

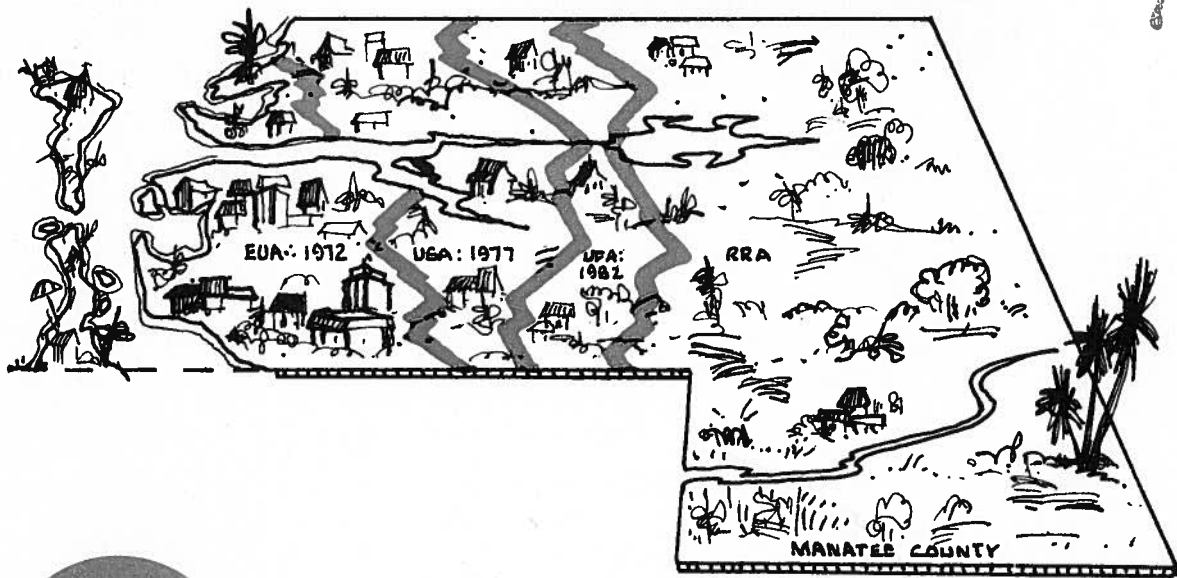
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~~MANATEES~~

# OPUG...

...A Growth Policy For Manatee County, Florida

## Ideal Growth today & tomorrow!



may, 1973

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OPUG  
A GROWTH POLICY  
FOR  
MANATEE COUNTY, FLORIDA

PRINTED BY THE MANATEE  
COUNTY PLANNING DEPARTMENT  
MAY, 1973

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## FORWARD

Nearly every progressive community in Florida is faced with the problem of population explosion and run-away development.

Even though Manatee County has been spared of these problems in the past, its citizens are taking no chances with their future.

Manatee County recently adopted a growth policy to help guide the future population and development.

This growth policy, known as OPUG, OPTIMUM POPULATION AND URBAN GROWTH, is designed to plan and control the future growth of Manatee County.

This information booklet has been prepared to give the citizens of Manatee County a fuller understanding of OPUG...

....What it is

....What it does

....And what the citizens have to do in order to make it work.

NENO J. SPAGNA  
PLANNING DIRECTOR

FRONTISPIECE

**Why Plan For Population  
And Urban Growth?**

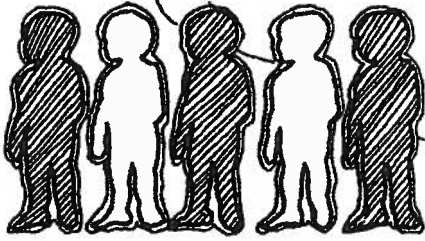


WHY PLAN FOR POPULATION AND URBAN GROWTH?

**The Population Time Bomb**

From Beginning To 1830 - 1<sup>st</sup> Billion  
100 Yrs. To Reach 2<sup>nd</sup> Billion  
40 Yrs. To Reach 4<sup>th</sup> Billion  
35 Yrs. To Reach 8 Billion (2005)

4 NEW BABIES EVERY SECOND  
TO 1.7 DEATHS • 200,000 Every Day



U.S. 200<sup>m</sup> • 1970  
350<sup>m</sup> • 2000

M.C. 100,000 • 1970  
300,000 • 2000

The population of the world is growing at a rate faster than its ability to provide the people's needs.

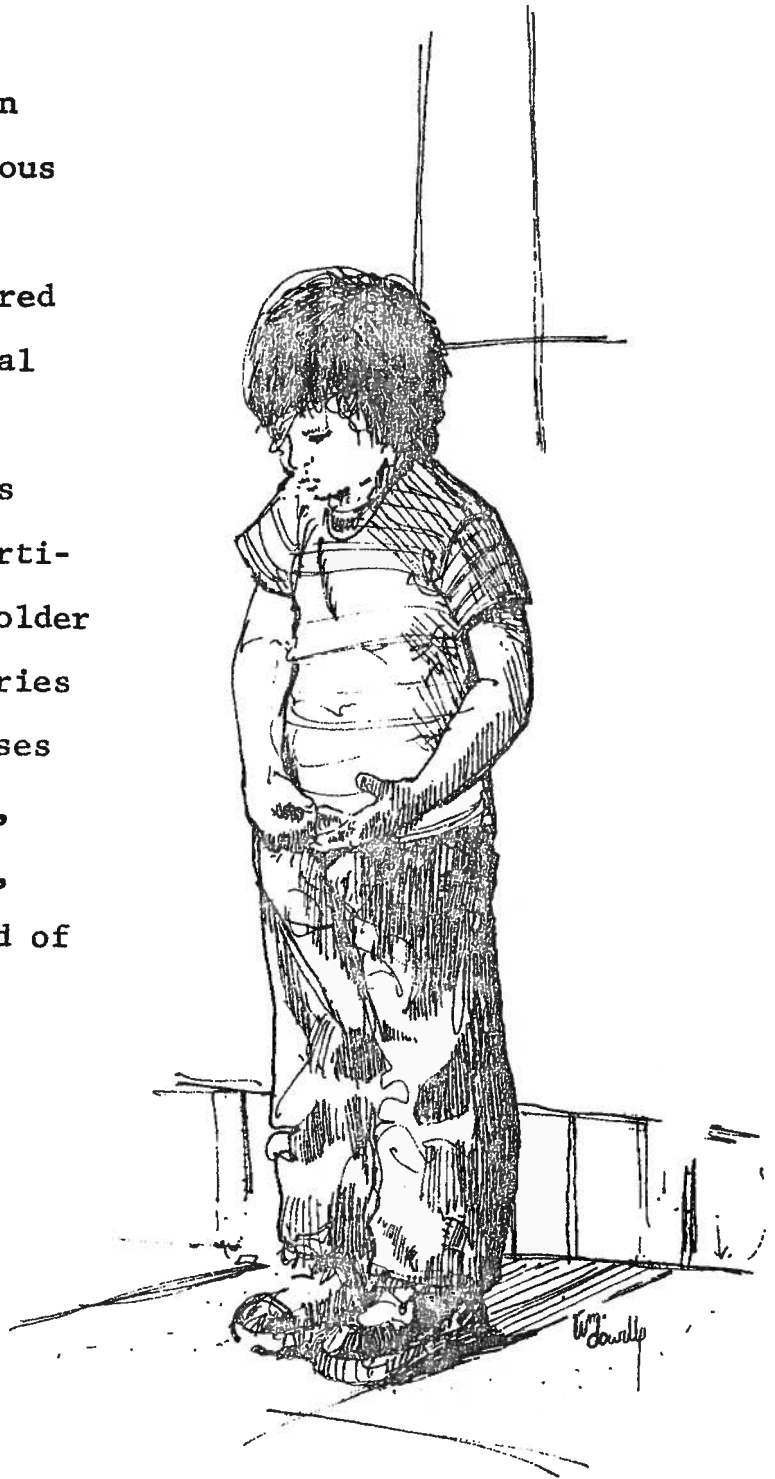
....Faster than the food supply.

