

MEMORANDUM

To: Robin Meyer, AICP, Planning Division Manager
From: Bobbi Roy, Planning Coordinator
Date: **September 10, 2014**
Subject: Agenda Update for the September 11, 2014 Planning Commission



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

Item #4 – Repeal and Termination of South County Community Redevelopment Plan

Signed letter attached

Item #5 – Repeal and Termination of 14th Street West Community Redevelopment Plan

Signed letter attached

Item #8 – PDMU-92-01(G)(R15) – Schroeder-Manatee Ranch, Inc. – University Lakes DRI 22 – DTS20140285-B-326 – Quasi-Judicial – Shelley Hamilton

Public Comments and updated Site Plan attached

Item #10 – PDMU-14-21(P)) Parkcrest Landings – DTS20140054 – Quasi-Judicial – Stephanie Moreland

Updated maps and changes to staff report attached

Item #11 – Ordinance 14-16 – River Club DRI18- DTS20140240 – Quasi-Judicial – Stephanie Moreland

New motion to be continued attached

“I move to continue the Public Hearing for Ordinance 14-16 – River Club DRI18- DTS20140240 to October 9, 2014 @ 9:00 a.m., or as soon thereafter as same may be heard”

Item #12 – PDMU-99-02(G)(R6) – River Club Park of Commerce – Quasi-Judicial – Stephanie Moreland

New motion to be continued attached

“I move to continue the Public Hearing for PDMU-99-02(G)(R6) – River Club Park of Commerce to October 9, 2014 @ 9:00 a.m., or as soon thereafter as same may be heard”

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

/gkc

cc: Planning Commissioners – 6
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



MANATEE COUNTY FLORIDA

September 9, 2014

Richard Bedford, Chairman
Manatee County Planning Commission
Manatee County Administrative Center
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: Repeal and Termination of South County Community Redevelopment Plan

Dear Chairman Bedford:

On December 17, 2002, the Board of County Commissioners of Manatee County, Florida, enacted Ordinance No. 02-68 which approved and adopted a community redevelopment plan for South County community redevelopment area. On January 10, 2006, and June 20, 2006, the Board of County Commissioners of Manatee County enacted Ordinance No. 06-23 and Ordinance No. 06-50, respectively, which approved and adopted amendments to the community redevelopment plan for South County community redevelopment area.

On January 7, 2014, the Board of County Commissioners of Manatee County voted to authorize County staff to prepare the necessary documents to dissolve the existing South County community redevelopment area and establish a new Southwest County Improvement District. On June 3, 2014, the Commission adopted Ordinance No. 14-28 creating the District effective October 1, 2014.

Manatee County is proposing to repeal and rescind Ordinance No. 02-68, Ordinance No. 06-23 and Ordinance No. 06-50 and terminate the community redevelopment plan for South County community redevelopment area. The Manatee County Community Redevelopment Agency is referring this matter to the Manatee County Planning Commission for review and recommendations as to conformity of the repeal and termination of the community redevelopment plan with the Manatee County comprehensive plan. The Planning Commission should submit its written recommendations with respect to the conformity of the proposed repeal and termination of the community redevelopment plan to the Community Redevelopment Agency.

The proposed repeal and termination of the community redevelopment plan for South County community redevelopment area will be considered by the Planning Commission at the meeting scheduled for September 11, 2014. The Community Redevelopment Agency looks forward to receipt of written recommendations from the Planning Commission with regard to the proposed repeal and termination of the community redevelopment plan.

Any member of the Planning Commission who has any questions or needs additional information should contact Neighborhood Services Department Director Cheri Coryea at (941)749-3029.

Sincerely,

MANATEE COUNTY
COMMUNITY REDEVELOPMENT AGENCY

BETSY BENAC
Chairman

Mailing Address: P. O. Box 1000 Street Address: 1112 Manatee Avenue West, Suite 902, Bradenton, FL 34206-1000
WEB: www.myanatee.org * PHONE: 941.745.3700 * FAX: 941.745.3790



MANATEE COUNTY FLORIDA

September 9, 2014

Richard Bedford, Chairman
Manatee County Planning Commission
Manatee County Administrative Center
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: Repeal and Termination of 14th Street West Community Redevelopment Plan

Dear Chairman Bedford:

On December 17, 2002, the Board of County Commissioners of Manatee County, Florida, enacted Ordinance No. 02-66 which approved and adopted a community redevelopment plan for 14th Street West community redevelopment area. On January 10, 2006, the Board of County Commissioners of Manatee County enacted Ordinance No. 06-22 which approved and adopted amendments to the community redevelopment plan for 14th Street West community redevelopment area.

