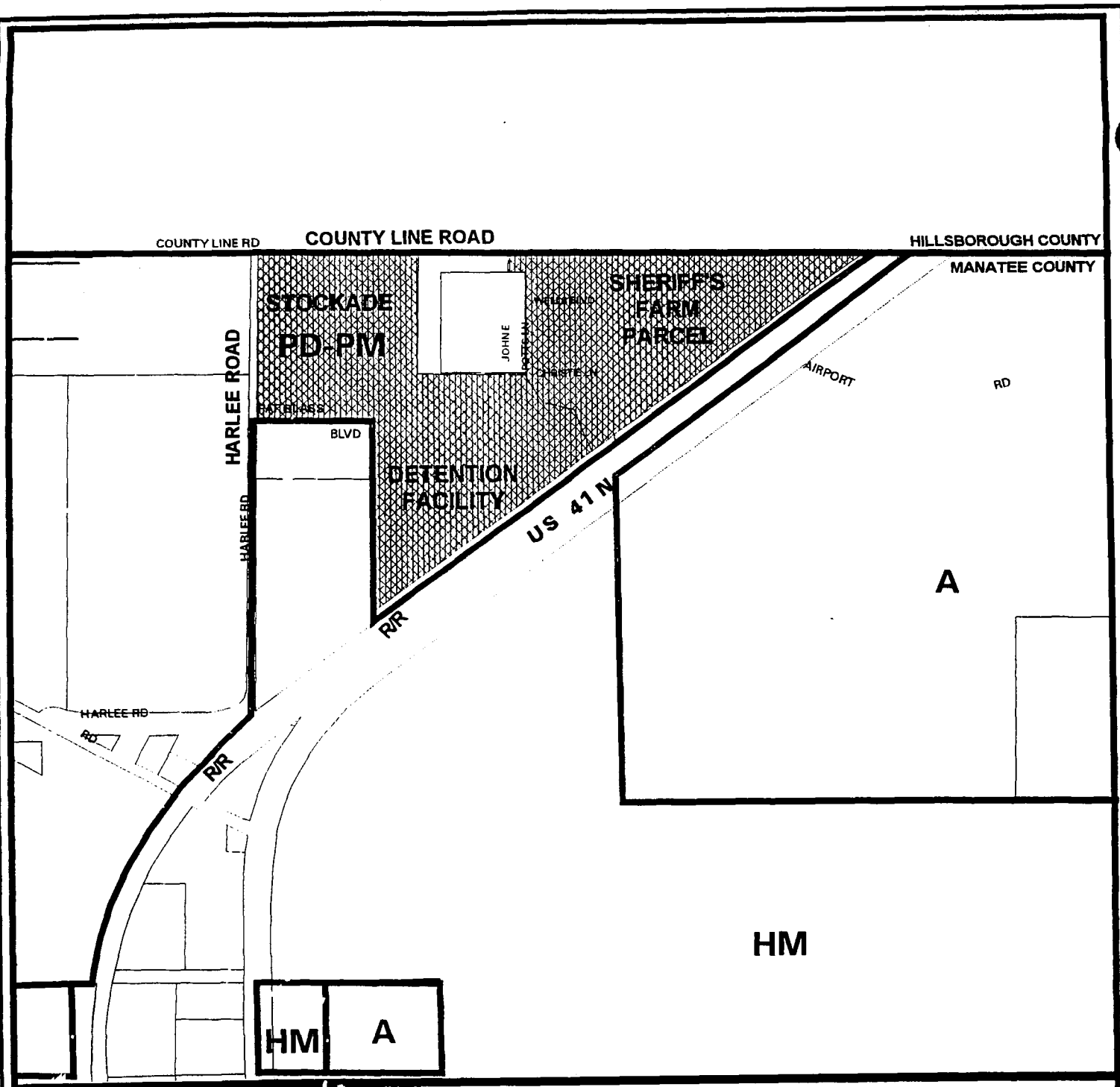
D.R.C.: 08/24/01

P.C.: 12/06/01

B.O.C.C.: 12/18/01

**RECOMMENDED MOTION:**

**Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend APPROVAL of General Development Plan No PDPM-01-02(G) with Stipulations #1 through #13: GRANTING Special Approval for 1) a project in the Coastal Planning Area; and 2) an addition over 50,000 sq. ft. to an in existing project in the IH Future Land Use Category, as recommended by staff.**



**Project Number:** PDPM-01-02(G)      **Tax I.D.:** 59310500  
**Proposed Use:** COMMUNITY CORRECTION FACILITY      59310600  
**Proposed Zoning:** N/A  
**Existing Zoning:** PD-PM  
**Existing FLUC:** IH  
**Flood Zone:** AE,X5  
**Floodway:** N  
**Acreage:** 119.21  
**Drainage Basin:** TPA\_TERRA DIRECT  
**Commissioner:** Amy Stein  
**Map Prepared:** August 29, 2001  
**Requested By:** MANATEE COUNTY  
**Section:** 0,5,6 **Township:** 0,33 **Range:** 0,18

**Manatee County  
 Zoning  
 Staff Report Map**  
**1 inch = 980'**  
**Overlays:**  
 ST,AI,HA,WR,RV: NONE  
 Watershed: NONE  
 Coastal Hazard: Not Available  
 Coastal High Hazard Line

# CASE SUMMARY

**CASE NO.:** PDPM-01-02 (G)

**APPLICANT:** Manatee County Sheriff's Office Detention Facility

**REQUEST:** Approval of a General Development Plan to expand the existing detention facility, sheriff's farm, boot camp and stockade facility by 141,458 sq.ft.