....Faster than new housing.

....Faster than the replenishment of the natural resources.

....Faster than mans' ability to provide the public facilities and services needed to live a meaningful and productive life.

This population explosion has resulted in the serious depletion of man's human resources. It has fostered poor health, crime, mental illness, and juvenile delinquency. The results of over-population is particularly evident in many older European and Asian countries where normal life processes are inhibited by squalor, malnutrition, starvation, and the ever present hand of death.



The rapid rise of population has placed an unprecedented demand on the natural resources of the world. Man has invaded nearly every available, livable area on the face of the earth.

His path has often been marked by a contemptuous squandering of his most precious commodity..... the air, land, and water which sustains him.

## DEPLETION OF NATURAL RESOURCES...

**34<sup>m</sup> acres farmland will disappear by 2000.**

7500,000 Acres / Yr. Over Past Decade

130,000 Acres / Yr. Roads, Airports

300,000 Acres / Yr. Reservoirs

34<sup>m</sup> Acres = Area 500 Miles Long X 100 Miles Wide .

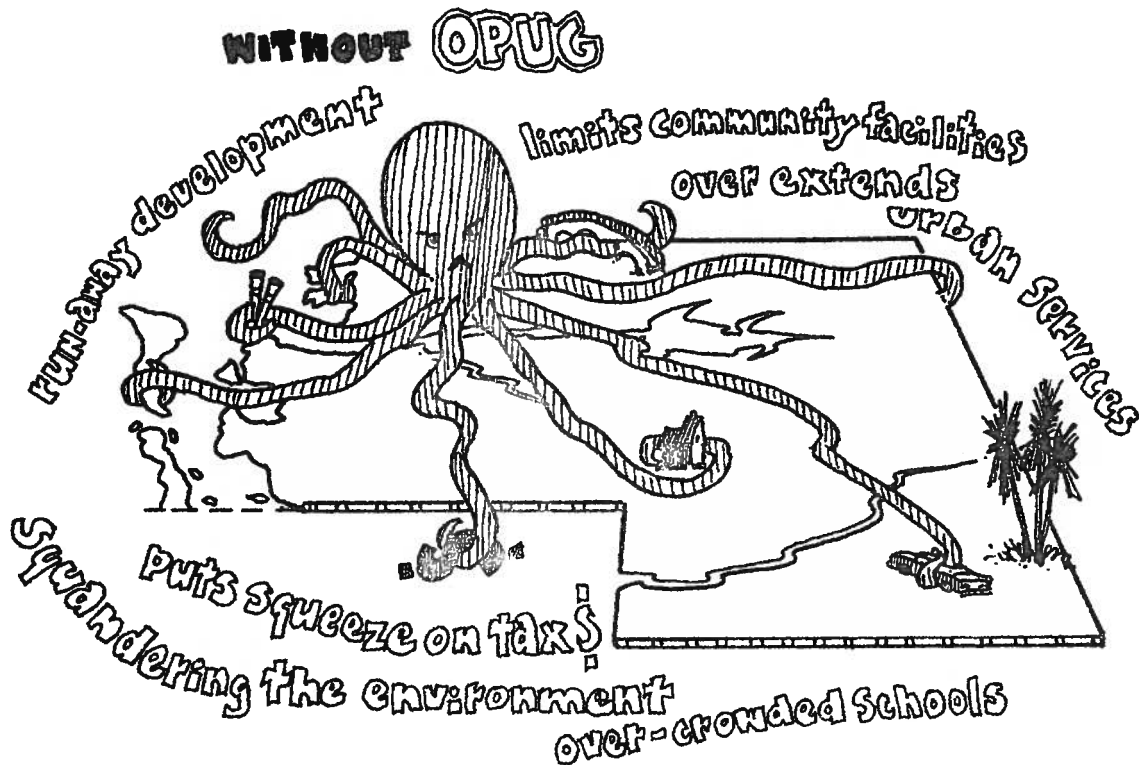
### RESULTS:

- less land
- less water
- decline in bird, fish, wildlife population
- disappearance of ecologic necessities & amenities





The people of Manatee County recognize what rampant growth has done to older urban centers.



Manatee County is just now beginning its great growth cycle. There is still time to plan for orderly growth and population control.

The Manatee County Board of Commissioners do not want Manatee County to end up as a gargantuan slum rimming lower Tampa Bay. They want to plan for and control the County's growth in a manner consistent with a quality lifestyle that will improve and endure in the years to come.

They want to protect and enhance the environmental assets of Manatee County, they do not want to obliterate them.

They want to keep Manatee County a good place to work, live, and raise a family....

That is why there is a need to plan for population and urban growth.

That is why Manatee County adopted the OPUG growth policy as the guide to future growth and development.





## QUESTIONS AND ANSWERS ABOUT OPUG

### WHAT DO THE LETTERS O...P...U...G...MEAN?

OPUG is an amalgam of letters which stand for "Optimum Population and Urban Growth".

### WHAT IS OPUG?

OPUG is an official growth policy for controlling population and urban growth in Manatee County, Florida.

### WHEN WAS THE OPUG POLICY ADOPTED?

The OPUG policy was adopted by the Manatee County Board of County Commissioners on January 23, 1973.

### WHAT IS THE OPUG THEORY?

The theory behind OPUG is that people need public facilities and services in order to live healthful, productive lives.

An increase in population along with "topsy-turvy" growth which takes place faster than the community can provide the attendant public services and facilities result in urban problems....run-away development, poor health, crime, slums, congestion, and the squandering of the environment.

