

ORDINANCE NO. 20-13 fka 19-17 PA-19-01 – FOWLKES, JACKSON, STANALAND AND WROBLEWSKI LIVING TRUSTS/LAKEWOOD GARDENS LARGE SCALE MAP AMENDMENT PLN1902-0061 / DEO#19-04ESR

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 SIX (6) SPECIFIC REAL PROPERTIES FROM RES-1 (RESIDENTIAL - ONE DWELLING UNIT PER ACRE) FUTURE LAND USE CLASSIFICATION TO THE UF-3 (URBAN FRINGE – 3 DWELLING UNITS PER ACRE) FUTURE LAND USE CLASSIFICATION; FOR A TOTAL OF APPROXIMATELY 50.00 ACRES; FOR PROPERTIES LOCATED AT 5307, 5315, 5401, 5409, AND 5427 LORRAINE ROAD, 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 (2019) 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-19-01 is a privately initiated application to amend the Future Land Use Map Series of the Future Land Use Element to designate specific real properties from the RES-1 (Residential 1 dwelling unit per acre) Future Land Use Classification to the UF-3 (Urban Fringe-3 dwelling units per acre) Future Land Use Classification, for a total of approximately 50.00 acres; for properties located at 5307, 5315, 5341, 5401, 5409 and 5427 Lorraine Road, Bradenton, (Manatee County); and

WHEREAS, at a duly noticed public hearing on November 14, 2019, the Manatee County Planning Commission, as the County’s Local Planning Agency for purposes of the Act, considered Application PA-19-01; and passed a motion to recommend transmittal of Plan Amendment 19-01 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 December 5, 2019, to consider Plan Amendment 19-01 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 January 16, 2020, 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 19-01, if adopted; and

WHEREAS, the Florida Department of Transportation by letter dated January 6, 2020 transmitted its review comments on Plan Amendment 19-01 as to transportation resources and facilities of State importance; and

WHEREAS, the Florida Department of Environmental Protection, by correspondence dated January 13, 2020, transmitted its review comments for Plan Amendment PA-19-01 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 January 13, 2020, transmitted its review comments on Plan Amendment 19-01; and

WHEREAS, the Tampa Bay Regional Planning Council submitted a report dated January 13, 2020 and they have no comments or technical assistance comments; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes (2018), on February 6, 2020, 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-19-01 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-

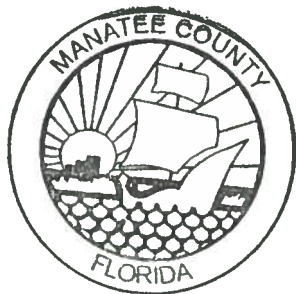
01, is hereby amended to change the Future Land Use Classification of the property, described on Exhibit "A" hereto which is incorporated herein by reference from the RES-1 (Residential 1 dwelling units per acre) Future Land Use Classification to the UF-3 (Urban Fringe – 3 dwelling units per acre) Future Land Use Classification; said properties located at 5307, 5315, 5341, 5401, 5409 and 5427 Lorraine Road, 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-19-01, 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-19-01 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-19-01 to be in compliance.

PASSED AND DULY ADOPTED, in open session, with a quorum present and voting this 6th day of February 2020.



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

By: 
Betsy Benac, Chairman

**ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court**

By: 
Deputy Clerk

**Exhibit “A”
Legal Description**

PARCEL 1 (O.R.B. 2592, PG. 7746)

THE NORTH 202 FEET OF THE FOLLOWING DESCRIBED PROPERTY; EAST 1/2 OF NORTHWEST 1/4 OF SECTION 15, LESS SOUTH 1953.9 FEET & LESS WEST 33 FEET FOR LORRAINE ROAD.

