

P.C. 07/11/02

**PA-02-06 - (ORDINANCE 02-06)**

**Schroeder-Manatee Ranch, Inc. Amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan**

Request: Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (The 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map (Map 27) from IL Industrial Light to IH Industrial-Heavy for certain land located within the 4300 Block on the west side of Lakewood Ranch Boulevard, generally southeast of the Manatee County Lena Road Landfill and the Southeast Wastewater Treatment Plant, consisting of ±27.5 acres; providing for severability; and providing for an effective date.

P.C.: 07/11/02

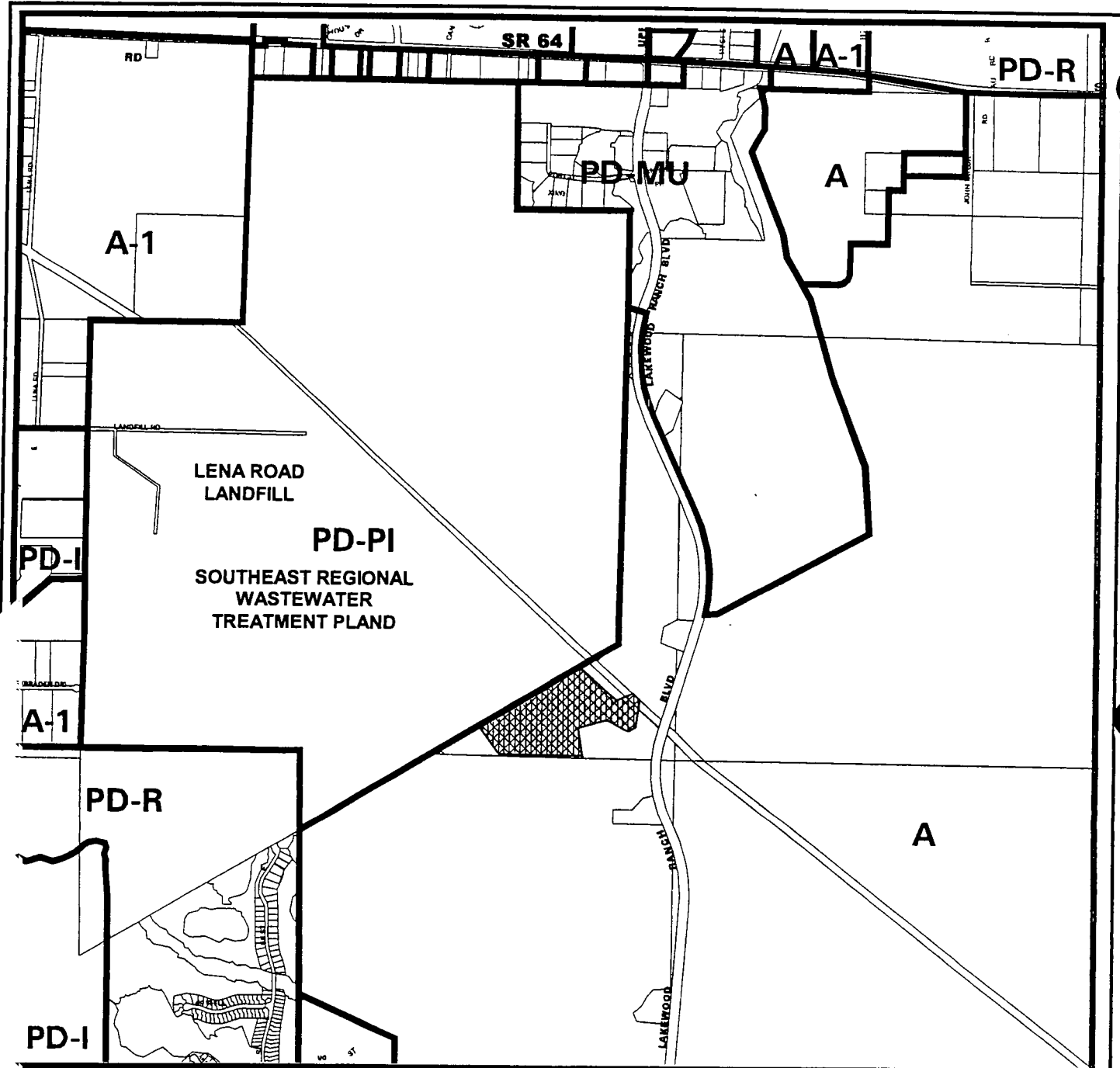
B.O.C.C.: 07/30/02

App. Rec.: 01/11/02

Type of Amendment: FLU Map (Map 27)

**RECOMMENDED MOTION:**

**Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be CONSISTENT with the provisions of Chapter 163, Florida Statutes, Chapter 9J-5, Florida Administrative Code, and The 2020 Manatee County Comprehensive Plan, I move to recommend TRANSMITTAL of Manatee County Plan Amendment PA-02-06.**



**Project Number:** PA-02-06  
**Proposed Use:** HEAVY INDUSTRIAL  
**Proposed Zoning:** N/A  
**Existing Zoning:** A  
**Existing FLUC:** IL  
**Flood Zone:** X  
**Floodway:** NO  
**Acreege:** 27.5  
**Drainage Basin:** MIDDLE MANATEE R, WILLIAMS CREEK  
**Commissioner:** Jonathan Bruce  
**Map Prepared:** April 05, 2002  
**Requested By:** SCHROEDER-MANATEE RANCH, INC.  
**Section:** 5,6,7,8,32 Township: 34,35 Range: 19

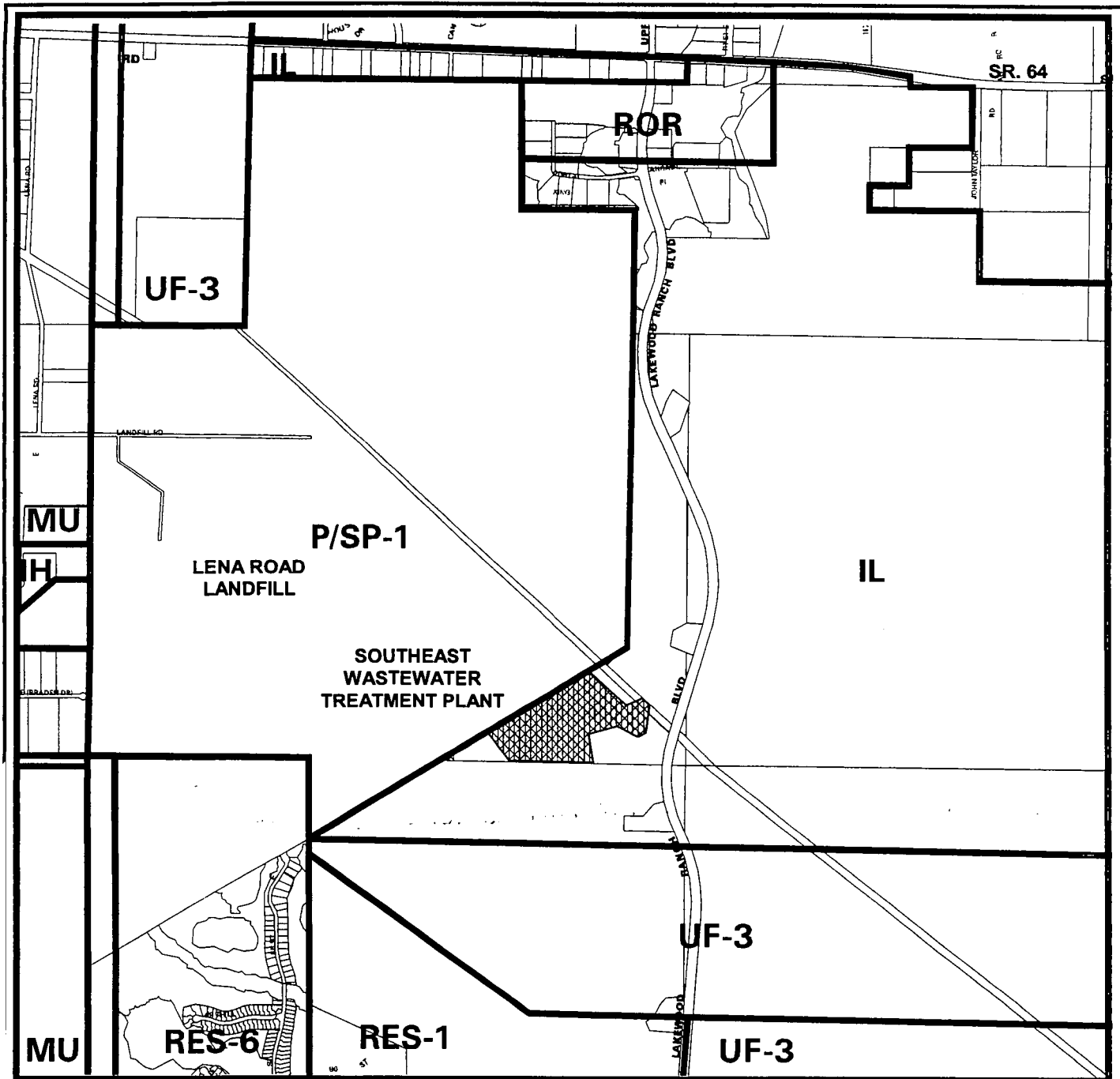
Tax I.D.: 57910006 (PART OF)



