

P.C. 07/11/02

**PA-02-10 (PROPOSED ORDINANCE 02-10)**

Manatee County Government amendment to the text of the Comprehensive Plan - Establishment of the Peace River watershed within Manatee County as a Watershed Overlay District and modifications related to phosphate mining.

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 a text amendment to establish the Peace River watershed within Manatee County as a Watershed Overlay District and modifications related to phosphate mining.

P.C.	07/11/02	B.O.C.C.	07/30/02
App. Rec.:	County Initiated	Type of Amendment:	Text

**RECOMMENDED MOTION:**

**Based upon the evidence presented, comments made at the Public Hearing, upon 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 02-10.**

## PLAN AMENDMENT DETAILED REVIEW

**NAME:** Manatee County Government amendment to the text of the Comprehensive Plan - Establishment of the Peace River watershed within Manatee County as a Watershed Overlay District and modifications related to phosphate mining.

**CASE NO.:** PA-02-10  
Related to case PA-02-09 - Peace River Map Amendment

**REQUEST:** Amendment proposes addition, deletion, and modification of the Comprehensive Plan text to include the Peace River watershed within Manatee County as a Watershed Overlay District and text changes related to phosphate mining.

### DISCUSSION:

#### Potable Water Considerations

The Peace River and its tributaries are located in Polk, Hardee, DeSoto, Sarasota, and Charlotte Counties, with portions of the watershed associated with the river and its tributaries located within eastern Manatee County (refer to Illustration). The watershed boundary line (highest point at which surface water drains toward one stream or another) for the Peace River and its tributaries within Manatee County has been established by the Southwest Florida Water Management District (SWFWMD). The portion of the watershed area within Manatee County consists of approximately 12,870+/- acres.

Water from the Peace River and its tributaries is currently used as a surface potable water source for Sarasota, DeSoto, and Charlotte Counties. Potable water planning, development, production, and operation for the four county area are administered by the Peace River/Manasota Regional Water Supply Authority. Currently, Charlotte County draws the most water, followed by an increasing amount being drawn by Sarasota County. DeSoto County draws very little, while Manatee County does not draw any at present. Historically, Polk County, DeSoto County, and Hardee County have relied on ground water for their source of potable water.

The above features create a consideration for the protection of the river as a potable water source for the general health and welfare of the citizens of the four counties. Manatee County has an additional interest in the Peace River in that, at some point in the future, there will be the possibility that Manatee County may be taking water from the river via water lines from Sarasota County. Manatee County currently supplies water from Lake Manatee through such

lines on a contractual basis to Sarasota County. Further in the future, the protection, development, and maintenance of the Peace River as a potable water source will also free up water currently pumped to Sarasota County that may eventually be necessary for accommodating growth in Manatee County.

Population within the downstream portion of the Peace River watershed (Manatee, Sarasota, Charlotte, DeSoto, and Hardee Counties) is anticipated to increase in future years. According to University of Florida, Bureau of Economic and Business Research (BEBR) population projections, the population in this five county area will increase from approximately 790,700 in 2000, to 926,500 in 2010, to 1,066,100 in 2020. Manatee County's portion of this population will increase from 33.4 percent in 2000, to 33.7 percent in 2010, to 33.9 percent in 2020.

The current (2002) land uses within the watershed consist of the following:

Open land (pasture, cropland)	45%
Forested land (scrub, pine flatwoods)	26%
Wetlands (freshwater marsh, stream and lake swamps)	19%
Extraction (phosphate, gravel, sand)	<u>10%</u>
Total	100%

Residential use makes up less than 1 percent of the total land use pattern.

Recent (previous five years) development trends within the watershed area consist of sparse development with approvals for telephone antenna towers, single family residences, mobile homes on individual lots, and extraction (mining areas) uses. IMC, a phosphate mining company, has commercially recoverable phosphate reserves in the area, that are anticipated to be developed as the Pine Level mining area.