**STAFF**

**RECOMMENDS:** APPROVAL with Limited Issues

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## REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is for approval of a new General Development Plan for an expansion to the existing detention facilities located at Port Manatee. The expansion includes increasing the detention facility, sheriff's farm, boot camp and stockade facility by 141,458 sq.ft. The site is located at the southeast corner of Harlee Road and County Line Rd at Port Manatee.
- To the North is vacant and agricultural land in Hillsborough County.
- To the South are industrial uses and vacant properties zoned PDPM and HM.
- To the East are the SCL Railroad, US 41, and agricultural uses zoned A.
- To the West is the Department of Environmental Protection fish farm and spoil areas zoned PDPM.

## SUMMARY: (LS )

This General Development Plan (GDP) includes all aspects of the current correctional facilities and proposed expansion and changes to the plan. The original GDP, PDPM-92-01(G) was approved in 1992 and included the existing stockade, and all three phases of the detention center. Subsequent administrative additions to the plan included the boot camp, jail farm, and juvenile detention facility. The original GDP was approved with an amount of square footage that allowed for these uses to be established administratively. That GDP has expired, so a new plan is required at this time.

The site is located in the Coastal Planning Area and will meet all applicable standards. This project is also an expansion of more than 50,000 sq.ft. in an IH future land use category, which requires Special Approval per Section 605 of the Code.

## **POSITIVE ASPECTS OF THE APPLICATION**

- **This General Development Plan brings together the different aspects of the correctional facility up to date and on one plan.**
- **The General Development Plan allows for future expansion of the facility, enabling the Sheriff to respond to needs as they arise.**

## **NEGATIVE ASPECTS OF APPLICATION**

- **Because there is some flexibility requested, the plan does not give many details as to the uses of the different buildings proposed at the jail farm.**
- **County Line Road, which services the jail farm facilities is an unpaved shell road.**

## **MITIGATING FACTORS**

- **Staff proposes a stipulation requiring details on the uses of different buildings on site with future Final Site Plan submittals.**
- **Staff proposes a stipulation to require paving County Line Road to better service all the activities at the jail farm and ultimately reduce the county's maintenance costs on that road.**

## **STIPULATIONS:**

1. Detailed information regarding proposed uses for each of the buildings shown on this General Development Plan shall be submitted with the Final Site Plan for each area or phase of the project.
2. Any existing shell parking lots or driveways located outside of the jail farm area shall be paved with appropriate drainage and shown on any future Final Site Plan submittals.
3. The applicant shall submit a detailed parking study with the Final Site Plan for the entire site. The number of employees, visitors, students, vendors, and others must be taken into account as well as the number of inmates.
4. Updated, post-construction wetland information for the entire site shall be submitted with the first Final Site Plan. This shall include whatever monitoring, buffer or other information required by the EMD.
5. Detailed information regarding storage of chemicals, pesticides and herbicides used at the farm shall be provided with the first Final Site Plan. The location of their storage shall be shown on the plan.

6. All signs shall meet the Entranceway standards, and all landscaping shall meet the requirements of Sections 603.18 and 715, as applicable.
7. Prior to issuance of a Certificate of Occupancy for the expansion of the Detention Facility, County Line Road shall be paved, from Harllee Road to the eastern extent of the jail farm property.
8. A Hurricane Evacuation Plan, for all habitable structures, pursuant to Policy 4.4.2.2 of the Comprehensive Plan, shall be approved by the Public Safety Department prior to Final Site Plan approval.
9. All nuisance exotic species (e.g., Australian Pines and Brazilian Pepper) shall be removed from the site prior to Final Plat approval. An Exotic Plant Species Management Plan shall be submitted to the EMD for review and approval with the Final Site Plan.
10. Prior to Final Site Plan approval, an Integrated Pest Management Plan, for the application of fertilizers, pesticides, and herbicides shall be submitted and approved by the Environmental Management Department. Unless otherwise approved by EMD, xeriscape landscape materials shall be utilized within this project. The landscape plan shall be submitted to the EMD for review and approval as part of the Integrated Pest Management Plan.
11. All construction adjacent to wetland buffers shall meet the required 15 ft. wetland buffer setback.
12. The applicant shall preserve representative tracts of native upland communities, and this shall be demonstrated with submittal of the Final Site Plan.
13. The specific locations of all buildings, existing and proposed, shall be shown on the Final Site Plan.

# DETAILED CASE REVIEW

## PRIMARY REVIEWERS

Laurie Suess(PD)	Compatibility, Consistency with Comp Plan, Site Design
Al Wallace (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Micki Ryan (PD)	Impacts to Infrastructure (Transportation, Concurrency)
Bill O'Shea (EMD)	Preservation/Conservation

## DETAILED STAFF REVIEW OF THE GENERAL DEVELOPMENT PLAN STANDARDS:

The SITE PLAN has addressed the General Development Plan standards of the Land Development Code, Section 603.4, as follows:

### 1. SITE DESIGN

The site contains 119.21 acres, of which, approximately 6.8 acres are wetlands. There are 405,592 sq.ft. of buildings on site at this time. Included within this figure are the detention facility, boot camp, juvenile detention facility, jail farm buildings, and stockade. The applicant proposes an additional 141,488 sq.ft., which includes expansion of the detention facility, sheds and barns, boot camp, inmate workshop, and green houses. The total square footage including both existing and proposed will be 547,050 sq.ft.