**Manatee County  
 Zoning  
 Staff Report Map**  
 1 inch = 1650'

**Overlays:**  
 ST, AI, HA, WR, RV: NONE  
 Watershed: NONE  
 Coastal Hazard: Not Available

 Coastal  
 High Hazard  
 Line



**Project Number:** PA-02-06  
**Proposed Use:** HEAVY INDUSTRIAL  
**Proposed FLUC:** IH  
**Existing Zoning:** A  
**Existing FLUC:** IL  
**Flood Zone:** X  
**Floodway:** NO  
**Acreage:** 27.5  
**Drainage Basin:** MIDDLE MANATEE R, WILLIAMS CREEK  
**Commissioner:** Jonathan Bruce  
**Map Prepared:** April 05, 2002  
**Requested By:** SCHROEDER-MANATEE RANCH, INC.  
**Section:** 5,6 **Township:** 35 **Range:** 19

**Tax I.D.:** 57910006

**Manatee County  
 Future Land Use  
 Staff Report Map**  
 1 inch = 1650'

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

 Coastal  
 High Hazard  
 Line

# PLAN AMENDMENT SUMMARY SHEET

**NAME:** Schroeder-Manatee Ranch, Inc. Amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan.

**APPLICANT:** Schroeder-Manatee Ranch, Inc.

**CASE NO.:** PA-02-06

**REQUEST:** Approval of an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan changing the Future Land Use Category from IL Industrial-Light to IH Industrial- Heavy (27.5± acres).

## **STAFF**

**RECOMMENDS:** Approval

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## **REQUEST, LOCATIONAL INFORMATION AND LAND USE CHARACTERISTICS**

- The request for a comprehensive plan future land use map amendment for approximately 27.5± acres is to change the future land use category from IL Industrial-Light to IH Industrial-Heavy.
- The site is located in central Manatee County on the west side of Lakewood Ranch Boulevard, about 1.5 miles south of SR 64 and about 2.0 miles north of SR 70.
- The 27.5 acre parcel is adjacent to and southeast of the County's Lena Road Landfill and the Southeast Wastewater Treatment Plant.
- The request for a Comprehensive Plan Future Land Use Map amendment is being made under the justification, as stated in the Introduction, Section C.2.3.2 of the Comprehensive Plan, that a change in circumstances has occurred. The 27.5 acres plan amendment site is a small part of a larger area designated IL Industrial-Light (1,255± acres), and is buffered from future residential development by the surrounding IL designated site. The larger property may be developed with an interrelated mix of industrial and office

uses. Changing the designation of the plan amendment site to IH Industrial-Heavy may encourage a broader range of interrelated industries in the entire area, potentially expanding economic development opportunities in central Manatee County. Light and heavy industries currently operate in the Evers Watershed located a few miles south of the large IL designated area. This plan amendment may create a more environmentally appropriate location for the relocation and expansion of these industrial uses.

- In reviewing the development trends occurring within the larger area surrounding the proposed plan amendment site, recent residential and commercial urban development has been rapid in the areas north of SR 64 and south of SR 70, with the area between the two highways within which the plan amendment is located remaining open and used for agriculture and silviculture. Considering the central location of the large area of land currently designated for light industrial uses, its buffering potential for industry located within its interior, and the adjacent landfill and wastewater treatment plant, the plan amendment site would appear to be an appropriate location for industry involving construction services and similar heavy industries.
- The plan amendment site is currently an open, vacant pasture, with a small portion of a fresh water marsh located on its northwest edge, and a small portion of a mixed hardwood conifer forest located on its northeast edge.
- Land to the northwest, beyond a natural gas pipeline easement, is used for the Manatee County Lena Road Landfill and the Southeast Wastewater Treatment Plant.
- Land to the northeast consists of a mixed hardwood conifer forest (water oak and slash pine) with areas of saw palmetto scrub and brush.
- Land to the southeast consists of a large manmade pond of less than 10 acres and open pasture.
- Land to the southwest consists of open pasture.
- Based on the analyses presented in this report, staff finds that Map 27 of the Future Land Use Map Series within the Future Land Use Element is no longer in the best interest of the public and recommends adoption of this future land use map amendment.

**SUMMARY:**

## **POSITIVE ASPECTS OF THE APPLICATION**

- **The proposed plan amendment may:**
  - **reduce the potential for urban sprawl by locating uses adjacent to each other that may have a negative impact at other locations on other forms of urban development.**
  - **encourage non-residential development that is compatible with existing non-residential development northwest of the site.**
  - **encourage a logical pattern of development of an area that will result in a contiguous development pattern.**
  - **result in a transition of urban uses of varying intensity within the area utilizing less objectionable uses as a buffer between future employment areas and residential areas.**

## **NEGATIVE ASPECTS OF THE APPLICATION**

- **The proposed plan amendment may:**
  - **result in a greater potential for groundwater pollution from the potential range of urban land uses that may be allowed within the IH Industrial-Heavy future land use category.**
  - **result in a greater potential for air pollution and generate adverse visual qualities in the immediate area from the potential range of urban land uses that may be allowed within the IH Industrial-Heavy future land use category.**

## **MITIGATING FACTORS**

- **Potential uses of the site that may be allowed within the IH Industrial-Heavy future land use category will be required to obtain Florida Department of Environmental Protection permits for operation thereby reducing the potential for groundwater pollution.**
- **Potential uses of the site will be required to meet industrial performance standards established in the Comprehensive Plan and in the Land Development Code.**

- **Proposed future development of the site will be required to comply with the Manatee County Land Development Code which has provisions to provide screening and buffers, if needed, concerning land uses established on the plan amendment site.**
  
- **Potential heavy industrial uses on the site may be buffered from future residential land uses to the south by light industrial uses allowed within the area currently surrounding the plan amendment site and designated as IL Industrial Light future land use category.**

# PLAN AMENDMENT DETAILED REVIEW

## LAND PLANNING ANALYSIS: (LK)

### 1. General Information

The site for this amendment to the comprehensive plan future land use map is located in central Manatee County, on the west side of Lakewood Ranch Boulevard, approximately 1.5 miles south of SR 64 and 2.0 miles north of SR 70. Both of the State highways have direct access to I-75, about 1.25 miles west of the site. The site is located southeast of and adjacent to Manatee County's Southeast Wastewater Treatment Plant and the Lena Road Landfill.

### 2. Site and Vicinity Characteristics

The land within the plan amendment site consists of open pasture farm land, with a small portion of a larger fresh water marsh located on the northwest edge of the site. An agricultural ditch traverses the eastern portion of the site. A small portion of a larger mixed hardwood conifer forest is located on the northeast edge of the site.

In addition to the large fresh water marsh, a natural gas pipeline easement borders the northwestern side of the site and passes through a disturbed wetland. Beyond the easement are several large water treatment reservoirs associated with the county landfill which are separated by an area of forested stream and lake swamp. Northeast of the site is a mixed hardwood conifer forest consisting of water oak and slash pine, along with areas of saw palmetto scrub and brush. Southeast of the site is a large, upland cut manmade pond of less than ten acres, with the remaining adjacent area bordering the site, including the area to the southwest, used for open pasture.

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

	<u>F.L.U.C.</u>	<u>Zoning</u>
Site	IL	A
Northwest	P/SP(1)	PD-PI
Northeast	IL	A
Southeast	IL	A
Southwest	IL	A

The plan amendment site is located within an area having a future land use category of IL Industrial Light that is bordered by P/SP(1) Public/Semi Public(1) on the northwest, and a zoning of A General Agriculture, that is bordered by PD-PI, Planned Development-Public Interest, on the northwest.



4. Surrounding Land Use

- Site: The site is currently an open pasture with wooded areas along its northwest and northeast borders. A small portion of a larger fresh water marsh is located along the northwest edge of the site. An agricultural ditch traverses the eastern portion of the site, and a small portion of a larger mixed hardwood conifer forest is located on the northeast edge of the site.
- Northwest: A natural gas pipeline easement borders the site along with a large fresh water marsh. Beyond the easement are several large water treatment reservoirs associated with the county landfill which are separated by an area of forested stream and lake swamp.
- Northeast: Mixed hardwood conifer forest (water oak and slash pine) with areas of saw palmetto scrub and brush.
- Southeast: A large manmade pond of less than ten acres and open pasture.
- Southwest: Open pasture.

5. Development History

- 1980 Comprehensive Plan designation  
East County Sector - AG Agricultural - No future land use map amendments to site.
- 1981 Comprehensive Zoning and Land Development Code zoning designation  
A - General Agriculture - No rezonings of the site.
- 1989 Comprehensive Plan Future Land Use designation
- IL Industrial Light and UF-3 Urban Fringe 3
  - Future land use plan amendment PA-99-03 (SMR, Inc., Ordinance 99-11 adopted 12/15/99), changed the future land use category from UF-3 to IL on a narrow strip of land along the southern border of the site as well as the adjacent land to the south (approximately 875 feet) from the plan amendment site.
- 1990 Land Development Code zoning designation  
A - General Agriculture - No rezonings of the site.

6. Existing & Proposed Public Facilities

The change from II Industrial Light to IH Industrial Heavy future land use category has the potential to decrease the impacts on existing and proposed public facilities, as indicated in the concurrency analysis shown in Attachment 1.

