

MEMORANDUM



To: Robin Meyer, AICP, Planning Division Manager
From: Bobbi Roy, Planning Coordinator
Date: **August 13, 2014**
Subject: Agenda Update for the August 14, 2014 Planning Commission

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

Item #3 – PDMU-12-04(P) – The Preserve at Walden Lake dba Royal Palm Townhouses – DTS20140115 – Quasi-Judicial – Stephanie Moreland

Due to public comments this item is going to be pulled from the consent and moved to the regular portion of the agenda for a presentation. Public Comment Letters attached

Item #7 – PDO-14-14(Z)(G) – Shriyog Corporation / Dr. Parikh – DTS20140166 – MEPS00000300 – Quasi-Judicial – Rossina Leider

Parking Analysis attached

Item #8 – PDR-14-14(P) – Summer Woods – DTS20140052 – Quasi-Judicial – Shelley Hamilton

Revised Stipulation C.1 in strikethrough/underline format attached

Item #9 – LDA-09-04(R2) – Amendment to the Amended and Restated Local Development Agreement for Summer Woods – DTS20140240 – MEPS00000286 – Quasi-Judicial – Shelley Hamilton

Revised Motion in strikethrough/underline format:

“Based upon the staff report, evidence presented, can finding the request to be CONSISTENT with the Manatee County Land Development Code and Comprehensive Plan, I move to RECOMMEND APPROVAL APPROVE of the an Amendment to the Summer Woods Amended and Restated Local Development Agreement LDA-09-04(R2), as recommended by staff.”

Item #11 – PDMU-98-08(G)(R6) – Heritage Harbour – GDP – DTS20120375 – Quasi-Judicial – Shelley Hamilton

Additional Public Comments attached

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

Item #13 – PDMU-13-37(Z)(P) – Parrish Holdings, LLC; Southern Land Parrish, LLC; Southern Hemisphere Manatee, LLC; and North Manatee Investment, LLC/The Villages of Amazon South – DTS20130374 – B00000234 – Quasi-Judicial – Margaret Tusing

Revision to staff report in strikethrough / underline format, revised Specific and Special Approval letters and letter from Applicant requesting additional time for their presentation attached.

/gkc

cc: Planning Commissioners – 7
Clarke Davis, Transportation Planning Manager
Tom Gerstenberger, Stormwater Engineering Division Manager
Joel Christian, Environmental Review Manager
Sarah Schenk, Assistant County Attorney
William Clague, Deputy County Attorney
Kathy Davis, 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



Fw: The Preserve at Walden Lake

Stephanie Moreland to: Bobbi Roy, Tom Gerstenberger, Joel Christian, Clarke Davis, Robin Meyer

08/13/2014 09:26 AM

FYI

Stephanie Moreland, Principal Planner
(941) 748-4501 Ext. 3880
Building and Development Services

----- Forwarded by Stephanie Moreland/MCG on 08/13/2014 09:25 AM -----

From: Michael Mehan <mmehan@scgov.net>
To: "stephanie.moreland@mymanatee.org" <stephanie.moreland@mymanatee.org>
Date: 08/13/2014 09:03 AM
Subject: The Preserve at Walden Lake

Good morning Stephanie.

Attached please find a letter from the Briarwood HOA Board of Directors. Per the letter I will be speaking on behalf of the community at tomorrow's Public Meeting before the Planning Commission. I would like this letter entered into the record. Thank you for your assistance.

Mike

Michael M. Mehan, P.E.
Sarasota County
Utility Regulatory Manager
Public Utilities Department
1001 Sarasota Center Blvd.
Sarasota, FL 34240
Office 941.861.0582
Cell 941.650.3803
mmehan@scgov.net

All mail sent to and from Sarasota County Government is subject to the public records law of Florida.



Planning Commission Mehan Authorization.pdf

Briarwood Master Association, Inc.

August 12, 2014

Manatee County Planning Commissioners and
Manatee County Board of County Commissioners
1112 Manatee Avenue West
Bradenton, FL 34205

Subject: PDMU-12-04(P) -
The Preserve at Walden Lake
dba Royal Palm Townhouses -
DTS20140115
Planning Commission Meeting - August 14, 2014
Board of County Commission Meeting - September 4, 2014

Dear Planning Commissioners and Board of County Commissioners:

The Briarwood Homeowners Association's Board of Directors met on August 12, 2014 and approved this letter for submission to the Manatee County Planning Commission and Board of County Commissioners. This letter addresses the concerns of the Briarwood Subdivision ("Briarwood"), and requests several modifications to the proposed Preliminary Site Plan for the Preserve at Walden Lake ("Development").