The existing layout of the site has the stockade, training building, juvenile justice, and boot camp located in the west portion of the site towards Harlee Road. The jail farm is located on the north portion of the site and the detention facility located on the southern portion of the site.

There are existing wetlands between the stockade and juvenile justice facilities and along the northern portion of the detention facility site.

Primary access to the site is off of Harlee Road on a private drive called Pat Glass Drive. Access to the jail farm is both off of County Line Rd and internally on driveways from the detention facility.

The Seaboard Coastline RR runs the length of the eastern property line, and is immediately adjacent to US 41.

The eastern portion of the site, including the jail farm is located within the Entranceway. The entire site is located within the Coastal Planning Area.

### 2. COMPATIBILITY

The proposed expansion to the detention facility is located adjacent to the existing detention facility and within the correctional facility property at Port Manatee. There is existing industrial to the south zoned HM, agricultural to the east zoned A, agricultural, and vacant to the north located in Hillsborough County, and the existing DEP Fish Farm and spoil area of the port to the west, zoned PDPM.

There have been correctional facilities at the port for more than 15 years. The proposed expansion does not increase the acreage of the detention facility, nor increase the intensity of development at the edge of the project.

**3. PUBLIC UTILITIES/FACILITIES**

The site gains access off of Harlee Road and County Line Road. County Line Road is an unpaved shell road which services the jail farm activities, which have increased substantially over the past 5 years. Staff has recommended a stipulation that requires the paving of County Line Road. It is currently maintained by Manatee County.

The site is served by county water and sewer.

**4. PRESERVATION/CONSERVATION**

The site contains approximately 6.8 acres of wetlands. A portion of the wetlands were eliminated with the original construction of the detention facility with the road crossing to that facility, and with construction of the juvenile justice facility. Mitigation was approved and provided for at that time.

The applicant will need to provide detailed information regarding upland preservation, exotic species removal and existing and proposed wetland buffers with their next submittals.

**5. CONCURRENCY**

A Deferral and Acknowledgement of Eventual Requirement for Concurrency Certification has been received.

The current Concurrency Transportation Link Sheet for this segment of US 41 reflect a p.m. peak hour base/existing count of 810 trips with 265 trips currently reserved. To maintain the required level of service standard "D", the total existing and reserved trips cannot exceed 5,470 p.m. peak hour trips. A detailed traffic analysis may be required prior to Final Site Plan approval.

Drainage design intent shall be indicated on the Preliminary Site Plan. Final engineering drainage design must be approved prior to Final Site Plan approval.

Prior to Final Site Plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow.

**6. CONSISTENCY WITH COMPREHENSIVE PLAN**

The proposed general development plan must be in strict compliance with the Manatee County Comprehensive Plan. The site is located within the IH Future Land Use Category and the Coastal Planning Area. The following policies were considered in preparing this staff report and are important policies to review and consider in evaluating the proposal:

Policy: 2.2.1.19      **IH:** Establish the Industrial-Heavy future land use category as follows:

Policy: 2.2.1.19.1      Intent: To identify, textually in the Comprehensive Plan's goals, objectives and policies, or graphically on the Future Land Map, areas which are established for a range of heavy and light industrial and other employment-oriented uses. Also, to prohibit residential

development from these areas to avoid adverse impact on such uses and eliminate the intrusion of residential uses in an industrial area. Also, to provide suitable locations for heavy industries, those industries which have objectionable impacts with regard to height of incidental structures, noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have significant adverse impact if located adjacent to residential uses. Also, to provide for the development of small commercial uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category.

- Policy: 2.2.1.19.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Heavy and light industrial uses, deepwater port and related or complementary uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, small retail uses containing neighborhood retail uses only, service uses, short-term agricultural uses, recreational uses, public or semi-public uses, privately-operated airports, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
- Policy: 2.2.1.19.3 Range of Potential Intensity:  
Maximum Floor Area Ratio  
0.5
- Policy: 2.9.4.1 Maintain all interstate connectors as "Entranceways" to permit implementation of special landscaping, project design, and signage control criteria to achieve a boulevard image and positive sense of place.
- Policy: 2.9.4.3 Maintain appropriate sign regulations, landscaping requirements, special setbacks, building and site design criteria, and other appropriate limitations on the use of land, to create and maintain an aesthetically pleasing environment.
- Policy: 4.1.2.1 Require developments within the Coastal Planning Area to preserve representative tracts of native upland communities. [See policies under objective 3.3.2]
- Policy: 4.1.2.3 Remove all exotic plant species from land development sites in the Coastal Planning Area during construction unless extreme soil stabilization measures would be required to prevent soil erosion.
- Policy: 4.3.2.1 Limit the placement of County-funded infrastructure within the Coastal Planning Area which exceeds the demands generated by approved development except to provide for hurricane evacuation needs and as allowed in policy 4.3.2.2.
- Policy: 4.4.2.1 Require that all project approvals within the Coastal Evacuation Area meet performance standards as described in detail in land development regulations and which may include:



- procedures for development and establishment of hurricane shelter capacity and evacuation time standards;
- mitigation measures such as fair share contribution to preserve sheltering capacity and maintain evacuation times, or reductions in project density;
- special design standards for infrastructure construction;
- development of hurricane evacuation plans in coordination with the Manatee County Division of Emergency Management; and
- specific surcharges or fees to recoup public expenditures for infrastructure after a storm.

