

**ORDINANCE NO. 19-01 PA-18-12 – LAKEWOOD CENTRE ADDITION
(LARGE SCALE MAP AMENDMENT) PLN1808-0066**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR A PRIVATELY-INITIATED MAP AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT TO DESIGNATE SPECIFIC REAL PROPERTY FROM THE IL (INDUSTRIAL – LIGHT) FUTURE LAND USE CLASSIFICATION (30.07± ACRES) TO THE MU-C (MIXED USE-COMMUNITY) FUTURE LAND USE CLASSIFICATION AND TO ESTABLISH A SUBAREA OF R (RESIDENTIAL); SAID PROPERTY IS LOCATED ON THE EAST SIDE OF LAKEWOOD RANCH BOULDEVARD, GENERALLY NORTH OF WOOD FERN TRAIL, AND APPROXIMATELY A 1/2 MILE WEST OF WHITE EAGLE BOULEVARD AND A 1/2 MILE SOUTH OF GATEWOOD DRIVE, BRADENTON (MANATEE COUNTY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county; and

WHEREAS, The Community Planning Act (the “Act”) is codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2018) as amended, empowers and requires the County (a) to plan for the county’s future development and growth, and (b) to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county; and

WHEREAS, Manatee County Ordinance No. 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County, and established the Manatee County Comprehensive Plan; and

WHEREAS, Application PA-18-12 is a privately initiated application to amend the Future Land Use Map Series of the Future Land Use Element to designate specific real property from the IL (Industrial Light) Future Land Use Classification (30.07± acres) to the MU-C (Mixed Use-Community) Future Land Use Classification and to establish a Subarea of R (Residential), said property is located on the east side of Lakewood Ranch Boulevard, generally north of Wood Fern Trail, and approximately a 1/2 mile west of White Eagle Boulevard and a 1/2 mile south of Gatewood Drive, Bradenton (Manatee County); and

WHEREAS, at a duly noticed public hearing on March 14, 2019, the Manatee County Planning Commission, as the County’s Local Planning Agency for purposes of the Act, considered Application PA-18-12; and passed a motion to recommend transmittal of Plan Amendment 18-12 to the Board of County Commissioners; and

WHEREAS, after due public notice, the Board of County Commissioners of Manatee County received and considered the recommendation of the Manatee County Planning

Commission, and held a public hearing on April 4, 2019, to consider Plan Amendment 18-12 and the transmittal of the proposed amendment to the State Land Planning Agency in accordance with the Act; and

WHEREAS, the State Land Planning Agency by a letter dated May 3, 2019, identified no comments related to important State resources and facilities within the Department of Economic Opportunity's (DEO) authorized scope of review that would be adversely impacted by Plan Amendment 18-12, if adopted; and

WHEREAS, the Florida Department of Transportation by letter dated May 10, 2019 transmitted its review comments on Plan Amendment 18-12 as to transportation resources and facilities of State importance; and

WHEREAS, the Florida Department of Environmental Protection, by correspondence dated May 15, 2019, transmitted its review comments for Plan Amendment PA-18-12 and determined no provision in the Plan Amendment, if adopted, would adversely impact important State resources, specifically air and water pollution, wetlands and other surface waters of the State, federal and State owned lands and interests in lands including state parks, greenways and trails, conservation easements, solid waste, and water and wastewater treatment; and

WHEREAS, the Southwest Florida Water Management District, by letter dated May 9, 2019, indicated the amendment does not appear to have any adverse regional water resource-related impacts and they are not forwarding any comments for consideration; and

WHEREAS, the Tampa Bay Regional Planning Council submitted a report on April 24, 2019 and they have no comments or technical assistance comments; and

WHEREAS, the Florida Fish and Wildlife Conservation Commission (FWC) by communication dated April 26, 2019, have no comments, recommendation, or objections related to listed species and their habitat or other fish and wildlife resources; and

WHEREAS, the Florida Department of Agriculture and Consumer Services by a letter dated May 29, 2019, have no comments regarding any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes (2018), on June 6, 2019, the Board of County Commissioners held an adoption public hearing, with due public notice having been provided, to consider said proposed amendment to the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners further considered all oral and written comments received during said public hearings, the recommendations of the Planning Commission, and the comments of the State Land Planning Agency and all applicable State or local review agencies; and

WHEREAS, in exercise of said authority, the Board of County Commissioners has determined that the adoption of Plan Amendment PA-18-12 would be in the public interest; and

WHEREAS, all applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to Chapter 163, Part II, Florida Statutes (2018), and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County that:

Section 1. Purpose and Intent: This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in the Act, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings: The recitals set forth in the Whereas clauses above are true and correct and are hereby adopted as findings by the Board for the adoption of this Ordinance.

