

ORDINANCE 24-11 / PA-23-11
SHOPS AT HARRISON RANCH – SMALL-SCALE
COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT
PLN2306-0118

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 FOR A PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR A PRIVATELY-INITIATED MAP SMALL-SCALE MAP AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT TO DESIGNATE SPECIFIC REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF U.S. 301 NORTH AND HARRISON RANCH BOULEVARD, AT 4605 AND 4606 HARRISON RANCH BOULEVARD, PARRISH, FL (MANATEE COUNTY) FROM THE RES-3 (RESIDENTIAL- 3 DWELLING UNITS PER GROSS ACRE) (29.13± ACRES) AND UF-3 (URBAN FRINGE - 3 DWELLING UNITS PER GROSS ACRE) (1.01± ACRES) FUTURE LAND USE CLASSIFICATIONS TO THE ROR (RETAIL/OFFICE/RESIDENTIAL) (30.14± ACRES) FUTURE LAND USE CLASSIFICATION; PROVIDING FOR A SPECIFIC PROPERTY DEVELOPMENT CONDITION IN THE TEXT OF THE ELEMENT 2, FUTURE LAND USE ELEMENT, POLICY 2.14.1.23/D.5.23 TO LIMIT MAXIMUM NON-RESIDENTIAL INTENSITY TO 300,000 SQUARE FEET AS MAY BE MODIFIED PURSUANT TO AN APPROVED LAND USE EQUIVALENCY MATRIX (LUEM) THAT MAY ALLOW FOR PARTIAL CONVERSION TO A MAXIMUM OF 320 RESIDENTIAL DWELLING UNITS; 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. 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.
2. The application is for 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 the RES-3 (Residential – 3 DU/GA) (29.13± acres) Future Land Use Classification and the UF-3 (Urban Fringe) (1.01± acres) Future Land Use Classification to the ROR (Retail/Office/Residential) Future Land Use Classification (30.14± acres).

3. The proposed Privately-Initiated Comprehensive Plan Map Amendment encompasses less than 50-acres and is not considered a large-scale plan amendment under Section 163.3187(1)(a) and (1)(c), Florida Statutes, and must therefore be reviewed as a small-scale plan amendment.
4. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code, as the Local Planning Agency of the County.
5. Section 163.3174(4)c, Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan.
6. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendments to the text of the Land Development Code.
7. On March 14, 2024, the Manatee County Planning Commission, after due public notice, held a public hearing to consider the Amendment, and forwarded its recommendation to the Board of County Commissioners as required by law.
8. The Board of County Commissioners held a duly noticed and advertised public hearing on March 21, 2024, to receive public comments and consider the recommendation of the Planning Commission as to the Comprehensive Plan Map Amendment.
9. The adoption of the Comprehensive Plan Map Amendment will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly, and progressive development of Manatee County and thus will serve a valid public purpose.
10. 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 Use Policy 2.14.1.23 is hereby amended to read in strikethrough/underline format:

Policy 2.14.1.23. D.5.23 / Ordinance No. 24-11 Shops at Harrison Ranch. The 30.14-acre property is generally located north of US 301 and east and west of Harrison Ranch Boulevard, and designated as ROR (Retail/Office/Residential) on the Future Land Use Map, pursuant the Manatee County Ordinance No. 24-11 and Comprehensive Plan Amendment No. PA-23-11 and shall be limited to a maximum of 300,000 square feet of non-residential uses as may be modified pursuant to an approved Land Use Equivalency Matrix (LUEM) that may allow for partial conversion to residential uses. Inclusive of any potential density bonuses that may be applicable to the subject site, any residential uses authorized through the above-referenced Land Use Exchange Matrix shall be limited to 320 dwelling units for the total 30.14-acre property.

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 the RES-3 (Residential – 3 DU/GA) (29.13± acres) Future Land Use Classification and the UF-3 (Urban Fringe) (1.01± acres) Future Land Use Classification to the ROR (Retail/Office/Residential) (30.14± acres) Future Land Use Classification on 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.

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 Municipal Corporation, is directed to incorporate the amendments in Section 3 of this Ordinance into the Comprehensive Plan.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 21st day of March 2024.

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

By: _____
Michael Rahn, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court and Comptroller

By: _____
Deputy Clerk

Exhibit "A"

EXHIBIT "A"
LEGAL DESCRIPTION

EAST PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 443.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 814.69 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 68°29'01" W, A DISTANCE OF 1522.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°30'01", A DISTANCE OF 1022.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'07", A DISTANCE OF 10.45 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 78°05'16" E, AT A DISTANCE OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°01'50", A DISTANCE OF 23.84 FEET TO A POINT OF TANGENCY; THENCE N 27°07'06" E, A DISTANCE OF 43.41 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°02'54", A DISTANCE OF 61.17 FEET TO A POINT OF TANGENCY; THENCE N 62°10'00" E, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'00", A DISTANCE OF 129.59 FEET TO A POINT OF TANGENCY; THENCE N 32°28'00" E, A DISTANCE OF 39.04 FEET; THENCE S 57°32'00" E, A DISTANCE OF 1237.70 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 14.14 ACRES.

WEST PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF US 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 1379.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 829.49 FEET; THENCE N 89°27'14" W, A DISTANCE OF 464.77 FEET; THENCE N 27°07'06" E, A DISTANCE OF 1261.87 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°59'00" W, A DISTANCE OF 1402.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 959.41 FEET THROUGH A CENTRAL ANGLE OF 39°12'30" TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE
COUNTY, FLORIDA.

CONTAINING 16.00 ACRES.

Exhibit “B”