Policy: 4.4.2.2

Require new development in the Coastal Planning Area to provide hurricane evacuation plans for the project in coordination with the County's Emergency Management Division, and require the

implementation of such plans with funding for such planning and implementation provided by the developers of the project or their successors.

**ATTACHMENTS:**

1. Development Review Committee Comments
2. Copy of Newspaper Advertising

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

DATE: OCTOBER 16, 2001

PROJECT NAME: MANATEE COUNTY STOCKADE, DETENTION & SHERIFF'S FARM  
PDPM-01-02(G)  
54,458 SQ FT DETENTION FACILITY & 12,000 SQ FT SHEDS/BARNS

ADDRESS: 14490 HARLEE ROAD, NCT

PLANNER: LAURIE SUESS (x)6885

ENGINEER: AL WALLACE (X)6858 Asst. BROCK AYERS (X) 6828 EA

[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION  
SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE]

UTILITIES/ACCESS/DRAINAGE RELATED COMMENTS:

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

No objection to this proposal.

- 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**

If there are any questions pertaining to the utilities or drainage comments, please contact Al Wallace or Brock Ayers at 749-3070.

cc: Public Works and Transportation  
(Mark G Mayer, Wayne Roberts, Sia Mollanazar)

# NORTH RIVER FIRE DISTRICT

1225 14th AVENUE WEST PALMETTO, FLORIDA 34221  
Phone (941) 721-6700 SunCom: 516-4543 Fax: (941) 721-6701

GC600

October 4, 2001

Ms. Laurie Suess, Planning Manager  
Manatee County Planning & Zoning  
P.O. Box 1000  
Bradenton, FL 34206

Re: Manatee County Stockade, Detention Facility & Sheriff's Farm  
General Development Plan  
PDM-01-02-(G)

Dear Ms. Suess:

I have reviewed the above captioned project and have no objection to its approval. Any future development of the site will need to comply with the appropriate fire prevention codes and ordinances.

If you have any questions please give me a call.

Very truly yours,

Darrell L. Riker  
Darrell L. Riker  
Fire Marshal

DLR/jo

cc: Beverly Zoller

- Protecting the Communities of -

ony Cove, Ellenton, Gillette, Memphis, Palmetto, Palm View, Pincy Point, Rubonia, Snead Island & Terra Ceia

TOTAL P.02

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

DATE: OCTOBER 22, 2001

PROJECT NAME: MANATEE COUNTY STOCKADE, DETENTION & SHERIFF'S FARM  
PDPM-01-02(G)  
54,458 SQ FT DETENTION FACILITY & 12,000 SQ FT SHEDS/BARNES

ADDRESS: 14490 HARLEE ROAD, NCT

PLANNER: LAURIE SUESS (x)6885  
ENGINEER: AL WALLACE (X)6858  
TRANSPORTATION  
ENGINEER: HUSHAM AL-KAISY (x)6863  
CONCURRENCY: MICKI RYAN (X)6904/SUSAN BARFIELD (x)3842

**[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE]**

**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.

At this time, U.S. 41 (between I-275 and Hillsborough County) has adequate capacity and is operating at or above the adopted level of service "D". However, applicant is advised that capacity is not reserved at this stage, nor is capacity guaranteed as being available at time of actual development.

Pursuant to the "Concurrency Transportation Link Sheet" for this segment of US 41, the generalized tables reflect a pm peak hour base/existing count of 810 trips with 265 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 5470 pm peak hour trips.

A detailed traffic analysis may be required prior to final site plan approval depending on type and size of development.

Additional on-site and/or off-site improvements may be required as the property is developed.

III. **General Information**

A "Deferral and Acknowledgment of Eventual Requirement for Concurrency Certification" has been received. Applicant is advised that when seeking further development approval(s) for this project, the "Deferral" does not exempt applicant from the requirement for a Certificate of Level of Service Compliance

Drainage design intent shall be indicated on the preliminary site plan. Final engineering drainage design must be approved prior to final site plan approval.

Prior to final site plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow per Section 11.5.1.4 of the Comprehensive Plan.