#### Phosphate Mining Considerations

In the summer of 2001, an administrative appeal was filed by Charlotte, Sarasota, and Lee Counties against an Environmental Resource Permit issued by the Florida Department of Environmental Protection to IMC concerning the Southeast Tract of the Four Corners Mine. During that hearing considerable testimony was entered into the record relating to the vulnerability of the Peace River, a current source of potable water for Charlotte County, and a potential future source of potable water for Manatee County.

Several interest groups and the above mentioned counties, including Manatee County, strongly urged that no new mining be approved until a region-wide study of the cumulative impact of phosphate mining in the Central Florida Phosphate Region (Hardee, Polk, Hillsborough, Manatee, and DeSoto Counties) was done. Appropriate agencies (EPA and ACOA) were contacted and asked to perform the environmental impacts analyses. The agencies declined to undertake the analyses.

Subsequently, Manatee County Commission asked its staff to prepare a methodology to be included in the County's revised Phosphate Mining Code that would require the applicant for a mining operation to perform a cumulative impacts analysis for a new Master Mining Plan application. The County is in the process of revising its Phosphate Mining Ordinance and has a desire to have a number of aspects of phosphate mining regulation become more compliant with the Comprehensive Plan goals, objectives, and policies. Inclusion of proposed text changes will create a strong policy base and codify policy direction from the County Commission with respect to phosphate mining in Manatee County.

#### Regional Watershed Protection Efforts

A survey of watershed recognition status and applicability of Outstanding Florida Waters classification to the Peace River within Polk, Hardee, Sarasota, DeSoto, and Charlotte Counties indicates the following conditions. Within Polk County, a 100 foot undisturbed setback is required on each side of riverine systems. Hardee County currently does not have specific watershed development controls within the Peace River watershed, however, with a considerable amount of the county's area being considered for mining operations, the county is considering some type of mining regulations within watershed areas of the county.

Sarasota County has a policy that development in potable public surface water supply and ground water recharge areas based on basin master plans has to meet Outstanding Florida Waters criteria. The Myakka River within Sarasota County is classified as an Outstanding Florida Water. Charlotte County has a special surface water protection overlay district that has been applied to Shell and Prarie Creeks, that are tributaries in Charlotte County that empty into the Peace River. Shell Creek is a potable water supply for Punta Gorda. The main channel of the Peace River is not protected under the overlay district.

#### **PROPOSED GOAL:**

The proposed text changes include a major provision for protection of the Peace River watershed within Manatee County and a number of smaller changes that are anticipated to create a strong policy foundation and specific guidance for development of new phosphate mining operations.

It appears that the proposed amendment is justified per Section C.2.3.2 of the Comprehensive Plan as a change in circumstances has occurred. The original language did not entirely anticipate and provide for an adequate planning policy and mechanisms, to address the need to maintain and improve the natural and man-made environment and resources, in a manner to protect a developing potable water source, that would include major planning, compatibility, and development concerns within the Peace River watershed.

**RECOMMENDATIONS:**

Staff proposes that the text of the Comprehensive Plan be amended as shown below to effectuate the above discussed concerns. Strike through text is proposed for deletion and underlined text is proposed for addition.

Definitions

1. Request: Amend definition of Environmental Director as follows:

Environmental Director - shall mean the Director of the Manatee County Environmental Management Department (EMD) or his or her designee.

Reason for requested change: Definition will be the same as within the draft revised Phosphate Mining Code.

2. Request: Amend wording in definition of "Perennial Lake or Stream" to read as follows:

**Perennial Stream** - Any Lake or Stream shown as perennial on the most recent geological Survey Topographical Quadrangle Maps, or in the most recent Soil Survey of Manatee County published by the United States Department of Agriculture, ~~or by a method accepted by the Manatee County Environmental Management Department.~~

Reason for requested change: Staff requests eliminating the wording that would allow an applicant for a phosphate mining approval to perform a delineation of a perennial lake or stream, and then submit this delineation to the EMD for acceptance or rejection. Staff believes a delineation of a perennial lake or stream performed by a governmental source that is charged with the responsibility of making these determinations, such as the U.S. Geological Survey or the U.S. Department of Agriculture is the standard which should be used for defining a perennial stream or lake.

