

ORDINANCE 24-71
PUBLIC/SEMI-PUBLIC (P/SP) GENERAL CLEAN-UP
COUNTY-INITIATED LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT
PEACE RIVER ELECTRIC COOPERATIVE, INC.-OWNED PROPERTIES
PLN2405-0100

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 COUNTY-INITIATED LARGE SCALE MAP AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT ON APPROXIMATELY 49.87± ACRES OF SPECIFIC REAL PROPERTY OWNED BY PEACE RIVER ELECTRIC COOPERATIVE, INC. AND GENERALLY LOCATED THROUGHOUT THE COUNTY FROM AG/R (AGRICULTURE/RURAL), RES-1 (RESIDENTIAL-1), UF-3 (URBAN FRINGE-3), RES-6 (RESIDENTIAL-6), MU-C/AC-1 (MIXED USE – ACTIVITY CENTER LEVEL 1) AND MU-C/AC-3 (MIXED USE – ACTIVITY CENTER LEVEL 3) FUTURE LAND USE CLASSIFICATIONS TO THE P/SP (1) (PUBLIC/SEMI-PUBLIC (1)) 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. The County has initiated Comprehensive Plan Map Amendment PA-24-06 (the “Comprehensive Plan Map Amendment”) in an effort to achieve a Class “4” rating through the Community Rating System (CRS) established under the National Flood Insurance Program (NFIP). Through the CRS, the County receives points by removing development potential / entitlements from property within the 100-year floodplain by changing a property’s Future Land Use Classification (FLUC) to a category which restricts development and is reflective of the current use of the site. Such categories of this type that are established in the Comprehensive Plan include Public/Semi-Public (P/SP) FLUC category, respectively. By reaching a “Class 4” rating, County residents can receive a greater reduction in their flood insurance premiums.
2. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code as the Local Planning Agency of the County.
3. 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.

4. 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.
5. The Planning Commission, acting its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on October 31, 2024, as to the proposed Comprehensive Plan Map Amendment and found it to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 341, Land Development Code and has recommended their adoption to the Board.
6. The Board of County Commissioners held two (2) duly noticed and advertised public hearings on November 7, 2024, and December 12, 2024, to receive public comments and consider the recommendation of the Planning Commission as to the Comprehensive Plan Map Amendment.
7. 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.

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”, from the AG/R (Agriculture/Rural), RES-1 (Residential-1), UF-3 (Urban Fringe-3), RES-6 (Residential-6), MU-C/AC-1 (Mixed Use – Activity Center Level 1) and MU-C/AC-3 (Mixed Use – Activity Center Level 3) to the P/SP (1) (Public/Semi-Public (1)) Future Land Use Classification (49.87± acres), Future Land Use Map Exhibit “B”. Such changes shall be incorporated into the Future Land Use Map established and adopted as part of the County’s Comprehensive Plan, as amended.

Section 4. 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 5. Applicability. The amendments set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 6. 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 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 12th day of December 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"
 PROPERTY LIST**

#	PARCEL ID	USE	FLUC (EXISTING)	FLUC (PROPOSED)	ACRES (+/-)
1	16610008	Utilities	AG-R	P/SP (1)	1.01
2	54700509	Utilities	AG-R	P/SP (1)	5.01
3	575800059	Utilities	MU-C/AC-1	P/SP (1)	5
4	582205109	Utilities	AG-R,RES-1	P/SP (1)	10.00
5	583202159	Utilities	UF-3	P/SP (1)	5.02
6	585700109	Utilities	MU-C/AC-3	P/SP (1)	10.00
7	653001009	Utilities	UF-3	P/SP (1)	5.01
8	656910056	Utilities	UF-3	P/SP (1)	1
9	747720100	Utilities	RES-6	P/SP (1)	7.82
TOTAL ACRES:					49.87

EXHIBIT "B" MAP AMENDMENT







