

**PA-22-16 / ORDINANCE 24-06 fka 23-72**  
**LAZY C RANCH LARGE-SCALE**  
**COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT PLN2308-0131**

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 LARGE-SCALE MAP AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT TO DESIGNATE 404.93± ACRES OF SPECIFIC REAL PROPERTY GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF RUTLAND ROAD (CR 675) AND RYE ROAD N, PARRISH, (MANATEE COUNTY), FROM THE AG/R (AGRICULTURE/RURAL) FUTURE LAND USE CLASSIFICATION TO THE UF-3 (URBAN FRINGE - 3 D.U./ACRE) FUTURE LAND USE CLASSIFICATION; PROVIDING FOR A SPECIFIC PROPERTY DEVELOPMENT CONDITION IN THE TEXT OF THE COMPREHENSIVE PLAN TO LIMIT THE MAXIMUM DENSITY POTENTIAL (495.45± TOTAL ACRES; 404.93± ACRES SUBJECT TO THE FUTURE LAND USE CHANGE) TO 2.23 DWELLING UNITS PER ACRE (1,100 UNITS), INCLUSIVE OF ANY DENSITY BONUSES, AND TO LIMIT DEVELOPMENT OF THE PROPERTY TO RESIDENTIAL USES ONLY; TO BE DEVELOPED IN ACCORDANCE WITH POLICY 2.1.2.8 OF THE COMPREHENSIVE PLAN AS A COMPONENT OF A LARGER PROJECT, LOCATED WEST OF THE FUTURE DEVELOPMENT AREA BOUNDARY; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County:

**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 Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

**Section 2. Findings.** The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. 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,
2. The Community Planning Act (the "Act") is codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2023) 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,
3. 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,

4. Application PA-22-16 is a Privately-Initiated Comprehensive Plan Map Amendment to the Future Land Use Map Series of the Future Land Use Element to change the Future Land Use Classification for specific real property from AG/R (Agriculture/Rural) to the UF-3 (Urban Fringe – 3 d.u./acre) Future Land Use Classification (404.93± acres).
5. On September 14, 2023 at a duly noticed public hearing, the Manatee County Planning Commission, as the County's Local Planning Agency for purposes of the Act, considered Application PA-22-16; and passed a motion to recommend transmittal of Plan Amendment 22-16 to the Board of County Commissioners; and,
6. Pursuant to Section 163.3187, Florida Statutes (2023), the Board of County Commissioners received and considered the recommendation of the Manatee County Planning Commission, and held public hearings on October 26, 2023, November 2, 2023, and December 7, 2023, to consider Plan Amendment PA-22-16 and the transmittal of the proposed amendment to the State Land Planning Agency in accordance with the Act; and,
7. The Florida Department of Commerce, by a letter dated January 5, 2023, did not identify any comments related to adverse impacts to important state resources and facilities; however, did provide technical assistance comments regarding data and analysis to demonstrate current and future capacity of public facilities.
8. The Southwest Florida Water Management District (SWFWMD), by a letter dated December 20, 2023, did not identify any comments related to adverse impacts to important state resources and facilities; however, did provide technical assistance comments regarding data and analysis to demonstrate current and future capacity of public facilities.
9. The Town of Longboat Key through communication dated December 11, 2023, did not identify any comments or objections.
10. The Florida Department of Agriculture and Consumer Services by a letter dated January 5, 2024, did not identify any comments or objections.
11. 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,
12. Pursuant to Section 163.3187, Florida Statutes (2023), on January 18, 2024, 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,
13. 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 (2023), and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

**Section 3. Future Land Use Element Amendment:** The Manatee County Comprehensive Plan, Element 2 – Future Land Policy 2.14.1.17 is hereby amended to read in strikethrough/underline format:

**Policy 2.14.1.24: D.5.24/Ordinance No. 23-72 (Lazy C Ranch Large-Scale Comprehensive**



Plan Text Amendment), PA-22-16. The (495.45± total acres; 404.93± acres subject to the future land use change) is generally located northeast of the intersection of Rutland Road (CR 675) and Rye Road N, Parrish, (Manatee County), and designated as UF-3 (Urban Fringe - 3 D.U./Acre) on the Future Land Use Map, pursuant to Manatee County Ordinance No. 23-72. Comprehensive Plan Amendment No. PA-22-16 shall be limited to a maximum density potential of 2.23 dwelling units per acre (1,100 units), inclusive of any density bonuses, and to limit development of the property to residential uses only.

