

**PA-18-10/ ORDINANCE 19-16
NORTHEAST QUADRANT COMPREHENSIVE PLAN TEXT AMENDMENT/
SCHROEDER-MANATEE RANCH INC. PLN1807-0024**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING; AMENDING MANATEE COUNTY ORDINANCE 89-01; AS AMENDED THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING PURPOSE AND INTENT, PROVIDING FINDINGS; PROVIDING FOR A PRIVATELY INITIATED TEXT AMENDMENT TO CHANGE THE MAXIMUM DEVELOPMENT TOTALS FOR AREAS WITHIN THE NORTHEAST QUADRANT AND DESIGNATED MU-C ON THE FUTURE LAND USE MAP, AMENDING THE TEXT OF SPECIFIC AREA POLICY 2.14.1.6, FUTURE LAND USE ELEMENT OF THE MANATEE COUNTY COMPREHENSIVE PLAN, TO ALLOW AN INCREASE IN RESIDENTIAL UNITS, A CHANGE IN RESIDENTIAL TYPE MIX, AND A DECREASE IN COMMERCIAL SQUARE FOOTAGE WITH A CHANGE IN THE PROPORTIONS OF NON-RESIDENTIAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR 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-18-10 has been privately initiated to amend the text of the Comprehensive Plan (the "Text Amendment"), to change the maximum development totals for areas within the Northeast Quadrant and designated MU-C on the Future Land Use Map, amending the text of Specific Area Policy 2.14.1.6, Future Land Use Element of the Manatee County Comprehensive Plan, to allow an increase in residential units, a change in residential type mix, and a decrease in commercial square footage with a change in the proportions of non-residential uses; 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-18-10; and passed a motion to recommend transmittal of Plan Amendment 18-10 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 18-10 and the transmittal of the

proposed Text Amendment to the State Land Planning Agency in accordance with the Act; and,

WHEREAS, the State Land Planning Agency by letter dated May 13, 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 18-10, if adopted; and,

WHEREAS, the Southwest Florida Water Management District, by letter dated May 9, 2019 provided comments stating amendment does not appear to result in any adverse regional water resource-related impacts; and,

WHEREAS, the Florida Department of Transportation, by a letter dated May 10, 2019, stated the amendment is not anticipated to create any additional adverse impacts on State and SIS transportation facilities and offer no comments; and

WHEREAS, the Florida Department of Environmental Protection, by communication dated May 14, 2019 found no adverse impacts related to important state resources and facilities, specifically: air and water pollution, wetlands and other surface waters of the state, federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements, solid waste and water and wastewater treatment; and

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

WHEREAS, the Tampa Bay Regional Planning Council (TBRPC), by communication dated April 24, 2019, submitted a summary log of amendments which indicated they have no comments or technical assistance comments; and

WHEREAS, the Florida Department of Agriculture and Consumer Services by letter dated May 29, 2019, reviewed the Text Amendment for any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources and have no comments, 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-18-10 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. Text Amendments to Future Land Use Element: The Manatee County Comprehensive Plan Chapter entitled “Future Land Use Element” is hereby amended as shown in strikethrough/underline format:

FUTURE LAND USE ELEMENT

Policy 2.14.1.6. D.5.6/Ordinance No. 09-12 (PA-09-06). The 6,595+ acre property identified as the Northeast Quadrant and designated MU-C on the Future Land Use Map Pursuant to Manatee County Ordinance No. 09-12 shall be limited to the following maximum development totals:

- ~~• Two million eight hundred sixty-five thousand five hundred and eighty-four (2,865,584) s.f. of Retail.~~
- ~~• Two million two hundred eighty thousand five hundred and eighty-four (2,280,584) s.f. of Office.~~
- ~~• Five million five hundred fifty-nine thousand four hundred and fifty-four (5,559,454) s.f. of Industrial.~~
- ~~• Five thousand two hundred three (5,203) Single Family Detached Residential Units.**~~
- ~~• Two thousand five hundred and forty-one (2,541) Single Family Attached Residential Units.**~~
- ~~• Three thousand two hundred and twenty-eight (3,228) Multi-Family Units.**~~
- Ten thousand (10,000) Single Family Detached Residential Units. **
- Three thousand (3,000) Single Family Attached Residential Units. **
- One thousand five hundred (1,500) Multi-Family Residential Units. **
- Eight hundred thousand (800,000) square feet of Retail Development.
- Nine hundred thousand (900,000) square feet of Office Development.
- Nine hundred thousand (900,000) square feet of Light Industrial Development.

Land Use Form.

- (1) The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.
- (2) Phasing and mixing of land uses to achieve the above shall be addressed with project approval.
**Residential unit types may be exchanged provided there is no increase in external vehicle trips

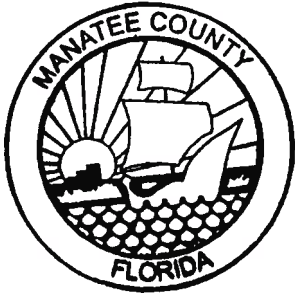
Section 4. Severability: If any section, sentence, clause or other provision of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining sections,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

Section 5. REPEAL OF ORDINANCES IN CONFLICT. All ordinances in conflict with this Ordinance hereby adopted are hereby repealed to the extent of any such conflict.

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 7. Effective Date: The effective date of this Plan Amendment PA-18-10, 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-18-10 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-18-10 to be in compliance. No development orders, development permits, or land uses dependent on this Plan Amendment PA-18-10 may be issued or commenced before it has become effective.

PASSED AND DULY ADOPTED 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 AND COMPTROLLER**

By: Angelina Colonneso
Deputy Clerk



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 19-16, 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](#)

****THIS IS AN AUTOMATICALLY GENERATED EMAIL****

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.