

PC 07/11/02

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.

P.C. 07/11/02 B.O.C.C. 07/30/02

App. Rec.: County Initiated Type of Amendment: Map

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 02-09.

PLAN AMENDMENT DETAILED REVIEW

NAME: Manatee County Government amendment to the watershed overlay district to include the portion of the Peace River watershed area that is located within Manatee County.

CASE NUMBER: Plan Amendment PA-02-09
Related to case PA-02-10 text amendment

REQUEST: Amend the 2020 Manatee County Comprehensive Plan to include the portion of the Peace River watershed located in Manatee County within the WO - Watershed Overlay District.

STAFF RECOMMENDS: Approval subject to adoption of related text amendment (PA-02-10)

DISCUSSION

In conjunction with this overlay map amendment, a text amendment is proposed that recognizes the significance of the Peace River watershed and proposes to provide 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.

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. 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) basin boundary (see Attachment 1). The portion of the watershed area within Manatee County consists of approximately 12,870+/- acres.

The largest land holders in the Peace River watershed area in Manatee County are as follows:

Owner	Number acres within watershed	Percentage of area within total watershed boundary (12,870+/- acres)
IMC - Agrico Company	3890+/-	30%
FP- Two Corp	2440+/-	19%

Heart Groves, Inc.	1350+/-	11%
James Brewer	1410+/-	10%
Good Grove, Inc.	870+/-	7%
Batista Madonia	600+/-	5%

There are numerous other land holders within the watershed but they are a small percentage of the total Peace River watershed area.

There are two zoning and two future land use categories within the Peace River watershed area.

ZONING		FUTURE LAND USE	
A - Agricultural	8750+/- acres	AG-R - Agricultural Rural	12860+/- acres
EX - Extraction	4120+/- acres	P/PS-1 - Public/Semi Public	10+/- acres (conservation easement)

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 its potable water source.

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. 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.

It appears the proposed plan amendment is justified per Section C.2.3.2. of the Comprehensive Plan as a change in circumstances. The original language did not entirely anticipate or provide for adequate planning policies 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.

PROPOSED GOAL

The Peace River watershed overlay district is intended to protect and maintain water quality and quantity by restricting certain developments/operations that could cause a degradation of water quality or cause adverse impacts on water quantity within the watershed. This overlay district will help to ensure a continued safe supply of drinking water for the public at large.

This overlay will provide additional protection to the watershed area as identified in the Manatee County 2020 Comprehensive Plan:

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.

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.

Policy 2.2.2.2.4 Effect of Mapping:

(c) Manatee County Utilities Operations Department 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. ~~The Public Works~~ Utilities Operations Department will provide the Planning Department with results of any such review. 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 § 163.3202, F.S.

Policy 2.2.2.2.5 Development Restriction/Conditions:

- (a) Prohibit the location of any general or commercial aviation facility within the Watershed Overlay District, except where a finding of overriding public interest has been reached by the BOCC for location of such a facility within the districts.
- (b) Prohibit the location of new confined feedlot operations for livestock within the Watershed Overlay District.
- (c) Prohibit all new mineral resource extraction and associated processing activities, other than sand, shell, and gravel extraction, within the Watershed Overlay District unless such uses are subject to special approval which must establish that such activities shall not cause a degradation of water quality and shall not cause adverse impact on water quantity within the watersheds.
- (d) Prohibit newly proposed nonresidential/ nonagricultural development in the Watershed Overlay District which require a construction or 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 development shall not cause a degradation of the water quality in either the Lake Manatee, or Evers Reservoir or the Peace River watersheds, as appropriate, and shall not cause any adverse impact on water quantity within these districts.
- (e) Prohibit the location of new sanitary landfills and wastewater treatment plants (interim or permanent) within the Watershed Overlay District unless such uses are permitted pursuant to a finding by the BOCC of overriding public interest.
- (f) Require that the preservation of indigenous vegetation within the Watershed Overlay District be accomplished through careful site planning and the use of native, naturalized or drought-hardy species for new or replacement plantings (see also policy 2.9.4.6)
- (g) Require minimum percentages of upland area on projects within the Watershed Overlay District be maintained, during the course

of development, as undisturbed or landscaped areas. These minimum percentages shall exceed those required outside the Overlay District (see also policy 3.3.2.1 and 2.9.4.6).