**MANATEE COUNTY STOCKADE, DETENTION & SHERIFF'S FARM  
PDPM-01-02(G)  
PAGE 2**

**All traffic control signage and pavement markings, if warranted, shall conform to FDOT and MUTCD standards.**

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

**cc: Concurrency File # PDPM-01-02(G)  
Public Works and Transportation Concurrency Group  
(Mark Mayer, Wayne Roberts, Sia Mollanazar)**



NATURE SAVER™ FAX MEMO 01616		Date	9/10/01	# of pages	2
To	Jerry Zoller		From		
Co./Dept.			Co.		
Phone #			Phone #		
Fax #	747-7952		Fax #		

## MEMORANDUM

**DATE:** September 10, 2001

**TO:** Laurie Suess, Principal Planner  
Planning Department

**FROM:** John M. Noll, Environmental Specialist 977  
Environmental Management Department

**SUBJECT:** Development Review Comments  
Manatee County Stockade, Detention Farm & Sheriff's Farm PDPM-01-02(G)

The Environmental Management Department has reviewed the above referenced General Development with Preliminary Site Plan, and offers the following comments:

1. The Land Development Application and Sheet GDP-1 both indicate that the type of desired approval is General Development Plan and Preliminary Site Plan, however, per subsequent conversation with the agent it is my understanding that these plans are being reviewed only to General Development Standards.
2. Sheet GDP-1 notes indicate an existing wetland on-site and drawings refer to numerous Jurisdictional areas. **If these Jurisdictional Areas are wetlands, they should be labeled as such. When and by whom were the wetland delineations determined?**
3. All jurisdictional wetland areas within the project boundary should have the required wetland buffers clearly delineated. The proposed pole barn appears to be within a wetland buffer. **Revisions to the site plan appear to be required. Section 702.6.10 of the LDC requires a 15' building setback between the upland edge of the wetland buffer and adjacent structures.**
4. This project appears to fall within the Coastal Planning Area. The Applicant should demonstrate compliance with the following Comp. Plan Policies:
  - Policy 4.1.2.1 requires developments within the Coastal Planning Area to preserve representative tracts of native upland communities.
  - Policy 4.1.2.3 requires the removal of exotic plant species from land development sites within the Coastal Planning Area.
5. **Based upon response to the above Comp. Plan Policies, wetland buffers may be increased/upland preservation may be required.**

6. Section 738.2.3 of the LDC requires that site plans that accompany applications for development approval show the location of all active and inactive wells. **All existing wells should be delineated on the site plan, with the well size indicated, or a note should be added to the plan indicating that there are no wells on-site.**

SWFWMD Rule Chapter 40D-3.531 requires the proper abandonment of all unused wells.

A Water Use Permit (WUP) is required for individual/clusters of wells located within the Most Impacted Area (MIA) with a cumulative o.d. of 6" or greater. **If applicable, a copy of all WUPs should be submitted to the EMD Water Well Permitting Program.**

A Water Well Construction Permit must be obtained from the EMD prior to construction of the proposed well(s).

Existing wells shall be kept in a watertight manner and be protected during all construction activities.

7. Prior to development-related land clearing activities, all applicable County approvals must be obtained through the Planning Department. If burning of trees and/or branches is required for land clearing, a burn permit must be first obtained from the Environmental Management Department. **No burn permits will be issued until Final Site Plans/Construction Plans are approved.**
8. **Prior to Final Site Plan approval, a completed application for Fugitive Particulate Abatement must be submitted to the Environmental Management Department.**

**The EMD recommends that a complete and satisfactory response to the above referenced comments be submitted prior to scheduling this project for the public hearings. Review of additional information/revised site plans may take up to 10 working days. If you have any questions or comments, please call me at extension 5980.**

JMN:hs

attachment

cc: project file

**NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, January 10, 2002 at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

**PDR-01-24(Z)(P) - Penn Mar, INC./WOODLANDS PARK ON PALMA SOLA BAY**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County providing for: (1) the rezoning of certain land from RSF-2 (Residential Single Family, 2 dwelling units per acre) and RSF-2/CH (Residential Single Family, 2 dwelling units per acre/Coastal High Hazard Area Overlay) to PDR (Planned Development Residential) and PDR/CH (Planned Development Residential, Coastal High Hazard Area Overlay); and (2) Approval of a Preliminary Site Plan to allow a 32 lot subdivision for single-family detached homes at a density of 1.17 dwelling units per acre; and providing an effective date. Located at the southwest corner of the intersection of 9th Avenue Northwest and 83rd Street Northwest ( $\pm 30.21$  acres).

**PDR-01-09(Z)(P) - Rutland Ranch/River Chase**

Approval of (1) a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A (General Agriculture, 1 dwelling unit per five acres) and A/CH (General Agriculture, 1 dwelling unit per five acres/Coastal High Hazard Overlay) to PDR (Planned Development Residential) retaining the CH (Coastal High Hazard) Overlay; and (2) Approval of a Preliminary Site Plan to allow a 231 lot subdivision for single-family detached homes at a gross density of 0.54 dwelling units per acre; and providing an effective date; Located north of the Manatee River and south of Golf Course Road on the west side of North Rye Road  $\pm 438.8$  acres).

**PDC-97-03(G)(R3) - University Square Shopping Center**

Approval of a revised General Development Plan to allow an additional 4,010 sq. ft. of miniwarehouse uses at an existing shopping center. Located on the northwest corner of University Parkway and Lockwood Ridge Road with the expansion site located approximately 1,000 ft. east of Lockwood Ridge Road  $\pm 16.9$  acres).