**Section 4. Map and Text Amendment:** The Manatee County Comprehensive Plan 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 Ag/R (Agriculture/Rural) to the UF-3 (Urban Fringe – 3 d.u./acre) Future Land Use Classification (404.93± acres) Future Land Use Map "Exhibit B". Such change shall be incorporated into the Future Land Use Map established and adopted as part of the County's Comprehensive Plan, as amended. The text amendment will add Policy 2.14.1.24, as indicated in Section 3 to limit the maximum development potential of the property.

**Section 5. Severability:** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed 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 CivicPlus, is directed to incorporate the amendments in Section 3 of this Ordinance into the Comprehensive Plan.

**Section 7. Effective Date:** This effective date of this large-scale amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5)(a), Florida Statutes (2023). If challenged within 30 days after adoption, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity, or the Administration Commission respectfully, finding the Amendments in compliance with the Act.

**PASSED AND DULY ADOPTED**, in open session, with a quorum present and voting this 18<sup>th</sup> day of January 2024.



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

By: \_\_\_\_\_

**Michael Rahn, Chairman**

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

By: \_\_\_\_\_

**Deputy Clerk**

## Exhibit "A"

### DESCRIPTION:

A parcel of land lying in Sections 25 and 36, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

**BEGIN** at the Northeast corner of the Northeast 1/4 of said Section 35, as shown on **AVIARY AT RUTLAND RANCH PHASE IIA & IIB**, according to the plat thereof, recorded in Plat Book 72, Pages 74 through 109 of the Public Records of Manatee County, Florida; thence along the East boundary of Section 26, N.00°47'14"E., a distance of 4965.30 feet to the Northerly boundary of the lands described in Official Records Book 2537, Page 2821 of said Public Records; thence the following three (3) courses along said Northerly boundary: 1) N.88°44'18"E., a distance of 271.54 feet; 2) N.70°23'00"E., a distance of 648.96 feet; 3) N.68°12'07"E., a distance of 417.16 feet to the Easterly boundary of said described lands; thence along said Easterly boundary, S.15°40'17"E., a distance of 2884.16 feet to the Southeast corner of said described lands; thence N.89°39'55"E., a distance of 1166.59 feet to the Northwest corner of **FOXBROOK, PHASE IIIC**, according to the plat thereof, recorded in Plat Book 46, Pages 41 through 47 of said Public Records; thence the following six (6) courses along the Westerly boundary of said **FOXBROOK, PHASE IIIC**: 1) S.06°44'48"W., a distance of 52.70 feet; 2) S.23°01'59"W., a distance of 555.38 feet; 3) S.17°40'10"W., a distance of 806.41 feet; 4) S.28°43'57"W., a distance of 201.26 feet; 5) S.22°47'22"W., a distance of 974.14 feet; 6) S.19°50'43"W., a distance of 699.55 feet to the Northwest corner of **FOXBROOK, PHASE IIIB**, according to the plat thereof, recorded in Plat Book 44, Pages 7 through 11 of said Public Records; thence the following three (3) courses along the Westerly boundary of said **FOXBROOK, PHASE IIIB**: 1) S.19°50'46"W., a distance of 893.47 feet; 2) S.23°10'20"W., a distance of 1173.53 feet; 3) S.28°57'32"W., a distance of 440.14 feet to the Northwest corner of **FOXBROOK, PHASE II**, according to the plat thereof, recorded in Plat Book 38, Pages 36 through 42 of said Public Records; thence the following five (5) courses along the Westerly boundary of said **FOXBROOK, PHASE II**: 1) S.28°57'32"W., a distance of 879.38 feet; 2) S.27°04'28"W., a distance of 112.35 feet; 3) S.32°57'28"W., a distance of 53.56 feet; 4) S.28°57'48"W., a distance of 525.88 feet; 5) S.36°51'56"W., a distance of 717.41 feet to the West boundary of said Section 36; thence along said West boundary, N.00°47'14"E., a distance of 4744.21 feet to the **POINT OF BEGINNING**.

Containing 404.932 acres, more or less.



Exhibit "B"