3. Request: Amend wording in definition of "Special Waters" as follows:

**Special Waters** - As used in this Comprehensive Plan, defines water bodies designated in accordance with Rule ~~17-3.041~~ 62-302.400, Florida Administrative Code by the Environmental Regulation Commission.

Reason for requested change: Subsequent to adoption of the Comprehensive Plan, the referenced State rule has been renumbered.

Future Land Use Element

4. Request: Amend Table 2-1, (Page 2 of 4), Summary of Future Land Use Classification System, Row 12) Industrial-Heavy, Column 6, to show that phosphate mining is not an allowable use in the IH Future Land Use Category as follows:

Light Industry, Heavy Industry, Ports, Intensive Commercial Uses, Convenience Retail Uses. Phosphate mining is not an allowable use.

Reason for requested change: Reflects changes in policies listed later within the Comprehensive Plan.

5. Request: Amend Policy 2.2.2.2.1 to include the Peace River watershed within the WO Watershed Overlay District, as follows:

Policy 2.2.2.2.1 Definition: The geographic area encompassing the land and water surfaces which by virtue of natural topography, contributes surface water flow to the Lake Manatee ~~r~~Reservoir, ~~or~~ the Evers Reservoir, or the Peace River.

Reason for requested change: To afford the same protections to the portions of the Peace River watershed within Manatee County as those provided in the Comprehensive Plan for the Lake Manatee and Evers Reservoir Watersheds.

6. Request: Amend Policy 2.2.2.2.2 to include the Peace River watershed within the WO Watershed Overlay District, providing reference and corollary protections, as follows:

Policy 2.2.2.2.2 Purpose: To maintain and improve the natural and man-made environment and resources in a manner protective of the water supply functions of the Lake Manatee, and Evers Reservoir, and Peace River watersheds, which contribute to these preferred potable water sources, so as to maintain water quality and quantity within ~~both~~ Lake Manatee, ~~and the~~ Evers Reservoir, Peace River, and all inflowing water-courses.

Reason for requested change: This revision extends special watershed protections to the Peace River Watershed.

7. Request: Amend Policy 2.2.2.2.4(c) to allow adjustment of map delineations of the Peace River Watershed as is currently allowed for the Lake Manatee and Evers Reservoir Watersheds.

Policy 2.2.2.2.4 Effect of Mapping:

- (c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of property shown on the official zoning atlas as being within the Watershed Overlay where the owner or agent thereof is seeking to demonstrate that property is not located within the Lake Manatee Watershed, or the Evers Reservoir Watershed, or the Peace River Watershed. Where the review concludes that the subject property, or part thereof, is located outside the Watershed Overlay, adjustments to the zoning atlas should be processed pursuant to an administrative procedure established within any land development regulations developed pursuant to Sec. 163.3202, F.S.

Reason for requested change: This revision allows for re-delineation of Peace River watershed boundaries by an applicant in the same manner as is currently allowed for the Lake Manatee and Evers Reservoir Watersheds. Names of specific Departments have been eliminated for simplicity's sake, and in anticipation of possible future organizational or department name changes.

- 8. Request: Amend Policy 2.2.2.2.5(d) to extend special watershed protections to the Peace River watershed, and amend a citation for a State rule for which the numbering has changed since Comprehensive Plan adoption, as follows:

Policy 2.2.2.2.5 Development Restriction/Conditions

- (d) Prohibit newly proposed nonresidential/nonagricultural development in the Watershed Overlay District which requires an operating permit for industrial waste treatment, as referenced in Chapter ~~17-4~~ 62-4 F.A.C. unless such developments are reviewed as special approvals and it can be established that such developments shall not cause a degradation of the water quality in either the Lake Manatee, or Evers Reservoir, and or the Peace River watersheds, as appropriate, and shall not cause any adverse impact on water quantity within these districts.

- 9. Request: Amend Policy 2.2.2.2.5(b) Implementation Mechanisms to add the Peace River watershed area to the Implementation Mechanisms.

Policy 2.2.2.2.5 Implementation Mechanism(s):

- (b) Planning Department maintain development regulations appropriate for implementation of watershed protection within the Lake Manatee, and the Evers Reservoir, and Peace River watershed areas.