Roads

The plan amendment site will take its access from Lakewood Ranch Boulevard, approximately 500 feet east of the site. Major regional roads serving the site are SR 64, an

east-west highway about 1.5 miles north of the site, and, SR 70, another east-west highway about 2.0 miles south of the site. Both of these arterials have direct access to I-75. Each of the roadways has the following characteristics:

**Lakewood Ranch Boulevard**

Description:	Two lanes divided, urban cross section.
Existing Classification:	Minor Arterial
Level of Service:	C
Average Annual Daily Traffic/Available Peak Hour Cap.	3040/536
Proposed Capital Improvements (Current CIP/CIE):	None
(FDOT Work Prog.):	None

Note: The proposed future land use category is anticipated to result in a decrease in total trips of approximately 12,850 T/D from the current future land use category.

**SR 64**

Description:	Two lanes, rural cross section.
Existing Classification:	Principal Arterial
Level of Service:	F
Average Annual Daily Traffic/Available Peak Hour Cap:	18700/(3872)
Proposed Capital Improvements (Current CIP/CIE):	None*
(FDOT Work Prog.):	-ROW Acq. & Construction, Lena Road to Lakewood Ranch Blvd. -Design, Lakewood Ranch Blvd. to Lorraine Road.

\*Note: Construction of four lanes of a six lane roadway (I-75 to Lena Road), turn lanes at several intersections, and ramp improvements at the SR 64/I-75 interstate interchange are required as conditions of the Heritage Sound DRI. These improvements are being coordinated with an additional two lanes between I-75 and Lena Road and six lanes to Lakewood Ranch Boulevard to be constructed by the FDOT.

**SR 70**

Description:	Two lanes, rural cross section.
Existing Classification:	Principal Arterial
Level of Service:	F
Average Annual Daily Traffic/Available Peak Hour Cap:	24000/(2301)
Proposed Capital Improvements (Current CIP/CIE):	None
(FDOT Work Prog.):	Design to reconstruct as a six lane facility (I-75 to Lakewood Ranch Blvd) and as a four lane facility Lakewood Ranch Blvd. to Lorraine Road.

**Wastewater Facilities**

Mains: 12 inch diameter force main located along the west side of Lakewood Ranch Boulevard.

Treatment:	Southeast Wastewater Treatment Plant
Plant Capacity:	11.00 MGD
Current Flow/Reservations:	3.25/4.11 MGD

Proposed Land Use Designation	.24 MGD
Capacity Available to Serve:	3.40 MGD

Note: The proposed future land use category is anticipated to result in a decrease of waste water generation of approximately 119,520 G/D from the current future land use category.

Reclaimed Water Facilities

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

Potable Water Facilities

Lines:	42 inch diameter line in Lakewood Ranch Boulevard.
Source:	Lake Manatee plus well fields
Treatment Plant Capacity:	84.00 MGD
Permitted Capacity:	50.36 MGD
Average Daily Use/Reservations:	42.78/6.66 MGD
Permitted Capacity Available to Serve:	.92 MGD
Proposed Land Use Designation	.71 MGD
Total Capacity Available	.21 MGD

Note: The proposed future land use category is anticipated to result in a decrease of potable water usage of approximately 143,750 G/D from the current future land use category.

Solid Waste

The plan amendment site is within a current service area with collection provided by a county-contracted solid waste collection contractor. Lena Road Landfill (county owned and operated) is projected to have sufficient capacity to accommodate development on site. The proposed future land use category is anticipated to result in a decrease of solid waste generated by approximately 12.8 cubic yards/ day from the current future land use category.

Transit

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

Recreation Facilities

There are six local parks, and one district park located within the Parks and Recreation "D" District within which this plan amendment is located. Two additional local parks will be required by 2010 within the district. All of the existing parks are located a considerable distance from the plan amendment site. The proposed future land use category change from IL Industrial-Light to IH Industrial-Heavy will have no effect on the recreation and open space level of service as it is associated with population growth and not employment growth in the area.

7. Soils and Topography

The site has two soil types (1983 Soil Survey of Manatee County):

Type 20	EauGallie fine sand - broad areas of flatwoods (the majority of the site).
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Type 26 Floridana-Immokalee-Okeelanta - poorly drained hydric areas (the small (.07 acre) jurisdictional wetland on the site).

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

U.S. Geological Survey topographical maps indicate the site is relatively flat, having a gentle slope from about elevation 42 feet near the southeastern edges down to about 37 feet above mean sea level near the northwestern edge.

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

Federal Emergency Management Agency community map 120153, panel 0360C, indicates that the plan amendment site has flood zone X ascribed to it. Flood zone X, as applied to the area of this plan amendment site, is determined to be outside of the 500 year flood plain.

The Sea, Lake, and Overland Surges from Hurricanes Map (Plate 8) shows the plan amendment site being above the Category 5 storm tide area.

9. Beach Accessibility Evaluation

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

10. Historic Resources

The site predictive study (1992) by Piper Archaeological/Janus Research does not show any archaeological sites or potential sites on the plan amendment site. This may be because of its previous use as an active and intensive agricultural operation. The Florida Master Site File does not list any historic sites on the plan amendment site.

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

The potential for habitat for endangered, threatened, or special concern species appears low for these as well as other species as the majority of the site is open pasture land, with a high level of human intrusion. A higher potential habitat may exist in the narrow wooded strip located on the northwest, and the forest located on the northeast borders of the site, in that the natural features may, in combination, provide food, water, and cover for wildlife. A reconnaissance of the site (November 2001) by the applicant's environmental consultant found no wildlife or no protected species on the site.

12. Other Natural Resources

The Strategic Habitats Map and Biodiversity Map (Florida Fish & Wildlife Conservation Commission) indicates that there are no strategic habitats on this site, however, there is a potential on adjacent wetland and forested parcels to the northwest and northeast of the site. The clear, open features of the site have significantly reduced the potential for wildlife habitat on the site.

13. Urban Sprawl Re-Analysis

The plan amendment site is located within the most rapidly growing (residential) urban area of Manatee County. The site is bordered by the Manatee County Southeast Waste Water Treatment Plant and the Lena Road Landfill on the northwest, by a forested area on the northeast, and by open pasture and a small upland pond on the southeast and southwest sides. Lakewood Ranch Boulevard is located about 500 feet east of the site. There is no other urban development within 3,500 feet of the site.

The future land use map shows the landfill site and wastewater treatment plant sites as having a P/SP(1) Public/Semi Public (1) future land use category, bordered on the east and southeast sides by the IL Industrial-Light future land use category. Beyond the area designated as IL Industrial-light, land is designated as UF-3 Urban Fringe which allows residential development. The plan amendment site is located adjacent to the P/SP(1) designated area within this light industrial "buffer band" bordering the land designated P/SP(1). As such, the conversion of the site to the IH Industrial-Heavy future land use category may have the impact of reducing urban sprawl by:

- concentrating urban development in a smaller area with a greater intensity.
- provide a location for heavy industrial uses compatible with existing land uses as well as anticipated light industrial uses.
- discouraging "leap frog" development by concentrating urban development within the area at locations adjacent to existing urban development
- encouraging the planned conversion of rural land into the expansion of a planned industrial community
- protecting adjacent agricultural areas by not including urban development in agricultural areas.
- maximizing the use of existing adjacent infrastructure through increases in intensity and clustering.

14. Relationship to Population Projections

Residential development is not allowed under the current IL Industrial-Light and IH Industrial-Heavy future land use designations, except that residential uses may be included within an area designated as IL Industrial-Light if part of a planned unit development project and consistent with Comprehensive Plan goals, objectives, and policies. Currently, there are no lots of record on the site upon which residential development is permitted, as established in the Comprehensive Plan. Based upon the considerable amount of vacant land within the UF-3 Urban Fringe designated area that is adjacent to the IL Industrial-Light designated area, and, the negative impacts of the adjacent landfill and wastewater treatment plant, it is doubtful that a planned unit development including residential development might be proposed in the IL Industrial-Light designated area adjacent to the plan amendment site. Therefore, this proposed plan amendment is anticipated to have no impact on population projections for the subarea of the county or the county as a whole.

15. Ability to Meet Housing Needs

No residential development would be allowed on the plan amendment site under the proposed future land use category.

16. Consistency of the Proposed Amendment with the Comprehensive Plan

The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives, and appears to be consistent with the following cited policies of the Comprehensive Plan (Refer to Attachment 3 for complete texts of cited goals, objectives and policies). Within each citation, the proposed plan amendment gives an indication of how it will be more compatible with surrounding land uses, preserve and enhance present advantages, and more adequately address future growth and development.

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

Policy 2.1.1.3 in that the proposed plan amendment will promote development in a currently undeveloped area that has a great level of public facility availability and investment.

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

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

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

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

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

Policy 2.2.1.18 in that the Industrial-Light future land use category is less appropriate at this location to introduce a diversity in the industrial mix and increase employment opportunities within a large area designated for industry, with surrounding land designated Industrial-Light capable of providing a buffer between adverse industrial uses and future urban residential uses to the east and south sides.

Policy 2.2.1.19 in that the site is a suitable location for heavy industrial uses as defined in this policy. The site is adjacent to uses with adverse impacts (landfill and wastewater treatment plant) and removed from areas designated for future residential development.

Objective 2.3.4 in that the site is outside of the county's protected watershed areas. The site may offer an opportunity for industrial operations now operating within a watershed to relocate to this site.

