

MEMORANDUM



**Building and Development
Services**
1112 Manatee Avenue W
Bradenton, FL 34205

MANATEE COUNTY FLORIDA

Phone: 941-748-4501 x 6878
Fax: 941-749-3098
www.mymanatee.org

To: Lisa Barrett, Planning Manager
From: Bobbi Roy, Planning Coordinator
Date: November 7, 2012
Subject: Agenda Update for the November 8, 2012 Planning Commission

Item #6 PDR-12-03(Z)(G) – DTS#20120045 – Rowe Ventures, LLC/The Aviary at Rutland Ranch

Item to be continued to December 13, 2012 – Revised Recommended Motion: I move to continue the public hearing for PDR-12-03(Z)(G) to December 13, 2012 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Chambers.

Item #7 PDMU-11-08(Z)(G) – DTS#20110165 – Trees Direct, LLC

Revised Stipulations and motion – additional public comment letters – see attached

/br

cc: Planning Commissioners - 7
Dorothy Rainey, Environmental Planner
Sarah Schenk, Assistant County Attorney
Susan Angersoll, Development Review Specialist
Katie LaBarr, AICP, Principal Planner
John Osborne, AICP, Planning and Zoning Official
Kathleen Thompson, AICP, Planning Manager
Stephanie Moreland, Planner
Board Records
Counter Copy

Update Memo

Planning Commission

Date: 11/08/2012

Case Name: Trees Direct, LLC

Case Number: PDMU-11-08(Z)(G)

Planner : Stephanie Moreland

Delete the following stipulation as shown in strike through and underline format.

A. DESIGN AND LAND USE CONDITIONS

1. An overall layout of the residential portion of the entire project, (regardless of option) if planned as the "traditional development" option or the entire project, if planned as the "mixed Use" option, shall be submitted with the future Preliminary and Final Site Plan submittals for administrative review and approval.

B. ENVIRONMENTAL PLANNING

1. ~~A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Environmental Planning Division for review prior to commencement of development.~~

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 the Manatee County Zoning Ordinance No. PDMU-11-08(Z)(G); APPROVAL of the General Development Plan with Stipulations A.1 (as revised at this hearing) and A.2-A.9, B.1-B.910, deleting B.1 and renumbering C.1-C.2 and D.1; GRANTING Special Approval for: 1) a project exceeding a gross density of 4.5 dwelling units per acre in the RES-6 Future Land Use Category (FLUC); 2) a project exceeding a net residential density of six (6) dwelling units per acre in RES-6 FLUC; 3) a mixed use project in the RES-6 FLUC; 4) a non residential project exceeding 30,000 square feet of gross building area in the RES-6 FLUC; 5) a project in an Entranceway; and 6) a project adjacent to a perennial stream; as recommended by staff.



To:
Cc:
Bcc:
Subject: Fw: Comments to Rezoning Application PDMU-11-08(Z)(G) - DTS#20110165 - Trees Direct, LLC

From: james ririe <jimririe@gmail.com>
To: Stephanie.moreland@mymanatee.org
Cc: Phyllis Ririe <phyllisririe@gmail.com>
Date: 11/06/2012 04:31 PM
Subject: Comments to Rezoning Application PDMU-11-08(Z)(G) - DTS#20110165 - Trees Direct, LLC

Stephanie...Thank you for forwarding a copy the above rezoning application and for giving adjacent property owners an opportunity to comment and provide input for the record. As you indicated, I would expect my comments to be considered by the Board at your hearing on Thursday, Nov 8 at 9:00am. I am planning to attend this board meeting.

As you know, I am the only resident directly on Mendoza Rd east of I-75. My objections to the proposed development are primarily based upon the traffic congestion that will be negatively impacted by this **densely** designed project. To not do some serious traffic studies prior to approving this development strikes me as being shortsighted at best. I believe more serious traffic problems will be evident on Mendoza Rd and 60th if this action is approved as currently envisioned. At a minimum consideration should be given to adding sidewalks and lane additions to these main roads and extending 60th to 69th to the north to provide another access to this planned high density neighborhood. As bad as the added congestion might be on these arteries, a bigger problem will likely be at the intersection of US 301 and 60th (the only entrance off of I-75 to the Ellenton Outlet Mall). This intersection is already a nightmare and overly congested at times from October - April.

Also, as you know, all roads as currently configured in this area (Mendoza and 60th) are mainly **single** lane, and Mendoza has limited sidewalks (a few adjacent to current developments) and **no** shoulders along its entire length. Current roads are in my opinion entirely inadequate to support what is planned.

Finally, I believe strongly that the Mall occupants should be given an opportunity to comment on this project. If I leased space in the Outlet Mall, I would be very concerned about this project and the traffic congestion that will be exacerbated at the US 301/60th intersection. Current congestion is extremely bad now during Nov - Dec holiday buying season upon which many of these businesses depend. Throwing 500 - 1500 more vehicles routinely into this mix needs to be seriously studied before any decision is made on allowing this development to go forward. Moreover the State should be involved in this decision since traffic getting off of I-75 at the Mall exit is frequently backed-up on to the Manatee Bridge during these same times. I have personally witnessed accidents and near misses on the Manatee bridge at this exit as a result of traffic back-ups at the US 301/60th mall entrance intersection during this busy time.

Thanks again and regards, Jim Ririe 6067 37th Street E (Mendoza Rd), Ellenton, FL

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James I. Ririe
Managing Director
Cypress II Partners
941-721-1660 Home Office
941-545-5745 Mobile
941-723-0042 Fax
jimririe@gmail.com
jiririe@consultcypress.com
www.consultcypress.com



To:
Cc:
Bcc:
Subject: Fw: Trees Direct, LLC Rezoning Application

From: james ririe <jimririe@gmail.com>
To: Stephanie.moreland@mymanatee.org
Date: 11/06/2012 04:55 PM
Subject: Trees Direct, LLC Rezoning Application

Stephanie...One additional concern I have with this high density proposal is that all existing utility logistics, including water and sewer capacities, have been reviewed and thoroughly vetted. I along with other nearby residents I'm sure would not welcome problems in this regard after the development was in and the developer gone. Regards, Jim Ririe

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James I. Ririe
Managing Director
Cypress II Partners
941-721-1660 Home Office
941-545-5745 Mobile
941-723-0042 Fax
jimririe@gmail.com
jiririe@consultcypress.com
www.consultcypress.com



To:
Cc:
Bcc:
Subject: Fw: Trees Direct rezoning hearing Nov 8, 2012 9 AM

From: Stephanie Moreland/MCG
To: Bobbi Roy/MCG@MCG
Date: 11/07/2012 01:29 PM
Subject: Fw: Trees Direct rezoning hearing Nov 8, 2012 9 AM

Please include in Public comment.

Stephanie Moreland
(941) 748-4501 Ext. 3880
Building and Development Services
—— Forwarded by Stephanie Moreland/MCG on 11/07/2012 01:28 PM ——

From: "Rafferty, Denise" <Denise.Rafferty@bayfront.org>
To: "stephanie.moreland@mymanatee.org" <stephanie.moreland@mymanatee.org>
Date: 11/07/2012 12:46 PM
Subject: Trees Direct rezoning hearing Nov 8, 2012 9 AM

November 7, 2012

To: Manatee County Planning Commission and Manatee County Board of Commissioners

Subject: Trees Direct, LLC Amending official zoning from A-1 to PDMU mixed use

I am opposed to the rezoning to mixed use and would only accept rezoning to a commercial.

I firmly believe that if this proposal was for rezoning from A-1 to 500 multi-family units within 1000 feet of any of your homes, you would also be opposed.

I think the Golden Rule should apply to each and everyone of you.

I do not believe that you would vote to negatively affect your family's safety or your personal finances. And that is what you are doing to hundreds of people.

- Decrease our property value
- Increase the foreclosure rate
- Create more landlords and less homeowners
- Create longer days on the market for real estate sales

- Damage the existing roads
- Create more traffic and congestion
- Response time for emergency vehicles will increase
- Increase noise level from I-75 and the 60th street extension even with one story berms

- Increase crime rate and danger to children

Reasoning.

Many Realtors suggest that perspective buyers look at Parrish rather than Ellenton, because of the traffic and congestion from the outlet mall. Also, because of the crime rate and the proximity to Palmetto. Are there any 3 story apartments in Palmetto?
Will our traffic and congestion increase significantly?

Tuscan Lakes a similar complex with only 348 units has a high crime rate. A lot of drug trafficking calls and a lot of police calls in general. The complexes very own blog complains about the drug dealers and the quality of the residents. Residents can't wait to leave.

A complex situated that close to I-75 will not be a high rent complex no matter what anyone says.

Your traffic study will not be done prior to approval of the zoning change. All the roads surrounding the proposal are two lanes, except the road from 301 to the outlet mall entrance. A two lane road will not accept the addition of 500-1500 vehicles. And yes 500 units can increase the vehicles to 1500 plus the increase of school buses.

Can the school system accommodate a huge influx of students?

Denise Rafferty

Denise Rafferty MT(ASCP)
Bayfront Medical Center, Bayfront Technologies
Senior Systems Analyst
denise.rafferty@bayfront.org
727-553-7835

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