

**ORDINANCE NO. 16-07 – URBAN CORRIDOR AMENDMENTS**

**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 PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING THE FUTURE LAND USE ELEMENT TO DESIGNATE THE GEOGRAPHIC EXTENT OF THE URBAN CORRIDORS WITHIN THE EXISTING URBAN SERVICE AREA ON APPLICABLE MAPS; PROVIDING FOR DEFINITIONS; SAID DEFINITIONS ARE AMENDED TO INCLUDE A DEFINITION OF “URBAN CORRIDOR” ENCOMPASSING PROPERTIES THAT ABUT SPECIFIED ROADWAYS AS DESIGNATED ON MAP “M” OF THE FUTURE LAND USE MAP SERIES WITHIN THE URBAN SERVICE AREA OF MANATEE COUNTY AS DESIGNATED ON EXISTING MAP “K” OF THE FUTURE LAND USE MAP SERIES; SAID ROADWAYS INCLUDE PORTIONS OF MANATEE AVENUE WEST, CORTEZ ROAD WEST/44<sup>TH</sup> AVENUE EAST, 53<sup>RD</sup> AVENUE WEST/ SR 70, TAMiami TRAIL (US 41)/14<sup>TH</sup> STREET WEST (BUSINESS US 41), 15<sup>TH</sup> STREET EAST AND 1<sup>ST</sup> STREET; PROVIDING FOR THE FOLLOWING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT: AMENDING THE POTENTIAL FOR DEVELOPMENT IN TERMS OF EITHER INTENSITY OF USE OR DENSITY (RESIDENTIAL UNITS) FOR PROPERTIES WITHIN THE FOLLOWING FUTURE LAND USE CATEGORIES IF LOCATED WITHIN THE DESIGNATED URBAN CORRIDORS AND SUBJECT TO STANDARDS IN THE LAND DEVELOPMENT CODE FOR: RESIDENTIAL-6 (RES-6), RESIDENTIAL-9 (RES-9), RESIDENTIAL -12 (RES-12) RESIDENTIAL-16 (RES-16), RETAIL OFFICE RESIDENTIAL (ROR), INDUSTRIAL LIGHT (IL), INDUSTRIAL HEAVY (IH), MIXED USE (MU), FUTURE LAND USE CATEGORIES; AMENDING THE ALLOWABLE USES WITHIN THE RESIDENTIAL 6 (RES-6), RESIDENTIAL 9 (RES-9), RESIDENTIAL 12 (RES-12) FUTURE LAND USE CATEGORIES WITHIN DESIGNATED URBAN CORRIDORS TO ALLOW HOTELS AS POTENTIAL USES, SUBJECT TO APPLICABLE COMMERCIAL LOCATIONAL CRITERIA; DELETING THE LIMITATIONS AS TO MAXIMUM SQUARE FOOTAGE FOR COMMERCIAL DEVELOPMENT ALONG DESIGNATED URBAN CORRIDORS; AMENDING THE NET DENSITY RESTRICTIONS FOR SPECIFIED DEVELOPMENT ALONG DESIGNATED URBAN CORRIDORS; DELETING THE REQUIREMENT FOR SPECIAL APPROVAL FOR SPECIFIED DEVELOPMENT ALONG DESIGNATED URBAN CORRIDORS; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR 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,

**ORDINANCE NO. 16-07**

**WHEREAS**, The Community Planning Act (the “Act”) is codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2016) 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-16-01 has been initiated by the County to amend the Comprehensive Plan, to delineate the extent of designated Urban Corridors within the existing Urban Service Area and includes amendments to the maps and the text of the Future Land Use Element as well as the definitions of the Comprehensive Plan; and,

**WHEREAS**, Application LDCT 16-02 has been initiated by the County as an amendment to the Land Development Code to provide, among other matters, design guidelines and standards applicable to properties within the Urban Corridors; and,

**WHEREAS**, 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-16-01; and passed a motion to recommend transmittal of Plan Amendment 16-01 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 June 21, 2016, to consider Plan Amendment 16-01 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 letter dated July 30, 2016, 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 16-01, if adopted; and,

**WHEREAS**, the Florida Department of Transportation by letter dated July 27, 2016 transmitted its review comments on Plan Amendment 16-01 as to transportation resources and facilities of State importance; and,

**WHEREAS**, the Southwest Florida Water Management District, by letter dated July 27, 2016 provided comments regarding flood protection, wetlands and other surface waters, and regional water supply; and,

**WHEREAS**, the staff of the Tampa Bay Regional Planning Council prepared a report on Plan Amendment PA 16-01 and had their report affirmed by the Tampa Bay Regional Planning Council at the meeting of August 8, 2016; and,

**WHEREAS**, the report of the Tampa Bay Regional Planning Council (the TBRPC) identified no adverse effects on regional resources or facilities as identified in *Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region 2005* and no extra- jurisdictional impacts were identified that would be inconsistent with the comprehensive plan of any affected local government; and,

**WHEREAS**, the Florida Fish and Wildlife Commission (FFWC) by letter dated July 13, 2016, identified no comments related to fish and wildlife or listed species and their habitat; and,

**WHEREAS**, the Florida Department of Education by letter dated July 6, 2016, identified no potential to significantly adversely affect public educational facilities; and,

**WHEREAS**, the Florida Department of Environmental Protection, by correspondence dated July 22, 2016, transmitted its review comments for Plan Amendment PA-16-01 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**, pursuant to Section 163.3184, Florida Statutes (2016), on September 1, 2016, 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-16-01 would be in the public interest; and,

**WHEREAS**, the Board of County Commissioners, based upon the foregoing findings, has determined that the requirements for amending the Comprehensive Plan in Section C.2.3.3, Introduction of the Comprehensive Plan have been satisfied; 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 (2016), 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, Chapter entitled “Future Land Use Maps and Future Land Use Maps Series” is hereby amended in the following respects: the map legend is amended to re-label Map K-Urban Service Area, and to add a new Map L- Character Vision Graphic, and a new Map M-Urban Corridors, said Maps are described in Exhibit “A”, attached hereto and made a part hereof by reference.

**Section 4. Text Amendment to Definitions:** The Manatee County Comprehensive Plan, Chapter entitled “Definitions” is hereby amended to add the new definitions and amend the definitions as described in Exhibit “B” attached hereto and made a part hereof by reference.

**Section 5. Text Amendment to Future Land Use Element:** The Manatee County Comprehensive Plan, Future Land Use Element is hereby amended to add new or amended goals, objectives, and policies as described in Exhibit “C” attached hereto and made a part hereof by reference.