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.

Policy 2.3.4.1 "prohibit new development that does not meet all applicable requirements in policies 3.2.1.7; 3.2.1.8; and 3.2.1.9".

Policy 2.3.4.2 "requires that impervious surface within the watershed overlay district be minimized through one or more strategies".

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.

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

Implementation Mechanism:

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

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.

Policy 3.2.1.5 "expand the current water quality monitoring program in the watershed overlay districts".

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)

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)

Policy 3.2.1.8 "prohibits the disposal of treated effluent from any public wastewater treatment plant or the disposal of any sludge within the watershed overlay district".

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)

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.

Policy 3.2.2.2 "continue to coordinate with appropriate regulatory agencies to share data on the quality of existing and future public groundwater supply resources and to develop appropriate management strategies to prevent violation of minimum potable water standards".

Policy 3.3.1.5 (1) "requires a minimum fifty (50) foot buffer adjacent to all in flowing watercourses located in the watershed overlay district".

Objective 3.3.2 "to protect and preserve native wildlife, endangered, threatened and species of special concern, and native upland habitat through appropriate development controls to provide large pervious areas of improved water quality and groundwater recharge".

Policy 3.4.1.1 "prohibit the disposal, storage or use of any hazardous substance or waste within the watershed overlay district".

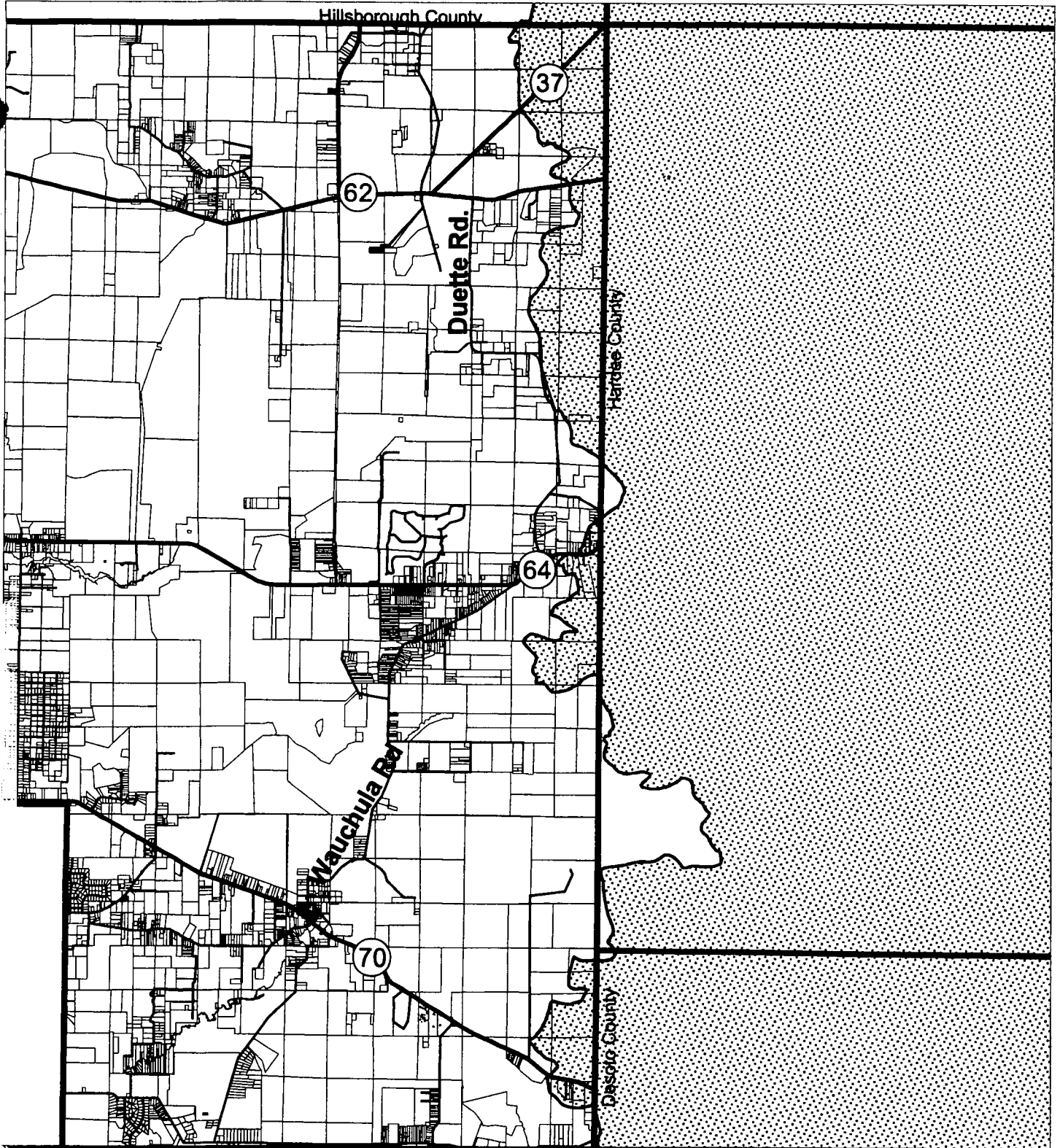
Policy 3.4.1.2 "prohibit the location of any storage area for hazardous or acutely hazardous substances or waste within the 100 year floodplain of any in flowing watercourse within the watershed overlay district".

