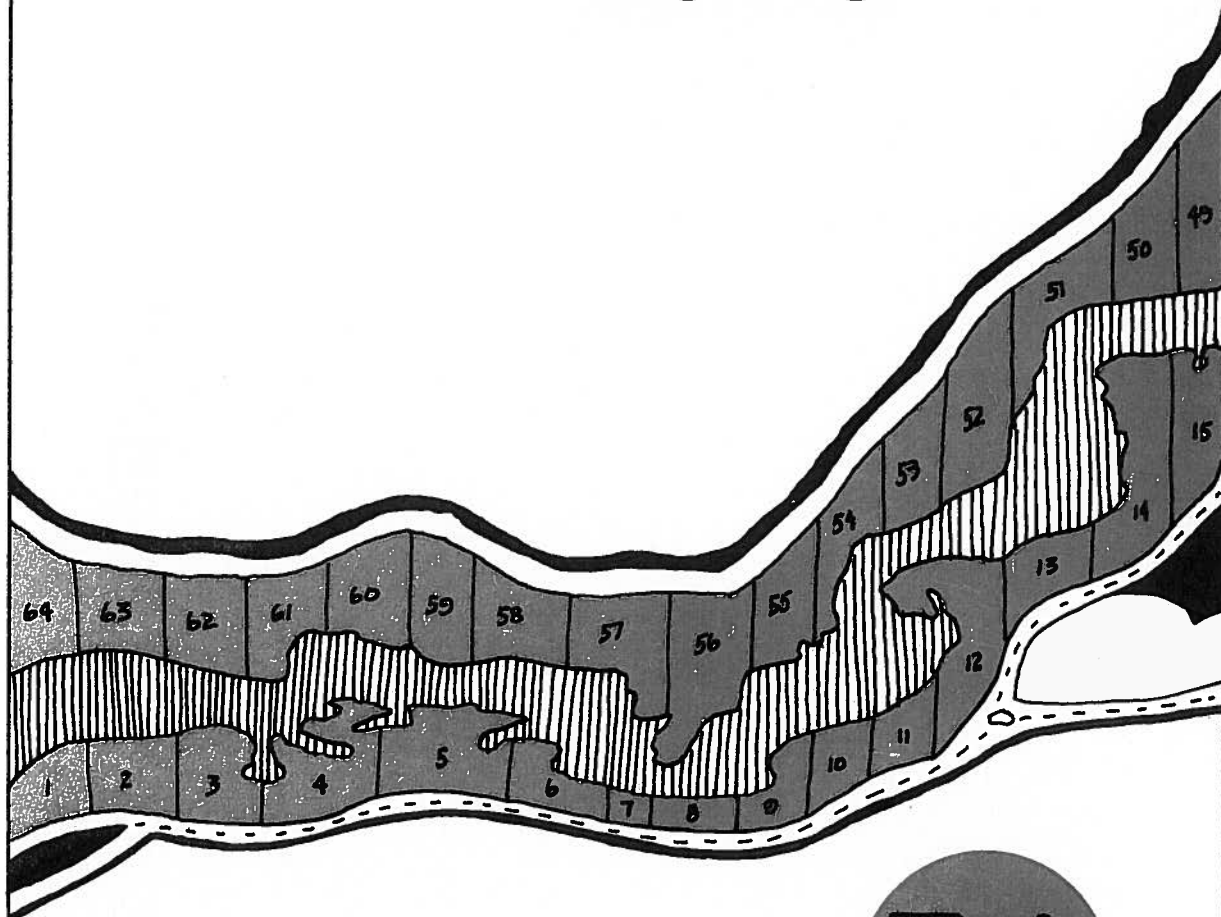


manatee county

Land-Use Study •

1973



● unincorporated area west of range 18 east



1973 Land Use Study
In
The Unincorporated Parts of
Manatee County (West of Range Line 18 East)

Prepared by the Manatee County Planning Department under contract with the Tampa Bay Regional Planning Council for the Manatee Planning Commission and the Manatee County Board of County Commissioners. The preparation of this Plan was financed in part through an Urban Planning Grant from the Department of Housing and Urban Development, under the provision of Section 701 of the Housing Act of 1954, as amended.

Manatee County, Florida
June 1973

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I. Introduction

The Florida State Statutes point out that zoning Regulations shall be made:

"in accordance with a comprehensive plan and designated to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land"

Unfortunately, not all communities have been able to take an inventory of "existing land use" or prepare a Land Use Plan before entering into a zoning ordinance; and therefore, have nothing available by which to judge zoning requests, redevelopment proposals, or other community projects.