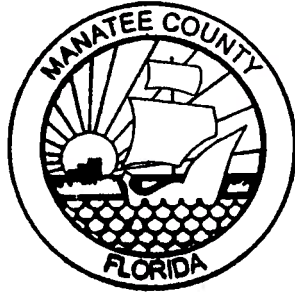
Section 3. Map Amendment: The Manatee County Comprehensive Plan, Ordinance No. 89-01, is hereby amended to change the Future Land Use Classification of the property, described on Exhibit “A” hereto which is incorporated herein by reference from the IL (Industrial–Light) Future Land Use Classification (30.07± acres) to the MU-C (Mixed Use–Community) Future Land Use Classification and to establish a Subarea of R (Residential); said property is located on the east side of Lakewood Ranch Boulevard, generally north of Wood Fern Trail, and approximately a 1/2 mile west of White Eagle Boulevard and a 1/2 mile south of Gatewood Drive, Bradenton (Manatee County). Such change shall be incorporated into the Future Land Use Map (Exhibit “B”) established and adopted as part of the County’s Comprehensive Plan pursuant to Ordinance No. 89-01, as amended.

Section 4. Severability: If any section, sentence, clause or other provision of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining sections, sentences, clauses or provisions of this Ordinance.

Section 6. Codification: The publisher of the County’s Comprehensive Plan, the Municipal Code Corporation, is directed to incorporate the amendments in Section 3 of this Ordinance into the Comprehensive plan.

Section 5. Effective Date: The effective date of this Plan Amendment PA-18-12, if the amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies Manatee County that the adopted plan amendment package for Plan Amendment PA-18-12 is complete. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted Amendment PA-18-12 to be in compliance.

PASSED AND DULY ADOPTED, in open session, with a quorum present and voting this 6th day of June 2019.



**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By: Stephen R. Jonsson
Stephen R. Jonsson, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

By: Angelina Colonneso
Deputy Clerk

Exhibit "A"
Legal Description

DESCRIPTION: LAKEWOOD CENTRE DRI ADDITION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THENCE S00°16'06"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2837.87 FT.; THENCE S89°43'54"E, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 476.45 FT. TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF LAKEWOOD RANCH BOULEVARD, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1429, PAGE 3703, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S83°41'49"W, A DISTANCE OF 2060.00 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°11'09", A DISTANCE OF 581.94 FT.; THENCE S47°42'13"E, LEAVING SAID EASTERLY RIGHT-OF-WAY, 122.11 FT.; THENCE S54°52'10"E, 49.10 FT.; THENCE S34°41'29"E, 48.60 FT.; THENCE S05°16'22"E, 25.23 FT.; THENCE S56°01'07"E, 79.98 FT.; THENCE N43°24'04"E, 104.69 FT.; THENCE N36°20'09"E, 128.82 FT.; THENCE N39°14'21"E, 70.65 FT.; THENCE N43°26'04"E, 145.30 FT.; THENCE N16°43'16"E, 121.48 FT.; THENCE N41°33'29"E, 59.74 FT.; THENCE N76°37'07"E, 26.33 FT.; THENCE S32°15'53"E, 52.23 FT.; THENCE S60°10'33"E, 161.81 FT.; THENCE N85°12'23"E, A DISTANCE OF 85.84 FT. TO THE P.C. (POINT OF CURVATURE) OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°24'28", A DISTANCE OF 30.58 FT. TO THE P.T. (POINT OF TANGENCY) OF SAID CURVE; THENCE N26°47'55"E, 107.77 FT.; THENCE N45°31'11"E, 45.65 FT.; THENCE N11°13'39"E, 108.99 FT.; N19°07'26"W, 57.16 FT.; THENCE N47°30'49"E, 58.71 FT.; THENCE N34°54'00"E, 76.62 FT.; THENCE N68°50'28"E, 96.21 FT.; THENCE S33°23'38"E, 86.49 FT.; THENCE S54°18'34"E, 71.32 FT.; THENCE S80°32'36"E, 75.65 FT.; THENCE N76°51'39"E, 88.88 FT.; THENCE N47°54'42"E, 88.03 FT.; THENCE N39°33'13"E, 60.35 FT.; THENCE S31°53'04"E, 96.45 FT.; THENCE S52°59'28"E, 57.98 FT.; THENCE S02°24'25"E, 56.61 FT.; THENCE S10°58'28"E, 112.78 FT.; THENCE S12°31'31"E, 110.75 FT.; THENCE S02°47'01"E, 61.71 FT.; THENCE S02°25'34"E, 147.33 FT.; THENCE S01°37'50"E, A DISTANCE OF 98.19 FT. TO THE P.C. OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FT.; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°05'25", A DISTANCE OF 12.09 FT.; THENCE S59°33'27"W, A DISTANCE OF 1118.04 FT. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF WOOD FERN TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2660, PAGE 1113, SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING 4 (FOUR) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY; RUN (1) S65°45'38"W, A DISTANCE OF 24.46 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 840.00 FT.; (2) THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°45'28", A DISTANCE OF 421.61 FT. TO THE P.T. OF SAID CURVE; (3) THENCE S85°28'54"W, A DISTANCE OF 110.11 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 35.00 FT.; (4) THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°12'56", A DISTANCE OF 53.89 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