Policy 2.6.3.1 in that any development of the property would be required to meet the industrial performance standards in the Manatee County Land Development Code.

Policy 2.6.3.2 in that this policy prohibits the adjacency of any Industrial-Heavy designation to any residential designation, unless such adjacency is interrupted by significant natural buffers. The site is surrounded by the landfill, a wastewater treatment plant, and by vacant agricultural lands designated for industrial development on the future land use map.

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

Policy 2.11.1.1 in that the plan amendment may provide for a wide range of employment-oriented opportunities within the industrial categories of the future land use map and permit a more diverse range of uses within the Industrial-Heavy future land use category to broaden the potential range of employment opportunities.

Policy 2.11.1.2 in that this plan amendment may allow for a more diverse mix of industrial uses at a location that minimizes the potential negative impacts of such developments.

Policy 2.11.1.3 in that the site and surrounding area were designated for industrial uses when the Comprehensive Plan was adopted and amended. The plan amendment may increase the range of potential uses in the area providing for a mixture of industrial land use designations at a variety of locations within the County.

Policy 5.3.1.2 in that the plan amendment site is located such that it is served by major roadways consisting of Lakewood Ranch Boulevard which intersects with SR 64 and SR 70, with both State highways having direct access to I-75. The adjacent land uses consisting of the Lena Road Landfill and Southeast Wastewater Treatment Plant, and vacant agricultural land designated for IL Industrial-Light development exhibit characteristics that are compatible with IH Industrial-Heavy development.

17. Comprehensive Plan Infrastructure and Level of Service Analysis

- A. Traffic Circulation Re-analysis - See attachment #1
- B. Sanitary Sewer Re-analysis - See attachment #1
- C. Potable Water Re-analysis - See attachment #1

- D. Solid Waste Re-analysis - See attachment #1
- E. Drainage Re-analysis - See attachment #1
- F. Mass Transit Re-analysis - See Section #6 above

18. Consistency of the Proposed Amendment with Florida Statutes

Section 163.3184, Florida Statutes, Process for Adoption of Comprehensive Plan or Amendment states that "in compliance" means consistent with the requirements of Sections 163.3177, 163.3178, 163.3180, 163.3191, and 163.3245, Florida Statutes.

Section 163.3177 Required and Optional Elements of Comprehensive Plan; Studies and Surveys

This plan amendment request maintains the structural elements of the Comprehensive Plan.

Section 163.3178 Coastal Management

The plan amendment maintains the structural elements of the Coastal Management Element of the Comprehensive Plan. The plan amendment site is located outside of the identified Coastal Planning Area within the Comprehensive Plan.

Section 163.3180 Concurrency

A level of service analysis is provided with this plan amendment request. Adequate facilities and capacities are in place or are scheduled to be provided to meet the policies on concurrency within the Comprehensive Plan. Transportation and utility service impacts would be decreased as a result of the plan amendment request.

Section 163.3191 Evaluation and Appraisal of Comprehensive Plan

The Comprehensive Plan has been found to be in compliance, and this plan amendment request maintains the structure of the Comprehensive Plan.

Section 163.3245 Optional Sector Plans

There are no sector plans established at this time.

**ATTACHMENTS:**

1. Development Review Committee Comments
2. Consistency with State Comprehensive Plan
3. Comprehensive Plan Goals, Objectives, and Policies
4. Copy of Newspaper Advertising



**MANATEE COUNTY HEALTH DEPT.**

**410 6th Ave. E., Bradenton, FL. 34208**

**ENVIRONMENTAL HEALTH SERVICES DEVELOPMENT REVIEW COMMENTS**

**DATE 01-25-02**

**PROJECT NO: PA-02-06/Pro Ord 02-06**

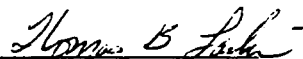
**PROJECT NAME: Schroeder Manatee Ranch Inc.**

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

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

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

Signed:

  
Thomas B. Larkin  
Environmental Specialist II

(DRC)



## MEMORANDUM

**DATE:** February 13, 2002

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

**FROM:** William C. O'Shea, Environmental Manager <sup>WCO</sup>  
Environmental Management Department

**SUBJECT:** Development Review Comments  
Schroeder-Manatee Ranch, Inc. PA-02-06 (Ord. 02-06)

---

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

- This proposal is a request to change the future land use category of 27.5 acres from IL to IH.
- No plan has been submitted as part of this request.
- A comprehensive environmental review of this parcel cannot be conducted, based on the information provided.
- It is our understanding that all development proposals are subject to the requirements of the Manatee County Comprehensive Plan and Manatee County Land Development Code. The applicant should be advised that certain environmental constraints may restrict development activities.
- Additional comments will be provided upon review of subsequent site plan submittals.

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

WCO:hs

**MANATEE COUNTY GOVERNMENT**  
**INTEROFFICE MEMORANDUM**

DATE: January 25, 2002

TO: Leon Kotecki, Planning Department

FROM: Sandy Tudor, Construction Tech III, Floodplain Section, Building Department

SUBJECT: Schroeder-Manatee Ranch, Inc., PA-02-06/Proposed Ord. 02-06  
(Large Scale Comp. Plan Amendment)

1. Project site lies in Zone X per FIRM Panel 120153 0360C, revised 7/15/92.
2. There are no floodplain management requirements.

# East Manatee Fire Rescue

8800 State Road 70 East, Bradenton, FL 34202  
Phone: (941) 751-5611 • Fax: (941) 751-5910  
E-mail: eastmanateefire@aol.com

February 7, 2002

**PLANNING**  
**FEB 19 2002**

NOTACCEPTABLE

ACCEPTED AS  
SUBMITTED

ACCEPTED BUT  
WITH CONDITIONS

Manatee County Planning Department  
P. O. Box 1000  
Bradenton, FL 34206

RE: Application/Permit # PA-02-06  
Schroeder-Manatee Ranch, Inc.

ATTN: Leon Kotecki:

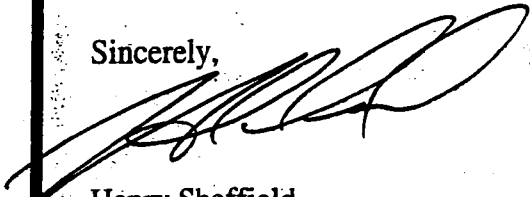
The plan referenced above was reviewed as a **Plan Amendment** as applicable under the Manatee County Land Development Code and **Ordinance 9802** Fire Prevention Code of the Braden River Fire Control and Rescue District and all fire protection and building codes referenced therein.

The following comments and requirements shall be addressed before final approval by the Braden River Fire Control and Rescue District is given.

101. Upon fire department review of referenced prints, no problems or code violations were noted and is accepted as submitted.

Fire District review for code compliance shall not be construed as authority to violate, cancel, alter, or set aside any provisions of the adopted codes. Such review shall not prevent the Fire Marshal from thereafter requiring a correction of errors in plans or in construction or of violation of the codes.

Sincerely,



Henry Sheffield  
Deputy Fire Marshal

C: Lee Whitehurst, Fire Marshal

ry Sheffield  
Chief  
  
Dodge  
Deputy Chief  
  
Whitehurst  
Marshal  
  
ion 1  
Office  
SR 70 E.  
Bradenton, FL  
  
ion 2  
60th St. Ct. E.  
Bradenton, FL  
  
ion 3  
Rye Road E.  
Bradenton, FL  
  
ion 4 (future)  
Town Ctr. Pkwy.  
Bradenton, FL  
  
ion 5 (future)  
SR 70 E.  
Myakka City, FL  
  
ion 6  
5 Wauchula Rd.  
Myakka City, FL



**CITY OF BRADENTON**  
BRADENTON, FLORIDA

TELEPHONE:  
941/708-6200

CALLER SERVICE 25015  
BRADENTON, FL 34206-5015

February 6, 2002

Leon Kotecki  
Manatee County Planning Department  
1112 Manatee Avenue west  
Bradenton, Florida 34205

RE: COMPREHENSIVE PLAN AMENDMENT/PA-02-06

Dear Mr. Kotecki:

The City of Bradenton Watershed Review Team has reviewed the above referenced amendment with regard to protection measures pursuant to Watershed Overlay District standards and guidelines. Since the proposed amendment appears to be located outside of the Watershed Overlay District, we have no direct objections to the proposed amendment at this time.

Respectfully,

Seth Kohn, P.E.  
Special Projects Engineer

Larry Frey, AICP  
Assistant Director of Planning and Development

CC: John W. Cumming, P.E., Director of Public Works  
Jerry L. West, Director of Planning and Development



**PA-02-06 (ORDINANCE 02-06)SCHROEDER-MANATEE RANCH, INC.**

**MASS TRANSIT ELEMENT  
Transit Impacts**

**RECREATION & OPEN SPACE ELEMENT  
Park Impacts**

**PUBLIC FACILITIES ELEMENT  
Stormwater, Potable Water, Wastewater  
and Solid Waste Impacts**

**TRANSPORTATION ELEMENT  
Traffic Impacts**

**EXISTING FUTURE LAND USE:      IL      27.5 ACRES**

**PROPOSED FUTURE LAND USE:    IH      27.5 ACRES**

**LOCATION: South of Lena Road Landfill and West of Lakewood Ranch Blvd  
Manatee County Planning Department  
Growth Management Division  
February 7, 2002**



PA-02-06 SCHROEDER-MANATEE RANCH, INC.

