

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 Division Manager
From: Bobbi Roy, Planning Coordinator
Date: March 14, 2013
Subject: Agenda Update for the March 14, 2014 Planning Commission

February 14, 2013 Minutes for approval.

Item #1 – PDR-12-12(Z)(P) – Extended Investments Holdings, LLC / Southern Oaks
Revisions to Stipulations and Environmental Information table see attached.

Item #2 – PDR-05-53(P)(R) – Raven Crest
Revision to Paragraph 6 on the agenda memo and revision to Stipulation #10 see attached

Item #3 – PDR-11-09(Z)(P) – Rye Road Subdivision
Revision to summary paragraph and additional public comment letters see attached.

/sa

cc: Planning Commissioners – 6
Bob Agrusa, Transportation Systems Engineer
Joel Christian, Environmental Review Manager
Sarah Schenk, Assistant County Attorney
Susan Angersoll, Development Review Specialist
Shelley Hamilton, Planner
Stephanie Moreland, Planner
Katie LaBarr, Principal Planner
Board Records
Counter Copy

Update Memo/Planning Commission

Date: 03/14/13

Case Name: Southern Oaks Subdivision

Case Number: PDR-12-12(Z)(P)

Case Planner: Shelley Hamilton

- Revise Stipulation No. B.2., in strike-through/underline format, as follows:
 - B.1 Prior to Final Plat approval, 50 feet, ~~(to create a 75 foot half width) along the west side of No. Rye Road throughout the project boundary shall be dedicated to Manatee County for right-of-way and shown on all subsequent plans. This right-of-way shall be dedicated~~ dedication may be reduced to 17 feet (to create a 42 foot half width) as required by for No. Rye Road, adjacent to the project boundary. The width of the right-of-way to be dedicated shall be consistent with the Comprehensive Plan regulation in effect at time of Final Plat review/approval.

- Revise Stipulation No. E.2., in strike-through/underline format, as follows:
 - E.2. The developer shall provide an updated study, consistent with Policy ~~3.3.2.1~~ 3.3.2.4 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to Building and Development Services for any listed species found on-site, prior to commencement of construction.

- Revise “ENVIRONMENTAL INFORMATION,” the table at the top of the section, to provide clarification regarding Overall **Wetland** vs. Overall **Native Habitat** Acreage, in strike-through/underline format, as follows:

<u>Wetland Impacts</u>					
Overall Native Habitat Wetland Acreage:			21.59 ± Acres (16.59 ± acres of Wetlands)		
Proposed Wetland Impact Acreage:			2.61 ± Acres (.08 ± acres of Wetlands)		
Wetland I.D.	Acres Impacted	Type	Quality	Reason for Impact	Staff Objection Yes / No
617 <u>2</u>	0.08 acres	Mixed Wetland Hardwoods <u>Herbaceous</u>	Low	Roadway crossing	No

- Revise “COMPLIANCE WITH THE LAND DEVELOPMENT CODE – Design Quality,” delete the last sentence of that section, in strike-through/underline format, as follows:

Design Quality

The project is proposing to maintain consistency with the North Central Overlay District standards, which include higher design standards for landscaping, buffering and setbacks, mitigating any potential incompatibilities. In addition, the housing market has changed and smaller lots are now the prevalent market segment. ~~As the area grows, the lots will likely be more compatible with future development given current market trends.~~

The remaining portion of this section remains the same.

Update Memo/Planning Commission

Date: 03/14/13

Case Name: Raven Crest Subdivision

Case Number: PDR-05-53(P)(R)

Case Planner: Stephanie Moreland

Revise Agenda Memo Paragraph 6 in strike through and underline format:

- Since the 2012 Coastal maps have been implemented, the site is no longer in the ~~Coastal Planning Area (CPA)~~ Coastal Evacuation Area (CEA), and Coastal High Hazard Overlay District (CHHA). However, the map indicates the site is in the Coastal Planning Area (CPA). Special Approval is required for a project in the Coastal Planning Area.
- Revise stipulation #10 as follows in its entirety:
Prior to Final Plat approval, right-of-way shall be dedicated for Upper Manatee River Road adjacent to the project boundary. The width of the right-of-way to be dedicated shall be consistent with the Comprehensive Plan in effect at the time of Final Plat approval.

Update Memo/Planning Commission

Date: 03/14/13

Case Name: Rye Road LLC/Rye Road Subdivision

Case Number: PDR-11-09(Z)(P)(R)

Case Planner: Stephanie Moreland

- Revise summary paragraph in strike through and underline format:

Some public concerns raised during the review period include increased traffic on Waterline Road and compatibility with surrounding large lots. ~~Staff has encouraged~~ The applicant has held a neighborhood meeting on 3/12/13. Additional concerns relative to flooding on Waterline Road, and traffic volume at Rye Road and SR 64 were mentioned. ~~but to date is unaware of any neighborhood meetings held by the applicant.~~

March 6, 2013

The Honorable Larry Bustle
P.O. Box 1000
Bradenton, FL 34206

RECEIVED
MAR 11 2013
Board of County Commissioners
Manatee County

all
BADS
Attorney

Dear Commissioner Bustle,

I respectfully request you **do not approve** PDR-11-09 Rye Road Subdivision, Medallion Homes due to the unacceptable shortcomings in this developments compatibility with the Historic Waterline Road Agriculture Neighborhood.

While I appreciate the hard work of BOCC and staff this development does not meet the Land Development Code (LDC) 508.64 and 603.4 (4) Compatibility. The proposed Preliminary Site Plan provides for 152 single family homes on a total of 58 acres in the middle of a Historic Agriculture Neighborhood. The smallest property on Historic Waterline Road is 5 acres and ranges to 80 acres. Any street lights or motion detection lighting on neighboring properties can impact the livelihood of those making a living on adjacent land. Approval of additional traffic and congestions on Waterline Road is unimaginable given the current difficulties turning southbound on Rye Road with the existing development.

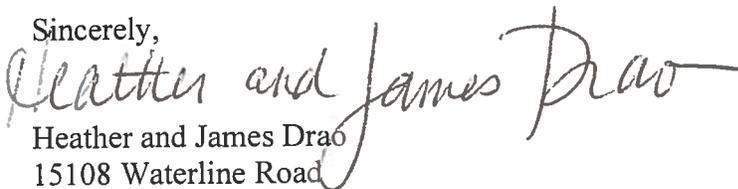
508.64 Compatibility Planned development districts shall be located and designed so as to minimize the negative effects of external impacts resulting from factors such as traffic, noise or lights. Project control shall be accomplished through such techniques as buffering, architectural design, site design, height limitations, and density or intensity limitations.

The development also does not meet LDC 508.6.5 Transitions in that the proposed development proposes to squeeze 24 homes in between two agriculture properties as well as provide for an egress for a subdivision.

508.6.5 Transitions Planned development districts shall be responsive to the character of the area. When located in an area where land use types and/or intensities or densities vary, Planned Development districts shall be designed in such a manner as to provide for gradual changes in intensity and/or density.

Thank you for consideration of my request and for your public service. I look forward to you keeping your oath to protect the health, welfare, safety and quality of life of Manatee County residents.

Sincerely,



Heather and James Drao
15108 Waterline Road
Bradenton, FL 34212
jcdhvt@yahoo.com
(941)748-2480

PDR-11-09

hpcborden

to: larry.bustle, carol.whitmore

03/07/2013 09:01 AM

Dear Commissioner,

We ask that you vote against PDR-11-09 Rye Road Subdivision, Medallion Homes because of its incompatibility with the Waterline Road neighborhood. Properties on Waterline Road range from 5 to 80 acres, and this development does not meet LDC 508.6.5 Transitions requiring planned development districts to be responsive to the character of the area and to be designed in such a manner as to provide for gradual changes in intensity and/or density.

We have lived on Waterline Road for 22 years. For all of those 22 years, Greg has made a daily 50-mile round trip to work so that we could have the lifestyle provided by this agricultural area. We and the many who have moved here since bought 5+ acre properties. To put a dozen or more one-third acre lots in the midst of this is blatantly incompatible.

Thank you for your time and consideration.

Very truly yours,

Greg and Jan Borden
17010 Waterline Road
Bradenton, FL 34212

hpcborden@aol.com