**Section 6. Text Amendment to Traffic Element:** The Manatee County Comprehensive Plan, “Traffic Element” is hereby amended to add Policy 5.0.3.4 providing for coordination with FDOT as described in Exhibit “D” attached hereto and made part hereof by reference.

**Section 7. 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 8. Codification:** Pursuant to Section 125.68(1), Fla. Stat., this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

**Section 9. Effective Date:** The effective date of this Plan Amendment PA-16-01, 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-16-01 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-16-01 to be in compliance. No development orders, development permits, or land uses dependent on this Plan Amendment PA-16-01 may be issued or commenced before it has become effective.

**PASSED AND DULY ADOPTED** with a quorum present and voting this 19<sup>th</sup> day of September, 2016.

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

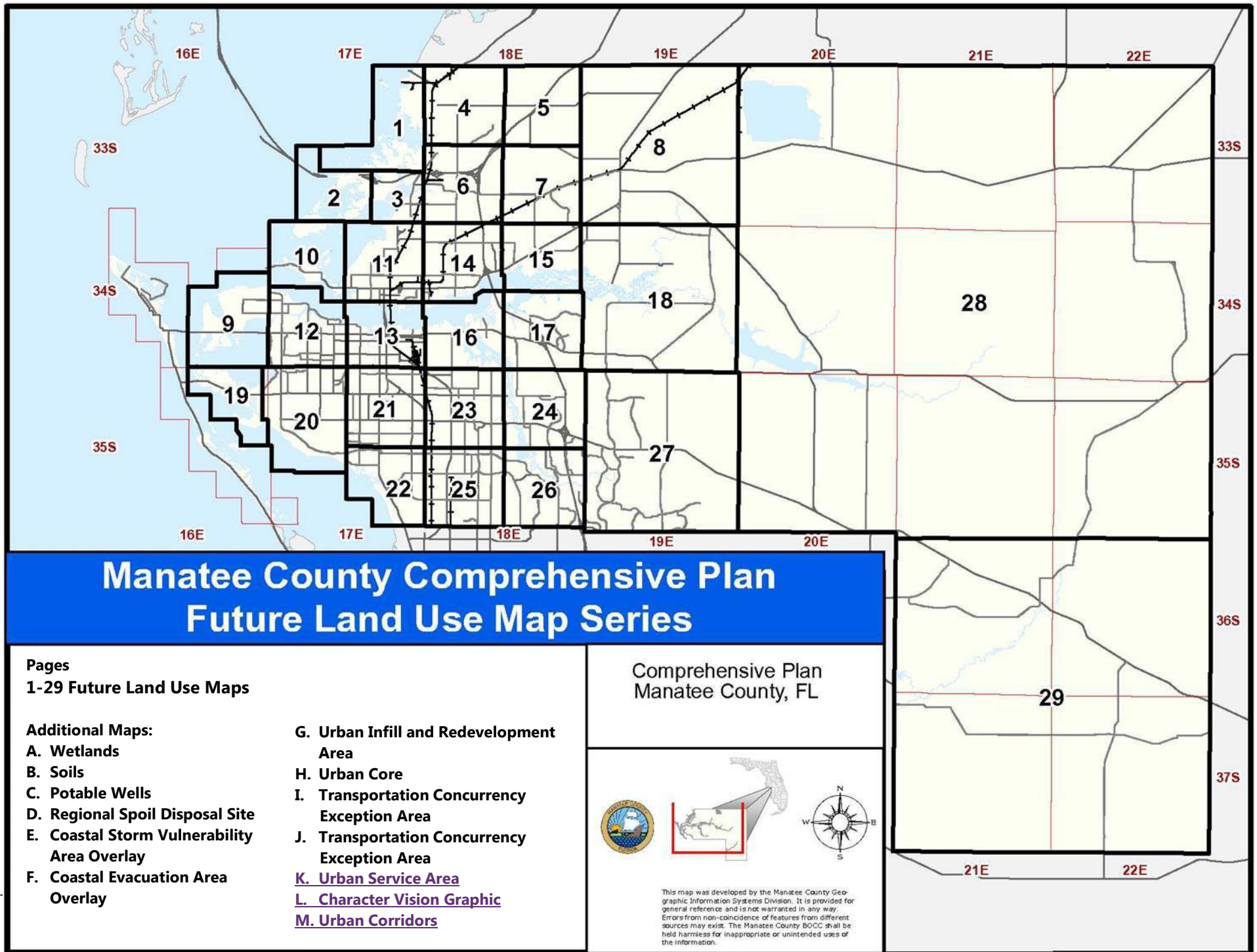


By:   
Vanessa Baugh, Chairman

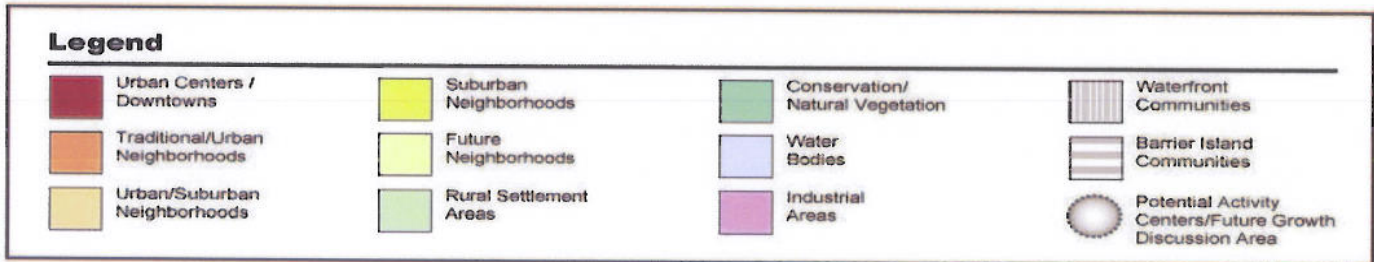
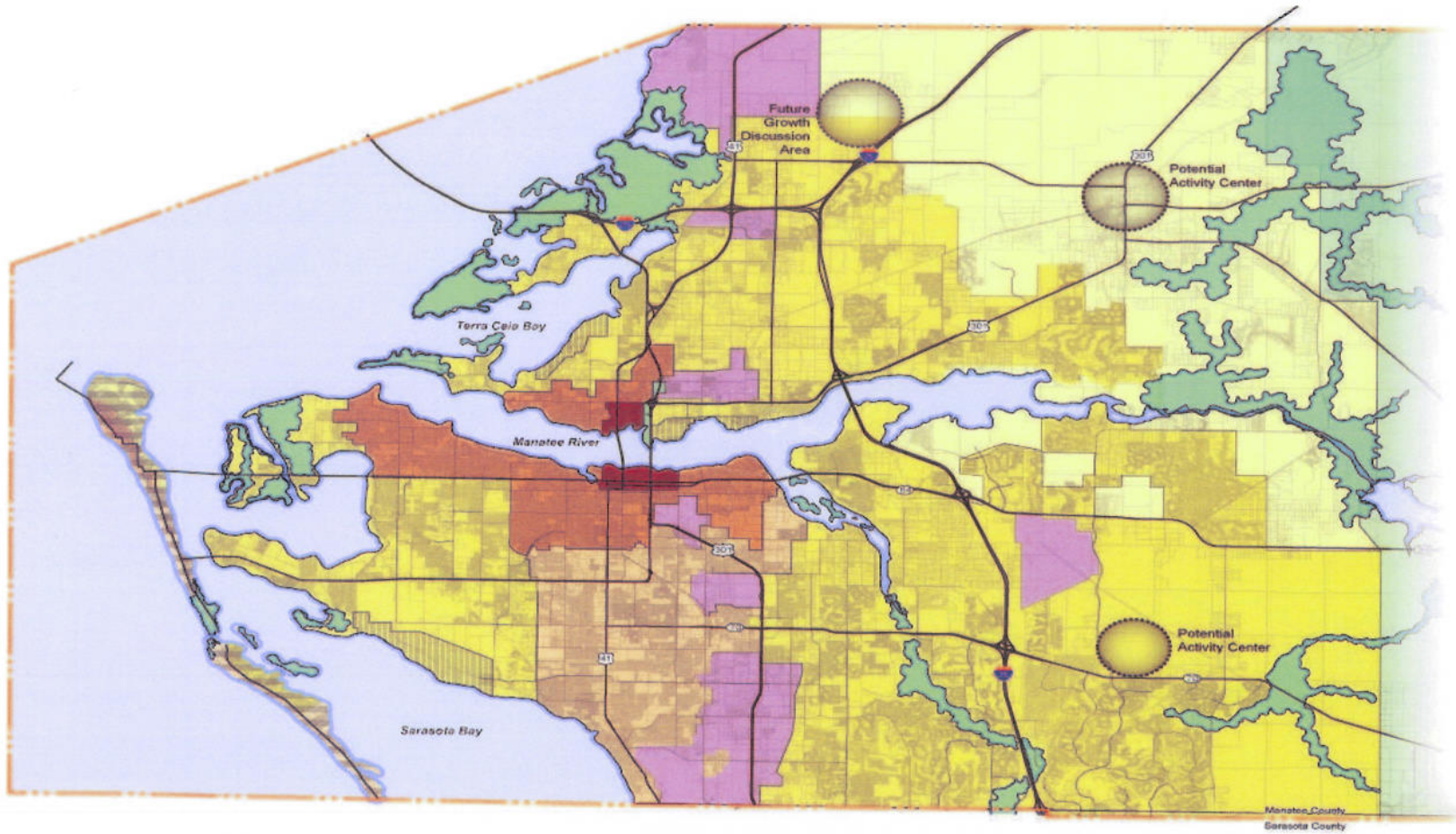
**ATTEST: ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By:   
Deputy Clerk

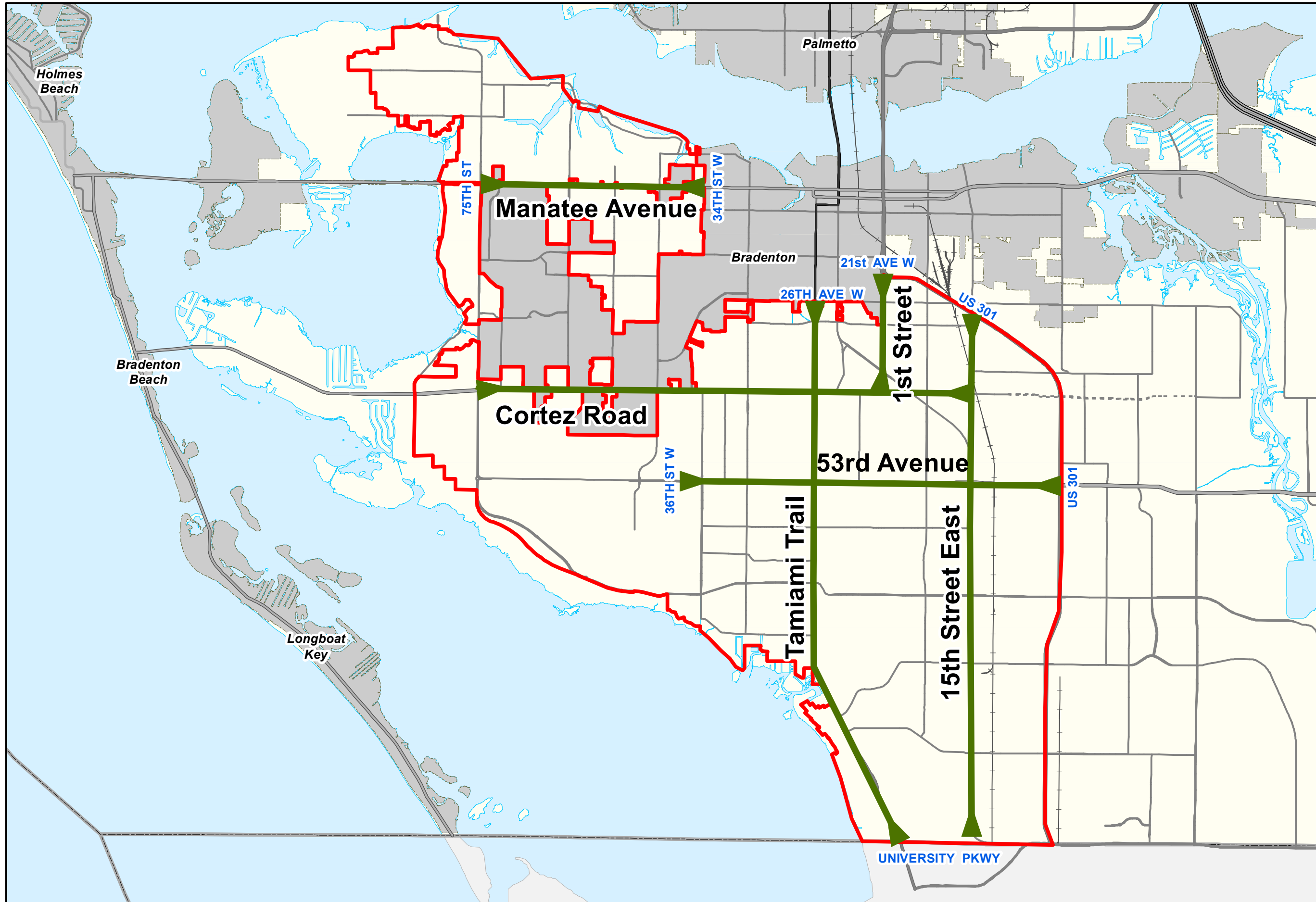
EXHIBIT "A"