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**RE: Concurrency Analysis for parcel (27.5 +/- acres) located South of Lena Road Landfill and West of Lakewood Ranch Blvd**

### **MASS TRANSIT IMPACTS**

At this time, the level of service being provided for Manatee County is adequate. The proposed change will not adversely affect the current level of service and is recommended to be found in compliance with the Mass Transit Element of the Comprehensive Plan.

### **RECREATION AND OPEN SPACE IMPACTS**

This property is located in the Park "D" District. The current inventory is 6 local parks in that district, including Braden River ES, Braden River MS, Carlos Haile MS, Lakewood Ranch HS, Rye Wilderness Rive Park and Witt Elementary. The total needs for local parks is 8 parks by 2010. Potential additions to this inventory to meet Level of Service include Creekwood Park, Heritage Harbor, University Lakes and Lakewood Ranch Blvd. Linear Park. The District park for this area is Lakewood Ranch Park. Based on this information the proposed future land use change from IL to IH will have no effect on Recreation and Open Space Level of Service. Therefore, the proposed change is recommended to be found in compliance with the Recreation and Open Space Element of the Comprehensive Plan.

### **STORMWATER IMPACTS**

Since the level of service standard for stormwater is defined by performance standards rather than by capacity standards, the project will have to meet Comprehensive Plan level of service requirements at the time of development, and no deficiency can exist. The stormwater design must meet current design standards at the time of development and determination of compliance is made at time of construction plan review.

### **POTABLE WATER, WASTEWATER AND SOLID WASTE IMPACTS**

This project will utilize the following Manatee County owned and operated facilities:

Lena Road Landfill  
Southeast Regional Wastewater Treatment Plant  
Lake Manatee Water Treatment Plant

There is an existing 42" water-line that runs north/south along Lakewood Ranch Blvd. that will serve this site.

There is currently a 12" forced main that lies along the west side of Lakewood Ranch Blvd.

Collection of solid waste is mandatory in this area of Manatee County. Solid waste and waste water reports addressing generation rate and disposal methods may be required if the property is developed.

RE: Concurrency Analysis for parcel (27.5 +/- acres) located South of Lena Road Landfill and West of Lakewood Ranch Blvd.

**POTABLE WATER ANALYSIS:**

**EXISTING FUTURE LAND USE DESIGNATION:**

27.5 acres +/- IL Industrial Light  
Office, Light Industrial, Research/Corporate Parks, Warehouse/Distribution,  
Intensive Commercial Uses, Convenience Retail, Hotel/Motel (.75 FAR),  
Selected Single-Family, Residential Uses(1 du per acre)

**GPD RATES USED FOR IL:**

**OFFICE PARK**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.75}{(\text{FAR})}$$

$$T = \frac{898,425}{(\text{Max sf})} \times \frac{.24 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

T= 215,622 gpd

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .24 gallons per day per square foot  
T = Total gallons Water utilized per day

**MANUFACTURING/WAREHOUSE**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.75}{(\text{FAR})}$$

$$T = \frac{898,425}{(\text{Max sf})} \times \frac{.12 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

T= 107,811 gpd

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .12 gallons per day per square foot  
T = Total gallons Water utilized per day

PA-02-06 SCHROEDER-MANATEE RANCH, INC.

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GPD RATES USED FOR IL CONT. :  
SHOPPING CENTER

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.75}{(\text{FAR})}$$

$$T = \frac{898,425}{(\text{Max sf})} \times \frac{.12 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

T= 107,811 gpd

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .12 gallons per day per square foot  
T = Total gallons Water utilized per day

TOTAL PROPOSED MAXIMUM GALLONS USED PER DAY= 215,622 GPD

PROPOSED FUTURE LAND USE DESIGNATION:

27.5 acres +/-      IH      Industrial Heavy  
Light Industry, Heavy Industry, Ports, Intensive Commercial Uses,  
Convenience Retail Uses. (.50 FAR).

GPD RATES USED FOR IH:  
MANUFACTURING/WAREHOUSE

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.50}{(\text{FAR})}$$

$$T = \frac{598,950}{(\text{Max sf})} \times \frac{.12 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

T= 71,874 gpd

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .12 gallons per day per square foot  
T = Total gallons Water utilized per day

GPD RATES USED FOR IH, CONT.:

**SHOPPING CENTER**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.50}{(\text{FAR})}$$

$$T = \frac{598,950}{(\text{Max sf})} \times \frac{.12 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

$$T = 71,874 \text{ gpd}$$

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .12 gallons per day per square foot  
T = Total gallons Water utilized per day

**TOTAL PROPOSED GALLONS USED PER DAY= 71,874 GPD**

POTABLE WATER COMPARISON: EXISTING -vs- PROPOSED

Maximum existing gallons per day (IL)	=	215,622 gpd OFFICE PARK
Maximum proposed gallons per day (IH)	=	<u>71,874 gpd</u> MANFTRG.
Difference	=	143,748 gpd DECREASE

**POTABLE WATER TREATMENT PLANT DATA:**

- 50.36 gpd - Permitted Plant Capacity
- 42.78 gpd - Daily Average Flow
- 7.58 gpd - Available Capacity
- 6.66 gpd - Capacity Reserved for extg approvals
- .92 gpd - Available Capacity
- .71 gpd - Proposed Land Use Designation
- .21 gpd = Total capacity available

A change in the future land use designation from IL to IH has the potential to *decrease* potable water consumption with either warehouse/manufacturing and/or shopping center uses. Therefore, the proposed change does not have an adverse affect on the goals and policies of the Public Facilities Element. The applicant is advised that capacity for public facilities is not reserved nor guaranteed at this time.

**WASTEWATER ANALYSIS:**

**EXISTING FUTURE LAND USE DESIGNATION:**

27.5 acres +/- IL Industrial Light  
Office, Light Industrial, Research/Corporate Parks, Warehouse/Distribution,  
Intensive Commercial Uses, Convenience Retail, Hotel/Motel (.75 FAR),  
Selected Single-Family, Residential Uses(1 du per acre)

**GPD RATES USED FOR IL:**  
**OFFICE PARK**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.75}{(\text{FAR})}$$

$$T = \frac{898,425}{(\text{Max sf})} \times \frac{.20 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

T= 179,685 gpd

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .20 gallons per day per square foot  
T = Total gallons wastewater utilized per day

**MANUFACTURING**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.75}{(\text{FAR})}$$

$$T = \frac{898,425}{(\text{Max sf})} \times \frac{.40 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

T= 359,370 gpd

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .40 gallons per day per square foot  
T = Total gallons wastewater utilized per day

**PA-02-06 SCHROEDER-MANATEE RANCH, INC.**  
**7**

**GPD RATES USED FOR IL CONT. :**  
**SHOPPING CENTER**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.75}{(\text{FAR})}$$

$$T = \frac{898,425}{(\text{Max sf})} \times \frac{.10 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

T= 89,842 gpd

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .10 gallons per day per square foot  
T = Total gallons wastewater utilized per day

**TOTAL PROPOSED MAXIMUM GALLONS USED PER DAY= 359,370 GPD**

**PROPOSED FUTURE LAND USE DESIGNATION:**

27.5 acres +/-      IH    Industrial Heavy  
   Light Industry, Heavy Industry, Ports, Intensive Commercial Uses,  
   Convenience Retail Uses. (.50 FAR)

**GPD RATES USED FOR IH:**  
**MANUFACTURING**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.50}{(\text{FAR})}$$

$$T = \frac{598,950}{(\text{Max sf})} \times \frac{.40 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

T= 239,580 gpd

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .40 gallons per day per square foot  
T = Total gallons Water utilized per day

GPD RATES USED FOR IH, CONT.:

SHOPPING CENTER

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.50}{(\text{FAR})}$$

$$T = \frac{598,950}{(\text{Max sf})} \times \frac{.10 \text{ gpd/sf}}{(\text{Gpd conversion})}$$

$$T = 59,895 \text{ gpd}$$

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
gpd conversion = .10 gallons per day per square foot  
T = Total gallons wastewater utilized per day

TOTAL PROPOSED MAXIMUM GALLONS USED PER DAY= 239,580 GPD

WASTEWATER COMPARISON: EXISTING -vs- PROPOSED

Maximum existing gallons per day (IL) = 359,370 gpd  
Maximum proposed gallons per day (IH) = 239,850 gpd  
Difference = 119,520 gpd DECREASE

SOUTHEAST REGIONAL TREATMENT FACILITY DATA

- 11.00 gpd - Plant Capacity
- 3.25 gpd - 3 mos Average Flow
- 7.75 gpd - Capacity
- 4.11 gpd - Encumbered Reservations and Existing CLOS's
- 3.64 gpd - Remaining Capacity
- .24 gpd - Proposed Land Use Designation
- 3.40 gpd - Remaining Capacity

A change in the future land use designation from IL to IH has the potential to *decrease* wastewater useage. Therefore, the proposed change does not have an adverse affect on the goals and policies of the Public Facilities Element of the Manatee County Comprehensive Plan.