10. Request: Amend Policy 2.3.2.1 Implementation Mechanism to reflect current organizational name.

Policy 2.3.2.1 Implementation Mechanism

- (a) Environmental Management Department and the ~~Pollution Control~~ Environmental Health Division of the Public Health Unit conditioning of all site plan and/or building permit approvals to ensure policy compliance.

11. Request: Amend Objective 2.3.4 to add the Peace River watershed area to the text of the objective.

Objective 2.3.4 Land Use Consistent with Watershed Protection: Limit land use in the Lake Manatee, and Evers Reservoir, and Peace River WO Districts to maintain and improve water quality and the natural environment and resources within those watersheds which contribute to filtration.

12. Request: Amend Policy 2.11.1.4 to remove phosphate mining as a permitted use in areas designated as Industrial-Heavy on the Future Land Use Map, as follows:

Policy 2.11.1.4 Permit the consideration of all new mineral resource extraction activities that are regulated by the Manatee County Mining Ordinance, as amended, (Ordinance #81-22) only within the Agriculture/Rural and Industrial-Heavy designations on the Future Land Use Map.

Reason for requested change: Although other types of mineral resource extraction (e.g. sand, shell) may be appropriate in the IH Industrial Heavy future land use category, phosphate mining was never contemplated for the IH Industrial Heavy designated areas, which are typically in the more westerly and urban areas of the County.



Conservation Element

13. Request: Amend Objective 3.2.1 to add the Peace River watershed area to the text of the objective.

Objective 3.2.1 Potable Water Quality: Maintain or improve the water quality and quantity in the Lake Manatee, and the Evers Reservoir, and Peace River Watershed Overlay (WO) Districts for the purpose of ensuring a continued supply of drinking water at lowest possible cost to the current and future residents of Manatee County and component jurisdictions.

14. Request: Amend Policy 3.2.1.2 to add the Peace River watershed area to the text of the policy, and add an additional Implementation Mechanism concerning development of a watershed management plan for the Peace River watershed.

Policy 3.2.1.2 Maintain or reduce nutrient loads by establishing load reduction goals for the Evers Reservoir, and Lake Manatee, watersheds and Peace River watersheds.

Implementation Mechanism:

(c) Environmental Management and Utilities Operations participation in development of a watershed management plan for the Peace River watershed consistent with the CHEP, CCMP, and the CSWM plan of the SWFWMD.

15. Request: Amend Policy 3.2.1.3 to add the Peace River watershed area to the text of the policy.

Policy 3.2.1.3 By 1998, develop incentives to encourage the use of Conservation Plans including Best Management Practices (BMPs) to promote economical agricultural production and improve water quality in the Lake Manatee, and Evers Reservoir, and Peace River watersheds.

16. Request: Amend Policy 3.2.1.6 to add the Peace River watershed area to the text of the policy.

Policy 3.2.1.6 Ensure the appropriate level of expenditure of public revenues or private funds to provide an adequate water quality/quantity monitoring and evaluation program so as to ensure the maintenance of Class I water quality standards within the Lake

Manatee and Evers Reservoirs, and the Peace River watershed.  
(See Policy 9.4.5.1)

17. Request: Amend Policy 3.2.1.7 to add the Peace River watershed to the text of the policy.

Policy 3.2.1.7      Require that new land development activities maintain or improve the water quality of Lake Manatee, and Evers Reservoir, and the Peace River through special requirements for land development applications located within the Watershed Overlay Districts. (See Policies 9.4.1.4 and 9.4.1.5)

18. Request: Amend Policy 3.2.1.9 to add the Peace River watershed to the text of the policy.

Policy 3.2.1.9      Where appropriate, utilize natural wetland systems and buffers as additional filtration mechanisms to maintain or improve water quality in Lake Manatee, Evers Reservoir, Peace River, and all receiving coastal waters. (See policies under objective 3.3.1)

19. Request: Amend Policy 3.2.1.10 to add the Peace River watershed to the text of the policy.

Policy 3.2.1.10      By 1998, explore additional management strategies and techniques to improve water quality in the Evers and Lake Manatee Reservoirs, and the Peace River watershed.