The completion of this survey enables Manatee County to have a basis on which to correct land use conflicts of the past; to avoid repetition of such mistakes in the future; to protect and enhance viable and existing uses; and to aid in providing a realistic base upon which to plan and project future requirements of growth and development.

The Land Use Plan

The use of land in our urban environment is important to all of us. Apart from the fact that the knowledge of the existing use of land is basic to all community planning, it is also necessary that it serve as a guide in the development of a plan which will direct the future growth of the community. Development decisions are often based upon the existing use of a specific parcel of land, the use of adjoining parcels, and the intended future use or character of the land.

Objective of Report

The objective of this report is to provide a graphic and quantitative description of present physical uses of land west of Range Line 18 East (see map in pocket), in unincorporated Manatee County. Based upon a detailed inventory, it generalizes amounts of land in major use types in such a manner that it can be easily understood by public and private decision makers.

Methodology

The detailed methodology utilized in this study is presented in Volume I, Part 3 of the 1972 "Preliminary Development Plan" for Manatee County. Essentially the land use information was compiled in 1972 by the County Planning staff through visual field surveys of each parcel of land in the Study Area. Work maps employed for recording this information were derived from a variety of available resources, including County Tax Assessor's maps, County Engineering maps, and "half-section" maps of the Planning Department.

Twelve land use enumerators were employed to conduct this survey; but, prior to their entering the field, a "Land Use Survey Instruction Manual" was prepared to aid the enumerator in understanding and implementing the land use study. Basic tools used in this Land Use Survey included:

1. Half-section Land Use Maps
2. Standard Land Use Coding Manual
3. Manatee County Base Maps
4. Florida Highway Maps of Manatee County
5. Clipboards
6. Rola-tapes (used in land measurement)
7. Pens and pencils, and

8. A "Land use form" (on which the information was recorded)

Land area computation was accomplished by measurement of each parcel, which was entered into the information system. Other property data (if applicable) included while in the field was; 1) Land Use Code (a numerical code based on the Standard Land Use Coding Manual); 2) the Auxiliary Code; 3) the Structure Number; 4) the Activity Code; 5) Number of Floors; 6) Number of Units; 7) Condition; 8) Unit Auxiliary Code, and; 9) the Farm Use Code.

Upon return from the field inspection, the land use enumerator then reviewed each parcel with the tax assessor records and the Zoning Atlas to determine: 1) Parcel Number; 2) Section, Township and Range; 3) Block Number; 4) Lot Number; 5) the Ownership; 6) Assessed Value and; 7) the Zoning classification.

Finally, a generalized color code was applied to these field maps, and a composite "Existing Land Use Atlas" was prepared. The collected land use and property identifier data was recorded and filed.

As indicated in the 1972 Land Use Study, a land use information system was developed which employed the County Tax Assessor's map and parcel designations. Data were recorded

into the system for each individual land parcel from original research, or by cross tabulation, that included the several information items listed before. The system has not yet been programed and is still capable of being expanded to include more information. By design, this computerized system was coordinated with those of other nearby counties and cities in the Tampa Bay Regional Area and is capable of considerable depth in quantitative and geographic analyses and is established in such a way as to be easily updated. Maintenance of this system should be a primary staff responsibility of the Planning Department.

The compilation, analysis, and evaluation of these data are of significance to the planning process and development of a Future Land Use Plan. In part, existing land use data show where people live, the commercial and industrial areas which serve them, routes of travel, where the public and semi-public services are, trends and patterns of new development, areas of conflicting land use, areas inadequately served by schools, parks, fire stations, and the like.

II. Summary of Existing Land Use

Manatee County is comprised of 502,400 acres on the South-West coast of Florida - south of Tampa Bay. Population in the county has grown from 69,168 persons in 1960 to an estimated 115,700 as of May, 1973, and the County Planning Department forecasts a 1990 population of 205,880 persons.

Although the area is experiencing an unusually rapid growth rate now, it is expected to post an even greater growth ^{1/} over the next ten years.

Since statistical and graphic data such as presented in this report represent conditions as they existed at a specific time, it is important that the data be updated on a continuing basis. As a basis for analysis, evaluation, projection, and other aspects of the planning process, the data becomes proportionately less valid with the passage of time.