**SOLID WASTE ANALYSIS:**

**EXISTING FUTURE LAND USE DESIGNATION:**

27.5 acres +/- IL Industrial Light  
Office, Light Industrial, Research/Corporate Parks, Warehouse/Distribution,  
Intensive Commercial Uses, Convenience Retail, Hotel/Motel (.75 FAR),  
Selected Single-Family, Residential Uses(1 du per acre)

**CUBIC YARDS PER DAY RATES USED FOR IL:**

**OFFICE PARK**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{sf/acre})} \times \frac{.75}{(\text{FAR})}$$

$$T = \frac{898,425}{(\text{max sf})} \times \frac{1\text{lbs day}/100\text{sf}}{(\text{compaction rate})}$$

$$T = \underline{8,984} \text{ lbs. per day}/940 \text{ lbs} = \text{cubic yard}$$

$$T = \underline{9.55} \text{ cu yd/day}$$

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
compaction rate = 1 lbs. day per 100 square foot  
T = Total Cubic Yards Solid Waste Generated Per Day

**MANUFACTURING**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{sf/acre})} \times \frac{.75}{(\text{FAR})}$$

$$T = \frac{898,425}{(\text{max sf})} \times \frac{2\text{lbs day}/100\text{sf}}{(\text{compaction rate})}$$

$$T = \underline{17,969} \text{ lbs. per day}/940 \text{ lbs} = \text{cubic yard}$$

$$T = \underline{19.12} \text{ cu yd/day}$$

FAR = Floor Area Ratio  
Max sf = Maximum buildable square footage  
compaction rate = 2 lbs. day per 100 square foot  
T = Total Cubic Yards Solid Waste Generated Per Day



CUBIC YARDS PER DAY RATES USED FOR IL CONT.:

**SHOPPING CENTER**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{sf/acre})} \times \frac{.75}{(\text{FAR})}$$

$$T = \frac{898,425}{(\text{max sf})} \times \frac{4\text{lbs day}/100\text{sf}}{(\text{compaction rate})}$$

$$T = \frac{35,937}{\text{lbs. per day}} / 940 \text{ lbs} = \text{cubic yard}$$

$$T = 38.23 \text{ cu yd/day}$$

- FAR = Floor Area Ratio
- Max sf = Maximum buildable square footage
- compaction rate = 4 lbs. day per 100 square foot
- T = Total Cubic Yards Solid Waste Generated Per Day

**TOTAL PROPOSED MAXIMUM CUBIC YARDS GENERATED = 38.23**

PROPOSED FUTURE LAND USE DESIGNATION:

27.5 acres +/-      IH      Industrial Heavy  
Light Industry, Heavy Industry, Ports, Intensive Commercial Uses,  
Convenience Retail Uses. (.50 FAR)

CUBIC YARDS PER DAY RATES USED FOR IH:

**MANUFACTURING**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{sf/acre})} \times \frac{.50}{(\text{FAR})}$$

$$T = \frac{598,950}{(\text{max sf})} \times \frac{2\text{lbs day}/100\text{sf}}{(\text{compaction rate})}$$

$$T = \frac{11,979}{\text{lbs. per day}} / 940 \text{ lbs} = \text{cubic yard}$$

$$T = 12.74 \text{ cu yd/day}$$

- FAR = Floor Area Ratio
- Max sf = Maximum buildable square footage
- compaction rate = 2 lbs. day per 100 square foot
- T = Total Cubic Yards Solid Waste Generated Per Day

CUBIC YARDS PER DAY RATES USED FOR IL CONT.:

**SHOPPING CENTER**

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{sf/acre})} \times \frac{.50}{(\text{FAR})}$$

$$T = \frac{598,950}{(\text{max sf})} \times \frac{4\text{lbs day}/100\text{sf}}{(\text{compaction rate})}$$

$$T = \frac{23,958}{\text{lbs. per day}} / 940 \text{ lbs} = \text{cubic yard}$$

$$T = 25.48 \text{ cu yd/day}$$

- FAR = Floor Area Ratio
- Max sf = Maximum buildable square footage
- compaction rate = 4 lbs. day per 100 square foot
- T = Total Cubic Yards Solid Waste Generated Per Day

**TOTAL PROPOSED MAXIMUM CUBIC YARDS GENERATED = 25.44**

**SOLID WASTE COMPARISON: EXISTING -vs- PROPOSED**

Maximum existing cubic yards daily (IL)	=	38.23	cyd
Maximum proposed cubic yards daily (IH)	=	<u>25.44</u>	cyd
Difference	=	12.79	cyd DECREASE

Capacity and site life at the landfill is adequate at this time. Therefore, the proposed land use change from IL to IH does not have an adverse affect on the goals and policies of the Public Facilities Element and is recommended to be found in compliance with the Public Facilities Element of the Manatee County Comprehensive Plan.

**LENA ROAD LANDFILL**

Stage I, II, III = 20,186,527 cubic yards volume remaining in Stage I, II, III  
22\* years site life at current rate of 687,077 cy/year

\*Calculations effective 04/2001

## TRANSPORTATION IMPACTS- PA-02-06

The differences in transportation impacts for this land use change are as follows:

### EXISTING FUTURE LAND USE DESIGNATION:

27.5 acres +/- IL Industrial Light  
Office, Light Industrial, Research/Corporate Parks,  
Warehouse/Distribution, Intensive Commercial Uses, Convenience  
Retail, Hotel/Motel, (.75 FAR).  
Selected Single-Family, Residential Uses (1 du/acre).

Trip Generation Rates Used:

#### **SHOPPING CENTER (CODE 820)**

Daily Trips Generated:

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.75}{(\text{FAR})} \times \frac{42.92}{(\text{ADTGR})} \times 1000 \text{ SF}$$

$$T = 38,560 +/-$$

Where,  
ADTGR = Average Daily Trip Generation Rate per 1000 square feet  
T = Total Vehicle Trip Ends Daily Per Site

### PROPOSED FUTURE LAND USE DESIGNATION:

27.5 acres +/- IH Industrial Heavy  
Light Industry, Heavy Industry, Ports, Intensive Commercial Uses,  
Convenience Retail Uses, (.50 FAR).

Trip Generation Rates Used:

#### **SHOPPING CENTER (CODE 820)**

Daily Trips Generated:

$$T = \frac{27.5}{(\text{acres})} \times \frac{43,560}{(\text{SF/AC})} \times \frac{.50}{(\text{FAR})} \times \frac{42.92}{(\text{ADTGR})} \times 1000 \text{ SF}$$

$$T = 25,707 +/-$$

Where,  
ADTGR = Average Daily Trip Generation Rate per 1000 square feet  
T = Total Vehicle Trip Ends Daily Per Site

**COMPARISON: EXISTING -vs- PROPOSED**

Maximum existing trips per day (IL)	= 38,560 tpd
Maximum proposed trips per day (IH)	= <u>25,707</u> tpd
Difference	= 12,853 tpd decrease

A change in the future land use designation from IL to IH has the potential to decrease the traffic impact. Therefore, the proposed change does not impact on the goals and policies of the Traffic Circulation Element.

Access to this site is provided via Lakewood Ranch Boulevard, which is a thoroughfare and is currently operating above the adopted level of service standard of "D".

Roadway capacity is not guaranteed or reserved with this plan amendment. Capacity would be re-analyzed at time of any new development proposal.

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

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

PA-02-06 (Manatee County Ordinance 02-06)

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

Chapter 187.201(16)(a)  
(16)(b)3  
(16)(b)6  
(18)(a)  
(18)(b)1  
(22)(a)  
(22)(b)1  
(25)(a)

ATTACHMENT #2

ATTACHMENT #3

COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES

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

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

Implementation Mechanism:

Planning Department review of all proposed plan amendments.

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

Reference:

- \* FDAB, (see TSD, Land Use Element)
- \* Adopted Land Use Concept, (see TSD, Land Use Element, BOCC Resolutions 87-276 & 87-278)
- \* See also all policies under Goal 2.6

Policy: 2.1.2.3 Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

Implementation Mechanism(s):

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

Policy: 2.1.2.4 Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Policy: 2.1.2.5 Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Implementation Mechanism(s):

- (a) Designation of maximum allowable residential densities on the Future Land Use Map which would encourage transition in densities proximate to existing residential areas, and which are conducive to a wide range of residential uses in areas established for new

residential development. Such areas will also serve as alternative locations to those residential areas described in Policy 2.1.2.1.

- (b) Designation of a variety of future nonresidential areas on the Future Land Use Map at locations conducive to the development of a variety of employment generators. Such areas will serve as alternative locations to those future nonresidential areas described in Policy 2.1.3.1.

Policy: 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:

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



Implementation Mechanism(s):

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

Policy: 2.2.1.18

**IL:** Establish the Industrial-Light future land use category as follows:

Policy: 2.2.1.18.1

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a range of light industrial and other employment-oriented uses. Also, to prohibit new residential development other than individual single-family units on lots of record in areas transitioning from agriculture to urban uses. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. Also, to prohibit the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have significant adverse impacts if located adjacent to expansive residential use areas. 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. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.

Policy: 2.2.1.18.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, small retail commercial uses, service uses, selected residential uses, short-term agricultural uses, recreational uses, public or semi-public uses, schools, privately-operated airports, appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and hotels/motels.

Policy: 2.2.1.18.3 Range of Potential Density/Intensity:  
  
Maximum Gross Residential Density:  
1 dwelling unit per acre  
  
Maximum Net Residential Density:  
1 dwelling unit per acre  
  
Maximum Floor Area Ratio:  
0.75

Policy: 2.2.1.18.4 Other Information:  
  
(a) Any project exceeding a floor area ratio of 0.35 shall require special approval, except for projects which contain a single industrial user and for which use of the project site is primarily for a manufacturing, processing, or assembly use.  
  