By controlling when, where, and how the community can grow, one automatically controls the rate of population increase.

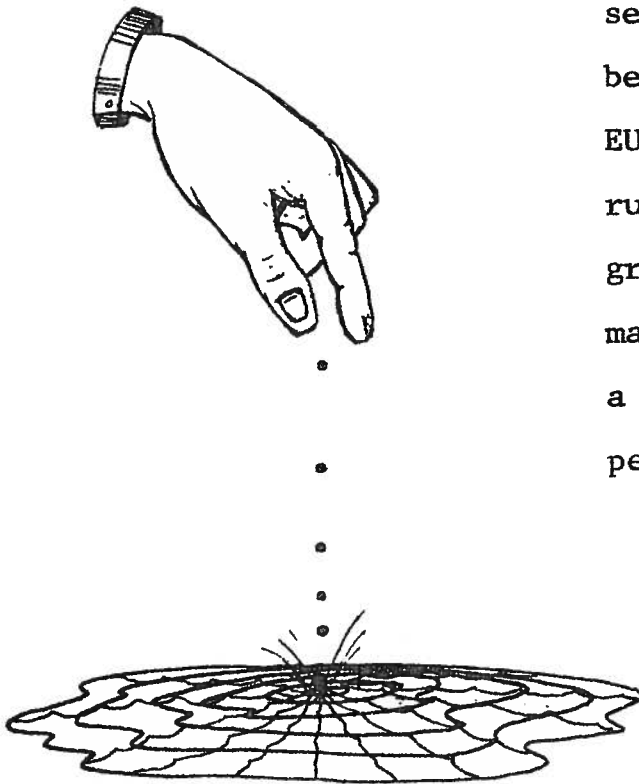
## HOW CAN OPUG CONTROL URBAN GROWTH?

OPUG restricts growth to areas where people can be accommodated.

Growth is not permitted in areas where public facilities and services are not available at a level necessary to meet the growing demands.

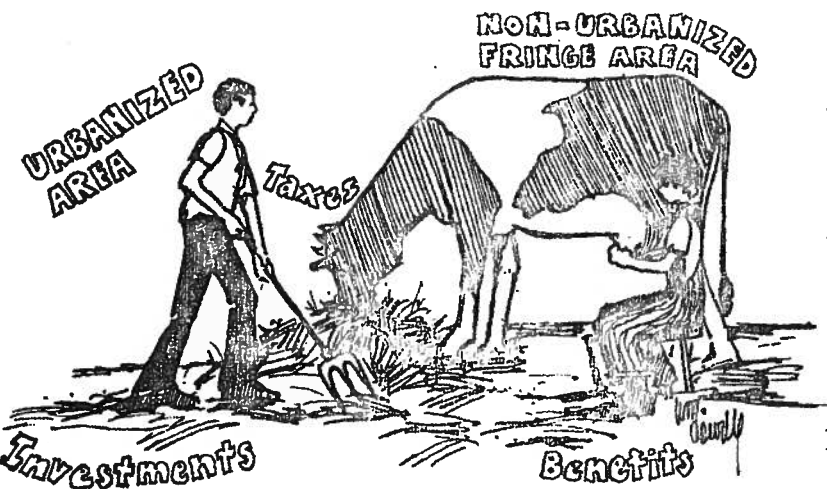
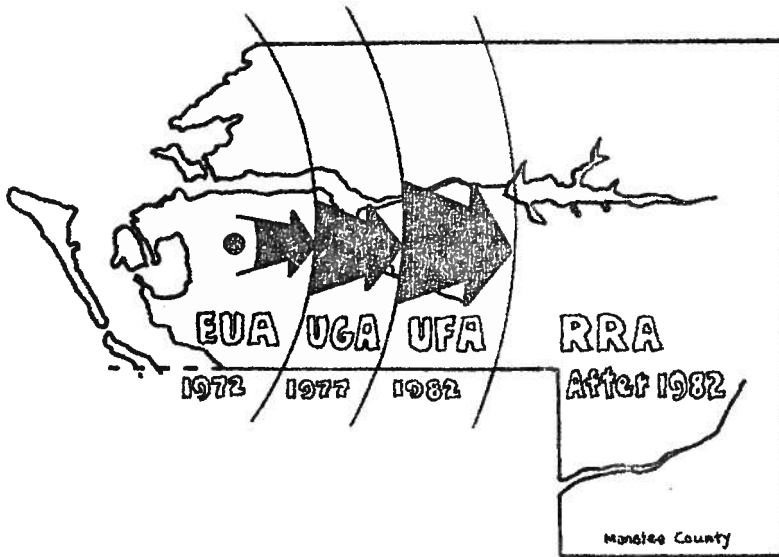
The concept of growth embodied in OPUG is the concept that public facilities and services are logically and most efficiently and economically extended outward from their present point of concentration. In Manatee County the area where these services now exist has been designated as the Existing Urban Area (EUA), see Figure 1.

These existing public services and facilities will be extended outward from the EUA into the undeveloped rural areas in successive growth rings in much the same manner as a ripple moves across a still body of water when a pebble is dropped into it.



**The 'RIPPLE'**  
Principle...

...as conceived in the extension of public facilities and services in OPUG.



Under OPUG, growth is permitted to extend outward from the EUA to coincide with the outward "ripple" extension of the public facilities.

In this way, premature development in the fringe area, which parasitizes the existing urban area for public facilities and services are prohibited unless the developer is willing to extend and pay for all of the required public facilities and services at his own expense.

Not unless such proposed development has been proven to be self-sufficient and an asset to the County, will its approval be granted.

WHAT ACTION HAS BEEN TAKEN TO PROMULGATE OPUG?

In order to help promulgate this policy, the County was divided into a series of expected growth stages as follows, See Figure 1.

PRESENT GROWTH STAGE, THE EXISTING URBAN AREA (EUA)

That area which is presently capable of being served with urban facilities and services.