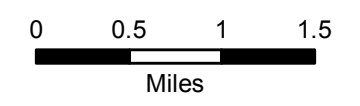
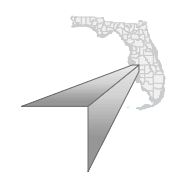
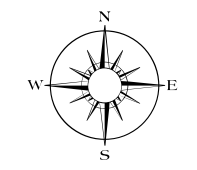


# Urban Corridors - Map M



-  Urban Corridors
-  Urban Service Area
-  Municipality

Map Author: Paul Hrebenach  
Creation Date: 4 / 2016  
Map Document Name: Urban\_Corridors.mxd



This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.



**COMPREHENSIVE PLAN**

**AMENDMENTS SPECIFIC TO URBAN CORRIDORS**

**DEFINITIONS**

1. Amendment to the following definitions:

**Floor Area Ratio** - Gross nonresidential building floor area divided by gross land area related to such building area. Floor Area Ratio (FAR) is a measure of intensity for nonresidential development, and is calculated by determining the ratio of gross floor area of the sum of gross horizontal areas of all floors of an enclosed building measured from the exterior face of exterior walls, but not including interior parking, loading, or heights of less than six feet (in square feet), to the product of the total number of Gross Nonresidential Acres (as defined herein), or the total number of Gross Residential Acres plus the total number of Gross Nonresidential Acres in the case of Urban Corridors (as defined herein), contained in that lot or parcel times 43,560. Height of any floor within an existing or proposed building shall not be considered in determining FAR of an existing building, nor considered in determining maximum allowable gross floor area by use of a maximum FAR. Where projects are proposed to contain more than one lot, Floor Area FAR shall be calculated on a project-wide basis (see also definition of "Intensity").

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**Gross Residential Density** - The total number of residential dwelling units or equivalent residential units within a residential project, or within a residential parcel contained within a project, divided by gross residential acreage (as defined herein), or in the case of Urban Corridors (as defined herein), the total number of residential dwelling units or equivalent residential units contained within a project, divided by gross acreage of the entire site.

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**Urban Corridor** – The area encompassing the properties that abut the following roadway corridors (see Map M) within Manatee County’s Urban Service Area:

- Manatee Avenue West (from 75th Street West to 34th Street West)
- Cortez Road West/44th Avenue East (from 75th Street West to 15th Street East)
- 53rd Avenue West/SR-70 (from 75th Street West 36th Avenue West to US 301)
- Tamiami Trail (US 41)/14th Street West (BUS 41) (from 26th Avenue West to University Parkway)
- 15th Street East (from US 301 to University Parkway)
- 1st Street (from 21th Avenue West to Cortez Road West)

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**COMPREHENSIVE PLAN**  
**AMENDMENTS SPECIFIC TO URBAN CORRIDORS**  
**FUTURE LAND USE ELEMENT**

1. Addition of **Policy 2.1.3.12 to Objective 2.1.3, Revitalization of the Urban Core Area:**

<u>Policy 2.1.3.12</u>	<u>Consider offering the following incentives for development along the Urban Corridors in the unincorporated part of the Urban Service Area:</u>
	<u>a. Expedited development review and permitting approvals through a process tailored for the designated areas</u>
	<u>b. Density/intensity bonuses</u>
	<u>c. Transit access provision</u>
	<u>d. Targeted infrastructure</u>
	<u>e. Public/private partnerships</u>
	<u>f. Parcel assembly support</u>
	<u>Implementation Mechanism:</u>
	<u>Revise the Land Development Code as necessary to implement this policy.</u>

2. Amendment to **Table 2-1 Summary of Future Land Use Classification System, Part I: Future Land Use Districts:**

[SEE NEXT PAGE]

**TABLE 2-1  
SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM  
PART I: FUTURE LAND USE DISTRICTS  
Page 1 of 5**

Future Land Use Category	Map Symbol	Maximum Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity* (Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
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7) Residential-6 DU/GA	RES-6	6.0 Min. 5.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	12 16 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in UIRA <a href="#">1.0 along designated Urban Corridors provided Goal 2.10 and associated policies are met.</a>	<a href="#">Hotel uses may also be allowed within this designation but only along Urban Corridors.</a> Same as for RES-1 Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	-Medium
8) Residential-9 DU/GA	RES-9	9.0 <a href="#">20 max. along Urban Corridors if a density bonus is approved</a> Min 7.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	16 20 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in UIRA <a href="#">1.0 along designated Urban Corridors provided Goal 2.10 and associated policies are met.</a>	Same as for RES- <del>6</del> Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	-Medium
9) Residential-12 DU/GA	RES-12	12.0 <a href="#">20 max. along Urban Corridors</a> Min 10.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	16 24 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in UIRA <a href="#">1.0 along designated Urban Corridors provided Goal 2.10 and associated policies are met.</a>	Same as for RES- <del>6</del> Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	-Medium