20. Request: Amend policy 3.2.2.5 Implementation Mechanism to reflect that all three Estuary Programs impinging on Manatee County (Tampa Bay, Sarasota Bay, and Charlotte Harbor) have gone beyond planning and development stages and are now within the implementation phase. Also, the revision will reflect Environmental Management Department's participation in these programs.

Policy 3.2.2.5      Implementation Mechanism

- (a)      Planning Department and Environmental Management Department to continue participation in the development implementation of Comprehensive Conservation Management Plans for Charlotte Harbor, ~~NEP and continued involvement with implementation of the CCMP's~~ for Tampa Bay, and Sarasota Bay Estuary Programs.

Reason for requested change: Recognition of implementation stage of programs, and participation of Environmental Management Department in these programs.

21. Request: Amend Policy 3.4.2.1 Implementation Mechanism to reflect that the Environmental Management Department shall be the lead review agency, rather than an individual Mining Coordinator, in future review of mineral extraction activities. Also, change reference number of phosphate mining ordinance.

Policy 3.4.2.1 Implementation Mechanism

- (a) ~~Mining Coordinator~~ Environmental Management Department and Planning Department review all proposed new or amended mineral resource extraction activities for conformance with the Manatee County Mining Ordinance, as amended, No. 81-22, the Land Development Code, and any other applicable local, State, and federal programs.

Reason for requested change: Reflect designations as they appear in the revised draft phosphate mining code.

22. Request: Amend Policy 3.4.2.2 Implementation Mechanism to reflect that review will be performed by the Environmental Management Department rather than an individual Mining Coordinator

Policy 3.4.2.2 Implementation Mechanism

- (a) Review of reclamation plans by the Environmental Management Department, ~~Mining Coordinator~~, and appropriate State and federal agencies, as appropriate, to ensure policy compliance.

Reason for requested change: Reflect designations as they appear in the revised draft phosphate mining code.

23. Request: Amend Policy 3.4.2.3 Implementation Mechanism to reflect current names of appropriate reviewing agencies.

Policy 3.4.2.3 Implementation Mechanism

- (a) Coordination among the Planning Department, Transportation Department, Environmental Management Department, EMD, SWFWMD, FDEP, and mining concerns to promote efficient resource extraction.

Reason for requested change: Change of names to reflect current department names.

Transportation Element

24. Request: Amend Policy 5.3.2.2 to add the Peace River watershed to the text of the policy.

Policy 5.3.2.2      Require that all roadway improvements for which design will discharge stormwater directly to the Lake Evers or Lake Manatee Reservoirs, or to the Peace River, or discharge into any inflowing watercourse, in the Watershed Overlay District include an additional level of stormwater treatment equal to 50 percent of the treatment criteria specified in Rule 62- 47-25.035(1)(b), F.A.C. (i.e., treatment pursuant to Outstanding Florida Water Criteria is required).

**ATTACHMENTS:**

1. Consistency with State Comprehensive Plan.
2. Consistency with Florida Statutes and Rules.
3. Copy of Newspaper Advertising

ATTACHMENT #1

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-02-10 (Manatee County Ordinance 02-10)

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

Chapter 187.201(8)(a)

- (8)(b)1
- (8)(b)2
- (8)(b)3
- (8)(b)4
- (8)(b)10
- (10)(a)
- (10)(b)1
- (10)(b)7
- (10)(b)9
- (10)(b)10
- (14)(a)
- (14)(b)(1)
- (14)(b)(6)
- (14)(b)(9)
- (16)(a)
- (16)(b)2
- (16)(b)5
- (16)(b)6
- (18)(a)
- (18)(b)1
- (23)(a)
- (23)(b)13

## ATTACHMENT #2

### CONSISTENCY OF THE LOCAL COMPREHENSIVE PLAN 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

This 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 not necessary for this plan amendment as it is a text amendment to the Comprehensive Plan.