**PDPM-01-02(G) - Manatee County Stockade, Detention Center, Farm**

Approval of a General Development Plan to allow a 141,458 sq. ft. addition to the existing 405,392 sq. ft. detention facility, sheriff's farm, boot camp, and stockade. Located at the southeast intersection of County Line Road and Harline Road, west of the SCL Railroad tracks ( $\pm 119.21$  acres)

**PDR-01-12(Z)(P) - Torobe Citrus, Inc./Sugar Mills Lakes**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01 the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing: (1) for the rezoning of certain land from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDR (Planned Development Residential); and (2) Approval of a Preliminary Site Plan to allow a 320 lot subdivision for single family detached homes at a net density of 4.74 dwelling units per acre; and providing an effective date. Located southwest of the intersection of Eblenton Gillette Road and Experimental Farm Road ( $\pm 119.53$  acres).

**PDR-00-21(P) - Balletieri Academy Park**

Approval of a Preliminary Site Plan for 60 single-family attached homes at a density of 1.44 dwelling units per acre, a 38,000 sq. ft. gymnasium, and two ballfields. The site previously received approval for an ice rink and private school (this site plan approval has expired); and providing an effective date. Located at the southeast corner of the intersection of 47th Street West and 53rd Avenue West ( $\pm 115.29$  acres).

**Z-01-18 (f.k.a. Z-99-20) - Woody's Tomato Corporation**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01) the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from GC (General Commercial) to LM (Light Manufacturing); and providing an effective date. Located north of the City of Palmetto on the west side of US Highway 19 near the intersection of US Highway 19 and Bayshore Road ( $\pm 13.3$  acres).

IF APPROVED, the LM (Light Manufacturing) zoning district permits uses such as manufacturing, processing, assembly, warehousing, and intensive commercial.

**Z-01-19 - Addins (County Initiated)**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RSF-6 (Residential Single-Family, 6 dwelling units per acre) to RDU-6 (Residential Duplex, 6 dwelling units per acre); providing an effective date. Located at the southwest corner of 61st Avenue East and 12th Street East ( $\pm 0.958$  acres).

IF APPROVED, the applicant may develop the property with residential duplexes at 6 units per acre. Other residential support uses may be permitted.

**PDR-99-02(G)(R) - Gamble Creek, L.C./Twin River**  
Approval of a Revised General Development Plan to allow:

- An increase of 27 Lots (550 Lots to 577)
- An increase in net residential density from 0.61 to 0.64 dwelling units per acre
- An increase in gross residential density from 0.48 to 0.51 dwelling units per acre
- Reduce the minimum lot size for 10% of the project (up to 57 lots);
- Locate a new 3,000 sq. ft. clubhouse along the Manatee River;
- Add a private boat ramp on the Manatee River; and
- Allow the 25 year floodplain to be recontoured by individual lot owners rather than the developer.

Twin River is located on the south side of Golf Course Road, east of Gamble Creek, and north of the Manatee River ( $\pm 1,224$  acres).

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

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

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Manatee County Planning Department  
Manatee County, Florida  
Publication Date: December 28, 2001





# BRADENTON HERALD

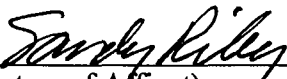
www.bradenton.com  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
941/748-0411 ext. 7065

Bradenton Herald  
Published Daily  
Bradenton, Manatee, Florida

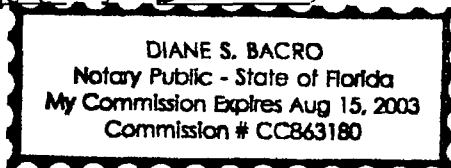
STATE OF FLORIDA  
COUNTY OF MANATEE;

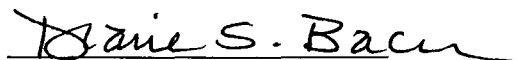
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY in the Court, was published in said newspaper in the issues of 12/28,'01.

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  
31st Day of December, 2001





SEAL & Notary Public

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

**NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, January 10, 2002, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

**PDR-01-24(Z)(P) - PENN MAR, INC./WOODLANDS PARK ON PALMA SOLA BAY**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County providing for: (1) the rezoning of certain land from RSF-2 (Residential Single Family, 2 dwelling units per acre) and RSF-2/CH (Residential Single Family, 2 dwelling units per acre/ Coastal High Hazard Area Overlay) to PDR (Planned Development Residential) and PDR/CH (Planned Development Residential, Coastal High Hazard Area Overlay); and (2) Approval of a Preliminary Site Plan to allow a 32 lot subdivision for single-family detached homes at a density of 1.17 dwelling units per acre; and providing an effective date. Located at the southwest corner of the intersection of 9th Avenue Northwest and 83rd Street Northwest (±30.21 acres).

**PDR-01-09(Z)(P) - RUYLAND RANCH/RIVER CHASE**

Approval of (1) a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A (General Agriculture, 1 dwelling unit per five acres) and A/CH (General Agriculture, 1 dwelling unit per five acres/Coastal High Hazard Overlay) to PDR (Planned Development Residential) retaining the CH (Coastal High Hazard) Overlay; and (2) Approval of a Preliminary Site Plan to allow a 231 lot subdivision for single-family detached homes at a

gross density of 0.54 dwelling units per acre; and providing an effective date. Located north of the Manatee River and south of Golf Course Road on the west side of North Rye Road (± 436.8 acres).

**PDC-97-03(G)(R3) - UNIVERSITY SQUARE SHOPPING CENTER**

Approval of a revised General Development Plan to allow an additional 4,010 sq.ft. of miniwarehouse uses at an existing shopping center. Located on the northwest corner of University Parkway and Lockwood Ridge Road with the expansion site located approximately 1,000 ft. east of Lockwood Ridge Road (±16.9 acres).

