

**ORDINANCE 24-09 / PA-23-13**  
**BRADENTON CROSSINGS – SMALL SCALE**  
**COMPREHENSIVE PLAN MAP AMENDMENT**  
**PLN2305-0086**

**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, SMALL-SCALE MAP AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT 2 OF THE COMPREHENSIVE PLAN, AMENDING THE FUTURE LAND USE CATEGORY (FLUC) ON APPROXIMATELY 35.28± ACRES OF SPECIFIC REAL PROPERTY GENERALLY LOCATED ON THE SOUTHEAST QUADRANT AT THE INTERSECTION OF US HIGHWAY 41 AND 13<sup>TH</sup> AVENUE EAST, COMMONLY KNOWN AS 202 13<sup>TH</sup> AVENUE EAST, BRADENTON, FL (MANATEE COUNTY) FROM P/SP (2) (MAJOR PUBLIC/SEMI-PUBLIC (2)) (34.48± ACRES) AND IU (URBAN INDUSTRIAL) (0.8± ACRES) FLUC TO THE ROR (RETAIL/OFFICE/RESIDENTIAL) FUTURE LAND USE CLASSIFICATION; 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 P/SP (2) (Major Public/Semi-Public (2)) (34.48± acres) and IU (Urban Industrial) (0.8± acres) to the ROR (Retail/Office/Residential) Future Land Use Classification (35.28± acres).
3. The proposed Privately-Initiated Comprehensive Plan Map Amendment encompasses less than 50 acres, 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 August 15, 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 September 5, 2024, October 3, 2024 & November 7, 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. Map 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 P/SP (2) (Major Public/Semi-Public (2)) (34.48± acres) and IU (Urban Industrial) (0.8± acres) Future Land Use Classifications to the ROR (Retail/Office/Residential) Future Land Use Classification (35.28± acres), as depicted in 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 4. 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 5. Codification:** The publisher of the County’s Comprehensive Plan, CivicPlus, is directed to incorporate the amendments in Section 3 of this Ordinance into the Comprehensive Plan.

**Section 6. 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 7<sup>th</sup> day of November 2024.

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

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

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

By: \_\_\_\_\_  
Deputy Clerk

**Exhibit “A”**

A PORTION OF LOTS 2, 3, 4, 6, 7, 8, 9 AND 10 OF THE PLAT OF PROPERTY OF A P AND J P CURRY SUBD AS REC IN DEED BOOK F PAGE 405 PRMCF BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE INT OF THE NELY R/W/L OF THE CSX RAILROAD AND THE E R/W OF US 301/US 41 (SECTION 13120-2506); TH ALG SD E R/W THE FOLLOWING TWO COURSES: N 00 DEG 35 MIN 12 SEC W A DIST OF 544.84 FT AND N 44 DEG 59 MIN 22 SEC E A DIST OF 13.97 FT TO THE S MAINTAINED R/W/L OF 13TH ST E; TH ALG SD S MAINTAINED R/W S 89 DEG 26 MIN 04 SEC E A DIST OF 1407.87 FT TO A POINT ON THE E LN OF THAT PARCEL OF LAND DESC IN O.R. 1331 PG. 2031 AS REC IN PRMCF; TH ALG SD E LN AND THE SLY EXT THEREOF S 00 DEG 14 MIN 09 SEC W A DIST OF 445.13 FT; TH S 89 DEG 26 MIN 04 SEC E A DIST OF 146.54 FT; TH S 11 DEG 42 MIN 36 SEC W A DIST OF 1112.45 FT TO THE INT WITH SD NELY R/W/L OF THE CSX RAILROAD; TH ALG SD NELY R/W/L THE FOLLOWING SIX COURSES: (1) THE N 53 DEG 13 MIN 22 SEC W A DIST OF 186.61 FT; (2) TH S 89 DEG 03 MIN 22 SEC E A DIST OF 21.81 FT; (3) THE N 00 DEG 33 MIN 56 SEC E A DIST OF 33.49 FT; (4) TH N 53 DEG 13 MIN 22 SEC W A DIST OF 397.99 FT; (5) TH S 00 DEG 24 MIN 47 SEC W A DIST OF 49.23 FT; (6) TH N 53 DEG 13 MIN 22 SEC W A DIST OF 1104.35 FT TO THE POB. (1552/5908) PI#46332.0000/3.

TOTALING 35.28 ACRES, MORE OR LESS.

**Exhibit "B"**