#### 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.

# NOTICE OF COMPREHENSIVE PLAN CHANGES IN UNINCORPORATED MANATEE COUNTY

The Manatee County Planning Commission will hold a public hearing to consider amendments to the 2020 Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

**Date:** Thursday, 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).

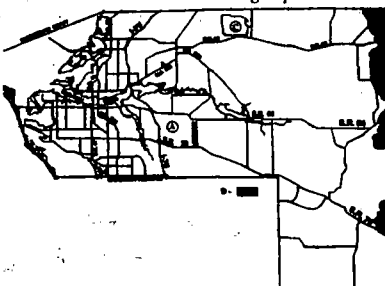
Please Send Comments To: Manatee County Planning Department  
 Attn: Agenda Coordinator  
 1112 Manatee Ave. West, Suite 427  
 Bradenton, FL 34206  
[planning\\_agenda@co.manatee.fl.us](mailto:planning_agenda@co.manatee.fl.us)

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.

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.



6/21/02

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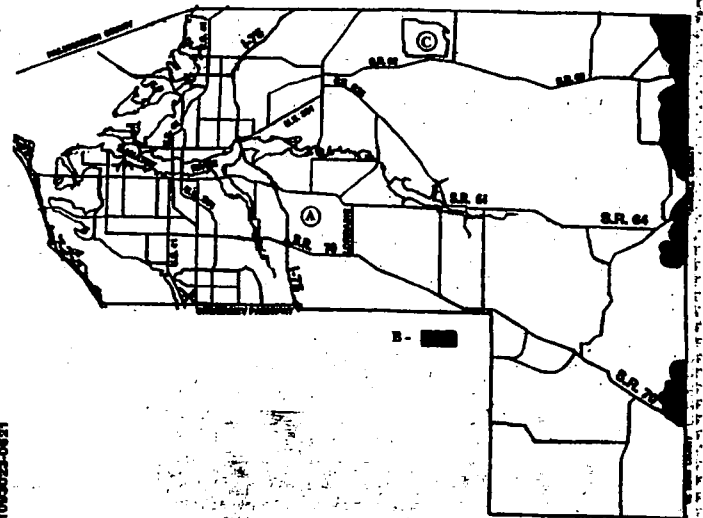
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 Attn: Agenda Coordinator  
 1112 Manatee Ave. West, Suite 427  
 Bradenton, FL 34206  
[planning\\_agenda@co.manatee.fl.us](mailto:planning_agenda@co.manatee.fl.us)

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1530325-06-00000

# BRADENTON HERALD

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

Bradenton Herald  
Published Daily  
Bradenton, Manatee, Florida

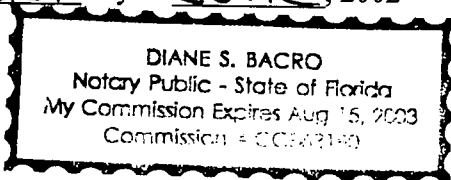
STATE OF FLORIDA  
COUNTY OF MANATEE;

Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **NOTICE OF 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 \_\_\_\_\_



# NOTICE OF COMPREHENSIVE PLAN CHANGES IN UNINCORPORATED MANATEE COUNTY

The Manatee County Planning Commission will hold a public hearing to consider amendments to the 2020 Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

**Date:** Thursday, 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.

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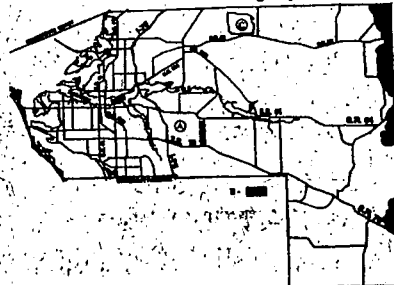
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SARASOTA HERALD TRIBUNE  
PUBLISHED DAILY  
SARASOTA, SARASOTA COUNTY, FLORIDA

MANATEE COUNTY GOVERNMENT  
1112 MANATEE AVE W, 4<sup>TH</sup> FLOOR  
BRADENTON, FL 34206

STATE OF FLORIDA  
COUNTY OF MANATEE

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

COMPREHENSIVE PLAN

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

JUNE 21, 2002

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-  
TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID  
SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER  
HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID  
SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN  
ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN  
BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A  
PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION  
OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER  
SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON,  
FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR  
REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR  
PUBLICATION IN THE SAID NEWSPAPER.