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 Ch. 17-25.035(1)(b), F.A.C. (i.e., treatment pursuant to Outstanding Florida Water Criteria is required).

ATTACHMENTS:

1. Peace River Watershed Overlay Map
2. Consistency with State Comprehensive Plan
3. Ownership within the Peace River Watershed Overlay
4. Copy of Newspaper Advertising



Project Number : PA-02-09(PROPOSED ORD.02-09) Tax I.D.: 92 parcels included

Proposed Use:

Proposed Zoning:

Existing Zoning: A, EX

Existing FLUC: AG-R, P/SP-1

Flood Zone: N/A

Woodway: NO

acreage: 12,670

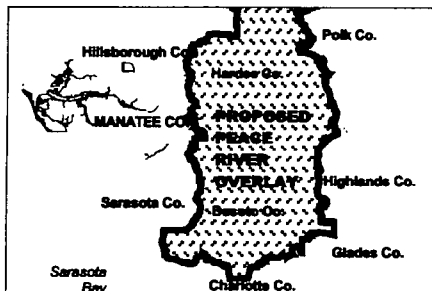
Drainage Basin: Peace River

Commissioner: Amy Stein, Jonathan Bruce

Map Prepared: June 13, 2002

Requested by:

Section: 5,6,7,8,31,36 Township: 33,35 Range: 20,21



Manatee County

Staff Report Map

1 inch = 25,245'

ST,AI,HA,WR,RV:NONE

Watershed: NONE

Coastal Hazard: Not Available

ATTACHMENT #2

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

PA-02-09

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

163.3184 Process for adoption of comprehensive plan or plan amendment states "in compliance" means consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191 and 163.3245.

163.3177 Required and optional elements of comprehensive plan; studies and surveys

This plan amendment request maintains the structure of the Comprehensive Plan.

163.3178 Coastal Management

This plan amendment request maintains the structure of the Comprehensive Plan.

163.3180 Concurrency

This plan amendment request maintains the structure of the Comprehensive Plan.

163.3191 Evaluation and appraisal of comprehensive plan

This plan amendment request maintains the structure of the Comprehensive Plan.

163.3245 Optional sector plans

There are no sector plans established at this time.