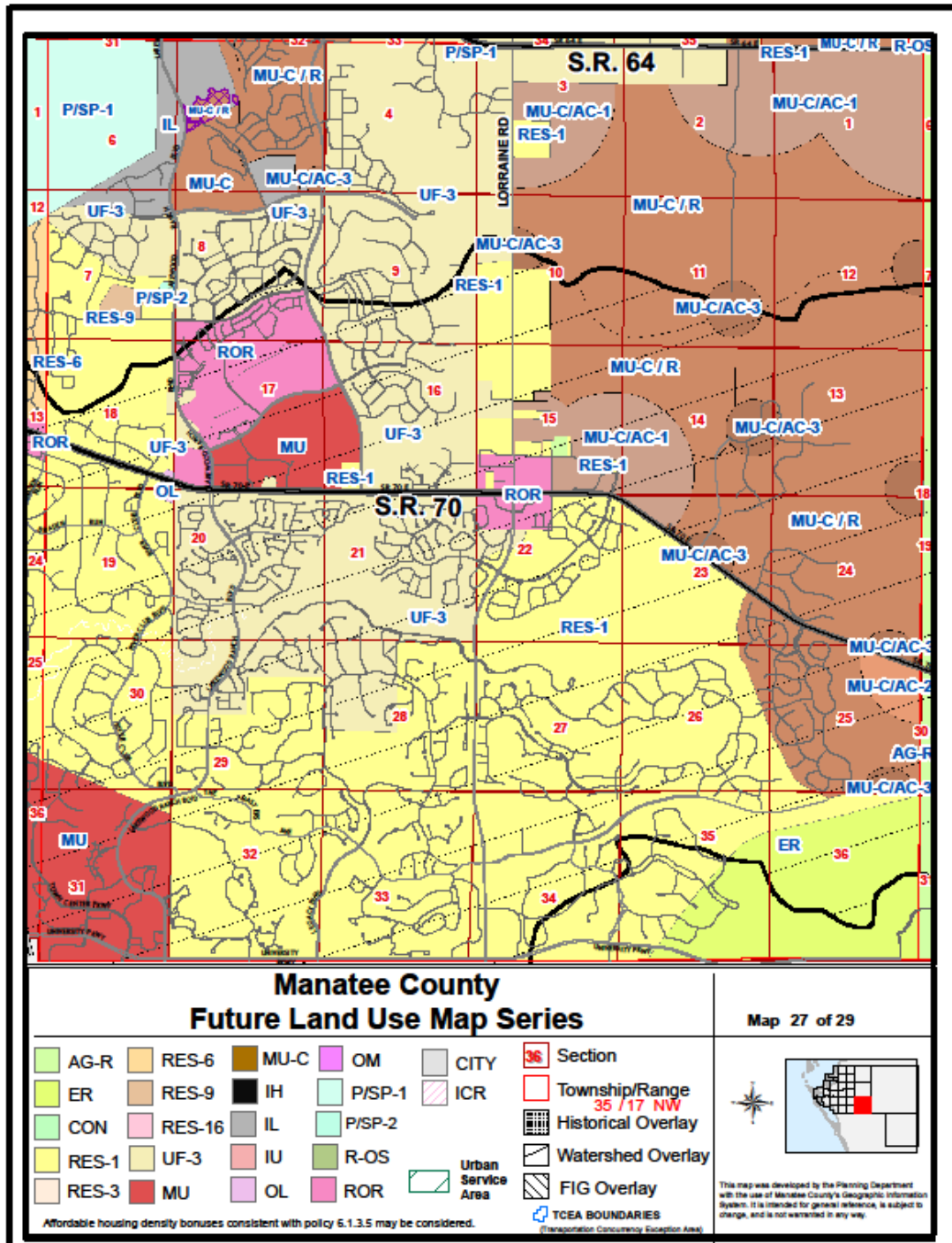
COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THENCE S00°16'06"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2279.11 FT.; THENCE S89°43'54"E, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 2168.49 FT. FOR A POINT OF BEGINNING; THENCE N15°35'41"E, 71.13 FT.; THENCE N42°14'40"W, 140.92 FT.; THENCE N02°46'18"E, 93.32 FT.; THENCE N12°50'46"E, 55.07 FT.; THENCE N04°28'32"W, 74.48 FT.; THENCE N00°28'52"W, 15.03 FT.; THENCE S41°56'15"E, 17.45 FT.; THENCE S61°32'58"E, A DISTANCE OF 58.17 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°21'10", A DISTANCE OF 52.02 FT. TO THE P.T. OF SAID CURVE; THENCE N19°05'53"E, A DISTANCE OF 12.50 FT.; THENCE S14°17'16"E, 332.49 FT.; THENCE S59°33'27"W, A DISTANCE OF 147.07 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THENCE S00°16'06"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 3282.47 FT.; THENCE S89°43'54"E, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 479.36 FT. TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF LAKEWOOD RANCH BOULEVARD, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1429, PAGE 3703, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N83°54'45"W, A DISTANCE OF 2060.00 FT.; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°17'14", A DISTANCE OF 297.95 FT. TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF WOOD FERN TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2660, PAGE 1113, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE P.R.C. (POINT OF REVERSE CURVATURE) OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°40'53", A DISTANCE OF 53.56 FT. TO THE P.T. OF SAID CURVE; THENCE N85°28'54"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 110.80 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 760.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°17'24", A DISTANCE OF 348.73 FT.; THENCE S59°33'27"W, A DISTANCE OF 573.62 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALL OF THE ABOVE CONTAINING 30.07 ACRES MORE OR LESS.

