

MEMORANDUM



**Building and Development
Services**

1112 Manatee Avenue W
Bradenton, FL 34205

MANATEE COUNTY
FLORIDA

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www.mymanatee.org

To: Lisa Barrett, Planning Division Manager
From: Bobbi Roy, Planning Coordinator
Date: April 10, 2013
Subject: Agenda Update for the April 11, 2014 Planning Commission

Item #5 – PDR-05-64(Z)(G) / fka PDR-05-64(Z)(P) – Martin/Hillwood DTS#20050454

Staff and applicant recommended revisions to Stipulations, recommended motion and public comments – see attached

/br

cc: Planning Commissioners – 6
Bob Agrusa, Transportation Systems Engineer
Tom Gerstenberger, Stormwater Engineering Division Manager
Doug Means, Planning Division Manager
Sarah Schenk, Assistant County Attorney
Susan Angersoll, Development Review Specialist
Shelley Hamilton, Planner
Katie LaBarr, AICP, Principal Planner
Kathleen Thompson, AICP, Planning Manager
William Clague, Deputy County Attorney
Stephanie Moreland, Planner
Miles Gentry, Senior Planner
Board Records
Counter Copy

Planning Commission April 11, 2013

Item #5

PDR-05-64(Z)(G) /fka PDR-05-64(Z)(P) – DTS20050454

Martin/Hillwood

Staff and Applicant recommended changes to Stipulations and revised recommended motion:

B. STORMWATER CONDITIONS

- 4. Staff Recommended Language:** Any deviation with respect stormwater design requirements in association with a Low Impact Design (LID) either located in Chapter 717 of the Land Development Code, the Stormwater Design Manual, or other applicable standards shall be approved administratively with the Final Site Plan submittal.

C. INFRASTRUCTURE CONDITIONS

- 1. Recommended Language:** Specific Approval requests from the applicant and approvals from the Board will be required for Low Impact and other design elements which deviate from the Land Development Code, Public Works Highway, Traffic, and Stormwater Standards, and the Stormwater Design Manual unless otherwise allowed as a modification under Section 908 of the Land Development Code. Design elements such as the internal roadways of 18 feet in width, no use of curb and gutter, etc. which does not comply with the Land Development Code or County Highway, Traffic, and Drainage Standards shall require the Board's specific approval, unless otherwise allowed as a modification under Section 908 of the Land Development Code, and shall be privately maintained. Unless the roadway infrastructure is brought up to county standards and meets design right-of-way width, the county will not accept any request to turn over such roadway for perpetual maintenance.
- 2. Recommended Language:** The emergency access locations as shown on the GDP may remain as emergency only if the Final Site Plan and subsequent Final Subdivision Plat indicates internal streets as private. In such case, the emergency access gates shall be gated pursuant to LDC requirements and shall receive approval from Public Safety and the fire district. Should the applicant desire to have public streets, the connections shall be designed and constructed as inter-neighborhood ties providing full access between this project and the Rye Wilderness Subdivision to the north.

STAFF 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. PDR-05-64(Z)(G); APPROVAL of the General Development Plan with Stipulations A.1-A.4, B.1-B.4, C.1-C.2, D.1-D.7, and GRANTING Special Approval for a project exceeding one dwelling unit per acre in the UF-3 Future Land Use Category, as recommended by staff.



To:
Cc:
Bcc:
Subject: Fw: PC Apr 11 - public comment - PDR-05-64 (Z)(G) Martin Hillwood

— Forwarded by Miles Gentry/MCG on 04/10/2013 10:10 AM —

From: "VanDeRee, Mark" <VanDeRee@pbworld.com>
To: "miles.gentry@mymanatee.org" <miles.gentry@mymanatee.org>
Cc: Beth G <bethgolden@verizon.net>, "DanielleL@aol.com" <DanielleL@aol.com>, "dHaines403@gmail.com" <dHaines403@gmail.com>, "Dr. Wayne Golden" <DrGolden@goldenvisiononline.com>, "floridaspicers@yahoo.com" <floridaspicers@yahoo.com>, "jcdhvt@yahoo.com" <jcdhvt@yahoo.com>, jason tharp <jtharpx4@yahoo.com>, "kmerritt@footlocker.com" <kmerritt@footlocker.com>, "larry.bustle@mymanatee.org" <larry.bustle@mymanatee.org>, Mary Howard <mhoward@cornerstonetitle.biz>, "Mlsconsult@aol.com" <Mlsconsult@aol.com>, "mschampy@aol.com" <mschampy@aol.com>, "peacefulpetdoc@gmail.com" <peacefulpetdoc@gmail.com>, "Remadrr@gmail.com" <Remadrr@gmail.com>, chris flaim <remaorr@gmail.com>, "sunstruckr@aol.com" <sunstruckr@aol.com>, Peggy Black <versatilitypro@gmail.com>, Tina Lundy <waterlinerhomeowners@gmail.com>, ymkelly <ymkelly@earthlink.net>
Date: 04/10/2013 12:34 AM
Subject: RE: PDR-05-64 (Z)(G) Zoning: Proposed Martin Hillwood Site (DTS#20050454)

Miles,

Please have my attached letter read aloud and then entered into the meeting minutes of the meeting April 11, 2013.

thanks you,
Mark VanDeRee
17515 Waterline Road, Bradenton, Florida
941-302-0069

From: miles.gentry@mymanatee.org [mailto:miles.gentry@mymanatee.org]
Sent: Tuesday, April 09, 2013 11:30 AM
To: VanDeRee, Mark
Cc: Beth G; DanielleL@aol.com; dHaines403@gmail.com; Dr. Wayne Golden; floridaspicers@yahoo.com; jcdhvt@yahoo.com; jason tharp; kmerritt@footlocker.com; larry.bustle@mymanatee.org; Mary Howard; Mlsconsult@aol.com; mschampy@aol.com; peacefulpetdoc@gmail.com; Remadrr@gmail.com; chris flaim; sunstruckr@aol.com; VanDeRee, Mark; Peggy Black; Tina Lundy; ymkelly
Subject: Re: PDR-05-64 (Z)(G) Zoning: Proposed Martin Hillwood Site (DTS#20050454)

Mark:

We still have the Planning Commission hearing scheduled for Thursday, April 11, 2013, sometime after 9 AM as the last item on the agenda. The Board of County Commissioners will hold a public hearing May 2, 2013. Sorry about that missing sign.