Future Land Use Category	Map Symbol	Maximum Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity* (Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
10) Residential-16 <a href="#">DU/GA**</a>	RES-16	16.0 <a href="#">20 max. along Urban Corridors</a> Min 13.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	20 28 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.25 1.0 in UIRA <a href="#">1.0 along designated Urban Corridors provided Goal 2.10 and associated policies are met.</a>	Same as for RES- <del>91</del> ; <a href="#">also, Hotel/Motel</a> Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	-Medium <a href="#">(see Policy 2.2.1.15.3 for urban corridors)</a>
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13) Retail/Office/ Residential	ROR	9.0 <a href="#">30 max. along Urban Corridors (40 max. if a density bonus is approved)</a> Min 7.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	20.0 24 in UIRA for residential projects that designate a min. of 25% of the dwelling units as "Affordable Housing"	0.35 1.0 in UIRA 1.0 for Hotels <a href="#">1.0 within designated Urban Corridors (2.0 if an FAR bonus is approved)</a>	Neighborhood Retail Uses, Community Serving Retail Uses, and Regional Retail Uses, Office Uses, Residential Uses, Hotel/Motel, Recreational Facilities	Large <a href="#">(see Policy 2.2.1.17.3 for urban corridors)</a>
14) Industrial-Light	IL	1	1	0.75 1.0 in UIRA <a href="#">and within Urban Corridors</a> 1.0 for Hotels	Office, Light Industry, Research/Corporate Parks, Warehouse/Distribution, Intensive Commercial Uses, Neighborhood Retail Uses, Hotel/Motel, Selected Single-Family, Residential Uses.	Small
15) Industrial-Heavy	IH	0	0	0.5 1.0 in UIRA <a href="#">and within Urban Corridors</a>	Light Industry, Heavy Industry, Ports, Intensive Commercial Uses, Neighborhood Retail Uses. Phosphate mining is not an allowable use.	Small
16) Urban Industrial	IU	0	0	1.25	Light Industry, Heavy Industry, Warehouse/ Distribution, Neighborhood Retail Uses	Small

Future Land Use Category	Map Symbol	Maximum Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity* (Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
17) Mixed Use	MU	9.0 <a href="#">30 max. along Urban Corridors (40 max. if a density bonus is approved)</a> Min 7.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing."	20.0 24 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	1.0 ( <a href="#">2.0 within Urban Corridors if an FAR bonus is approved</a> ) 2.0 in UIRA	Neighborhood Retail Uses, Community Serving Retail Uses and Regional Retail, Office, Light Industrial, Research/Corporate Parks, Warehouse/ Distribution, Residential Uses, Hotel/Motel	Large ( <a href="#">see Policy 2.2.1.21.3 for urban corridors</a> )
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Notes:

\* Refer to Policy 2.2.1.6 and to the more detailed description under each Future Land Use Category for limitations on the use of/or reliance on the information contained in this summary table.

"Density Bonus" and "FAR Bonus" are defined and described in further detail in the Land Development Code.



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3. Amendment to **Policy 2.2.1.10.3, RES-3:**

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Policy 2.2.1.10.3

Range of Potential Density/Intensity:

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- Maximum net residential density:
  - 6 dwelling units per acre
  - 9 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing.”
  - Maximum “net” densities shall not apply to projects within designated Urban Corridors.
  - (except within the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5)
- Maximum floor area ratio:
  - 0.23 (0.35 for mini-warehouse uses only)
  - 1.00 inside the UIRA and within designated Urban Corridors.
- Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000<sub>sf</sub>)

4. Amendment to **Policy 2.2.1.10.3 (RES-3):**

Policy 2.2.1.10.4

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross density exceeds 2.0 dwelling units per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors.

5. Amendment to **Policy 2.2.1.12.2 (RES-6):**

Policy 2.2.1.12.2

Range of Potential Uses -(see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural

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uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4). [Hotel uses may also be allowed within this designation but only along Urban Corridors and subject to the locational criteria for commercial uses.](#)

6. Amendment to **Policy 2.2.1.12.3 (RES-6):**

Policy 2.2.1.12.3

Range of Potential Density/Intensity:

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- Maximum net residential density:
  - 12 dwelling units per acre
  - 16 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
  - [Maximum “net” densities shall not apply to projects within designated Urban Corridors.](#)
- (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)
- Maximum floor area ratio:
  - 0.23 –(0.35 for mini-warehouse uses only)
  - 1.00 inside the UIRA [and within designated Urban Corridors.](#)
- Maximum Square Footage for Neighborhood Retail Uses:  
Medium (150,000\_sf)

7. Amendment to **Policy 2.2.1.12.4 (RES-6):**

Policy 2.2.1.12.4

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors.

de) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1)-provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

8. Amendment to **Policy 2.2.1.13.2 (RES-9)**:

Policy 2.2.1.13.2

Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, dormitories, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4). Hotel uses may also be allowed within this designation but only along Urban Corridors and subject to the locational criteria for commercial uses.

9. Amendment to **Policy 2.2.1.13.3 (RES-9)**:

Policy 2.2.1.13.3

Range of Potential Density/Intensity:

- Maximum gross residential density: 9 dwelling units per acre; up to 20 dwelling units per acre along designated urban corridors if a density bonus is approved.
- Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “affordable housing”.
- Maximum net residential density:
  - 16 dwelling units per acre
  - 20 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
  - Maximum “net” densities shall not apply to projects within designated Urban Corridors.

- (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)

- Maximum floor area ratio:
  - 0.23 (0.35 for mini-warehouse uses)
  - 1.00 inside the UIRA [and within designated Urban Corridors](#)
- Maximum Square Footage for Neighborhood Retail Uses:
  - Medium (150,000\_sf)

10. Amendment to **Policy 2.2.1.13.4 (RES-9):**

Policy 2.2.1.13.4

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F. S.
- b) All projects for which gross residential density exceeds 6 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- [d\) The Special Approval requirements listed above \(a through c\) shall not apply to development along the designated Urban Corridors or within the UIRA.](#)
- ~~e~~) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

11. Amendment to **Policy 2.2.1.14.2 (RES-12):**

Policy 2.2.1.14.2

Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, dormitories, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent, ~~and~~ water-related, ~~and~~ [and](#) water-enhanced uses (see also Objectives 4.2.1-and 2.10.4). [Hotel uses may also be allowed within this designation but only along Urban Corridors and subject to the locational criteria for commercial uses.](#)

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12. Amendment to **Policy 2.2.1.14.3 (RES-12):**

Policy 2.2.1.14.3

Range of Potential Density/Intensity:

- Maximum gross residential density: 12 dwelling units per acre; up to 20 dwelling units per acre along designated urban corridors.

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- Maximum “net” densities shall not apply to projects within designated urban corridors.

- within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

- Maximum floor area ratio:

- 0.23 (0.35 for mini-warehouse uses)

- 1.00 inside the UIRA and along designated Urban Corridors.

- Maximum Square Footage for Neighborhood Retail Uses:

- Medium (150,000sf)

13. Amendment to **Policy 2.2.1.14.4 (RES-12):**

Policy 2.2.1.14.4-

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to §163.3202, F. S.

- b) All projects for which gross residential density exceeds 9 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.

- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

- d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors or within the UIRA.

- ed) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).