Land Use Categories

Land use within the Study Area (unincorporated Manatee County, west of Range Line 18 East) has been placed into one of seven categories and several sub-categories. These categories of functional land usage and their definitions are

1/ Florida Trend Magazine, April 1973, p. 220

as follows:

1. Residential - Land used for dwellings, housing one or more families, households or persons.
 - a. single family
 - b. multi-family
 - c. mobile homes (permanent)
2. Commercial - All land devoted to tourist oriented facilities; trade, i.e., establishments devoted to supplying tangible commodities to individuals or other business concern; and Service - land devoted to establishments concerned with supplying intangible services to the general public, including consumer, professional and business services.
3. Industrial - Land devoted to establishments concerned with the production of goods, including allied industries, wholesaling and warehouse facilities, port areas and associated facilities, and associated streets and parking.
4. Governmental & Utilities - Land used by government offices and government services, government maintenance yards, and to such activities as health, education, cultural and religious, etc., and public

- utility systems and associated streets and parking.
5. Recreation and Reserved Space - Land devoted to parks, fairgrounds, sports activities, campgrounds, marinas and associated streets and parking.
 6. Agriculture - Land devoted to the growing of crops, the raising of livestock and poultry, or the growing of timber, commercial fishing activities and related services, mining activities and related services, and associated streets and parking areas.
 7. Vacant - Unimproved

Existing Land Use in the Study Area

The study of existing land use provides a graphic and quantitative description of present physical uses of land in the Manatee County Study Area (unincorporated land west of Range Line 18 East). Based on a detailed inventory, it generalized the amounts of land in major use types in terms of locational patterns and distribution and identified land use relationships to population and zoning.

As a summary, a stylized generalization of existing land use is shown on the color coded "Existing Land Use Atlas" located in the offices of the Manatee County Planning Depart-

ment. It portrays spatial interrelationships of major land use categories. The various colors represent agglomerations of like uses on half-section base maps showing streets and other rights-of-way. This generalization presents an overview of the form and interrelationships of land uses within the Study Area.

The Study Area includes most of the urbanized land (not within municipal boundaries) and 51.2% of the total county population. The Major thrust of development form is in a north-south corridor roughly paralleling U.S. 41 and U.S. 301, and on the fringe areas of Palmetto and Bradenton. The pattern of local (minor) streets is generally rectilinear or gridlike, following the basic township and range lines. The major thoroughfares are extensions of this system and converge near the Central Business Districts of the municipalities of Palmetto and Bradenton. Figures 1 and 2 describe apportionment of the major land use categories in the Study Area graphically and quantitatively. Correspondingly the land use is generally consistent with the existing zoning.

The non-intensive development characteristics of the unincorporated areas in western Manatee County is evident from the 49.8% figure which represents the percentage of vacant and

unimproved lands in the total Study Area (Shown in Figure 1). A more relevant analysis can be made of the land uses in the Study Area when land use is reviewed exclusive of the category - "vacant and unimproved". This is described in Figure 2.

Agricultural use involves the largest amount of the Study Area's developed land (35.8%). It is located mostly in the northern and south-eastern portions of the Study Area. Although some agricultural land use is still located in the western parts of the county, most of the agricultural land in this area is rapidly being put to other uses.

Commercial development with 29.1% of the total developed portion of the Study Area constitutes the second largest category of land use. Most of the commercial land use is heavily concentrated on the two major thoroughfares - U.S. 41 and U.S. 301 (particularly south of the Manatee River). Both strip and spot commercial locations are evident throughout the unincorporated area.

The location of residences primarily determines the needed location of supporting facilities. Therefore, residential locations and densities are of prime importance to the continuing planning process. A balanced relationship between residential and other land uses is desirable to provide a

well-structured community.

In the unincorporated parts of Manatee County, residential land utilizes 28.8% of the developed area west of Range Line 18 East. Single family residences make up the larger portion of this figure with 22.2% of developed land. Occupying 4.0% of the land, the one hundred and six mobile parks and mobile home subdivisions in Manatee County are scattered over the western half of the county with heavy concentrations in the south-central area of the Study Area between U.S. 41 and U.S. 301. The remaining 2% of the total figure is made up of multi-family housing. Most of the new multi-family housing is being built in the western parts of the Study Area with noteworthy concentrations of condominium development along the two major east-west arterials, Manatee Avenue (S.R. 64) and Cortez Road (S.R. 684).

Governmental and Utility land uses represent 3.6% of the total developed land in the Study Area. No one area exhibits significant concentrations of these particular uses; although, most are in or near the fringe areas of the two municipalities of Palmetto and Bradenton.

Occupying the smallest percentage of the total developed land in the Study Area - 0.5%, the Industrial land use cate-

gory exhibits one of the most easily discernable patterns in the "Existing Land Use Atlas". From Port Manatee at the northernmost end of the Study Area, industrial activity is found alongside U.S. 41 to the Manatee River and continues south to the Sarasota County line along U.S. 301. The industrial character of the land of this narrow strip is becoming clearly established with three nodes of industrial activity being concentrated at the northern and southern ends of the Study Area, and near the U.S. 41 - U.S. 301 junction north of the Manatee River.