(b) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within an office or industrial park which has received special approval, as defined herein, are exempt from any commercial locational criteria contained in this element.

- (c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of "objectional impact," as referenced and further defined in Policy 2.2.1.18.1 above. Additional clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.
- (d) New residential uses shall be limited to individual single family dwelling units that are:
  - 1. located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and
  - 2. developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

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: 2.2.1.19.4 Other Information:  
  
(a) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within a planned office or industrial park are exempt from any commercial locational criteria contained within this element. However, any project utilizing this exemption shall obtain approval of a site development plan, or similar approval, as part of obtaining suitable zoning for the project.

- (b) Heavy industrial uses are differentiated from light industrial uses by definition of "objectionable impact," as referenced and further defined in Policy 2.2.1.18.1 above. Additional clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.

Objective: 2.3.4

**Land Use Consistent with Watershed Protection:** Limit land use in the Lake Manatee and Evers Reservoir WO Districts to maintain and improve water quality and the natural environment and resources within those watersheds which contribute to filtration.

Policy: 2.6.3.1

Consider performance standards or other measures to distinguish between light and heavy industries. Such performance standards or measures shall address the following distinguishing parameters:

- (1) toxicity and degree of hazard associated with raw materials, by-products, or finished products; and extent, duration, and procedure for storage of any such toxic or hazardous materials,
- (2) bulk of raw materials, by-products, or finished products required,
- (3) degree and nature of daily traffic associated with the industry,
- (4) level, frequency, and nature of any discharges into the atmosphere or surface waters,
- (5) level of noise customarily associated with the industry, after noise mitigation, and at the lot lines of the industry,

- (6) level of atmospheric emissions and nature of atmospheric emissions customarily associated with the industry, after mitigation,
- (7) height of smokestacks or other industrial structures associated with the industry,
- (8) level and nature of odor customarily associated with the industry,
- (9) level of fugitive dust customarily associated with the industry,
- (10) level and type of vibration customarily associated with the industry,
- (11) level of glare customarily associated with the industry,
- (12) level and nature of outdoor storage customarily associated with the industry,

In utilizing these parameters to identify light or heavy industry, parameters shall be considered in aggregate, with the cumulative result for each industry utilized to determine the status of that industry. Uses determined to have, using these performance standards, "objectional impacts" on adjacent or nearby residential uses, where such uses exist, shall be classified as heavy industrial, and those determined to not have such impact shall be classified as light industrial.

Implementation Mechanism:

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

Policy: 2.6.3.2 Prohibit the adjacency of any Industrial-Heavy designation on the Future Land Use Map to any residential designation, unless any such adjacency is interrupted by significant natural buffers, such as water bodies, or major wetland systems.

Policy: 2.6.4.1 Protect an area within 200 feet of any public supply well as a zone of exclusion and prohibit new commercial or industrial uses, septic tanks, leaching fields, and all uses listed in policy 2.6.4.2 from locating within the zone of exclusion. [See policy 9.5.3.5.]

Implementation Mechanism:

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

Policy: 2.6.4.2 Protect an area within 1000 feet of any public supply well as a zone of secondary exclusion and prohibit all of the following uses from locating within the zone of secondary exclusion:

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

- animal feed lots.

Implementation Mechanism:

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

Policy: 2.11.1.1 Provide for a wide range of employment-oriented uses within the industrial categories on the Future Land Use Map by permitting consideration of office uses, warehouse/distribution uses, office/showroom uses, wholesale uses, intensive commercial uses, research uses, limited neighborhood retail uses, and lodging places, in addition to manufacturing processing, and assembly uses within the Industrial-Light category. Also, to permit a more limited, but diverse range of uses in the Industrial-Heavy, Industrial-Urban, and Mixed Use categories. (See also obj. 2.6.3 and associated policies.)

Policy: 2.11.1.2 Permit the development of office uses or mixed office/traditional industrial uses within all categories permitting industrial development to accommodate projected increases in industrial, and service employment.

Policy: 2.11.1.3 Provide for Industrial and Mixed Use designations in a variety of geographic locations, containing a range of raw land values, with a variety of road and rail access scenarios, and with a variety of property ownership scenarios to accommodate a broad range of end-user requirements with regard to per-unit costs, size of parcel, context of parcel (i.e., freestanding or within



an improved industrial/office park setting), level of road or rail access, level of required visibility or image, and need for proximate support, or related, industries.

Policy: 5.3.1.2 Encourage the location of industrial land uses at locations which are served by major roadways, rail, or are readily accessible to Port Manatee or the Sarasota-Bradenton International Airport, and which are otherwise compatible with other adjacent land uses.

Implementation Mechanism:

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

# NOTICE OF COMPREHENSIVE PLAN CHANGES IN UNINCORPORATED MANATEE COUNTY

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**Date:** Thursday, July 11, 2002  
**Time:** 9:00 A.M. or soon thereafter  
**Place:** Manatee County Government Administrative Center  
 1112 Manatee Ave. West; Board Chambers (1st Floor)

## A. PA-02-06/PROPOSED ORDINANCE 02-06 - SCHROEDER-MANATEE RANCH, INC. AMENDMENT

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 IH Industrial-Heavy for certain land located within the 4300 Block on the west side of Lakewood Ranch Boulevard, generally southeast of the Manatee County Lena Road Landfill and the Southeast Wastewater Treatment Plant, consisting of ± 27.5 acres; providing for severability; and providing for an effective date.

## PA-02-04 /PROPOSED ORDINANCE 02-04 - AG/R (AGRICULTURAL/RURAL) FUTURE LAND USE CATEGORY AMENDMENT

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 a text amendment to the Future Land Use Element removing electrical generation facilities as a potential use within the AG/R (Agricultural/Rural) Future Land Use Category; providing for severability; and providing an effective date (County Wide).

## PA-02-08/PROPOSED ORDINANCE 02-08 - TRAFFIC CIRCULATION TABLE AND MAP SERIES

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 Traffic Circulation Sub-Element, providing for an update of the Traffic Circulation Map Series and Table 5-1; providing for severability; and providing for an effective date (COUNTY WIDE).

## B. PA-02-09/PROPOSED ORDINANCE 02-09 - PEACE RIVER MAP AMENDMENT

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 include the portion of the Peace River Watershed located in Manatee County within the WO - Watershed Overlay District; providing for severability; and providing an effective date.

## PA-02-10/PROPOSED ORDINANCE 02-10 - PEACE RIVER TEXT AMENDMENT

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 a text amendment to establish the Peace River watershed within Manatee County as a Watershed Overlay District and modifications related to phosphate mining; providing for severability; and providing an effective date.

## C. PA-02-13/PROPOSED ORDINANCE 02-13 - FLORIDA POWER AND LIGHT PARRISH PLANT AMENDMENT

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 2020 Manatee County Comprehensive Plan from Ag/R (Agricultural/Rural) to P/SP(1) (Public/Semi-Public) for a site generally located north of State Road 62, north to the county line, and east of Saffold Road; inclusive of the existing Florida Power and Light power plant, the cooling pond and surrounding property (± 7,036 acres); providing for severability; and providing for an effective date.

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

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

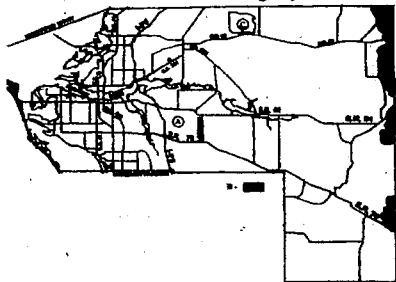
**Please Send Comments To:**  
 Manatee County Planning Department  
 Attn: Agenda Coordinator  
 1112 Manatee Ave. West, Suite 427  
 Bradenton, FL 34206  
[planning.agenda@co.manatee.fl.us](mailto:planning.agenda@co.manatee.fl.us)

All written comments will be entered into the record.

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

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

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6/21/02

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**Date:** Thursday, July 11, 2002  
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**Place:** Manatee County Government Administrative Center  
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## A. PA-02-05/PROPOSED ORDINANCE 02-05 - SCHROEDER-MANATEE RANCH, INC. AMENDMENT

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 IH Industrial-Heavy for certain land located within the 4300 Block on the west side of Lakewood Ranch Boulevard, generally southeast of the Manatee County Lena Road Landfill and the Southeast Wastewater Treatment Plant, consisting of ± 27.5 acres; providing for severability; and providing for an effective date.