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14. Amendment to **Policy 2.2.1.15.3 (RES-16):**

Policy 2.2.1.15.3

Range of Potential Density/Intensity:

- Maximum gross residential density: 16 dwelling units per acre; up to 20 dwelling units per acre along designated urban corridors if a density bonus is approved.

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- Maximum net residential density:
  - 20 dwelling units per acre
  - 28 dwelling units per acre in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
- Maximum “net” densities shall not apply to projects within designated Urban Corridors.
- within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)
- Maximum floor area ratio:
  - 0.25 (0.35 for mini-warehouse uses only)
  - 1.00 inside the UIRA and along designated Urban Corridors
- Maximum Square Footage for Neighborhood Retail Uses, except along Urban Corridors where the size of development shall be limited by the FAR noted above:
  - Medium (150,000sf)

15. Amendment to **Policy 2.2.1.15.4 (RES-16):**

Policy 2.2.1.15.4

Other Information:

- a) All mixed and multiple-use projects, or projects containing any lodging place not consistent with the locational criteria for medium commercial uses contained in this element, shall require special approval, as defined herein, and as further defined in any development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 9 dwelling units per acre, or for which any net residential density exceeds 12 units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

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d) Development of densities greater than 9 du/ga in areas that are not substantially or completely developed with residential uses exceeding 9 du/ga at time of plan adoption shall require approval pursuant to policy 2.6.2.5.

e) The Special Approval requirements listed above (a through d) shall not apply to development along the designated Urban Corridors or within the UIRA.

f) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provision Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2)

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16. Amendment to **Policy 2.2.1.17.3 (ROR)**:

Policy 2.2.1.17.3

Range of Potential Density/Intensity:

= Maximum gross residential density:

- For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 16 dwelling units per acre

- For new development - 9 dwelling units per acre

- 30 dwelling units per acre along the designated Urban Corridors; 40 dwelling units per acre if a density bonus is approved.

= Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.

= Maximum net residential density:

- For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 20 dwelling units per acre

- For new development - 16 dwelling units per acre.

- 24 dwelling units per acre inside the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.

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- Maximum “net” densities shall not apply to projects within designated Urban Corridors.

= Maximum floor area ratio:

- 0.35

- 1.0 inside the UIRA and along designated Urban Corridors; 2.0 along Urban Corridors if an FAR bonus is approved.

- Maximum floor area ration for Hotels: 1.0

= Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large 300,000\_sf, except along Urban Corridors where the size of development shall be limited by the FAR noted above.

17. Amendment to **Policy 2.2.1.17.4 (ROR)**:

Policy 2.2.1.17.4

Other Information:

a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.

c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall ~~also~~ require special approval, except mini-warehouse.

d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors or within the UIRA.

ed) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element, except if located along an Urban Corridor.

fe) In Urban Corridors, or in areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development

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standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

- gf) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element. [Urban Corridors within ROR are exempt from the commercial locational criteria.](#)
- g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:
  - I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.
  - II. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/ Residential designation except as provided below:
  - III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and all special approval criteria are met.
  - IV. If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

18. Amendment to **Policy 2.2.1.18.3 (II)**:

Policy 2.2.1.18.3

Range of Potential Density/Intensity:

- Maximum gross residential density: 1 dwelling unit per acre
- Maximum net residential density: 1 dwelling unit per acre
- Maximum floor area ratio:
  - 0.75

- 1.0 inside the UIRA [and along designated Urban Corridors.](#)
- Maximum floor area ratio for hotels: 1.0
- Maximum Square Footage for Neighborhood Retail Uses: Small (30,000 sf)

19. Amendment to **Policy 2.2.1.18.4 (IL):**

Policy 2.2.1.18.4

Other Information:

- a) Any project exceeding a floor area ratio of 0.35 shall require special approval, except for [projects within a designated Urban Corridor or the UIRA and](#) projects which contain a single industrial user and for which use of the project site is primarily for a manufacturing, processing, or assembly use.

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20. Amendment to **Policy 2.2.1.19.3 (IH):**

Policy 2.2.1.19.3

Range of Potential Intensity:

- Maximum floor area ratio:
  - 0.5
  - 1.0 inside the UIRA and along designated Urban Corridors
- Maximum Square Footage for Neighborhood Retail Uses: Small (30,000 sf)

21. Amendment to **Policy 2.2.1.21.3 (MU):**

Policy 2.2.1.21.3

Range of Potential Density/Intensity:

- Maximum gross residential density: 9 dwelling units per acre; [30 along Urban Corridors \(40 dwelling units per acre if a density bonus is approved\).](#)
- Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
- Maximum net residential density:
  - 20 dwelling units per acre
  - 24 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing.”



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- Net densities shall not apply along Urban Corridors.

- Maximum floor area ratio:
  - 1.0 (2.0 along designated Urban Corridors if an FAR bonus is approved)
  - 2.0 inside the UIRA.
- Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large (300,000sf), except along Urban Corridors where the size of development shall be limited by the FAR noted above.

22. Amendment to **Policy 2.2.1.21.4 (MU):**

Policy 2.2.1.21.4

Other Information:

- a) All projects require special approval ~~and~~, unless the project is located within a designated Urban Corridor or the UIRA.

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23. Amendment to **Policy 2.2.1.28.3 (MU-C/AC-2):**

Policy 2.2.1.28.3

**Mixed Use – eCommunity/Activity Center Level 2 (MU-C/AC-2):**  
Establish the aActivity Center Level 2 subarea as follows:

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Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.
- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval.
- d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors or within the UIRA.

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24. Amendment to **Policy 2.2.1.28.4 (MU-C/AC-3):**

Policy 2.2.1.28.4

**Mixed Use – Community-/Activity Center Level 3 (MU-C/AC-3):**

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Establish the Activity Center Level 3 subareas as follows:

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Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet shall require special approval.
- d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors or within the UIRA.

\*\*\*

25. Amendment to **Policy 2.2.1.28.5 (MU-C/R)**:

Policy 2.2.1.28.5

**Mixed Use – Community/Residential (MU-C/R):** ———Establish the Residential subareas as follows:

\*\*\*

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202.F.S.
- b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet shall require special approval.
- d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors or within the UIRA.

26. Amendment to **Policy 2.2.1.28.6 (MU-C/RU)**:

Policy 2.2.1.28.6

**Mixed Use – Community/Residential Urban (MU-C/RU):** Establish the Residential Urban subarea as follows:

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Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 6 dwelling unit per acres, or in which any net residential density exceeds 9 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet shall require special approval
- d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors or within the UIRA.