**PDPM-01-02(G) - MANATEE COUNTY STOCKADE DETENTION CENTER, FARM**

Approval of a General Development Plan to allow a 141,458 sq.ft. addition to the existing, 405,392 sq.ft. detention facility, sheriff's farm, boot camp, and stockade. Located at the southeast intersection of County Line Road and Harlee Road, west of the SCL Railroad tracks (±19.21 acres).

**PDR-01-12(Z)(P) - TOROBE CITRUS INC./SUGAR MILLS LAKES**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing: (1) for the rezoning of certain land from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDR (Planned Development Residential); and (2) Approval of a Preliminary Site Plan to allow a 320 lot subdivision for single family detached homes at a net density of 4.74 dwelling units per acre; and providing an effective date. Located southwest of the intersection of Ellenton Gillette Road and Experimental Farm Road (±113.53 acres).

**PDR-00-21(P) - BOLLIERI ACADEMY PARK**

Approval of a Preliminary Site Plan for 60 single-family attached homes at a density of 1.44 dwelling units per acre, a 38,000 sq. ft. gymnasium, and two ball-fields. The site previously received approval for an ice rink and private school (this site plan approval has expired); and providing an effective date. Located at the southeast corner of the intersection of 47th Street West and 53rd Avenue West (± 115.29 acres).

**Z-01-18 (f.k.a. Z-99-20) - WOODY'S TOMATO CORPORATION**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01) the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from GC (General Commercial) to LM (Light Manufacturing); and providing an effective date. Located north of the City of Palmetto on the west side of US Highway 19 near the intersection of US Highway 19 and Bayshore Road (± 13.3 acres).

IF APPROVED, the LM (Light Manufacturing) zoning district permits uses such as manufacturing, processing, assembly, warehousing, and intensive commercial.

**Z-01-19 - ADKINS (COUNTY INITIATED)**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RSF-6 (Residential Single Family, 6 dwelling units per acre) to RDD-6 (Residential Duplex, 6 dwelling units per acre); providing an effective date. Located at the southwest corner of 61st Avenue East and 12th Street East (± 0.956 acres).

IF APPROVED, the applicant may develop the property with residential duplexes at 6 units per acre. Other residential support uses may be permitted.

**PDR-99-02(G)(R) - GAMBLE CREEK, L.C./TWIN RIVER**

Approval of a Revised General Development Plan to allow:

- a. An increase of 27 lots (550 Lots to 577);
- b. An increase in net residential density from 0.81 to 0.64 dwelling units per acre;
- c. An increase in gross residential density from 0.48 to 0.51 dwelling units per acre;
- d. Reduce the minimum lot size for 10% of the project (up to 57 lots);
- e. Locate a new 3,000 sq. ft. clubhouse along the Manatee River;
- f. Add a private boat ramp on the Manatee River; and
- g. Allow the 25 year floodplain to be recon-toured by individual lot owners rather than the developer.

Twin River is located on the south side of Golf Course Road, east of Gamble Creek, and north of the Manatee River (± 1,224 acres).

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

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

MANATEE COUNTY PLANNING COMMISSION  
Manatee County Planning Department  
Manatee County, Florida  
12/28/01

*Original proof of pub. with PDR-01-12(Z)(P)*

SARASOTA HERALD TRIBUNE  
PUBLISHED DAILY  
SARASOTA, SARASOTA COUNTY, FLORIDA

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

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED MOYA NEVILLE, WHO ON OATH SAYS SHE IS THE 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 ZONING CHANGES

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

DECEMBER 28, 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.

SIGNED \_\_\_\_\_ *Moya Neville*

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF DECEMBER A.D., 2001 BY MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

(SEAL) *[Signature]*

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

NOTARY PUBLIC

*original w/ Torobe Citrus  
PDR 01-12(Z)(P)*

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, January 10, 2002 at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-01-24(Z)(P) - Penn Mar, INC./WOODLANDS PARK ON PALMA SOLA BAY

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County providing for: (1) the rezoning of certain land from RSF-2 (Residential Single Family, 2 dwelling units per acre) and RSF-2/CH (Residential Single Family, 2 dwelling units per acre/Coastal High Hazard Area Overlay) to PDR (Planned Development Residential) and PDR/CH (Planned Development Residential, Coastal High Hazard Area Overlay); and (2) Approval of a Preliminary Site Plan to allow a 32 lot subdivision for single-family detached homes at a density of 1.17 dwelling units per acre; and providing an effective date. Located at the southwest corner of the intersection of 9th Avenue Northwest and 83rd Street Northwest (± 30.21 acres).

PDR-01-09(Z)(P) - Rutland Ranch/River Chase

Approval of (1) a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A (General Agriculture, 1 dwelling unit per five acres) and A/CH (General Agriculture, 1 dwelling unit per five acres/Coastal High Hazard Overlay) to PDR (Planned Development Residential) retaining the CH (Coastal High Hazard) Overlay; and (2) Approval of a Preliminary Site Plan to allow a 231 lot subdivision for single-family detached homes at a gross density of 0.54 dwelling units per acre; and providing an effective date; Located north of the Manatee River and south of Golf Course Road on the west side of North Rye Road ± 436.8 acres).