1972-1977 GROWTH STAGE, THE URBAN GROWTH AREA (UGA)

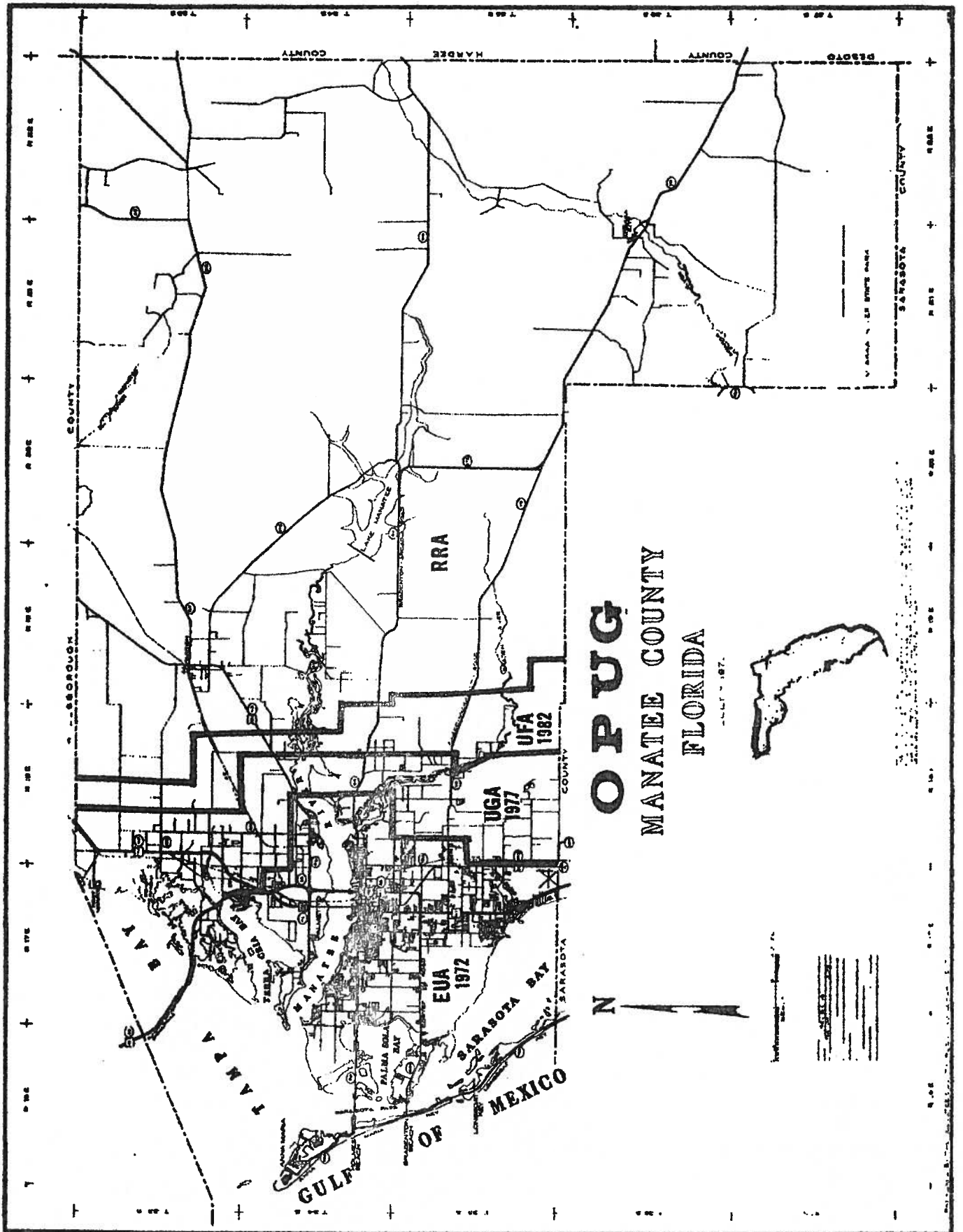
That area extending generally eastward from the (EUA) and which area is in the process of transition from a predominately rural in character to a predominately urban character and which area can reasonably expect to receive urban services and facilities during the period between 1972 and 1977.

1978-1982 GROWTH STAGE, THE URBAN FRONTIER AREA (UFA)

That area which is predominately rural in character and which area is not expected to receive urban facilities and services until the urbanization of the Urban Growth Area (UGA) has reached its easternmost environs. This will be during the period between 1978 and 1982.

1983-1987 GROWTH STAGE, THE RURAL RESERVE AREA (RRA)

That area lying generally eastward of the Urban Frontier Area and which is predominately agriculture in character and which area is not expected to receive urban services and facilities until sometime after 1988.





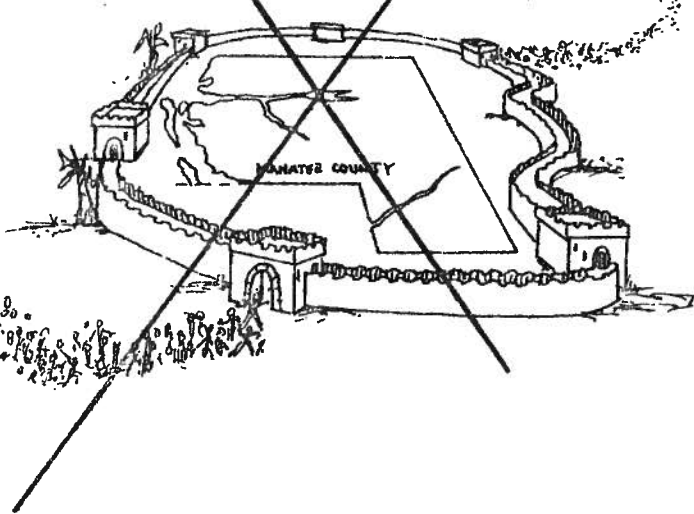
HOW WERE THE GROWTH RINGS SUCH AS THE UGA, UFA, AND RRA DETERMINED?

Over 21 governmental agencies were interviewed by the planning department in order to arrive at meaningful dates when services and facilities could be extended into the various growth areas.

A mosaic was prepared from the interview data which resulted in the establishment of the growth rings.

WILL OPUG STOP PEOPLE FROM COMING TO MANATEE COUNTY BY STOPPING GROWTH?

**CHINESE WALL THEORY**



No...OPUG is not a policy designed to stop growth. OPUG encourages people and growth - but not just any type of growth. OPUG encourages the number of people that we are capable of furnishing public facilities and services for in areas of planned growth.

There are no plans to build a Chinese Wall around Manatee County.

WHAT GROWTH AREAS ARE SUBJECT TO THE OPUG REQUIREMENTS?

The UFA and the RRA areas, see Figure 1.

WHAT GROWTH AREAS ARE NOT SUBJECT TO THE OPUG REQUIREMENTS?

The EUA and the UGA areas, see Figure 1.

WHAT ARE THE OPUG REQUIREMENTS FOR THE UFA AND RRA AREAS?

Rezone petitions, subdivisions, and major developments will be considered in the UFA and the RRA subject to the following requirements; for full details see Appendix A.

1. The petitioner must show that the proposed project will not adversely affect the vitality of the existing community resources and finances.
2. The petitioner must show that the proposed project when completed, will not be contrary to the intent and purpose of the OPUG growth policy.
3. As a condition of approval of any petition in the UFA and the RRA, the Manatee County Board of Commissioners shall require the following:
  - a) A preliminary plan layout.
  - b) Economic appraisal.
  - c) Environmental Impact Statement.

HOW WILL OPUG BE IMPLEMENTED?

