

# MEMORANDUM



To: Robert Schmitt, AICP, Development Services Division  
Manager/Zoning Official

From: Glenna K Campana, Senior Planning Technician

Date: **April 10, 2014**

Subject: Agenda Update for the April 10, 2014 Planning  
Commission

---

*THIS MEMO AND THE CHANGES INDICATED BELOW ARE REFLECTED IN THE ELECTRONIC AGENDA (E-AGENDA)*

**Note: Item 5 – PDR-06-72(P)(R2) – William Briggs McClatchy/Tillett Bayou Preserve Subdivision** will moved to the first item on the Regular Portion of the agenda. (It will be the first project to be presented).

**Item 4      PDR-13-40(Z)(G) – 615 UPPER MANATEE RIVER ROAD – DTS 20130458 – B00000253 – QUASI – JUDICIAL – MARGARET TUSING**  
Revised motion deleting public safety stipulations (E.1 – E.8) at the request of East Manatee Fire District and adding Zoning Disclosure Affidavits – see attached

/gkc

cc: Planning Commissioners – 7  
Clarke Davis, Transportation Planning Manager  
Tom Gerstenberger, Stormwater Engineering Division Manager  
Doug Means, Planning Division Manager  
Joel Christian, Environmental Review Manager  
Sarah Schenk, Assistant County Attorney  
William Clague, Deputy County Attorney  
Susan Angersoll, Development Review Specialist  
Margaret Tusing, Principal Planner  
Rossina Leider, Planner  
Stephanie Moreland, Principal Planner  
Shelley Hamilton, Principal Planner  
Bobbi Roy, Planning Coordinator  
Board Records  
Counter Copy

Building and Development Services Department  
Public Hearings  
1112 Manatee Avenue West, P.O. Box 1000, Bradenton, FL 34205  
Phone number: (941)748-4501 ext. 6878

---

LARRY BUSTLE \* MICHAEL GALLEN \* JOHN R. CHAPPIE \* ROBIN DiSABATINO \* VANESSA BAUGH \* CAROL WHITMORE \* BETSY BENAC

District 1

District 2

District 3

District 4

District 5

District 6

District 7

## Update Memo

Date: April 10, 2014

Case Name: 615 UPPER MANATEE RIVER ROAD

Case Number: PDR-13-40(Z)(G)DTS #20130458; Buzzsaw # B00000253

Case Planner: Margaret Tusing

Revised Recommended Motion:

Delete Public Safety Stips E.1 – E.8 per request of East Manatee Fire District.

### **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-13-40(Z)(G); **APPROVAL** of the General Development Plan with Stipulations A.1 – A.2, B.1 - B.3, C.1 - C.5 and D.1 - D.7; **GRANTING** Special Approval for a project: 1) in the UF-3 FLUC with a gross residential density exceeding one (1) dwelling unit per acre and 2) adjacent to a perennial lake or stream; **ADOPTION** of the Findings for Special Approval; and **GRANTING** Specific Approval of alternatives to Land Development Code Sections 714.8.7 (replacement trees) and 715.3.4 (one canopy tree every 50-linear feet) as recommended by staff.

**MANATEE COUNTY GOVERNMENT  
BUILDING & DEVELOPMENT SERVICES DEPARTMENT  
ZONING DISCLOSURE AFFIDAVIT**

Project name: 615 Upper Manatee River Road

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner ( <input checked="" type="checkbox"/> ) or contract purchaser ( <input type="checkbox"/> )	
( See Attached Exhibit "A" )	
_____	_____
_____	_____
_____	_____

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

STATE OF <sup>TN</sup>FLORIDA  
COUNTY OF Blount

Signature: Heidi May  
(Applicant): \_\_\_\_\_

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 29<sup>th</sup> day of October, 2013  
by Heidi May, who is personally known to me or who has produced \_\_\_\_\_  
TN DL as identification.  
(type of identification)