TABLE I

LAND USE IN
UNINCORPORATED MANATEE COUNTY
(West of Range Line 18 East)

Residential	Acres	% of Study Area		% of Developed Study Area	
a. Single Family	5,345	11.2	14.4%	22.2	28.8%
b. Multi-Family	630	1.3		2.6	
c. Mobile Home	945	1.9		4.0	
Commercial	7,015	14.6		29.1	
Industrial	110	0.3		0.5	
Governmental & Utilities	860	1.8		3.6	
Recreation & Reserved O.S.	515	1.1		2.2	
Agricultural	8,623	18.0		35.8	
Vacant - Unimproved	23,847	49.8		* * *	
Total	47,890	100.0		100.0	
	Acres	% of County			
Total County	502,400	100.0			
Study Area	47,890	9.5			

LAND USE IN STUDY AREA

UNINCORPORATED MANATEE COUNTY
(WEST OF RANGE LINE 18 EAST)

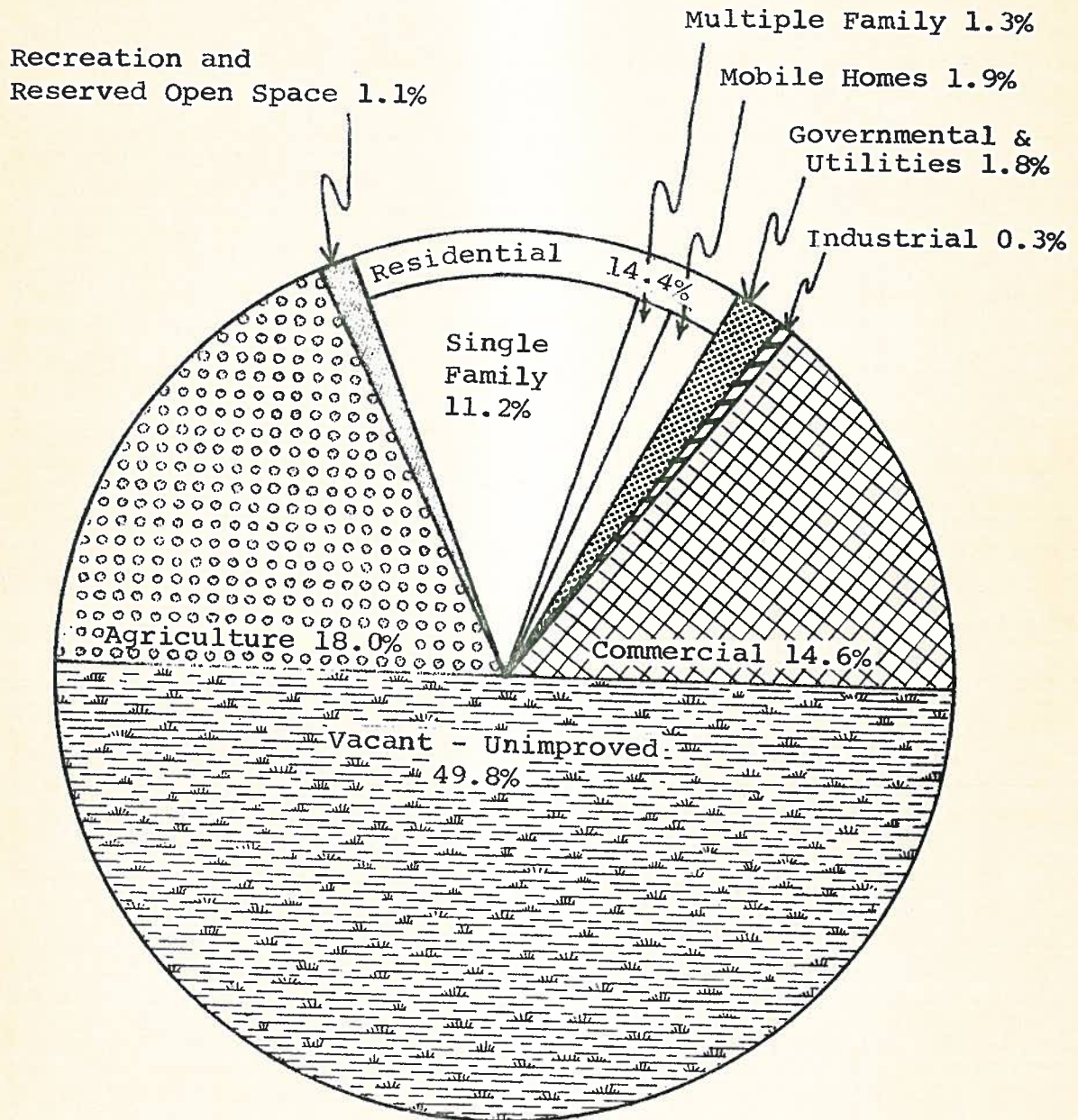


figure - 1

LAND USE IN DEVELOPED PART OF STUDY AREA

UNINCORPORATED MANATEE COUNTY
(WEST OF RANGE LINE 18 EAST)

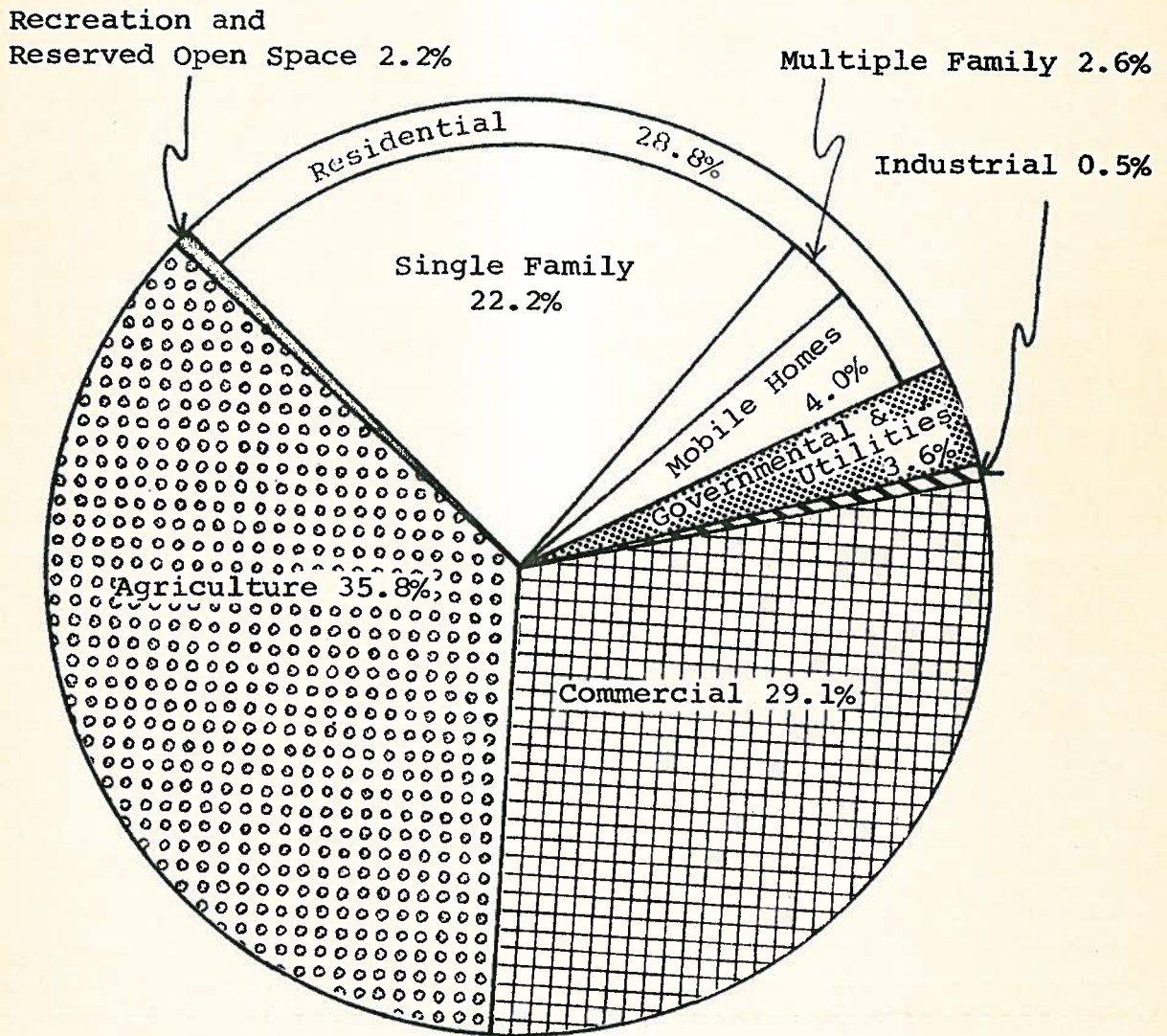


figure - 2

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