All County departments and public agencies under the supervision of the Board of County Commissioners are directed to concentrate the improvement, extension, and provision of services and facilities within the Existing Urban Area (EUA) and the Urban Growth Area (UGA) and shall not materially

increase the existing level of service and facilities in the Urban Frontier Area (UFA) and the Rural Reserve Area (RRA) except as specifically authorized by the Board of County Commissioners in compliance with the spirit and intent of the OPUG growth policy.

CAN REZONES BE GRANTED IN THE UFA AND RRA AREAS OF THE COUNTY?

Yes, rezones may be approved by the County Commission but not until such petition has been reviewed and processed according to the requirements of OPUG. Such petition must meet all the requirements of OPUG in addition to the usual requirements for the granting of a rezone petition.

DOES OPUG PREVENT THE DEVELOPMENT OF SUBDIVISIONS IN THE UFA AND RRA AREAS OF THE COUNTY?

No, but it must be remembered that any subdivision in the UFA and RRA areas must be reviewed and processed under the OPUG requirements prior to its final approval.

WHAT ABOUT PUBLIC FACILITIES AND SERVICES?

The Manatee County Board of County Commissioners may require the petitioner to provide street right of way and pay for all (or its equitable share) of the cost of extending or providing streets, water, sewer, and public facilities into the project property.

WILL THE DEVELOPER BE REQUIRED TO PROVIDE LAND FOR SCHOOLS AND OPEN SPACE?

The Manatee County Board of County Commissioners may require the petitioner to donate or reserve adequate land in the subdivision or development for future schools, governmental facili-

ties, and recreation and open space.

ARE THE OPUG REGULATIONS APPLIED UNIFORMLY TO ALL DEVELOPMENTS IN THE UFA AND RRA AREAS?

Yes.

WILL THE REQUIREMENTS BE THE SAME FOR ALL SUCH DEVELOPMENTS?

Not necessarily. The requirements will depend on the specific conditions and needs of each individual development.

WHAT IS THE PROCEDURE FOR OBTAINING AN OPUG REVIEW APPROVAL?

The Petitioner will be requested to discuss his case with the planning department before accepting his petition for a rezone, subdivision, or large scale development.

At that time, the planning department will explain, in detail, the requirements of OPUG and the review procedure for their approval.

The planning department is ready to assist you in the processing of the review procedure.

HOW LONG DOES AN OPUG REVIEW TAKE?

The planning department can process the review in about 5 to 6 weeks providing all of the OPUG review elements have been completed at the time that the petition is submitted to the planning department.

It should be remembered, however, that some of the elements such as the economic appraisal and environmental impact statement may take considerable time.

The petitioner should undertake the fulfillment of the OPUG requirements as early as possible in order to save time

and expedite the review process.

WHO IS AUTHORIZED TO MAKE THE ENVIRONMENTAL IMPACT STATEMENT?

Any person with a science degree, preferably biology, zoology, or a scientific background sufficient to satisfy the County that he is qualified to make such study.

WHAT IS REQUIRED IN THE ENVIRONMENTAL IMPACT STATEMENT?

The planning department will furnish any interested person with a copy of the "Guidelines for environmental impact statements", which explain the basic requirements, see Appendix A,B.

WHO IS AUTHORIZED TO MAKE THE ECONOMIC APPRAISAL?

The economic appraisal may be made by any real estate appraiser who is professionally competent and who has no interest in the petition.

HOW MUCH IS THE OPUG REVIEW APPROVAL FEE?

There is no OPUG review approval fee. This is a public service provided as part of the administrative operation of the planning department.

WHAT IS THE EFFECTIVE PERIOD OF AN OPUG REVIEW APPROVAL?

The time period will vary with the size and complexity of the project.

Normally, the petitioner will be given one year to obtain building permits and commence the project. Such permits are effective as long as continuous progress in the development of the project is maintained.

WILL OPUG CHANGE TO KEEP UP WITH THE TIMES?

Yes, at the end of two years after the effective date of adop-

tion of the OPUG growth policy, the planning department, with the consultation and recommendation of the County departments and public agencies, must make a review of the Optimum Population and Urban Growth Plan (OPUG) and advise the Board of County Commissioners within a four (4) month period the effectiveness of the policy and of any boundary changes or policy changes necessary to maintain its contemporaneity.

Upon receipt of the recommendation of the planning department the Board of County Commissioners may take any action they determine necessary to preserve and promote the integrity of the Optimum Population and Urban Growth Plan (OPUG). Such action will be taken as expeditiously as circumstances permit. This periodic review shall be made at the end of each five (5) year period thereafter unless stipulated otherwise by the Board of County Commissioners.

WHO CAN ONE CALL FOR FURTHER INFORMATION REGARDING OPUG?

Please call the Manatee County Planning Department

A/C 813 747-4404.



APPENDIX A

A POLICY TO ENCOURAGE OPTIMUM POPULATION  
AND URBAN GROWTH IN MANATEE COUNTY, FLORIDA  
(Adópted by County Commission January 23, 1973)

WHEREAS, the citizens of Manatee County have expressed their concern and desire for the continued development of Manatee County into a viable and enduring community of quality living and abundant opportunity for individual and collective fulfillment, and,

WHEREAS, past experience has demonstrated that unplanned growth of older communities has resulted in the severe degradation of the environment and the human resources, and,

WHEREAS, the Board of County Commissioners believe that a quality life in Manatee County can be protected and enhanced through a comprehensive long-range plan for its orderly growth and control of population, and,

WHEREAS, the Board of County Commissioners believe that the citizens of Manatee County are entitled to and deserve the leadership and resolute action necessary to plan for the present living amenities and provide the stewardship for protecting and enhancing a high quality of life for the future generations, and,

WHEREAS, the antecedent growth and concentration of population along with its attendant community services and facilities, has taken place in the western portions of Manatee County, and,



WHEREAS, the most logical and natural pattern of growth is eastward in concentric-like growth stages extending outward from the existing urban area, and,

WHEREAS, the Board of County Commissioners, with the assistance of its departments, public agencies, and the expression of the general public, have determined that an Optimum Population and Urban Growth Plan (OPUG) is essential for the public health, safety and well-being of the citizens of Manatee County, and,

WHEREAS, it is the intent and purpose of the Optimum Population and Growth Plan (OPUG) to enable the community to plan for the future and not be used as a means to deny the future, and,

WHEREAS, the Optimum Population and Urban Growth Plan (OPUG) shall be used and coordinated with the County subdivision regulations, the zoning regulations, the health, safety, and building regulations and all other County regulations in order to properly encourage and control the Comprehensive and Co-ordinated growth of Manatee County in accordance with the intent and purpose of this policy,

NOW, THEREFORE, BE IT RESOLVED,

That the Manatee County Board of County Commissioners do hereby adopt the Optimum Population and Urban Growth Plan as the County's official policy of growth.