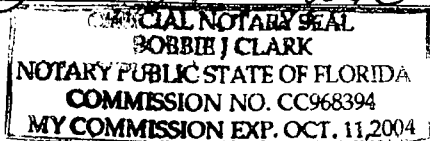
SIGNED

*Moya Neville*

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21ST DAY OF  
JUNE A.D., 2002 BY MOYA NEVILLE WHO IS  
PERSONALLY KNOWN TO ME.

(SEAL)

*[Handwritten Signature]*



NOTARY PUBLIC

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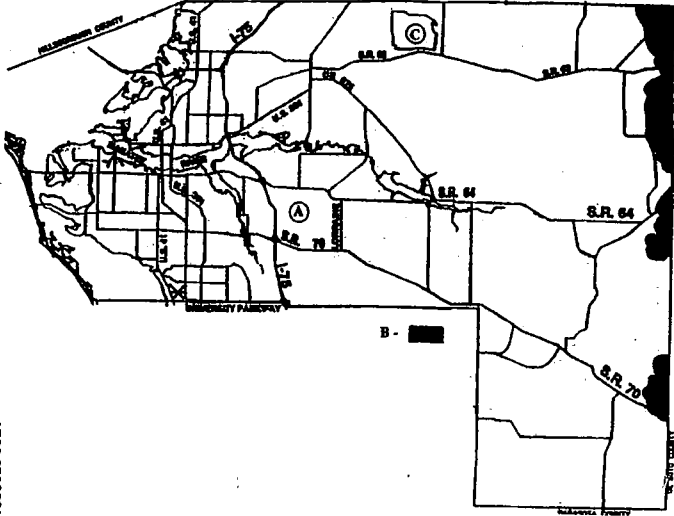
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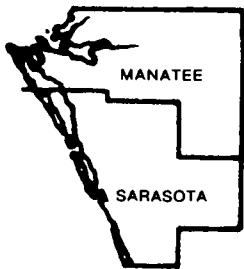
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# MANASOTA-88

## A Project for Environmental Quality 1968-2088

Paul Sayers, Chairman  
Manatee County Planning Commission  
1112 Manatee Avenue West  
P.O. Box 1000  
Bradenton, Florida 34206

July 9, 2002

### Re: Proposed Manatee County Plan Amendment 02-10

#### Directors

Glenn Compton

Mary Compton

Rebecca Eger

Charles Holmes

Edith Holmes

Mary Jelks, M.D.

Hilda Quy

Doris Schember

Dear Chairman Sayers:

ManaSota-88 supports Manatee County Plan Amendment 02-10 which provides for inclusion of the Peace River watershed within the Watershed Overlay District.

According to the Manatee County Planning Staff, the portion of the Peace River watershed area within Manatee County consists of approximately 12,870 acres. The Peace River, and its tributaries, are an important source of potable water for the citizens of four counties within the region. Adding the Peace River watershed in the Watershed Overlay District will afford the Peace River additional protection against the adverse impacts of phosphate mining.

Adoption of Proposed Ordinance 02-10 will give the Peace River the same level of protection as the Lake Manatee Reservoir and the Evers Reservoir.

Water pollution from mining water run-off, degradation of the water quality of surface and ground waters, and the long term destruction of natural habitats are possible as phosphate mining expands within our region. Including the Peace River watershed within the Watershed Overlay District will provide Manatee County the opportunity to revise the mining ordinance and make it stronger.

Manatee County has a substantial interest in protecting the Peace River. Future drinking water resources will continue to rely on regional water planning approaches. Proposed Ordinance 02-10 provides additional watershed protection to the Peace River.

#### Information

P.O. Box 1728  
Nokomis, FL 34274  
(941) 966-6256  
FAX (941) 966-0659

Sincerely,

A handwritten signature in cursive script that reads 'Glenn Compton'.

Chairman, ManaSota-88