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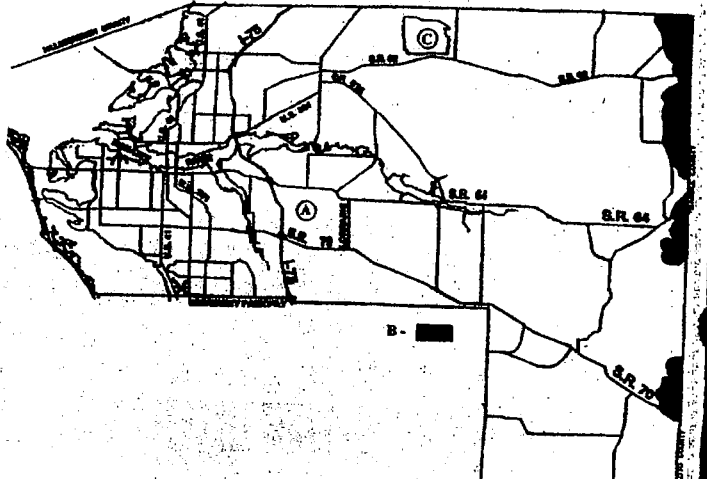
**Please Send Comments To:**  
 Manatee County Planning Department  
 Attn: Agenda Coordinator  
 1112 Manatee Ave. West, Suite 427  
 Bradenton, FL 34206  
[planning.agenda@co.manatee.fl.us](mailto:planning.agenda@co.manatee.fl.us)

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2022-0681

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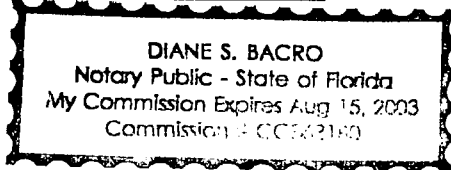
STATE OF FLORIDA  
COUNTY OF MANATEE;

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 COMPREHENSIVE PLAN CHANGES IN UNINCORPORATED MANATEE COUNTY** in the Court, was published in said newspaper in the issues of, **6/21,'02**

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.

Sandy Riley  
(Signature of Affiant)

Sworn to and subscribed before me this  
21st Day of June, 2002



Diane S. Bacro

SEAL & Notary Public

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

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\* /

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 Bradenton, FL 34206  
[planning.agenda@co.manatee.fl.us](mailto:planning.agenda@co.manatee.fl.us)

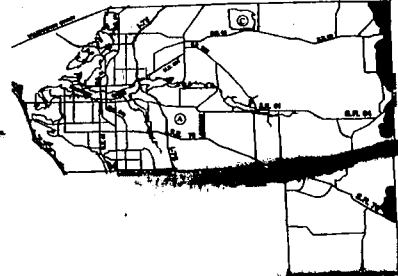
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 1112 Manatee Ave. West; Board Chambers (1st Floor)

**A. PA-02-06/PROPOSED ORDINANCE 02-06 - SCHROEDER-MANATEE RANCH, INC. AMENDMENT**  
 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 IH Industrial-Heavy for certain land located within the 4300 Block on the west side of Lakewood Ranch Boulevard, generally southeast of the Manatee County Lena Road Landfill and the Southeast Wastewater Treatment Plant, consisting of ± 27.5 acres; providing for severability; and providing for an effective date.

**PA-02-04 /PROPOSED ORDINANCE 02-04 - AG/R (AGRICULTURAL/RURAL) FUTURE LAND USE CATEGORY AMENDMENT**  
 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 a text amendment to the Future Land Use Element removing electrical generation facilities as a potential use within the AG/R (Agricultural/Rural) Future Land Use Category; providing for severability; and providing an effective date (County Wide).

**PA 02-08/PROPOSED ORDINANCE 02-08 - TRAFFIC CIRCULATION TABLE AND MAP SERIES**  
 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 Traffic Circulation Sub-Element, providing for an update of the Traffic Circulation Map Series and Table 5-1; providing for severability; and providing for an effective date (County Wide).

**B. PA-02-09/PROPOSED ORDINANCE 02-09 - PEACE RIVER MAP AMENDMENT**  
 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 include the portion of the Peace River Watershed located in Manatee County within the WO - Watershed Overlay District; providing for severability; and providing an effective date.

**PA-02-10/PROPOSED ORDINANCE 02-10 - PEACE RIVER TEXT AMENDMENT**  
 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 a text amendment to establish the Peace River watershed within Manatee County as a Watershed Overlay District and modifications related to phosphate mining; providing for severability; and providing an effective date.

**C. PA-02-13/PROPOSED ORDINANCE 02-13 - FLORIDA POWER AND LIGHT PARRISH PLANT AMENDMENT**  
 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 2020 Manatee County Comprehensive Plan from Ag/R (Agricultural/Rural) to P/SP(1) (Public/Semi-Public) for a site generally located north of State Road 82, north to the county line, and east of Saffold Road; inclusive of the existing Florida Power and Light power plant, the cooling pond and surrounding property (± 7,036 acres); providing for severability; and providing for an effective date.

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

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

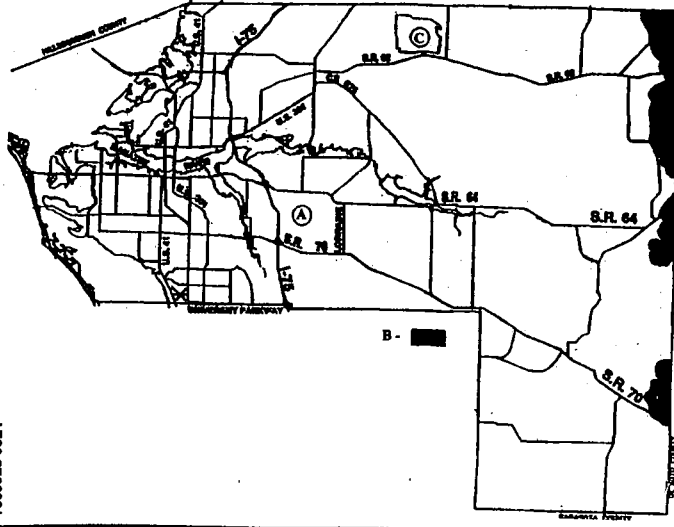
**Please Send Comments To:** Manatee County Planning Department  
 Attn: Agenda Coordinator  
 1112 Manatee Ave. West, Suite 427  
 Bradenton, FL 34208  
[planning\\_agenda@co-manatee.fl.us](mailto:planning_agenda@co-manatee.fl.us)

All written comments will be entered into the record.

**For More Information:** Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 748-3070, Ext. 6829, between 8:00 AM and 5:00 PM.

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

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



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

STATE OF Florida

COUNTY OF Hillsborough

BEFORE ME, the undersigned authority, personally appeared Theresa Goodman, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the Project Coordinator for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for SMR, Inc. PA-02-06/Ord. 02-06, to be heard before the Manatee County Planning Commission at a public hearing to be held on July 11, 2002 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on July 30, 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 15 feet from the front property line on the 20th day of June, 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 19th day of June, 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.

[Signature]  
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on June 20, 2002 (date) by Theresa Goodman (name of affiant). He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who did take an oath.

Carol P. Vogel  
Signature of Person Taking Acknowledgment

SEAL



Carol P. Vogel  
MY COMMISSION # CC889031 EXPIRES  
November 17, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Carol P. Vogel  
Type Name

Administrative Assistant  
Title or Rank

My Commission Expires: 11/17/03

Serial Number, if any

Commission No.: CC 889031

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
1 567100102	NO ASSIGNED ADDRESS	MANATEE COUNTY	P O BOX 1000		BRADENTON FL 34206
2 567110051	3331 LENA RD	MANATEE COUNTY	P O BOX 1000		BRADENTON FL 34206
3 567112609	NO ASSIGNED ADDRESS	LAKEWOOD RANCH COMMERCE PARK	6215 LORRAINE RD		BRADENTON FL 34211 6708
4 567800189	12416 22ND AVE E	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD		BRADENTON FL 34211 6708
5 578900069	3604 POPE RD	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD		BRADENTON FL 34211 6708
6 578900102	NO ASSIGNED ADDRESS	MANATEE COUNTY	P O BOX 1000		BRADENTON FL 34206
7 579100069	NO ASSIGNED ADDRESS	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD		BRADENTON FL 34211 6708
8 579100108	NO ASSIGNED ADDRESS	MANATEE COUNTY	P O BOX 1000		BRADENTON FL 34206
9 579200056	NO ASSIGNED ADDRESS	FLORIDA POWER & LIGHT COMPANY	P O BOX 14000		JUNO BEACH FL 33408 0420
10 579200106	NO ASSIGNED ADDRESS	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD		BRADENTON FL 34211 6708
11 579400079	4800 LAKEWOOD RANCH BL	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD		BRADENTON FL 34211 6708
12 579400151	4550 LAKEWOOD RANCH BL	MANATEE COUNTY OF	P O BOX 1000		BRADENTON FL 34206
13 579600008	NO ASSIGNED ADDRESS	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD		BRADENTON FL 34211 6708
14 579700006	NO ASSIGNED ADDRESS	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD		BRADENTON FL 34211 6708



# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME FIRST NAME MIDDLE NAME <b>ORENSTEIN, JEFFREY ROBERT</b>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>PLANNING COMMISSION</b>
MAILING ADDRESS <b>8047 ROYAL BIRKDALE CIRCLE</b>	THE BOARD, COUNCIL, COMMISSION AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <b>BRADENTON, LAKEWOOD RANCH</b>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <b>JULY 11, 2007</b>	MY POSITION IS <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

### WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

### INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

#### ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

#### APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from the voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You should disclose orally the nature of your conflict in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JEFFREY R. ORENSTEIN, hereby disclose that on July 11 2002

(a) A measure came or will come before my agency which (check one)

inured to my special private gain; or

inured to the special gain of Schroeder-Mantel Ranch, by whom I am retained.

(b) The measure before my agency and the nature of my interest in the measure is as follows:

I am a communications consultant.

FILED FOR RECORD  
R. B. SHORE  
2002 JUL 12 PM 1:59  
CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

Date Filed

July 11

Signature

Jeffrey R. Orenstein

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES 112.317 (1985), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.