The intent and purpose of the policy is to encourage an orderly growth of the County in a pattern radiating outward

from the present developed urban area into the circumventing suburban area, and thence into the rural areas as shown on Figure 1.

It is the further intent and purpose of this policy to time the actual growth and population density in a sequential manner consistent with the communities ability to extend and provide the urban services and facilities that such growth and population will require of the community.

1. In order to help promulgate this policy, the County has divided into a series of expected growth stages as follows:

PRESENT GROWTH STAGE, THE EXISTING URBAN AREA (EUA)

That area which is presently capable of being served with urban facilities and services.

The existing urban area (EUA) consists of the following described property (See Figure 1).

All land in Manatee County South and West of the following delineated line which begins at a point marked by the intersection of SR 683 and the S.C.L. Railroad on Manatee-Sarasota County Line. From there it runs northerly to a point where the S.C.L. Railway intersects the southern boundary of the North one-half of Section 18, Township 35 South, Range 18 East; thence the line runs easterly until it intersects the easterly one-

half of Section 32, Township 35 South, Range 18 East, thence easterly to the eastern boundary of Section 33, Township 34 South, Range 18 East, thence northerly along said eastern boundary, and continued along the eastern boundaries of Sections 28, 21, 16 and the southern one-half of the eastern boundary of Section 9, Township 34 South, Range 18 East, thence westerly to the western boundary of Section 7, Township 34 south, Range 18 East; thence northward along the western Boundary of Section 7, Township 34 South, Range 18 East to the Southeast corner of Section 1, Township 34 South, Range 18 East; thence westerly along the southern boundary of Section 1 to the intersection of that line and the centerline of U. S. 19; thence northerly along the centerline of U. S. 19 to Terra Ceia Bay.

1972-1977 GROWTH STAGE, THE URBAN GROWTH AREA (UGA)

That area extending generally eastward from the (EUA) and which area is in the process of transition from a predominately rural character to a predominately urban character and which area can reasonably expect to receive urban services and facilities during the period between 1972 and 1977.

The Urban Growth Area (UGA) consists of the following described property (See Figure 1):

The Urban Growth Area consists of all lands east of Tampa Bay and the line designated as the Existing Urban Area and West of the following:

A line beginning at the northeast corner of Section 5, Township 33 South, Range 18 East on the Manatee-Hillsborough County Line and running southerly along the eastern boundary of said Section 5 and extended along the eastern boundary of said Section 5 and extended along the eastern boundary of Sections 8, 17, 20, 29 and 32. At the southeast corner of Section 32, Township 33 South, Range 18 East it runs easterly along the northern boundary of Sections 4 and 3, Township 34 South, Range 18 East to the northeast corner of Section 3, thence southerly along the eastern boundary of Sections 3, 10, 15, 22, 27 and 34, Township 34 South, Range 18 East, and Sections 3 and 10, Township 35 South, Range 18 East to the southeast corner of Section 10; thence easterly along the southern boundary of Section 10, Township 35 South, Range 18 East to a point in the center of the Braden River, thence southerly along the centerline of the Braden River to the point at which the Braden River intersects the eastern boundary of Section 22, Township 35

South, Range 18 East, thence southerly along the eastern boundary of Sections 22, 27 and 34 to the Manatee-Sarasota County Line.

1978-1982 GROWTH STAGE, THE URBAN FRONTIER AREA (UFA)

That area which is predominately rural in character and which area is not expected to receive urban facilities and services until the urbanization of the Urban Growth Area (UGA) has reached its easternmost environs. This will be during the period between 1978 and 1982.

The Urban Frontier Area (UFA) consists of the following described property (See Figure 1)

The Urban Frontier is that area bounded on the west by that line described as the Urban Growth Area and on the East by the following line: Beginning at the northeast corner of Section 4, Township 33 South, Range 18 East, and running southerly to the northeast corner of Section 28, Township 33 South, Range 18 East, thence easterly to the northeast corner of Section 26, Township 33 South, Range 18 East, thence southerly to the northeast corner of Section 26, Township 34 South, Range 18 East, thence easterly to the northeast corner of Section 25, Township 34 South, Range 18 East, thence southerly to the southeast corner of Section 36, Township 34

South, Range 18 East, thence easterly to the northeast corner of Section 1, Township 35 South, Range 18 East, thence easterly to the northeast corner of Section 31, Township 35 South, Range 19 East, thence southerly to the Manatee-Sarasota County Line.

1983-1987 GROWTH STAGE, THE RURAL RESERVE AREA (RRA)

That area lying generally eastward of the Urban Frontier and which is predominately agriculture in character and which area is not expected to receive urban services and facilities until sometime after 1988.

The Rural Reserve Area (RRA) consists of the following described property (Also see Figure 1).

Rural Reserve is all lands in Manatee County lying east of the line designated as the eastern boundary line of the Urban Frontier.

FURTHER BE IT RESOLVED,

The following principles and guidelines shall be used as the basis for carrying out the objectives of this policy:

2. During the 1972-1977 Growth Stage, through December 31, 1977, the following policy shall apply in the EUA, the UGA, the UFA, and the RRA.

a) Construction and development shall be permitted in any of the districts provided such construc-

tion and development meets all the current zoning regulations.

b) Rezone Petitions, subdivisions, and major developments will be considered in the EUA and UGA, however, prior to their approval, care shall be exercised to review each rezone, subdivision, or major development to make sure that the growth and population of such proposal will not be disproportionate with the community's capacity to provide the additional public services and facilities which such proposal will require. This review shall be made a part of the normal departmental reviews of such matters.

c) Rezone petitions, subdivisions, and major developments will be considered in the UFA and the RRA subject to the following guidelines:

c-1) The petitioner must show that the proposed project will not adversely affect the vitality of the existing community resources and finances by requiring public expenditure for the extension and improvement of roads and/or the provision of community services and facilities during the initial stages of development, and until such time as taxes are received by the County for the completion of such proposed project.

The petitioner shall also show that the proposed

- project, when completed, will not be contrary to the intent and purpose of this growth policy.
- c-2) As a condition of approval of any petition in the UFA and the RRA, the Manatee County Board of Commissioners shall require the following:
- c-2a) Preliminary plan layout sufficient in detail to accurately represent the intended use or development of the subject premises.
  - c-2b) An appraisal of how the petition will affect the economic values and amenities of the surrounding neighborhood. Such appraisal shall be made by a real estate appraiser who is professionally competent and has no interest in the petition.
  - c-2c) An environmental impact study which shows the petition to be non-degrading to the environment.
  - c-2d) Other illustrations and graphics which it feels necessary to judge the merits of the petition and whether it conforms to this policy.
- c-3) The Manatee County Board of County Commissioners may require the petitioner to provide street right of way and pay for all (or its equitable share) of the cost of extending or



providing streets, water, sewer, and public facilities into the subject property.

