

MEMORANDUM



**Building and Development
Services**

1112 Manatee Avenue W
Bradenton, FL 34205

MANATEE COUNTY
FLORIDA

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To: Lisa Barrett, Planning Manager
From: Bobbi Roy, Planning Coordinator
Date: December 7, 2011
Subject: Agenda Update for December 8, 2011 Planning Commission

- #2 Z-11-09 – Cortez Reinvestments, LLC**
Public Comment Letter – See attached
- #5 PDC-11-16(Z)(G) – 8154, LLC**
Revised Stipulations and Motion – See attached
- #6 Z-11-08 – Manatee Memorial Foundation, LLC/Manatee Memorial Foundation Rezone**
Public Comment Letter – See attached

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cc: Planning Commissioners - 7
John Osborne, Planning and Zoning Official
Sarah Schenk, Assistant County Attorney
Susan Angersoll, Development Review Specialist
Katie LaBarr, Principal Planner
Rossina Leider, Senior Development Review Specialist
Kathleen Thompson, Planning Manager
Sharon Tarman, Planner
Board Records
Counter Copy

Z-11-09

Coderz Reinvestments, LLC.

William Monfort Jr.
9401 Catalina Dr.
Bradenton, FL 34210

December 1, 2011

Manatee County Board of County Commissioners
1112 Manatee Ave West
Bradenton, FL 34206-1000

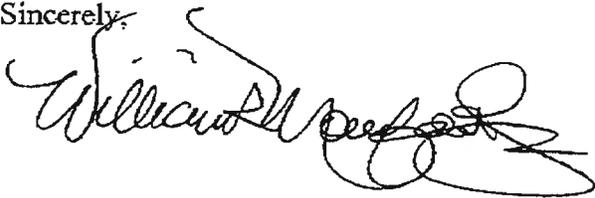
Re: Rezone Petition No. Z-11-09

Dear Commissioners:

As the property owner located immediately to the north of the parcel under consideration in Application No. Z-11-09, **I do not object** to the request for PRM zoning on the subject parcel. The current owners of the property have been meeting with our Condominium Association and I support their request for a rezone to the PRM zoning district. This site has historically been used as a bank office facility and I support its continued use as an office. The requested rezone of this property to the PRM district is consistent with the intended use of the property for a commercial office building.

I respectfully request that you approve Rezone Petition No. Z-11-09 to the PRM zoning district .

Sincerely,

A handwritten signature in black ink, appearing to read "William Monfort Jr.", written in a cursive style.

Planning Commission: December 8, 2011
Item #5
PDC-11-16(Z)(G)
8154, LLC

Revision to stipulation (in strikethrough/underline format) and revised motion:

B. ENVIRONMENTAL CONDITIONS:

- ~~1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Environmental Planning Division for review prior to Final Site Plan approval.~~
- 2.1 Landscaping within the roadway buffer planting area may be planted in an informal arrangement with trees planted towards the west side of the planting area at a quantity equal to 1 tree every 30 feet. Shrubs may be planted in informal groupings, in lieu of a hedge, as long as the 60% opacity at 5 feet is achieved within 3 years of planting.
- 3.2 Hedge material in the amount of 33 shrubs per 100 linear feet shall be provided within the north buffer, on the inside of the chain link fencing within the 20' portion of the buffer and outside of the chain link fencing within the 10' portion of the buffer, in accordance with Section 715.3.2.c.2 of the LDC.
- 4.3 Landscape material within the west 35' buffer shall include 1 canopy tree every 50', 4 understory trees per 100 linear feet and 33 shrubs per 100 linear feet, all placed inside the chain link fence.
- 5.4 Tree barricades for trees to be preserved shall be located at the drip line, unless approved by the Environmental Planning Division. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. Tree protection methodology shall be approved with the Final Site Plan.
- ~~6. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Planning Division for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - ~~— Digital photographs of the well along with nearby reference structures (if existing).~~
 - ~~— GPS coordinates (latitude/longitude) of the well.~~~~

- ~~• The methodology used to secure the well during construction (e.g. fence, tape).~~
- ~~• The final disposition of the well used, capped, or plugged.~~

REVISED RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDC-11-16(Z)(G); APPROVAL of the General Development Plan with Stipulations A.1 – A.6 and B.1 – B.64, GRANTING Special Approval for a project located in the Entranceway, ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of an alternative(s) to Section(s) 715.3.2.c.2, 715.3.1.d and 737.5.1.1. of the Land Development Code, as recommended by staff.

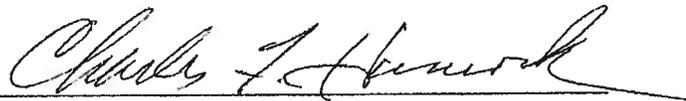
Z-11-08

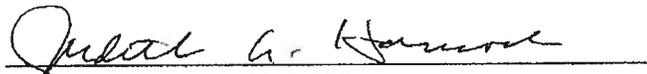
MMH Foundation, LLC / MMH Foundation Rezone

December 7, 2011

TO WHOM IT MAY CONCERN:

As residents at 609 45th Street, West, Bradenton, Florida, we have
No objection to the rezoning of the property located at 601 46th Street, West
Bradenton, Florida recently purchased by the Manatee Memorial
Hospital Foundation.


CHARLES F. HANCOCK


JUDITH A. HANCOCK