**Exhibit “B”
 Map**





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 7, 2019

Honorable Angelina Coloneso
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Quantana Acevedo

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance 19-01, which was filed in this office on June 7, 2019.

Sincerely,


Ernest L. Reddick
Program Administrator

ELR/lb

From: ords@municode.com
To: lisa.barrett@mymanatee.org; [Quantana Acevedo](#)
Subject: Manatee County, FL Comprehensive Plan - 2017 (15530) Supplement 4
Date: Tuesday, June 11, 2019 11:37:54 AM
Attachments: [ATT00001.bin](#)
[ATT00002.bin](#)

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Below, you will find the material that we have received/recorded to your account. This material is being considered for inclusion in your next/current update, Supplement 4



Document	Adopted Date	Recorded	Recorded Format
Ordinance No. 19-01	6/6/2019	6/11/2019	Word
Ordinance No. 19-07	3/7/2019	4/10/2019	Word
Ordinance No. 19-12	6/6/2019	6/11/2019	Word
Ordinance No. 19-16	6/6/2019	6/11/2019	Word
Ordinance No. 19-20	5/2/2019	5/7/2019	Word



Update the internet version of your Code more often than a printed supplement. We can update the Internet quarterly, monthly, even weekly.



We can post newly enacted ordinances in the online Code after each meeting.