27. Amendment to **Policy 2.6.1.2 (Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures):**

Policy 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in ~~conformance-conjunction~~ with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses. Projects in the UIRA and designated Urban Corridors that meet all the requirements of the Land Development Code, including the buffer and screening standards, shall not require planned development or Special Approval.

Implementation Mechanism:

- a) Land development regulations consistent with this policy.

28. Amendment to **Policy 2.6.5.1 (Quality in Project Design):**

Policy 2.6.5.1

~~AllowProvide incentives for, and otherwise encourage~~ the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.

Implementation Mechanism(s):

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- e) Require planned development zoning to grant special approval for all projects within the MU category, excluding single family homes and related accessory uses on lots of record and development along designated Urban Corridors.

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29. Amendment to **Policy 2.10.2.2 (Diversity)**:

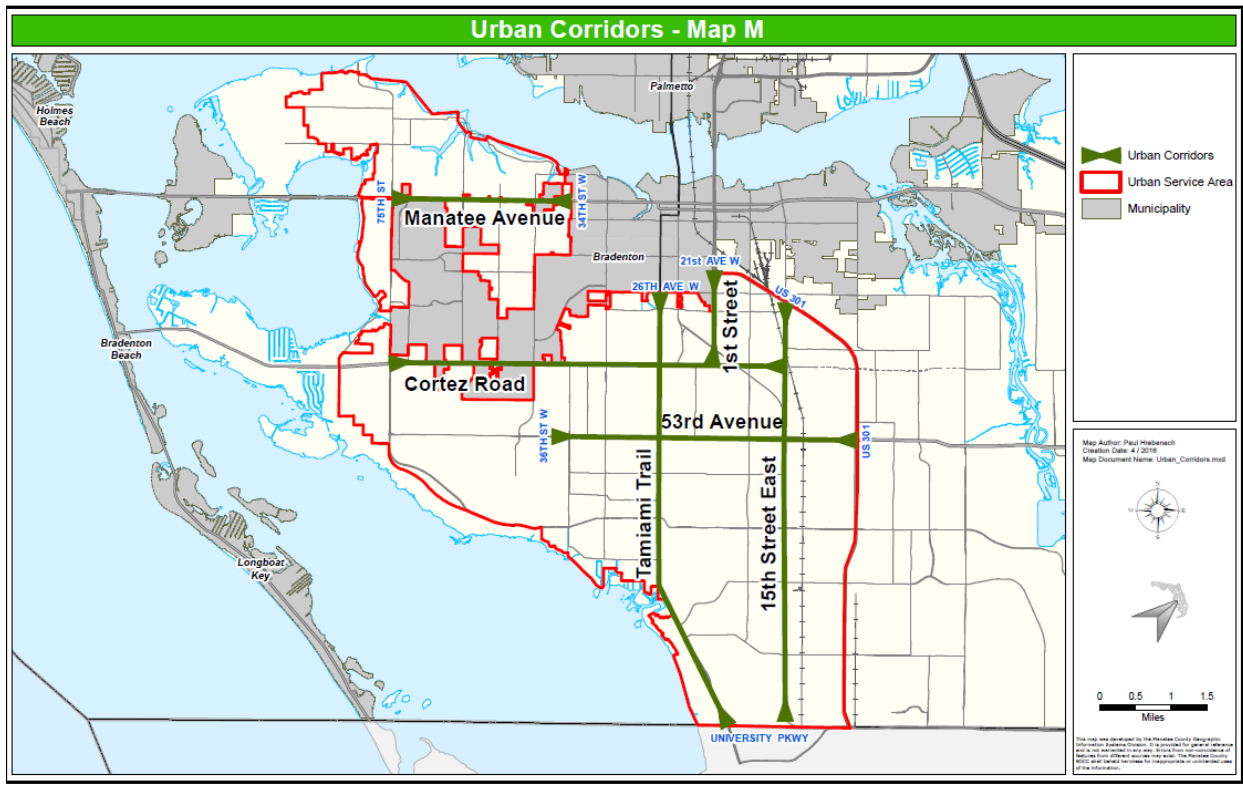
Policy 2.10.2.2

Maintain the following commercial project size thresholds, which may be exceeded only through the special approval process, to ensure that the increased impacts generally associated with larger commercial projects are adequately evaluated and mitigated. Table 2-3 below identifies these maximum gross building square footages, by category of commercial use, not requiring special approval. [Development sites in the UIRA and sites along Urban Corridors shall be exempt from the requirements of this policy, but are subject to the commercial size limitations established in the Future Land Use Category policies.](#)

**TABLE -2-2**  
**Maximum Commercial Project Square Footages**  
**Which May be Considered ~~With~~with Special Approval**  
**and Without Special Approval**