PDC-97-03(G)(R3) - University Square Shopping Center

Approval of a revised General Development Plan to allow an additional 4,010 sq. ft. of miniwarehouse uses at an existing shopping center. Located on the northwest corner of University Parkway and Lockwood Ridge Road with the expansion site located approximately 1,000 ft. east of Lockwood Ridge Road ± 16.6 acres).

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Approval of a General Development Plan to allow a 141,458 sq. ft. addition to the existing 405,392 sq. ft. detention facility, sheriff's farm, boot camp, and stockade. Located at the southeast intersection of County Line Road and Harlee Road, west of the SCL Railroad tracks (± 119.21 acres)

PDR-01-12(Z)(P) - Torobe Citrus, Inc./Sugar Mills Lakes

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01 the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing: (1) for the rezoning of certain land from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDR (Planned Development Residential); and (2) Approval of a Preliminary Site Plan to allow a 320 lot subdivision for single family detached homes at a net density of 4.74 dwelling units per acre; and providing an effective date. Located southwest of the intersection of Eilenton Gillette Road and Experimental Farm Road (± 113.53 acres).

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Approval of a Preliminary Site Plan for 60 single-family attached homes at a density of 1.44 dwelling units per acre, a 38,000 sq. ft. gymnasium, and two ballfields. The site previously received approval for an ice rink and private school (this site plan approval has expired); and providing an effective date. Located at the southeast corner of the intersection of 47th Street West and 53rd Avenue West (± 115.29 acres).

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Approval of a Revised General Development Plan to allow:

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- c. An increase in gross residential density from 0.48 to 0.51 dwelling units per acre
- d. Reduce the minimum lot size for 10% of the project (up to 57 lots);
- e. Locate a new 3,000 sq. ft. clubhouse along the Manatee River;
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- g. Allow the 25 year floodplain to be recontoured by individual lot owners rather than the developer.

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

Manatee County Planning Department  
Manatee County, Florida  
Publication Date: December 28, 2001

**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 Beverly Z. Burdette, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for PDPM-01-02(G) - Manatee County Stockade, Detention Farm, & Sheriff's Farm, to be heard before the Manatee County Planning Commission at a public hearing to be held on January 10, 2002 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on January 29, 2002 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 10 feet from the front property line on the 21st day of December, 2002.

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, 2002, 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.

*Beverly Z. Burdette*  
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on December 21, 2001 (date) by Beverly Z. Burdette (name of affiant). He/she is personally known to me or has produced known to me (type of identification) as identification and who did take an oath.

*Gayle F. Fouse*  
Signature of Person Taking Acknowledgment

Gayle F. Fouse

Type Name

Notary

Title or Rank

Serial Number, if any

SEAL



Gayle F. Fouse  
MY COMMISSION # CC796489 EXPIRES  
March 9, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires:

March 9, 2003

Commission No.: CC796489

PORT AUTHORITY MANATEE COUNTY  
PORT MANATEE/TAMPA BAY  
13231 EASTERN AVE  
PALMETTO, FL 34221

PI# 591100052

MANATEE COUNTY  
STOCKADE  
P O BOX 1000  
BRADENTON, FL 34206

PI# 593105000

PORT AUTHORITY MANATEE COUNTY  
300 REGAL CRUISE WAY SUITE 1  
PALMETTO, FL 34221

PI# 593110059

PORT AUTHORITY MANATEE COUNTY  
C/O FLORIDA STATE THTF/DNR  
DOUGLAS BLDG  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-6575  
PI# 593110257

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

PI# 591400007

MANATEE COUNTY OF  
P O BOX 1000  
BRADENTON, FL 34206

PI# 593106008

ATLAS-TRANSOIL INC  
16224 N W 82ND PLACE  
MIAMI LAKES, FL 33016

PI# 593110109

PI#

PORT AUTHORITY MANATEE CO  
PORT MANATEE/TAMPA BAY  
13231 EASTERN AVE  
PALMETTO, FL 34221

PI# 593100159

PORT AUTHORITY MANATEE CC  
PORT MANATEE/TAMPA BAY  
13231 EASTERN AVE  
PALMETTO, FL 34221

PI# 593110000

ATLAS-TRANSOIL INC  
16224 N W 82ND  
MIAMI LAKES, FL 33016

PI# 593110158

PI#

PDPM-01-02(G)  
Revised Stipulations

3. The applicant shall submit a detailed parking study with the Final Site Plan for the jail expansion. The number of employees, visitors, students, vendors, and others must be taken into account as well as the number of inmates.
4. Updated, post-construction wetland information for the entire site shall be submitted with the first Final Site Plan that includes wetlands/wetland buffers. This shall include whatever monitoring, buffer or other information required by the EMD.
5. Detailed information regarding storage of chemicals, pesticides and herbicides used at the farm shall be provided with the first Final Site Plan for the jail farm. The location of their storage shall be shown on the plan.
6. All proposed signs shall meet the Entranceway standards, and all proposed landscaping shall meet the requirements of Sections 603.18 and 715, as applicable.
7. Prior to issuance of the Certificate of Occupancy for the final phase of expansion of the Jail at the Detention Facility, County Line Road shall be paved, from Harlee Road to the eastern extent of the jail farm property.