PARCEL 2 (O.R.B. 906, PG. 1988)

THE SOUTH 268.6 FEET OF THE NORTH 470.6 FEET OF THE FOLLOWING DESCRIBED LAND; THE LAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LESS THE SOUTH 1953.0 FEET AND LESS THE WEST 33 FEET FOR LORRAINE ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 906, PAGE 1988, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 3 (O.R.B. 2592, PG. 7746)

COMMENCE AT NORTHEAST CORNER OF EAST 1/2 OF NORTHWEST 1/4 OF SECTION 15; THENCE RUN SOUTH ALONG EAST LINE OF SAID EAST 1/2 OF NORTHWEST 1/4, A DISTANCE OF 470.6 FEET FOR POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE A DISTANCE OF 210.5 FEET TO A CONCRETE MONUMENT BEING 1953.9 FEET NORTH OF SOUTHEAST CORNER OF SAID EAST 1/2 OF NORTHWEST 1/4; THENCE RUN WEST AND PARALLEL TO SOUTH LINE OF SAID EAST 1/2 OF NORTHWEST 1/4 A DISTANCE OF 1332.71 FEET TO A POINT ON WEST LINE OF SAID EAST 1/2 OF NORTHWEST 1/4 AND LYING 1953.9 FEET NORTH OF SOUTHWEST CORNER OF SAID EAST 1/2 OF NORTHWEST 1/4; THENCE RUN NORTH ALONG WEST LINE OF SAID EAST 1/2 OF NORTHWEST 1/4 A DISTANCE OF 215.73 FEET TO A POINT 470.6 FEET SOUTH OF NORTHWEST CORNER OF SAID EAST 1/2 OF NORTHWEST 1/4; THENCE RUN EAST AND PARALLEL TO NORTH LINE OF SAID EAST 1/2 OF NORTHWEST 1/4, A DISTANCE OF 1331.56 FEET TO THE POINT OF BEGINNING; LESS WEST 33 FEET THEREOF FOR ROAD.

PARCEL 4 (O.R.B. 2713, PG. 1474)

A PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCE AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, THENCE SOUTH, ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 686 33 FEET, THENCE SOUTH 89 DEGREES 02' 00" EAST, 33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LORRAINE ROAD, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 02' 00" EAST 968 10 FEET, THENCE SOUTH 225 10 FEET, THENCE NORTH 89 DEGREES 02' 00" WEST, 968 10 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF LORRAINE ROAD, THENCE NORTH, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 225 10 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (ORB 2592 P. 7746)

THE NORTH 499.8 FEET OF SOUTH 1953.9 FEET OF EAST 1/2 OF NORTHWEST 1/4 LESS WEST 33 FEET FOR LORRAINE ROAD, LESS OR 1568 PAGE 6680 DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE

NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 1/2 A DISTANCE OF 686.33 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 00 SECONDS EAST, 33.00 FEET TO A POINT ON THE EAST RIDE OF WAY LINE OF LORRAINE ROAD, SAID POINT BEING THENCE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 02 MINUTES 00 SECONDS EAST 968.10 FEET; THENCE SOUTH 224.10 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 00 SECONDS WEST 968.10 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF LORRAINE ROAD; THENCE NORTH ALONG SIDE EAST RIGHT OF WAY LINE, A DISTANCE OF 225.10 FEET TO THE POINT OF BEGINNING.

PARCEL 6 (O.R.B. 1100, PG. 2139)

THE SOUTH 1/2 OF THE NORTH 333.2 FEET OF THE SOUTH 1620.70 FEET OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LESS THE WEST 33 FEET FOR LORRAINE ROAD AS RECORDED IN O.R. BOOK 870, PAGE 711, MANATEE COUNTY, FLORIDA.

AND

THE NORTH 83.30 FEET OF THE NORTH 333.2 FEET AND THE SOUTH 1287.5 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LESS THE WEST 33 FEET FOR LORRAINE ROAD AS RECORDED IN O.R. BOOK 992, PAGE 308, MANATEE COUNTY, FLORIDA.

AND

THE NORTH 333.2 FEET OF THE SOUTH 1287.5 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, LESS THE WEST 33.0 FEET FOR LORRAINE ROAD AS RECORDED IN O.R. BOOK 1074, PAGE 1897, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT ALSO:

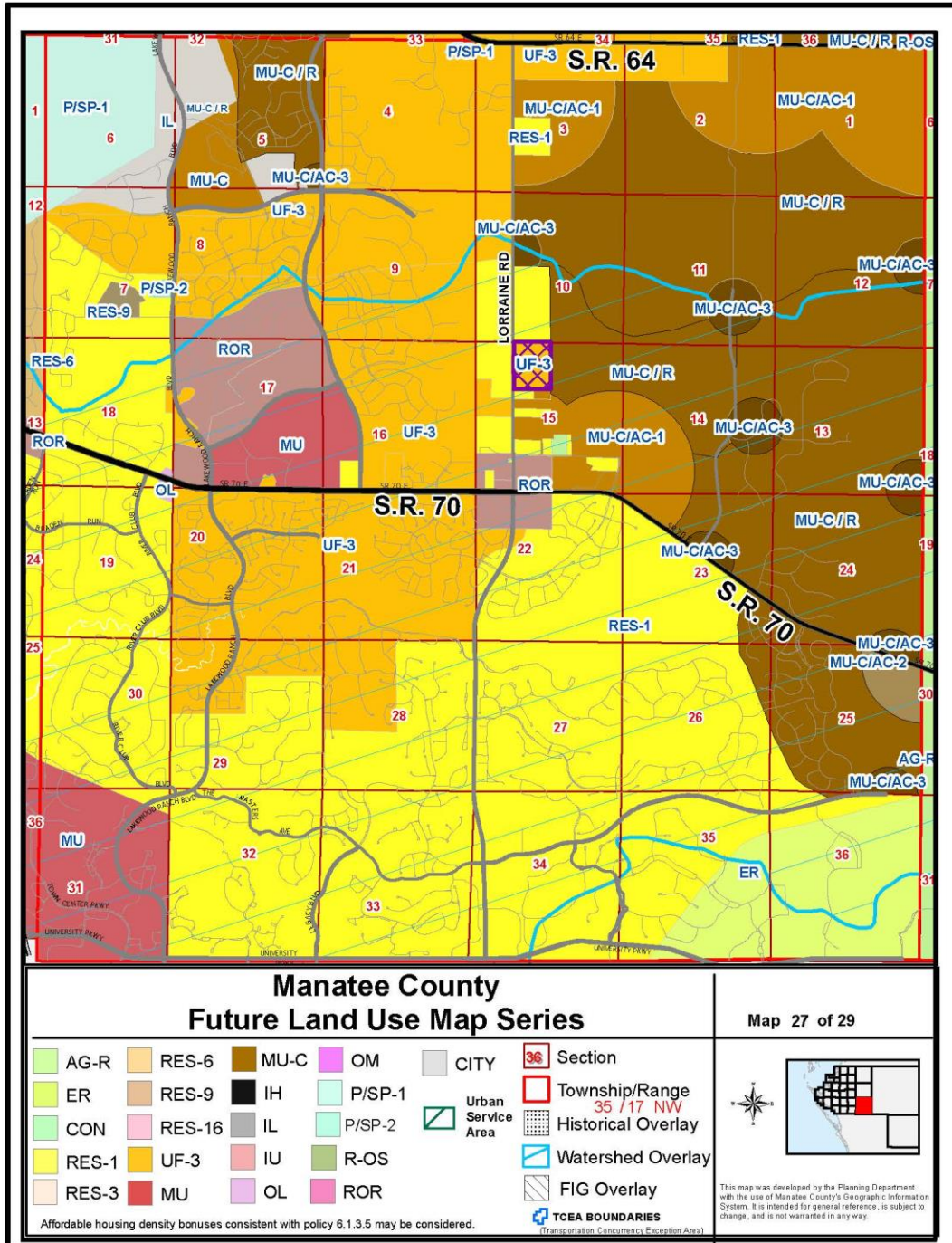
THE NORTH 83.30 FEET OF THE NORTH 333.2 FEET OF THE SOUTH 1287.5 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

OVERALL PARCEL

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE SOUTH 00° 24 ' 56" EAST, ALONG THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1682.04 FEET; THENCE NORTH 89° 29' 56" WEST, A DISTANCE OF 1304.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LORRAINE ROAD; THENCE NORTH 00° 05' 34" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1685.48 FEET; THENCE SOUTH 89° 20 ' 29" EAST, ALONG THE NORTH LINE OF THE SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1295.29 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA.

Exhibit “B” Map





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 7, 2020

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 20-13, which was filed in this office on February 7, 2020.

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 5
Date: Tuesday, February 11, 2020 8:31:56 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 5

Document	Adopted Date	Recorded	Recorded Format
Correction of 09172019		9/17/2019	Word
Correction of 09242019		9/24/2019	Word
Ordinance No. 19-21	1/9/2020	1/14/2020	Word
Ordinance No. 19-45	12/10/2019	1/6/2020	Word
 Ordinance No. 20-13	2/6/2020	2/11/2020	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.