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

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

Comprehensive Plan:
Chapter 187.201 (8) (a)
187.201 (8) (b) 1.
187.201 (8) (b) 9.
187.201 (8) (b) 10.
(20) (14)

Ownership within Peace River Watershed Overlay

AREA	PWSHD	Acres	PIN	ADRN0	ADRSTR	PAO	ACRES	OWNER	ZONING
13641557		313.2	20000	13755	SR 37	290.00		IMC-AGRICO COMPANY	EX
14717828		337.9	10010	13750	SR 37	320.00		IMC-AGRICO COMPANY	EX
1667954		38.3	60000		0 NO ASSIGNED ADDRESS	610.00		IMC-AGRICO COMPANY	EX
27170757		623.8	40000		0 NO ASSIGNED ADDRESS	590.00		IMC-AGRICO COMPANY	EX
759607		17.4	60000		0 NO ASSIGNED ADDRESS	610.00		IMC-AGRICO COMPANY	EX
28971812		665.1	860000	13000	SR 37	645.00		IMC-AGRICO COMPANY	A
12365414		283.9	840000	12355	SR 37	318.00		IMC-AGRICO COMPANY	EX/MPM
13872918		318.5	830000	12300	SR 37	318.00		IMC-AGRICO COMPANY	AW/PM
1399940		3.2	800000	11955	SR 37	652.97		IMC-AGRICO COMPANY	EX/MP/ST AW/PM/ST
13028345		299.1	900010		0 NO ASSIGNED ADDRESS	330.89		IMC-AGRICO COMPANY	AW/PM/ST
24407894		560.3	880005		0 NO ASSIGNED ADDRESS	558.00		IMC-AGRICO COMPANY	A/ST
52660		1.2	902000		0 NO ASSIGNED ADDRESS	309.11		MANATEE COUNTY OF	AW/PM/ST
407		0.0	902000		0 NO ASSIGNED ADDRESS	309.11		MANATEE COUNTY OF	AW/PM/ST
3156546		72.5	882000		0 NO ASSIGNED ADDRESS	82.00		MANATEE COUNTY OF	A/ST
7147067		164.1	1942000	46300	SR 62	182.52		MANATEE COUNTY OF	AW/PM/ST
8044847		184.7	1940005	46900	SR 62	180.79		IMC-AGRICO COMPANY	AW/PM/ST
1741004		40.0	1910000	45200	SR 62	460.66		MANATEE COUNTY OF	AW/PM/ST
44165278		1013.9	1950000	47155	SR 62	989.00		HEART GROVES INC	A
3244712		74.5	1970000	46355	SR 62	128.69		HEART GROVES INC	AW/PM
71583		1.6	1990000		0 NO ASSIGNED ADDRESS	42.72		HEART GROVES INC	AW/PM
1569842		36.0	2000000		0 NO ASSIGNED ADDRESS	42.72		HEART GROVES INC	AW/PM
6710884		154.1	2010000		0 NO ASSIGNED ADDRESS	233.00		HEART GROVES INC	AW/PM
576099		13.2	2160000	7600	455TH	30.00		DOWNEY FAMILY LIMITED PARTNERSHIP	AW/PM
18933		0.4	2340000	7655	455TH	36.00		DOWNEY FAMILY LIMITED PARTNERSHIP	AW/PM
506243		11.6	2030005		0 NO ASSIGNED ADDRESS	51.25		DOWNEY FAMILY LIMITED PARTNERSHIP	AW/PM
2205285		50.6	2031000		0 NO ASSIGNED ADDRESS	146.05		JOHNSON, STEVE	AW/PM
10761515		247.1	3280000	6250	DUETTE	560.00		FLORIDA FARM DEVELOPMENT CO LTD	AW/PM/ST
3128162		71.8	3320000		0 NO ASSIGNED ADDRESS	71.00		HEART GROVES INC	A
1750743		40.2	3330000		0 NO ASSIGNED ADDRESS	40.00		IMC-AGRICO COMPANY	EX
8923896		204.9	3370000	5050	WALKER	220.00		IMC-AGRICO COMPANY	AW/PM
28178989		646.9	3350000		0 NO ASSIGNED ADDRESS	640.00		FP TWO CORP	EX
78497		1.8	0	0		0.00			
8472223		194.5	3380000	4350	WALKER	320.00		FP TWO CORP	AW/PM/ST
11464082		263.2	4010000	3600	WALKER	398.77		FP TWO CORP	EX
28121669		645.6	4100000		0 NO ASSIGNED ADDRESS	640.00		FP TWO CORP	EX