- c-4) The Manatee County Board of County Commissioners may require the petitioner to donate or reserve adequate land in the subdivision or development for future schools, governmental facilities, and recreation and open space. Such lands shall be provided at no cost to the public where the petitioner is now required to do so by ordinance, or shall be reserved for future purchase by the county, school board, state or other agency requesting their reservation. Such reservation of land shall be for a period not exceeding five (5) years, at the end of which time if not acquired by the agency for which they are reserved, the land may then be used by the developer in a manner which is compatible with the project development.
3. All County departments and public agencies under the supervision of the Board of County Commissioners are hereby ordered to concentrate the improvement, extension, and provision of services and facilities within the Existing Urban Area (EUA) and the Urban Growth Area (UGA) and shall not materially increase the existing level of service and facilities in the Urban Frontier Area (UFA) and the Rural Reserve Area (RRA)

except as specifically authorized by the Board of County Commissioners in compliance with the spirit and intent of this resolution.

4. Because of the antecedent urban development which has taken place in the environs of Myakka City, namely Section 12 and 13, Township 36 South, Range 21 East, and Parrish, namely the East 1/2 of Sections 19 and 30 and Sections 20 and 29, all in Township 33 South, Range 19 East, these areas shall be considered as areas having significant potential for urban development are included as an integral part of the EUA and the UGA with respect to applications for rezones, subdivisions, or other developments in these areas.
5. That at the end of two years after the effective date of adoption of this resolution, the Planning Department, with the consultation and recommendation of the County departments and public agencies, shall make a review of the Optimum Population and Urban Growth Plan (OPUG) and advise the Board of County Commissioners within a four (4) month period the effectiveness of this policy and of any boundary changes or policy changes necessary to maintain its contemporaneity.

Upon receipt of the recommendation of the Planning Department the Board of County Commissioners

may take any action they determine necessary to preserve and promote the integrity of the Optimum Population and Urban Growth Plan (OPUG). Such action shall be taken as expeditiously as circumstances will permit. This periodic review shall be made at the end of each five (5) year period thereafter unless stipulated otherwise by the Board of County Commissioners.

APPENDIX B

GUIDELINES FOR THE PREPARATION OF  
ENVIRONMENTAL IMPACT STATEMENTS

MANATEE COUNTY, FLORIDA

EFFECTIVE DATE 2/2/73\*

Purpose and objective - The purpose of the Environmental Impact Statement is to evaluate the impact of a proposed project on the environmental quality of the project site and how it will affect the surrounding area. The objective is to encourage the development of those projects which protect and enhance the environmental quality of the project site by conserving its natural resources.

Elements of the Environmental Impact Statement - The methodology and content of the environmental impact statement shall be left to the discretion of the person preparing the statement provided the following information and data is included.

1. Land Use Review Element

The land use review element shall include a descriptive summary of each existing land use of the project site with particular note of wetlands and open spaces, forestry, grazing, agriculture, residential, commercial, industrial, and mining uses.

\*Please check with Manatee County Planning Department on any later amendments.

2. Land-Form Review Element

The land form review element shall include a descriptive summary of the relative elevation of the land, sinks or depressions, sand dunes, mature land in slope, rolling land in gentle slopes, upland, flat or rolling land, knobs, knolls, karst, swamp and mangrove.

3. Geologic Review Element

The geologic review element shall include a descriptive summary of the various geologic bedrock formations underlying the project site. This may be accompanied with a Hydrogeologic Column for Manatee County showing all significant rock strata as well as any known aquifers, their approximate depths and, if being tapped for use, the principle uses to be made of these waters, i.e., irrigation, domestic water supply, industrial, etc.

4. Soils Review Element

The soils review element shall include a short descriptive summary of the soil series of the project site and may be based on the U. S. Department of Agriculture, Soils Survey Manatee County, Florida, Series 1947 No. 8 Issued December 1958, or Soil Survey Interpretations for Selected Land Uses, prepared by U. S. Department of Agriculture Soils Conservation Service in cooperation with the Manatee River Soil

and Water Conservation District, January 1968.

5. Climate Review

The Climate Review shall include a descriptive summary of the annual temperature, rainfall, and wind data as well as a description summary of all major phenomena such as hurricanes, tornadoes, severe thunderstorms, etc., and their frequency of occurrence.

6. Surface and Ground Water Review Element

The Surface ground water review element shall include an identification of all natural and man-made water features in the project site, and shall include their water quality classification as prescribed in Chapter 17-3 Pollution of Waters, Department of Air and Water Pollution Control, State of Florida.

The review shall also include an identification of all known confined and unconfined ground water aquifers and their approximate water level or water table (this may be correlated with item 3, Geologic Review Element).

7. Flora-Fauna Review Element

The flora-fauna review element shall include the listing of all major terrestrial and aquatic plant and animal species inhabiting the project site along with a descriptive summary of each species dependence and role in the identifiable populations, communities,

and ecosystems of the project site. Such summary shall include any populations, communities or ecosystems which are of a temporary duration such as migratory bird populations which inhabit the project site should be clearly identified and located.

8. Air Quality Review Element

The air quality review element shall include a diffusion model and, if available, air samples taken by the applicant or obtained from the Manatee County Pollution Control Department.

9. Archeological and Historical Resources Review Element

The archeological and historical resources review element shall include the identification of all Indian Middens Mounds, and Burial Grounds found on the project site. It shall also include an identification of historic buildings, cemetaries, town sites, battles, etc.

Any removal or alteration of the existing condition of any of these archeological and/or historical resources shall be clearly set forth.

10. Graphics and Data Review Element

The graphics and data review element may include the submission of appropriate maps, graphs, charts, or supporting drawings and photographs and shall include the following data:

1. Name of individual responsible for preparing environmental impact statement along with his curriculum vitae supporting his qualifications to make such a review and evaluation.
  2. The date(s) during which the impact study was performed.
  3. Supportive data upon request by a review agency.
11. Impact Statement Review Element

The Impact statement review element shall include the following information:

1. An accurate scientific assessment of the present ecological phenomenon of the project area. This information should be used to evaluate and substantiate the degree of the impact effects of the project on the existing terrestrial and aquatic flora-fauna populations, communities, and ecologies of the project site.
2. A clear delineation of any alteration to the land form which may have an affect on the drainage pattern, the bays and waters, the littoral areas, or the elevations of the project site.
3. The source of all project pollutants and the petitioners proposed means for preventing these pollutants from lowering the quality of the air, land, or water below the acceptable limits of Manatee County, and State and Federal Regulations.