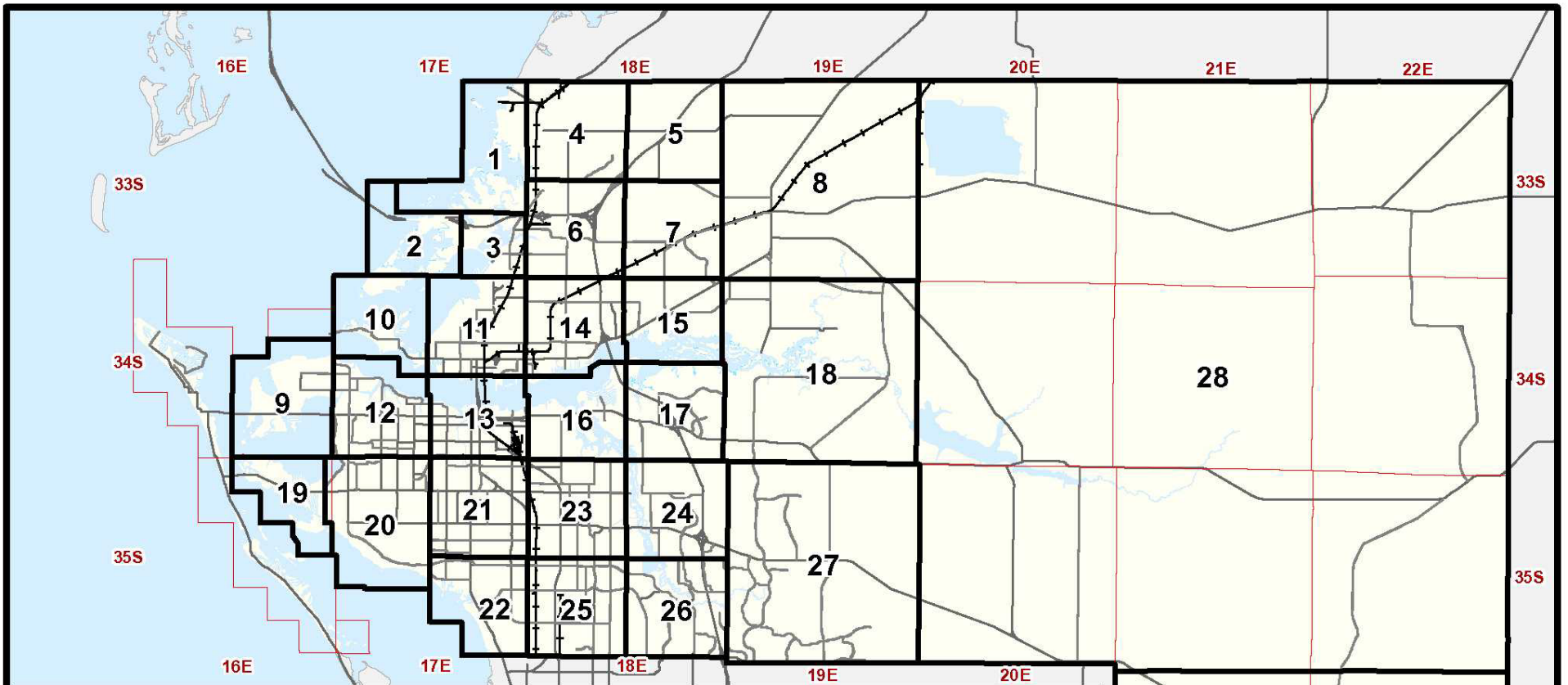
Category of Commercial Use	Maximum Gross Building Square Footage Per Project	
	Without Special Approval	With Special Approval
Small	3,000	30,000
Medium	30,000	150,000
Large	50,000	300,000

30. Amendment to the **Future Land Use Map Series** (add **Map M, Urban Corridors**):



31. Amendment to the **Future Land Use Map Series** (Legend):

[CONTINUES ON NEXT PAGE]



# Manatee County Comprehensive Plan Future Land Use Map Series

**Pages**  
1-29 Future Land Use Maps

**Additional Maps:**

- A. Wetlands
- B. Soils
- C. Potable Wells
- D. Regional Spoil Disposal Site
- E. Coastal Storm Vulnerability Area Overlay
- F. Coastal Evacuation Area Overlay

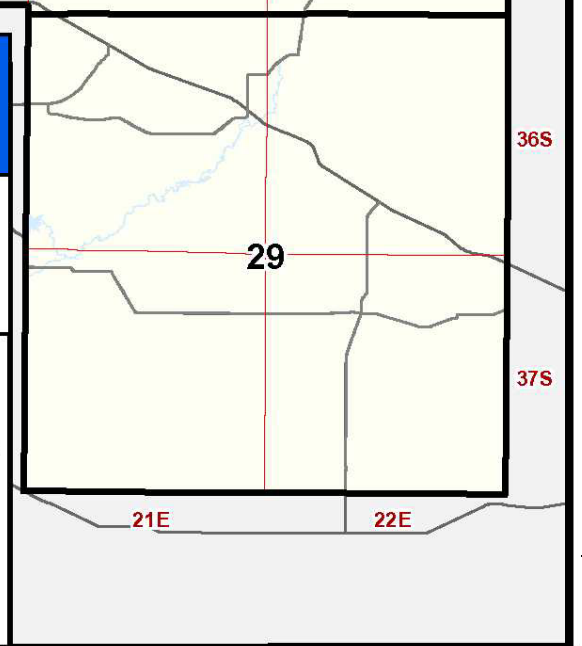
**G. Urban Infill and Redevelopment Area**

- H. Urban Core
- I. Transportation Concurrency Exception Area
- J. Transportation Concurrency Exception Area
- [K. Urban Service Area](#)
- [L. Character Vision Graphic](#)
- [M. Urban Corridors](#)

Comprehensive Plan  
Manatee County, FL



This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.



**COMPREHENSIVE PLAN  
AMENDMENTS SPECIFIC TO URBAN CORRIDORS  
TRAFFIC ELEMENT**

1. Amendment to **Objective 5.0.3:**

Objective 5.0.3        **Intergovernmental Coordination:** All traffic, transit, port, airport, bicycle, and rail plans and programs shall be coordinated with the plans and programs of other local jurisdictions, the MPO, and regional, state, and federal agencies.

Policy: 5.0.3.1        Coordination of implementation of this Transportation Element shall consider the transportation elements of: the Cities of Bradenton, Palmetto, Anna Maria, Holmes Beach, Bradenton Beach, Sarasota, and Town of Longboat Key, the Counties of Sarasota, DeSoto, Hardee, and Hillsborough; the long range plans of the Sarasota-Manatee MPO; the Strategic Regional Policy Plans of the Tampa Bay and Southwest Florida Regional Councils; the plans of the Florida Department of Transportation, and the State of Florida Comprehensive Plan, as appropriate (see also Policies 4.4.1.2, 5.1.1.6, 5.2.1.4, 5.2.3.2, 5.3.1.6, 5.3.2.1, 5.5.1.1, 5.5.1.4, 5.6.3.5, 5.12.2.2).

Policy: 5.0.3.2        Implementation of the future transportation system shall, to the greatest extent possible, consider the transportation programs of: jurisdictions within Manatee County; adjacent cities, towns, and counties; and the FDOT five year work program (see also Policies 5.3.1.7, 5.5.1.2, 5.5.1.4, 5.12.1.1).

Policy: 5.0.3.3        Coordinate with the MPO in the development and updating of the MPO long range transportation needs plan, and with the FDOT in development and updating of the annual Transportation Improvements Program (see also Policies 5.5.1.1, 5.5.1.2, 5.5.1.3, 5.6.3.3).

Policy: 5.0.3.4        Coordinate with FDOT when reviewing development/ redevelopment of sites along designated urban corridors to assess the potential traffic impacts of the proposed development on State and Strategic Intermodal Systems (SIS) transportation facilities.





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

September 20, 2016

Honorable Angelina Coloneso  
Clerk of the Circuit Court  
Manatee County  
Post Office Box 25400  
Bradenton, Florida 34206

Attention: Quantana Acevedo, Deputy Clerk

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 No. 16-07, which was filed in this office on September 20, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb