



MANATEE COUNTY FLORIDA

June 7, 2018

Department of Economic Opportunity
Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399-2100

RE: Plan Amendment PA-17-08/Ordinance 18-04 – County Initiated Text and Map Amendment Process Improvements – Comprehensive Plan

Dear Mr. Eubanks:

Manatee County hereby submits for review one (1) proposed 2018 plan amendment to the Manatee County Comprehensive Plan. This amendment was approved for transmittal by the Manatee County Board of County Commissioners at a public hearing session held on June 7, 2018. A second public hearing shall be held within 180 days after the receipt of comments from the State Land Planning Agency.

Future Land Use Text and Map Amendment:

Transmittal of an Amendment to the Manatee County Comprehensive Plan providing for a County-Initiated Text and Map Amendment amending Introduction Chapter to revise Section C.2.3 Plan Amendments, deleting Section C.2.5 Plan Variance; adding Section C.3. Plan Monitoring, Evaluation and Appraisal (moved from Monitoring Element and revised), deleting Section D.1 Local Government Development Agreements, relocating Section D.2 Non-Local Standards and Regulations to Section C.2.1.3.M., revising Section D – Public Participation; amending Definitions by adding new definitions, revising or deleting existing definitions; providing for the following text amendments to the Future Land Use Element: amending Objective 2.1.2, Policy 2.1.2.1, and Table 2-1 – Summary of Future Land Use Classification System, Part I: Future Land Use Districts, including amending the Purpose, Range of Potential Uses; Maximum Gross Potential Density (DU/GA), the Maximum Net Density (DU/GA), the Maximum Potential Intensity (FAR) and Commercial Size Limitations; amending Table 2-1, Part II, Future Land Use Overlay Districts to delete the Regional Activity Center (RAC) Future Land Use Overlay District; amending policies in the Future Land Use Element to implement the Amendments to Table 2-1; amending certain Goals, Objectives, and Policies within applicable Future Land Use Categories; amending Certain Goals, Objectives, and Policies within applicable Future Land Use Overlay Districts; amending Goal 2.3 and related policies regarding Density

Board of County Commissioners

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Transfers; amending Goal 2.5 and related policies regarding Short Term Agriculture; amending Goal 2.6, Development Compatibility and related policies; amending Goal 2.9, Residential Communities and related policies; amending Goal 2.10, Commercial Development, Table 2-2, Maximum Commercial Project Square Footages; and related policies; amending Goal 2.14 to amend Specific Area Policies and related policies; providing for the following Map Amendment: amending Future Land Use Maps and Future Land Use Maps Series by adding Land Use Concept – Map M; amending the Special Approval Process; amending Conservation Element to amend reference to the Special Approval Process and by updating department names, implementation mechanisms and processes; amending Coastal Element, by updating terminology with reference to the “Coastal Storm Vulnerability Area” (CSVA) and Emergency Preparedness and Disaster Response, updating department names, implementation mechanisms and processes; amending the Transportation Element, Traffic Sub-Elements, Policy 5.1.1.4 regarding the process to update the existing Roadway Functional Classification Map; amending the requirements for Special Approval in various policies; amending the Addendum to Table 5-1, regarding Commercial Node Designation; updating department names, implementation mechanisms and processes; amending Housing Element by amending Policy 6.1.3.5 (Density Bonus System for Affordable Housing), adding Policy 6.1.3.11 (Vertical Mix of Uses), updating department names, implementation mechanisms and processes; amending Public Facilities Element, Wastewater Sub-Element by amending Policies 9.2.1.2, 9.2.4.4, regarding Sanitary Sewer Connections, by updating department names, implementation mechanisms and processes; amending the Public Facilities Element, Drainage and Groundwater Sub-Element by amending references to Special Approval in various policies; updating department names, implementation mechanisms and processes; amending Capital Improvements Element, Objective 10.1.9 and Policy 10.1.9.1 by changing the terminology “Coastal Storm Vulnerability Area” to Coastal High Hazard; deleting the Monitoring Element in its entirety; and amending provision of the Comprehensive Plan to preserve internal consistency.

Enclosed are three (3) copies (2 CD’s, 1 hard copy) of the Comprehensive Plan amendment and supporting documents, data and analysis, and one copy of each item as specified under Florida Statute 163.314(4)(b) and transmitted in accordance with Florida Statute 163.3184(3)(b)1, for review by the Department of Economic Opportunity.

Manatee County requests an “Expedited Review” of this amendment by all State agencies as outlined in Florida Statute 163.3184(3)(b)1. This amendment package has also been transmitted to the Florida Department of Environmental Protection, Southwest Florida Water Management District, Florida Department of Transportation, Tampa Bay Regional Council, Department of State, Bureau of Historic Preservation, Florida Fish & Wildlife Conservation Commission and Department of Agriculture & Consumer affairs.

The proposed amendment is not being adopted pursuant to joint planning agreement nor is the amendment located within an area of critical state concern or Resource Planning and Management Area.

Any questions you may have concerning the proposed plan amendment may be directed to Margaret Tusing, at the address, telephone number, or e-mail listed below.

Manatee County Building and Development Services Department

June 7, 2018

Page 2

Attn: Margaret Tusing, Principal Planner or Lisa Barrett, Planning Manager
Comprehensive Planning Division/Public Hearings
1112 Manatee Avenue West, 2nd Floor
Bradenton, FL 34205
Telephone: (941) 748-4501, ext. 6828 / 6884
Margaret.tusing@mymanatee.org or lisa.barrett@mymanatee.org

Thank you for your assistance and cooperation.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

Priscilla Trace,
Chairman

Enclosures