Ashton Cunnell  
Notary Signature  
Ashton Cunnell  
Print or type name of Notary  
Notary Public  
Title or Rank

My Commission Expires: 11-1-15  
Commission No: \_\_\_\_\_

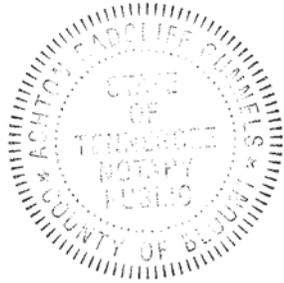


Exhibit "A"

- |   |       |
|---|-------|
| 1. John Clendenon<br>5240 Riverview Blvd.<br>Bradenton, FL 34209              | 33.3% |
| 2. Leslie Bass<br>23314 77 <sup>th</sup> Avenue East<br>Myakka, Florida 34251 | 33.3% |
| 3. Heidi May<br>1128 Thompson Bridge Road<br>Maryville, Tennessee 37801       | 33.3% |

**MANATEE COUNTY GOVERNMENT  
BUILDING & DEVELOPMENT SERVICES DEPARTMENT  
ZONING DISCLOSURE AFFIDAVIT**

Project name: 615 Upper Manatee River Road

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

NAME, ADDRESS AND OFFICER

PERCENTAGE  
STOCK, INTEREST OR OWNERSHIP

Check if owner (  ) or contract purchaser (  )

See Attached Exhibit "A"


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: *John Clendenon*

(Applicant): John Clendenon

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 29 day of October, 2013, by John Clendenon, who is personally known to me or who has produced Florida Driver License as identification.  
(type of identification)

*Reginald L Wandling*  
Notary Signature  
Reginald L Wandling  
Print or type name of Notary  
Financial Center Manager  
Title or Rank

My Commission Expires: 12/02/16  
Commission No: EE 854169

Revised 2/8/10  
B-4



Exhibit "A"

- |   |       |
|---|-------|
| 1. John Clendenon<br>5240 Riverview Blvd.<br>Bradenton, FL 34209              | 33.3% |
| 2. Leslie Bass<br>23314 77 <sup>th</sup> Avenue East<br>Myakka, Florida 34251 | 33.3% |
| 3. Heidi May<br>1128 Thompson Bridge Road<br>Maryville, Tennessee 37801       | 33.3% |

**MANATEE COUNTY GOVERNMENT  
BUILDING & DEVELOPMENT SERVICES DEPARTMENT  
ZONING DISCLOSURE AFFIDAVIT**

Project name: 615 Upper Manatee River Road

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner ( <input checked="" type="checkbox"/> ) or contract purchaser ( <input type="checkbox"/> )	
See attached Exhibit "A"	
_____	_____
_____	_____
_____	_____

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: Leslie Bass

STATE OF FLORIDA  
COUNTY OF Manatee

(Applicant): Leslie Bass

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 29th day of October 2013  
by Leslie Bass, who is personally known to me or who has produced a Driver's license  
Driver's license as identification.  
(type of identification)

[Signature]  
Notary Signature

My Commission Expires: May 20, 2016

Suzie Abadjian  
Print or type name of Notary

Commission No: EE 200070

Senior Teller  
Title or Rank

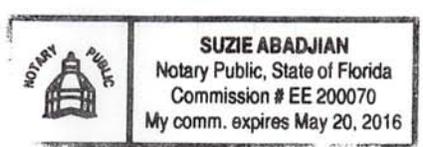


Exhibit "A"

- |   |       |
|---|-------|
| 1. John Clendenon<br>5240 Riverview Blvd.<br>Bradenton, FL 34209              | 33.3% |
| 2. Leslie Bass<br>23314 77 <sup>th</sup> Avenue East<br>Myakka, Florida 34251 | 33.3% |
| 3. Heidi May<br>1128 Thompson Bridge Road<br>Maryville, Tennessee 37801       | 33.3% |