Proposed Nature Trail:

A portion of the proposed nature trail is to be located in the Development's landscape buffer adjacent to Briarwood. Placing the nature trail in the buffer defeats the purpose of buffering the multifamily rental Development from the detached single family homes in Briarwood. The Briarwood Board of Directors respectfully requests a stipulation be added to the Preliminary Site Plan stating the nature trail be located north of the fifty-foot (50') landscape buffer on the proposed Development as well as north of the wetlands that are adjacent to Briarwood.

Fencing:

There have been informal meetings and discussions between Briarwood residents and the Development's owner and planner concerning installation of a fence between the Development and Briarwood. On September 6, 2012 the Board of County Commissioners of Manatee County approved Ordinance PDMU-12-04(G) which states in the section under STIPULATIONS, A. DESIGN AND LAND USE CONDITIONS: 5. "There shall be no pedestrian or vehicular access connection to the existing inter-neighborhood tie to Briarwood Subdivision to the south."

Therefore, in order to prevent the possibility of any future pedestrian and vehicular traffic into Briarwood from the Development, the Briarwood Board of Directors respectfully request that a fence be installed beginning at the proposed 7-foot high opaque wall on the east end of the Development and run continuously to the west end of the Development to the US 301 public right of way line. This request is for a 6 foot high chain link vinyl-coated (black or green) fence. It is further requested that this fence be located north of the fifty-foot (50') landscape buffer located on the property of the proposed Development adjacent to Briarwood.

The Briarwood Homeowners Association's Board of Directors met on August 12, 2014 and approved Michael M. Mehan to represent them as an authorized agent for the Board of Directors for the Planning Commission meeting on August 14, 2014 and the Board of County Commission meeting on September 4, 2014.

The Briarwood Homeowners Association's Board of Directors and the residents of Briarwood respectfully requests that Manatee County take these requests under serious consideration when reviewing and approving this Development.

Thanks you for your time and consideration of the issues addressed in this letter.

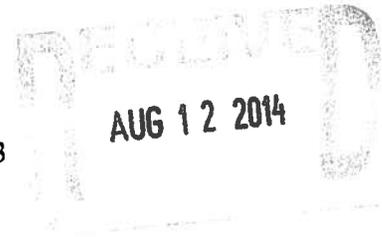
Sincerely,

A handwritten signature in black ink, appearing to read "Jason Miller". The signature is fluid and cursive, with the first name "Jason" and the last name "Miller" clearly distinguishable.

Jason Miller, President
Briarwood Board of Directors

Cc: Casey Management

Timothy & Pamela S. Fulton
3303 56th Drive East - Bradenton, Florida 34203
941-756-4815



August 7, 2014

Building & Development Department
Manatee County Planning Commission
Manatee County Board of County Commissioners
1112 Manatee Avenue West
Bradenton, Florida 34205

Attention: Stephanie Moreland

Re: PDMU 12-04(P) – The Preserve At Walden Lake dba Royal Palm Townshouses
DTS20140115

To Whom It May Concern:

My husband and I live catty-corner to the above-referenced planned community. We have great concern regarding the usage of this property as a multi-family apartment complex. First of all, the 3-story units planned are going to bring a lot of adverse noise, traffic, and, possibly, more crime to our area. (The previous apartments built, closer to SR 70, behind Wong Kai Imports have done so.) This will definitely adversely affect the value of our home (and surrounding neighbors' homes) and quality of life.

1. We would like the apartments to be 2-storied, rather than 3-storied (especially the front ones facing 33rd Street E), and set back farther into the property on the 33rd Street frontage and south side (by Gertz property).

Secondly, we noticed last month that the Department allowed a beautiful wooded area on Prospect Road to be completely torn out for a new development. We are **strongly opposed** to all of those trees being ripped out for a new development.

2. We want to see at **least a 100 ft.-wide stand of trees** to be kept at the eastern front and southern side of the property, to help alleviate noise and visual access into our backyard (which a 3-story apartment resident could very easily see should there be nothing to block the resident's view).

Thirdly, the influx of renters will possibly bring drugs users and crime to the area, which, again, will greatly decrease the value of our home and surrounding homes.

3. It should NOT be allowed for low-income, government-subsidized housing, as the one by Wong Kai.

Lastly, ingress/egress should be set north, with no entrance/exit by the south side of the property, which will be closest to our property and the church behind us, as this will cause and already problematic traffic flow to worsen at peak traffic times.

We are strongly opposed to this planned community, but fear there is little we can do to stop it.