APPENDIX C

REVIEW NO. \_\_\_\_\_  
DATE \_\_\_\_\_

CHECKLIST OPUG  
UFG AND RRA DISTRICTS

1. DATA REQUIRED FOR SUBMISSION OF OPUG REVIEW

- 1.1 5 Copies, Preliminary Site Plan \_\_\_\_\_
- 1.2 1 8½x11 Location Map Suitable for Xeroxing \_\_\_\_\_
- 1.3 Economic Appraisal \_\_\_\_\_
- 1.4 Environmental Impact Statement \_\_\_\_\_
- 1.5 Other Graphics \_\_\_\_\_

2. EXTENSION OF FACILITIES AT PETITIONERS EXPENSE:

- 2.1 Roads and Drainage \_\_\_\_\_
- 2.2 Water (Or approved private source) \_\_\_\_\_
- 2.3 Sewer (Or approved private source) \_\_\_\_\_
- 2.4 Electric Power \_\_\_\_\_
- 2.5 Other \_\_\_\_\_

3. LAND RESERVATIONS AND/OR DEDICATIONS

- 3.1 Schools \_\_\_\_\_
- 3.2 Governmental Facilities \_\_\_\_\_
- 3.3 Medical Facilities \_\_\_\_\_
- 3.4 Parks, Recreation and Open Space \_\_\_\_\_
- 3.5 Other \_\_\_\_\_

4. PROVISION OF COMMUNITY SERVICES, ABOVE  
EXISTING LEVEL AT PETITIONERS EXPENSE:

- 4.1 Law Enforcement \_\_\_\_\_
- 4.2 Fire Protection \_\_\_\_\_
- 4.3 Schools \_\_\_\_\_
- 4.4 Solid Waste Disposal \_\_\_\_\_
- 4.5 Hospital \_\_\_\_\_
- 4.6 Library \_\_\_\_\_
- 4.7 Parks, Recreation and Open Space \_\_\_\_\_
- 4.8 Social Services (Nursing Homes, Clinics,  
Emergency Relief) \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



MANATEE COUNTY  
BOARD OF COUNTY COMMISSIONERS

L. H. FORTSON, JR.  
ROBERT C. HUTCHES  
KEN BURTON  
KEN D. DIERKS  
DAN P. McCLURE

January 24, 1973

COURT HOUSE  
BRADENTON, FLORIDA  
33505

TO: ALL DEPARTMENT HEADS, CO-OPERATING AGENCIES,  
AND AGENCIES UNDER SUPERVISION OF THE BOARD  
OF COUNTY COMMISSIONERS

FROM: KENNETH D. DIERKS, CHAIRMAN

RE: IMPLEMENTATION OF O.P.U.G.

Dear

At their meeting of January 23, 1973, the Board of County Commissioners unanimously adopted O.P.U.G. as the County's policy of growth.

As you know, the success of O.P.U.G. in directing our future growth and development rests with every citizen in Manatee County but especially with the governmental and civic decision maker in whose hands the ultimate course of progress will be charted.

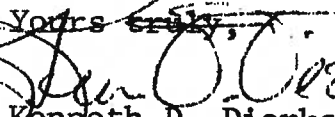
I have asked Mr. Neno Spagna to forward you the plans of all applicable rezones and proposed developments for your comments prior to any final action on them by the Planning Commission.

I would appreciate your reviewing all such proposals in terms of their effect on your operation, particularly in terms of how your department or agency will be able to provide the public services and facilities such development will require.

I would like to request your co-operation in returning your comments as early as possible in order to enable the Planning Commission the opportunity of evaluating each proposed development as expeditiously as possible.

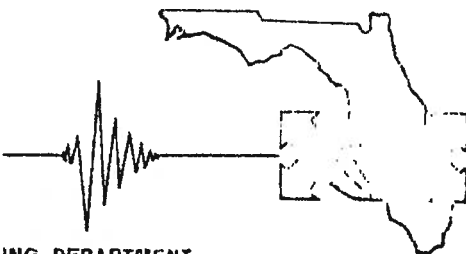
I am enclosing a copy of the O.P.U.G. policy for your information and file.

Thanking you for your support and assistance in this matter, I remain,

~~Yours truly,~~  
  
Kenneth D. Dierks  
Chairman

P.S. If you have any questions concerning this matter, please call Mr. Spagna 747-4404.

MANATEE COUNTY, FLORIDA



PLANNING DEPARTMENT  
212 - 6th Ave. E., Bradenton, Fla. 33505  
Telephone 747-4404

Date \_\_\_\_\_

Dear

The Planning Commission has received Petition Number \_\_\_\_\_  
which is a request for \_\_\_\_\_

\_\_\_\_\_ of the following described property \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The subject premises are located in the \_\_\_\_\_  
district as defined by the Optimum Population and Urban Growth  
(OPUG) Policy, which was adopted by the Board of County Commis-  
sioners on January 23, 1973.

Would you please review this petition for compliance with  
OPUG as it relates to your department or agency operation, and let  
me have your written comments and/or requirements by \_\_\_\_\_  
so that we may proceed with the OPUG review and place it on the  
Planning Commission agenda as early as possible.

If you need more time for your department review, please let  
me know prior to the above deadline.

Thank you for your help and co-operation in this matter.

Yours truly,

Neno J. Spagna  
Planning Director



APPENDIX F

# **NOTICE**

**YOU ARE CORDIALLY INVITED TO ATTEND A  
PUBLIC MEETING**

**TO DISCUSS *OPUG***

***OPTIMUM POPULATION AND URBAN GROWTH***

OPUG is a proposed policy to control  
County growth and population.

Please attend and help decide how  
**MANATEE COUNTY** shall grow!

**JANUARY 10, 1973  
10:30 A.M.**

**Commission Room  
County Court House  
Downtown Bradenton, Florida**

Louis E. Driggers, Chairman  
**MANATEE COUNTY PLANNING COMMISSION**

BOARD OF COMMISSIONERS  
MANATEE COUNTY, FLORIDA

KENNETH D. DIERKS, CHAIRMAN

KEN BURTON, VICE-CHAIRMAN

ROBERT C. HUTCHES

L. H. FORTSON, JR.

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MANATEE COUNTY PLANNING COMMISSION

LOUIS E. DRIGGERS  
Chairman

FAY FIRKINS  
Vice-Chairman

ROBERT H. HOFFMAN  
Secretary

GORDON BARTLE

SAM HAYDEN

M. MAURICE GOODNIGHT

E. S. REASONER

MANATEE COUNTY PLANNING DEPARTMENT

NENO J. SPAGNA  
A.I.P. Director

JESSE W. MOORE  
Chief Planner

JERRY WEST  
Senior Planner

MICHAEL SAYLOR  
Land-Use Planner

JOHN HOLLICK  
Draftsman

WILLIAM DOWDLE  
Planner-Illustrator

VIVIAN CUMMINGS  
Secretary

DAWN LANDIS  
Secretary-Receptionist

BETTY SANDERS  
Land Use Enumerator

CATHERINE RAMSEY  
Librarian