AREA	PWSHD	Acres	PIN	ADRNO/ADRSTR	PAO	ACRES	OWNER	ZONING
540229		12.4	4172050	2755 DUETTE	146.65	ELIAS CURA LLC	AWP/MIST	
4194959		96.3	4150000	1850 DUETTE	111.66	FP TWO CORP	EX	
25839790		593.2	4120000	0 NO ASSIGNED ADDRESS	600.00	FP TWO CORP	EX	
503624		11.6	4171000	0 DUETTE	100.00	ELIAS CURA LLC	AWP/MIST	
269393		6.2	4171010	1655 DUETTE	100.00	ABBOTT, CONSTANCE BRADDOCK	AWP/MIST	
67465		1.5	4171025	1455 DUETTE	100.00	JOHNS, RUTH ANN BRADDOCK	AWP/MIST	
1808149		41.5	4130000	0 NO ASSIGNED ADDRESS	40.00	WINGATE LAND CORPORATION	A	
13541602		310.9	4560000	800 DUETTE	640.00	WINGATE LAND CORPORATION	A	
27513		0.6	4990506	47311 14TH	5.09	STRINGER, GERALD F	A	
1625760		37.3	5000100	1555 TAYLOR	115.22	TAYLOR, JASPER MARVIN	A	
622657		14.3	5020000	0 NO ASSIGNED ADDRESS	69.16	CARLTON, LELAND	A	
1282583		29.4	5000040	1869 TAYLOR	29.34	ROBERTS, ROY V	A	
541762		12.4	5000020	2049 TAYLOR	13.04	ROBERTS, JAMES L	A	
485496		11.1	5130000	46955 SR 64	12.63	WILLIAMS, JAMES	A	
266878		6.1	5121000	47025 SR 64	6.12	SNYDER, GARY A	A	
235633		5.4	5000010	47301 SR 64	5.37	CAN, ROBERT L	A	
215202		4.9	5000015	47355 SR 64	5.70	LESLIE, RONALD L	A	
432900		9.9	5000005	47251 SR 64	10.00	DICKINSON, ROBERT C	A	
368191		8.5	5120000	47051 SR 64	8.08	BRODEUR, JACQUES	A	
646557		14.8	5060000	47300 SR 64	17.00	CARLTON, SUSAN M	A	
214682		4.9	5110000	46755 SR 64	15.00	PARKER, JAMES D	A	
5171		0.1	5170000	46655 SR 64	11.31	PARKER, JAMES D	A	
8688		0.2	5150000	46475 SR 64	11.59	PARKER, JAMES D	A	
8076		0.2	5160000	46451 SR 64	11.73	PARKER, JAMES D	A	
1457927		33.5	5221000	46400 SR 64	138.28	WILLIAMS, GARNETTER	A	
3956397		90.8	5220000	46500 SR 64	138.28	ROONEY, JOHN N	A	
181532		4.2	5210000	46680 SR 64	4.00	ROONEY, OPAL	A	
648217		14.9	5201505	46850 SR 64	14.45	WILLIAMS, GARNETTER	A	
1527352		35.1	5230000	46200 SR 64	80.00	SABRA, ZUHAIR	A	
5916896		135.8	5200000	47262 SR 64	138.29	ROONEY, JOHN N	A	
4466010		102.5	5202500	46900 SR 64	103.59	HARRIS, PETER J	A	
884001		20.3	5202000	0 NO ASSIGNED ADDRESS	20.25	C & L PROPERTIES	A	
24242726		556.5	5990005	0 NO ASSIGNED ADDRESS	730.09	MADONIA, BATISTA J SR	A	
1699299		39.0	5970005	44700 SR 64	542.91	MADONIA, BATISTA J SR	A	
14355110		329.5	6030000	0 NO ASSIGNED ADDRESS	640.00	GOOD GROVE INC	A	
21244050		487.7	6011000	0 NO ASSIGNED ADDRESS	477.00	GOOD GROVE INC	A	

AREA	PWSHD	Acres	PIN	ADRN0	ADRSTR	PAO	ACRES	OWNER	ZONING
4193337		96.3	6010000	0	NO ASSIGNED ADDRESS	159.00		FLM INC	A
752359		17.3	6610000	0	NO ASSIGNED ADDRESS	430.00		GOOD GROVE INC	A
1408797		32.3	6690000	0	NO ASSIGNED ADDRESS	310.00		GOOD GROVE INC	A
4012751		92.1	9371000	0	NO ASSIGNED ADDRESS	200.00		CHIU, F LUKE	A
7509433		172.4	9310000	11925	CURTIS	473.46		THORNTON, RUBY B	A
24091231		553.1	9410000	0	NO ASSIGNED ADDRESS	631.50		BREWER, JAMES D	A
3810353		87.5	9430000	12305	CURTIS	312.80		BREWER, JAMES D	A
26497655		608.3	10690100	46355	SR 70	607.33		BREWER, JAMES D	A
4750314		109.1	10620100	13055	CURTIS	228.08		BREWER, JAMES D	A
1556		0.0	10670000	44655	SR 70	100.00		LATT MAXCY CORP	A
25650		0.6	10620100	13055	CURTIS	228.08		BREWER, JAMES D	A
658828		15.1	10600005	45750	SR 70	1600.88		MAGGARD, EDWARD GRADY JR	A
3448732		79.2	10770250	46020	SR 70	238.51		MANNING, C WILLIAM	A
1652903		37.9	10770200	46350	SR 70	38.00		MANNING, C WILLIAM	A
466313		10.7	10770700	46510	SR 70	10.70		FARNSWORTH, ALLEN J	A
222544		5.1	10770660	46530	SR 70	5.11		CISLO, ALICE V	A
445604		10.2	10770755	46610	SR 70	10.22		BEHAN, JOSH G	A
440706		10.1	10770610	46620	SR 70	10.11		HILL, JAMES	A
2848903		65.4	10770300	46900	SR 70	65.71		SZYANSKI, WILLIAM J	A
936126		21.5	10770100	47155	SR 70	42.00		BREWER, JAMES D	A
2766522		63.5	10770350	13860	COUNTY LINE	66.07		SCARPINATO, GARY	A
560796		12.9	10770655	46540	SR 70	12.86		FUNDING MANAGEMENT CORPORATION	A
1211125		27.8	10770550	46861	CLAY GULLY	220.80		BREWER, JAMES D	A
9200		0.2	10770450	14010	COUNTY LINE	19.71		CISLO, ALICE	A
26634		0.6	10770450	14010	COUNTY LINE	19.71		CISLO, ALICE	A

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

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C. PA-02-13/PROPOSED ORDINANCE 02-13 - FLORIDA POWER AND LIGHT PARISH 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.

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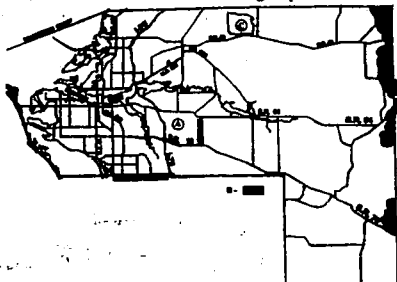
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Attn: Agenda Coordinator
1112 Manatee Ave. West, Suite 427
Bradenton, FL 34206
planning.agenda@co.manatee.fl.us

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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-02-05/PROPOSED ORDINANCE 02-05 - SCHROEDER-MANATEE RANCH, INC. AMENDMENT
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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).

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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.

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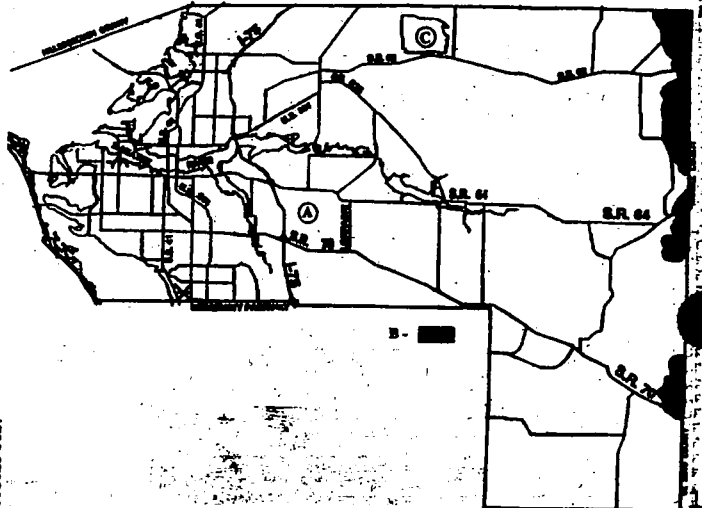
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BRADENTON HERALD

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;

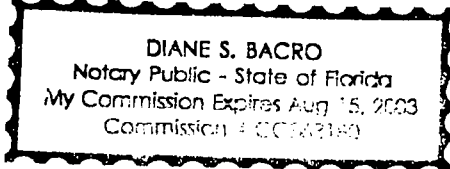
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the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

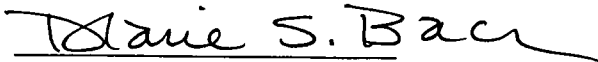
Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in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



(Signature of Affiant)

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





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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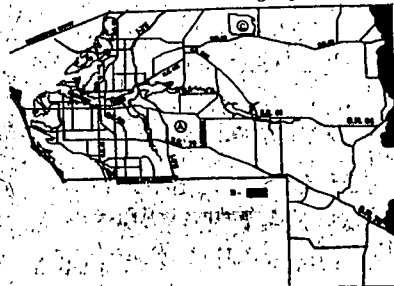
Z11817

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SARASOTA HERALD TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

MANATEE COUNTY GOVERNMENT
1112 MANATEE AVE W, 4TH 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:

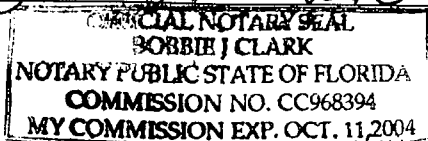
JUNE 21, 2002

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 I N 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) [Signature]



NOTARY PUBLIC

NOTICE OF COMPREHENSIVE PLAN CHANGES IN UNINCORPORATED MANATEE COUNTY

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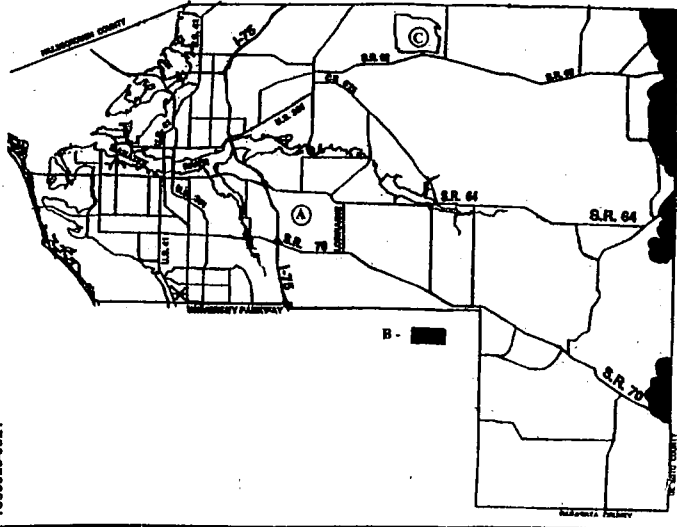
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AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF FLORIDA

COUNTY OF MANATEE

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

1. That he/she is the county employee (owner, agent for
owner, attorney in fact for owner, etc.) of the property identified in the application for Peace River (map
amendment) - PA-02-09/Ord. 02-09, 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 5 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 20th 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.

Kathleen Thompson
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on June 21, 2002 (date) by _____

Kathleen Thompson (name of affiant). He/she is personally
known to me or has produced _____ (type of identification) as identification and
who did take an oath.

SEAL



Kim M Sparks
Signature of Person Taking Acknowledgment

Kim M Sparks
Type Name

Title or Rank

Serial Number, if any

My Commission Expires:

Commission No.:

~~ABBOTT, CONSTANCE BRADDOCK
2625 BUD RD
DUETTE, FL 33834~~

PI# 41710104

~~BREWER, JAMES D
BREWER, WALTER L
BREWER, ROBERT C
P O BOX 400
NOCATEE, FL 34268-0400
PI# 106201007~~

~~BREWER, JAMES D
BREWER, WALTER L
BREWER, ROBERT C
P O BOX 400
NOCATEE, FL 34268-0400
PI# 94100005~~

~~C & L PROPERTIES
606 49TH ST W
BRADENTON, FL 34209~~

PI# 52020005

~~CARLTON, SUSAN M
47300 S R 64 E
ONA, FL 33865~~

PI# 50600006

~~CISLO, ALICE
15047 ALTMAN ROAD
MYAKKA CITY, FL 34251~~

PI# 107704504

~~COUNCIL, DAVID P
COUNCIL, CAROLE J
3523 24TH ST SE
RUSKIN, FL 33570~~

PI# 112803002

~~DOWNEY FAMILY LIMITED PARTNERS
C/O SHUTTS & BOWEN LLP
1600 MIAMI CENTER
201 S BISCAYNE BLVD
MIAMI, FL 33131
PI# 20300059~~

~~DOWNEY FAMILY LIMITED PARTNERS
C/O SHUTTS & BOWEN LLP
1600 MIAMI CENTER
201 S BISCAYNE BLVD
MIAMI, FL 33131
PI# 23400005~~

~~ELIAS CURA LLC
RUELF, ANNETTE
GUINN, MICHAEL
6006 N 22ND STREET
TAMPA, FL 33610
PI# 41710005~~

~~ALBRITTON & SONS LTD
NO 3 ALBRITTON RD
ALTURAS, FL 33820~~

PI# 33710054

~~BREWER, JAMES D
BREWER, WALTER L
BREWER, ROBERT C
P O BOX 400
NOCATEE, FL 34268-0400
PI# 106901002~~

~~BREWER, JAMES D
HOLLINGWORTH, V C JR
P O BOX 400
NOCATEE, FL 34268-0400
PI# 107705501~~

~~CAIN, ROBERT L
CAIN, BETTY A
P O BOX 400
ONA, FL 33865~~

PI# 50000108

~~CHIU, F LUKE
9142 16TH AVENUE CI NW
BRADENTON, FL 34209~~

PI# 93700003

~~CISLO, ALICE
15047 ALTMAN RD
MYAKKA CITY, FL 34251~~

PI# 107706609

~~DAKIN, CAMERON
DAKIN, FARREN
41000 SR 70 EAST
MYAKKA CITY, FL 34251~~

PI# 106201502

~~DOWNEY FAMILY LIMITED PARTNERS
C/O SHUTTS & BOWEN LLP
1600 MIAMI CENTER
201 S BISCAYNE BLVD
MIAMI, FL 33131
PI# 21800008~~

~~DOWNEY FAMILY LIMITED PARTNERS
C/O SHUTTS & BOWEN LLP
1600 MIAMI CENTER
201 S BISCAYNE BLVD
MIAMI, FL 33131
PI# 22500003~~

~~ELIAS CURA LLC
6006 N 22ND STREET
TAMPA, FL 33610~~

PI# 41720509

~~BEHAN, JOSH G
BEHAN, RACHAEL
P O BOX 66
MYAKKA CITY, FL 34251~~

PI# 107707556

~~BREWER, JAMES D
BREWER, WALTER L
BREWER, ROBERT C
P O BOX 400
NOCATEE, FL 34268-0400
PI# 94300001~~

~~BREWER, JAMES D
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PI# 60100005

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NEW YORK, NY 10153
PI# 33500000

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PI# 66100009

HEART GROVES INC
4602 DOGWOOD HILLS CT
BRANDON, FL 33511

PI# 19500008

HEART GROVES INC
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PI# 60110004

GOOD GROVE INC
4602 DOGWOOD HILLS CT
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PI# 66900002

HEART GROVES INC
4602 DOGWOOD HILLS CT
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