Please, find some attachments that explain the proposed land development. Let me know if you have any questions. Just send me an email for best results.

Miles Gentry
Building & Development Services Department
Manatee County
941-748-4501 ext 6857

From: "VanDeRee, Mark" <VanDeRee@pbworld.com>
To: "Miles.Gentry@mymanatee.org" <Miles.Gentry@mymanatee.org>, "larry.bustle@mymanatee.org" <larry.bustle@mymanatee.org>
Cc: Tina Lundy <waterlinerhomeowners@gmail.com>, "Dr. Wayne Golden" <DrGolden@goldenvisiononline.com>, Peggy Black <versatilitypro@gmail.com>, "DanielleL@aol.com" <DanielleL@aol.com>, "sunstruckr@aol.com" <sunstruckr@aol.com>, "VanDeRee, Mark" <VanDeRee@pbworld.com>, "mschampy@aol.com" <mschampy@aol.com>, jason tharp <jtharpx4@yahoo.com>, chris flaim <remaorr@gmail.com>, "floridaspicers@yahoo.com" <floridaspicers@yahoo.com>, "Remadrr@gmail.com" <Remadrr@gmail.com>, "peacefulpetdoc@gmail.com" <peacefulpetdoc@gmail.com>, "kmerritt@footlocker.com" <kmerritt@footlocker.com>, Beth G <bethgolden@verizon.net>, Mary Howard <mhoward@cornerstonetitle.biz>, "Mlsconsult@aol.com" <Mlsconsult@aol.com>, "jcdhvt@yahoo.com" <jcdhvt@yahoo.com>, "dHaines403@gmail.com" <dHaines403@gmail.com>, ymkelly <ymkelly@earthlink.net>
Date: 04/09/2013 12:36 AM
Subject: PDR-05-64 (Z)(G) Zoning: Proposed Martin Hillwood Site (DTS#20050454)

Miles/Larry,

Once again we are opposed to the subject zoning change. In addition to the opposition reasons the neighborhood submitted in 2008, there are serious environmental impacts that must be addressed. Also, there are additional rezoning activities in the neighborhood that impact the subject rezoning.

There was a yellow hearing sign posted two weeks ago for an April 11, 2013 hearing. This sign has been missing for several days. Please let me know if the April 11, 2013 hearing was rescheduled or canceled.

Please send me by email the proposed land development for which this rezoning is being pursued.

thanks,
Mark VanDeRee, P.E.
17515 Waterline Road
Bradenton, FL
941-302-0069

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Opposed to MartinHillwoodSite.pdf

Subject: PDR-05-64 (Z)(G) Zoning: Proposed Martin Hillwood Site (DTS#20050454)

This proposed development is not good for Manatee County or for the Waterline Road Area

We oppose the rezoning and the development. It is not at all compatible with the existing neighborhood and land use area, and will forever destroy the area. Once destroyed and paver over, it cannot be restored.

Our objections are as follows:

1. The developer has not demonstrated how they will keep from impacting the area's wildlife, preserve the woodlands and habitat, and control traffic and overpopulation to the satisfaction of the existing neighborhood residents.
2. Woodland habitat destruction- irreversible destruction of habitat for endangered and threatened species including but not limited to ten families of Sand Hill Cranes, Scrub Jays, Florida Panther, Bob Cat, Bob White Quail, Bowfin Gar, Eagles, Hawks, three families of Great Horned Owls, and many Gopher Tortoise. **The proposed development will kill these animals and render the land barren and inhospitable to future animal populations.**
3. There should be shame on the County Commissioners for considering this development for these reasons, and for the apparent willingness to sell this Manatee County neighborhood short for a near term economic gain. The development itself states that there is "very little remaining vacant land in the area." Because of this, the proposed development will forever destroy the woodlands and natural habitat of threatened species, overpopulate the area and pollute the nearby Manatee River and Sand Branch Creek with uncontrolled run off.
4. Environmental Impact- We need to see the impact studies.
5. Waterline Road is a posted WILDLIFE AREA. Among the few remaining in Manatee County.
6. Development residence density is too high- not compatible with community.
7. High density runoff contamination of Sand Branch Creek, and Manatee River.
8. Sand Branch Creek needs to be evaluated in the environmental impact study and addressed in the environmental protection plan.
9. Traffic overload of Waterline Road and Dam Road.
10. Waterline Road floods over annually. Traffic congestion will impact Dam Road, the EMS station.
11. Traffic congestion will impact the intersections of Dam Road and SR64, Waterline Road and Rye Road, and Rye Road and SR64. Congestion is already heavy.
12. Waterline Road has no bike paths or sidewalks for pedestrian protection. Added traffic will compromise the safety of pedestrians and bikers.

Signed Mark VanDeRee and Yvonne Kelly VanDeRee
17515 Waterline Road, Bradenton, Florida

vanderee@pbworld.co

Digitally signed by vanderee@pbworld.com
DN: cn=vanderee@pbworld.com
Date: 2013.04.10 00:31:32 -04'00'

m