Building & Development Department
Manatee County Planning Commission
August 7, 2014

We hope the Planning Commission will take into consideration our requests and modify the plans proposed by Royal Palm, LLC.

Sincerely,

A handwritten signature in black ink that reads "Pamela S. Fulton". The signature is written in a cursive style with a long horizontal flourish at the end.

Pamela S. Fulton

/pf
cc:

Commissioner Robin DiSabatino
Oak Terrace Home Association of Manatee Co.

SHIRYOG CORPORATION

Parking Study

5/30/14

This project is planned by Dr. Parikh, property owner and future occupant of the medical practice business shown as Phase I on the General Development Plan. The applicant believes that the Phase II building will also be used for medical offices, but is not certain at the time of General Development Plan preparation. Dr. Parikh will be looking for future occupants that will compliment his medical practice, which could include neighborhood retail uses, a small restaurant, etc. In order to provide the owner with flexibility, the General Development Plan shows a range of uses for Phase II, including Retail/Office/Commercial/Eating Establishment.

This parking study is based on the likely event that all of Phase II will be occupied with a high-volume medical practice in order to properly plan for the required parking. Dr. Parikh currently operates a pediatric practice in Palmetto and is keenly aware of the parking that is needed to support his business.

The only use that is anticipated for this site that could generate a higher standard ratio of parking than a medical office, is an eating establishment. The LDC requires parking in the amount of 1 space per 80 square feet of gross floor area or 1 space per 2 seats, whichever is higher for restaurants. In the event that a small restaurant occupies space in Phase II, the required parking will be recalculated to show that it meets the LDC standards for the Final Site Plan. It is expected that a future restaurant will not create a parking deficiency since the site has been designed with more than the standard amount of medical office parking, based on the assumption of both buildings being fully occupied with a high-volume medical practice.

PROPOSED USES AND BUILDING SIZE

MEDICAL OFFICE – PEDIATRICIAN: 7,500 SQUARE FEET

NEIGHBORHOOD COMMERCAL/OFFICE/RETAIL/EATING ESTABLISHMENT BUILDING:
6,300 SQUARE FEET

LDC PARKING STANDARDS (BASED ON HIGHEST PLANNED PARKING)

MEDICAL OFFICE = 1 SPACE PER 200 SF OF GROSS FLOOR AREA
 $13,800/200 = 69$ SPACES

TOTAL PARKING REQUIRED: 69 SPACES

ACTUAL PARKING NEEDS IF BOTH BUILDINGS ARE USED AS MEDICAL OFFICES

MEDICAL OFFICE

1 SPACE PER EXAM ROOM – 18

1 SPACE PER EMPLOYEE – 25

1 SPACE PER PATIENTS WAITING – 18

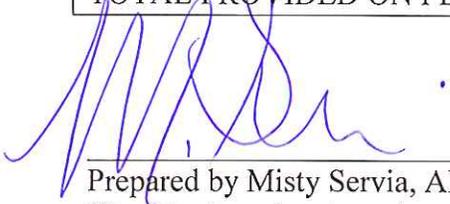
1 SPACE PER PHYSICIAN/MEDICAL PROFESSIONAL OFFICE – 8

1 SPACE PER OTHER VISITORS – 17

TOTAL REQUIRED: 86

TOTAL REQUIRED PER BUSINESS NEEDS: 86

TOTAL PROVIDED ON PLAN: 86



Prepared by Misty Servia, AICP
King Engineering Associates

Update Memo/Planning Commission

Date: 8/14/2014
Case Name: Summer Woods
Case Number: PDR-13-14(P)
Case Planner: Shelley Hamilton

Revise Stipulation No. C.1., in strike-through/underline format, as follows:

For landscape buffers adjacent to residential units, all canopy trees shall be planted midway from the edge of the buffer (i.e. 10' in a 20' buffer or 25' in a 50' buffer). ~~In addition, either understory trees, or canopy trees such as (1) Dahoon Holly, (2) Loblolly Bay, and (3) Slash Pine shall be used.~~ Understory or columnar form trees may be planted within 15' of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize conflicts with accessory structures.



Fw: amendments to LDA -08-088(R). Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6)

Shelley Hamilton to: Bobbi Roy, cgrimes

08/13/2014 10:45 AM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org

----- Forwarded by Shelley Hamilton/MCG on 08/13/2014 10:45 AM -----

From: Mike Bailey <mikeonkosh@gmail.com>
To: shelley.hamilton@mymanatee.org
Cc: Lori Bailey <lorionkosh@gmail.com>
Date: 08/13/2014 10:31 AM
Subject: amendments to LDA-08-088(R). Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6)

I would request that the proposed amendments to the above in the subject line be denied.

These are my reasons:

Lennar has not shown that they have the ability to maintain the infrastructure within the community. Our roads would be good example.

Common areas are already overcrowded. golf course, pools and restaurants can not accommodate the existing membership.

When we purchased approximately 5 years ago the plan was for 45 holes of golf. We currently have 27. The extra land was used for more home developments. This is extremely unfair to the residence that were promised this. The marina not being developed as planned is a disappointment to those that purchased with Lennar's plans for a marina. Using the land in question as a common area park along the river would be at least some benefit to the members that did not get what was promised on purchasing homes in this development.

As most home owners are not year round residence I believe this hearing should be held in NOV. DEC. when we would actually be there to participate in the meeting. I look at this as just another deceitful move by Lennar. An unhappy resident at a meeting has more impact then this email would ever have.

Hopefully it will become apparent to you and others in this decision making process that Lennar has broken many promises to us the residence. We do not want any further development of homes.



Fw: Proposed Amendments to LDA -08-08(R)
Shelley Hamilton to: Bobbi Roy, cgrimes

08/13/2014 09:17 AM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org

----- Forwarded by Shelley Hamilton/MCG on 08/13/2014 09:17 AM -----

From: <jknudson@stny.rr.com>
To: shelley.hamilton@mymanatee.org
Cc: anita.l.tierney@verizon.net
Date: 08/13/2014 09:01 AM
Subject: Proposed Amendments to LDA-08-08(R)

Dear Ms. Hamilton:

We are writing to you to express our concern over the proposed amendments to LDA-08-08(R).

We have been residents of River Strand since April 2009. Since then we have experienced dramatic and, in our opinion, uncontrolled growth. The rezoning of the former Marina area to residential use will further deteriorate the quality of life in River Strand.

The common areas are inadequate to accommodate the current residents. The restaurant, community pool and golf course are frequently overbooked/crowded to the point that, as residents, we are unable to utilize these facilities at a time desirable or convenient for us.

When we bought our home, we were told that with 27 holes we would never have a problem. In fact, Lennar has had to institute a computer based tee time system to try to sort out shortage of available times for residents. It has not been successful.

I believe Lennar was untruthful regarding the eventual capacity of the common areas during our sales pitch. I also suspect Lennar has overstated the capacity of the existing common areas in their justification for turning the marina area into residential use.

The addition of more residential units in the former marina area will only exacerbate this overcrowded situation.

After the final units are constructed, Lennar will be long gone, off to their next project and we will be living in an overcrowded, overdeveloped community. Not what any of us thought when we committed to River Strand!

We formally request the proposed amendments to LDA-08-08(R) be denied.

Thank you.

John & Linda Knudson

8714 Heritage Sound Drive
Bradenton, FL 34212
(941) 896-5767
(607) 427-9207



Fw: LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6) LENNAR AMENDMENTS

Shelley Hamilton to: Bobbi Roy, cgrimes

08/13/2014 08:16 AM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org

----- Forwarded by Shelley Hamilton/MCG on 08/13/2014 08:16 AM -----

From: "yrbksfrank" <yrbksfrank@tampabay.rr.com>
To: <shelley.hamilton@mymanatee.org>
Date: 08/11/2014 05:58 PM
Subject: LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6) LENNAR AMENDMENTS

GENTLEMEN:

The proposed amendments to further development in River Strand need to be clarified .

As our community support organization, we want our elected commissioners to deal fairly with us in ruling on proposed added development when it appears not to be totally transparent. We need to know that the land use is within guidelines established so that we can achieve the lifestyle that we thought we would when choosing a community within Bradenton's jurisdiction. Please decline Lennar's recent proposal until further clarified .

Our community is currently , as we see it, over developing with regard to the amenities offered . It's apparent that the scale is tipped in the interests of profit over the concern of residents' sense of a recreational community with reasonable access for all .

We hope you will examine the impact the current proposed amendment will have on existing Riverstrand residents.

Thank you. Frank Schiavone (Resident)



Fw: Lennar request

Shelley Hamilton to: Bobbi Roy, cgrimes

08/13/2014 08:17 AM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org

----- Forwarded by Shelley Hamilton/MCG on 08/13/2014 08:17 AM -----

From: lynne swindler <golfergirlyllyne@gmail.com>
To: shelley.hamilton@mymanatee.org
Date: 08/11/2014 08:07 PM
Subject: Lennar request

Dear Ms. Hamilton,

I am attaching a letter (Word Document) regarding the recent request by Lennar Homes and its impact on me as a homeowner in Heritage Harbour.

Please share this with other members of the appropriate committees at the public hearing.

Sincerely,



Lynne Swindler Lennar 2014.docx

*Lynne Swindler
202 Winding River Trail
Bradenton, FL 34212*

August 10, 2014

Lisa Barrett
Shelley Hamilton
Manatee County Planning Commission
1112 Manatee Ave, West
Bradenton, FL 34205

Dear Ms Barrett and Ms Hamilton,

I am in receipt of two notices as a property owner in Heritage Harbor to “amend and restate local development agreement” (LDA – 08-08(R) and Ord 14-37 & PDMU 08-08 (G) (R6) filed by Lennar Homes, LLC. I have been a homeowner in River Strand (within Heritage Harbor) since 2007. Please accept this letter as written notice of my concerns with the proposed changes as I am unable to attend the public hearings.

Lennar Homes wish to restate original agreements leaves me feeling deceived once again by this developer as they continue to use legal language to change the overall agreement made with homeowners at the time of selling individual properties. To “remove the 12.0 marina and designate the parcel for residential use” is a major deviation from the original plan and promise. Also, to “modify certain design conditions” is vague, incomplete, and is concerning as to what specifically they are planning for my neighborhood. According to the notice request, Heritage Harbour is approved for a maximum height of 4 stories. If they (Lennar) envision use of the former marina sight to install several multi-level, multi-family condos then it will no longer be a neighborhood of single family homes, as originally planned. Lennar has made verbal promises on numerous occasions and reneged on several since 2007.

Lennar needs to present to the current homeowners a specific plan, detailed, for all aspects of available land space within Heritage Harbour. Within a few years we will be the homeowners of record when Lennar turns this community over to us and we should have a clear vision of the plans they wish to proceed with.

Sincerely,

Lynne Swindler
Gerald Dolan



Fw: Lennar overbuilding .
Shelley Hamilton to: Bobbi Roy, cgrimes

08/13/2014 08:28 AM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org

----- Forwarded by Shelley Hamilton/MCG on 08/13/2014 08:27 AM -----

From: Norman Leibowitz <ndleibo@verizon.net>
To: "shelley.hamilton@mymanatee.org" <shelley.hamilton@mymanatee.org>
Date: 08/12/2014 12:48 PM
Subject: Lennar overbuilding.

Dear Ms. Hamilton.

I am a resident of River Strand and have a concern for the future of my investment. I bought in 2010 and since then have seen the clubhouse and golf become over stressed to accommodate the number of new residences.

the only authority that can keep our community from being overbuilt is our zoning board and the County board.

The Lennar Corporation originally advertised a full marina not more homes in the proposed land.

I would like to know their specific plans before they build.

NORMAN LEIBOWITZ
8811 Heritage sound Dr.
Bradenton FL.34212



Fw: Proposed amendments
Shelley Hamilton to: Bobbi Roy, cgrimes

08/11/2014 03:53 PM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org

----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 03:52 PM -----

From: Celeste Betjemann <cbetjemann3@gmail.com>
To: shelley.hamilton@mymanatee.org
Date: 08/11/2014 03:49 PM
Subject: Fwd: Proposed amendments

----- Forwarded message -----

From: **Celeste Betjemann** <cbetjemann3@gmail.com>
Date: Mon, Aug 11, 2014 at 10:48 AM
Subject: Proposed amendments
To: shelley.hamilton@mymanatee.org

Attention: Shelly Hamilton – Manatee County Zoning Department

I am a resident of River Strand Golf & Country Club which is part of Heritage Harbour and owned by Lennar Builders. I understand that Lennar has requested to add additional home sites in our community.

Lennar has broken several promises to the River Strand community. (1)They have developed an adjacent area which added several hundred homes, not in the original plan. These residents have access to all of our common facilities except golf. This is putting a strain on the capacity of our club house, restaurant, pools, tennis courts & roads. (2)They also promised us a marina and a future seafood

restaurant. We have been told that they have been unable to get a company to build the marina and therefore have let the permit expire. This is the area they now want to develop for additional housing. (3) Adding more people to our community and also more people with golf privileges is not acceptable. The infrastructure is already stressed with poor condition on some of the roads. The construction equipment damages our roads. (4) They keep increasing the maximum number of golf memberships which eventually will be a strain on our golf course and difficult for members to have ability to play at convenient times. The area they are requesting to develop would add more golf memberships.

I am requesting that the proposed amendments to LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R6) and PDMU-98-08 (G)(R6) be denied.

Thank you for your consideration.

Celeste Betjemann

7914 Grand Estuary Trail #101

Bradenton, FL 34212

[\(941\) 580-5885](tel:9415805885) home

[\(219\) 617-3458](tel:2196173458) cell



Comments re PDMU -08-08 and ordinance 14-37- Heritage Harbour

Jeff Forbes to: planning.agenda@mymanatee.org

08/08/2014 09:16 PM

Hi there. I am a resident of Riverstrand- 8309 Grand Estuary Way Unit 104. I just received a letter regarding the amendment development order. I am a resident of Canada and am unable to be in attendance at the meeting.

A few comments;

- I would be willing to bet that the large majority of residents are confused by the amendment, terminology and what really is at stake. When I read that the marina will now be used for residential space, I wonder why we would ever agree to this? What am I missing?

- I assume that the case planner and supporting staff are working on behalf of homeowners to protect what was originally approved many years ago. Is this an unrealistic ask?

Looking forward to your comments. Jeff and Sylvianne Forbes- 902-424-1126

Sent from my iPad

Jeff Forbes, CMC

Managing Partner, Executive Search & Vice President, Knightsbridge Robertson Surette

T. 902.424.1126 | F. 902.425.1108

Knightsbridge Robertson Surette
human capital solutions

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www.kbrs.ca

Read Viewpoint - HR thought leadership articles
by Knightsbridge Robertson Surette - kbrs.ca/resources

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If you do not wish to receive future contact from Knightsbridge Robertson Surette via email, please send your request to unsubscribe@kbrs.ca. Your request will be honored within 10 days. Thank You.



Fw: RIVER STRAND PROPOSAL

Shelley Hamilton to: Bobbi Roy, cgrimes

08/11/2014 03:50 PM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org

----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 03:49 PM -----

From: "Kay Gilch" <kayg@consolidated.net>
To: <shelley.hamilton@mymanatee.org>
Cc: "Chuck Gilch" <cgilch@consolidated.net>
Date: 08/11/2014 03:29 PM
Subject: RIVER STRAND PROPOSAL

Dear Ms. Hamilton,

We are seasonal residents of River Strand in Bradenton, FL, residing at 7304 River Hammock Drive. Having lived in the River Strand community since 2010, we have seen continued growth of the community. Although this is viewed in a positive light as far as our property value is concerned, there are concerns that the Lennar Corporation is not realistically managing the property to support the rapidly expanding development. The fact is that the common facilities are not adequate to support the increased residential population. Common areas are already overcrowded and the recreational facilities – golf courses, tennis courts, pools, restaurants – cannot accommodate the current (let alone the potential) demand. In addition, Lennar's ability to keep the infrastructure maintained is questionable due to the condition of some of our roads last winter and the current condition of some roads. In our opinion, Lennar has not been truthful when dealing with prospective home owners during the sales discussions/processes/etc.

Accordingly, we are requesting that the proposed amendments to LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6) be denied.

Sincerely,

Charles and Kay Gilch
7304 River Hammock Drive
Bradenton, FL 34212
724-625-4991

Update Memo/Planning Commission Meeting

Item #13 – PDMU-13-37(Z)(P) – Parrish Holdings, LLC; Southern Land Parrish, LLC; Southern Hemisphere Manatee, LLC; and North Manatee Investment, LLC/The Villages of Amazon South – DTS20130374 – B00000234

Revise the Site Design Table as shown below for SF Attached – Front Yard Setback

SITE DESIGN DETAILS			
LOT SIZE(S)/ SETBACKS:	<u>SF Detached</u>	<u>SF Semi-Detached</u>	<u>SF Attached</u>
	Min. Lot Width: 40' (4800 SF) Front: 20' to structure or side loaded garage/23' to front loaded garage Side: 5' Rear: 15' Waterfront: 30' Wetland Setback: 15' Greenbelt Buffer: 20'	Min. Lot Width: 36' (4320 SF) Front: 20' to structure or side loaded garage/23' to front loaded garage Side: 6' (12' between buildings) Rear: 15' Waterfront: 30' Wetland Setback: 15' Greenbelt Buffer: 20'	Min. Lot Width: 24' (2640 SF) Front: 20' to structure or side loaded garage/ 25' <u>23'</u> to front loaded garage Side: 7.5' (15' between buildings) Rear: 15' Waterfront: 30' Wetland Setback: 15' Greenbelt Buffer: 20'



Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

July 21, 2014

Via: E-Mail

File: 215611510 430

Attention: Ms. Margaret Tusing
Manatee County
Building and Development Services Department
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: The Villages of Amazon South - Specific Approval Request

Dear Ms. Tusing,

On behalf of our Client, Neal Communities of Southwest Florida, LLC, we respectfully request specific approval for the following Land Development Code waivers:

- 1. LDC Section 604.10.3.3(k) requires lots adjacent to roadway and greenbelt buffers to have a minimum fifteen (15) foot building setback for buildings, swimming pools, pool cages, or other structures that would potentially conflict with buffer vegetation.**

The applicant requests Specific Approval from this requirement of the LDC, in order to reduce the required 15 foot rear yard setback to five feet for pool cages and accessory structures. This setback is unique to the North Central Overlay (NCO), and is not necessary if special attention is given to the placement of appropriate vegetation within the required buffers. The project proposes a 35 foot combined agricultural and greenbelt buffer, which exceeds the twenty foot minimum requirement of the NCO. Therefore, the intent of the additional fifteen foot setback has been provided in the buffer, outside of residential lots.

The site plan provides for fifty foot roadway buffers adjacent to 97th Street East, US 301 and future Ft. Hamer Road. Given other constraints, like the PRECO easement along 97th Street East, the applicant would accept a stipulation regarding the roadway buffer, where adjacent to residential units, that specifies the location of large canopy (i.e. oak, sycamore) trees to a minimum of 15 feet from potential accessory structures and limits the trees which may be closer to the property line to a combination of those that are columnar in form or understory (i.e. Slash Pine, Loblolly Bay and Dahoon Holly). The following stipulation is proposed: "For roadway buffers that are adjacent to residential units, large canopy trees (i.e. oak, sycamore) shall be planted a minimum of 15 feet from potential accessory structures. Trees that may be planted closer to the property line shall be limited to a combination of those that are either understory or columnar in form (i.e. slash pine, Loblolly Bay and Dahoon Holly)."

- 2. LDC Section 907.9.4 which requires a cul-de-sac or turnaround to not exceed eight hundred (800) feet in length.**

The LDC requires those dead-end (e.g. cul-de-sac) streets which are not intended to extend beyond the limits of a subdivision not to exceed 800 feet in length. The project design includes one cul-de-sac that exceeds 800 feet in length (Street X 1,160').



July 21, 2014
Ms. Margaret Tusing
Page 2 of 2

Reference: The Villages of Amazon South - Specific Approval Request

The design considers important natural features such as wetlands, upland habitats, irregular shaped land areas, and the Florida Power and Light (FPL) easement. It is important to the applicant to preserve the natural features and respect the limitations of the FPL easement. In order to do so, the design requires that Street X exceed the LDC requirements. Mitigation is offered with multiple opportunities for turnaround with eyebrows and loop roads spaced at various intervals. In addition, the site plan shows an emergency or full access that is proposed to be constructed with Phase 4 to connect Street UU (in Phase 1) to Street X.

3. LDC Section 714.8.7 which requires when trees are removed they are replaced with appropriately sized replacement trees.

The LDC requires replacement trees be sized 3" / 5" / 7". However, County staff requests the applicant replace trees at smaller sizes of 3" / 4" / 4". The applicant concurs with staff's recommendation due to the fact that planting smaller trees will allow better performance for the new trees and will increase their survival rate.

4. LDC Section 715.3.4 – Canopy Trees

LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments, to allow for one canopy tree per lot per frontage. As lot sizes have changed over time, this requirement has resulted in conflicts between trees and infrastructure. County staff recommends this request for Specific Approval, in order to avoid potential conflicts between trees and infrastructure on individual lots.

Thank you for your consideration of this matter. Please contact our office with any questions you may have regarding these requests.

Regards,

STANTEC CONSULTING SERVICES INC.

Katie LaBarr, AICP
Project Planner
Phone: 941-907-6900 Ext. 231
Katie.LaBarr@stantec.com

c. John Neal, Neal Communities, Inc.
Pat Neal, Neal Communities, Inc.



Stantec Consulting Services Inc.
6900 Professional Parkway East
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November 22, 2013

File: 215611510 430

Attention: Ms. Margaret Tusing
Manatee County
Building and Development Services Department
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: The Villages of Amazon South - Special Approval Request

Dear Ms. Tusing,

On behalf of our Client, Neal Communities of Southwest Florida, LLC, we respectfully request special approval for the following Land Development Code waivers:

- 1. Policy 2.2.1.11.4 which requires all projects for which gross residential density exceed one dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.**

The applicant requests Special Approval for a project with a gross residential density of 1.66 dwelling units per acre. This proposed density is below the maximum allowable density of 3 dwelling units per acre in the UF-3 future land use category. Other nearby residential developments have been approved with similar densities to what is proposed with this development. Parrish Plantation, located at SR 62 and US 301 was originally approved in 2007 with a density of 1.85 dwelling units per acre. SR 62 Holdings, LLC/Cone Ranch, also located east of US 301, along SR 62, was approved in 2009 with a proposed density of 1.7 dwelling units per acre.

The *How Will We Grow?* Report describes activity centers as nodes of exchange located near large residential areas. These exchanges may include residential, commercial and retail, as well as employment, depending on the location. Activity centers typically include a greater mixing of uses, both horizontally and vertically, and include higher densities and taller building heights. Parrish was identified as an activity center in this recent report. The report says that Parrish naturally lends itself to being a future activity center because of the arterial and collector roadways in the area.

The proposed density of 1.66 dwelling units per acre is low density residential development and is consistent with and less than the approved densities of recently approved nearby residential developments. Development that includes a potential mix of residential, office and commercial will help further the goal of creating an activity center in Parrish.

- 2. Policy 2.2.1.11.4 (a) and 2.2.1.11.5 – All mixed and multiple-use projects and community serving non-residential projects require special approval.**

The applicant seeks approval to have the option of developing up to 60,000 square feet of non-residential uses, particularly commercial/retail and office/medical uses to meet the needs of nearby residents. The two commercial parcels identified on the PSP are appropriately located within commercial nodes, consistent with the requirements of the Comprehensive Plan.



The Villages of Amazon South - Special Approval Request

Policy 2.2.1.11.5 of the Comprehensive Plan enables properties at the intersection of an arterial and a collector roadway, as defined in Chapter 5, to seek Special Approval to allow for development of community serving non-residential uses. The intersection of 97th Street East (Moccasin Wallow Road) and future Ft. Hamer Road is an ideal location for more intensive commercial development because both roads are classified as arterial roads on Map 5-B of the Comprehensive Plan. Additionally, the second commercial parcel is within the commercial node for Road FF, a proposed collector roadway, and US 301, which is an arterial road, as identified on Map 5-B of the Comprehensive Plan. Considering these two commercial nodes, it is appropriate to locate more intensive commercial uses on roadways that are designed to handle higher volumes of traffic on a daily basis. The planned development mixed use zoning district and the review process enables the applicant to propose a mixed use community that incorporates residential, commercial and office uses. Appropriate site design, dimensional criteria and landscape buffers will ensure appropriate development of larger commercial uses near or adjacent to residents. Having such uses nearby promotes walkability within a community and reduces travel times. Finally, uses like home improvement stores or department stores are a significant distance from Parrish today. Providing for the option of neighborhood or community serving uses within these commercial parcels broadens the range of uses that may be contemplated for these parcels, so the needs of the community can be met through site development.

3. Policy 2.2.1.11.4 (c) and 2.10.2.2 - Non-residential projects that exceed 30,000 square feet requires Special Approval.

The applicant requests Special Approval to allow a maximum of 60,000 square feet of non-residential development (40,000 square feet of commercial and 20,000 square feet of office). As large residential developments continue to be developed in this area, commercial development becomes ever more important, in order to provide current and future residents with goods and services that are needed on a daily basis, while minimizing the distance and number of vehicular trips residents must take.

Thank you for your consideration in this matter. Please contact our office with any questions you may have regarding this submittal.

Regards,

STANTEC CONSULTING SERVICES INC.

Katie LaBarr, AICP
Project Planner
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Katie.LaBarr@stantec.com

c. John Neal, John Neal Homes, Inc.
Pat Neal, Neal Communities, Inc.



Stantec Consulting Services Inc.
6900 Professional Parkway East, Sarasota FL 34240-8414

August 13, 2014

Via: E-Mail (john.barnott@mymanatee.org)

File: 215611510 430

Manatee County
Building and Development Services Department
1112 Manatee Avenue West
Bradenton, FL 34205

Attention: **Mr. John R. Barnott**
Director

Reference: **Item 13 – Request for Additional Time**
The Villages of Amazon South
Rezone and Preliminary Site Plan

Dear Mr. Barnott:

As you know, The Villages of Amazon South is scheduled for the Planning Commission hearing on Thursday, August 14th. On behalf of our Client, Neal Communities of Southwest Florida, LLC, we request 30 minutes to present the facts of the application.

Please let us know if you have any questions or would like any further information regarding this request.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink that reads "Katie LaBarr".

Katie LaBarr, AICP
Project Planner
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c. Pat Neal, Neal Communities of Southwest Florida, LLC
John Neal, Neal Communities of Southwest Florida, LLC
Maryann Grgic, Neal Communities of Southwest Florida, LLC
Ed Vogler, Esq., Vogler Ashton, PLLC

Design with community in mind