On January 7, 2014, the Board of County Commissioners of Manatee County voted to authorize County staff to prepare the necessary documents to dissolve the existing 14th Street West community redevelopment area and establish a new Southwest County Improvement District. On June 3, 2014, the Commission adopted Ordinance No. 14-28 creating the District effective October 1, 2014.

Manatee County is proposing to repeal and rescind Ordinance No. 02-66 and Ordinance No. 06-22 and terminate the community redevelopment plan for 14th Street West community redevelopment area. The Manatee County Community Redevelopment Agency is referring this matter to the Manatee County Planning Commission for review and recommendations as to conformity of the repeal and termination of the community redevelopment plan with the Manatee County comprehensive plan. The Planning Commission should submit its written recommendations with respect to the conformity of the proposed repeal and termination of the community redevelopment plan to the Community Redevelopment Agency.

The proposed repeal and termination of the community redevelopment plan for 14th Street West community redevelopment area will be considered by the Planning Commission at the meeting scheduled for September 11, 2014. The Community Redevelopment Agency looks forward to receipt of written recommendations from the Planning Commission with regard to the proposed repeal and termination of the community redevelopment plan.

Any member of the Planning Commission who has any questions or needs additional information should contact Neighborhood Services Department Director Cheri Coryea at (941)749-3029.

Sincerely,

MANATEE COUNTY
COMMUNITY REDEVELOPMENT AGENCY

BETSY BENAC
Chairman

Mailing Address: P. O. Box 1000 Street Address: 1112 Manatee Avenue West, Suite 902, Bradenton, FL 34206-1000
WEB: www.mymanatee.org * PHONE: 941.745.3700 * FAX: 941.745.3790



Public Comment re : University Lakes Fw : Public notice

Shelley Hamilton, Robin Meyer, Tom

Bobbi Roy to: Gerstenberger, Sage Kamiya, Clarke Davis, Joel Christian

09/09/2014 11:56 AM

Cc: Sonia Zambrano

Please see public comment below.

This public comment will be entered into the record for the September 11, 2014 Planning Commission public hearing.

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

— Forwarded by Bobbi Roy/MCG on 09/09/2014 11:54 AM —

From: John Barnott/MCG
To: Vanessa Baugh/MCG, Bobbi Roy/MCG
Cc: "Rex Jensen" <rex.jensen@smrranch.com>
Date: 09/09/2014 11:47 AM
Subject: Re: Public notice

Public comment

John R. Barnott
Director
Building and Development Services
Manatee County Government
941-748-4501. X - 3887

On Sep 9, 2014, at 11:31 AM, "Vanessa Baugh" <vanessa.baugh@mymanatee.org> wrote:

FYI

Vanessa Baugh
Manatee County Commissioner
District 5
941.745.3703 (office)
941.780.6467 (cell)
941.745.3790 (fax)

----- Forwarded by Vanessa Baugh/MCG on 09/09/2014 11:31 AM -----

From: Steven <espete100@aol.com>
To: "vanessa.baugh@mymanatee.org" <vanessa.baugh@mymanatee.org>
Cc: Bchoamm <bchoamm@aol.com>
Date: 09/09/2014 11:25 AM
Subject: Public notice

Commissioner Baugh : on its surface it appears that increasing zoning limits for the project behind Main Street is ill advised. Population density is already showing problems relating to education, traffic, and infrastructure needs. Please let's stick with the previously approved designs.

I' m looking forward to seeing you again at the October 1 town hall meeting.

Steve Peters

Sent from my iPhone



Public Comment RE : University Lakes re : Fw: Do you support the Zoning request to build 7 story housing on Main Street ?

Bobbi Roy to: Robin Meyer, Tom Gerstenberger, Sage Kamiya,
Clarke Davis, Joel Christian, Shelley Hamilton

09/09/2014 01:58 PM

Cc: Sonia Zambrano

Please see public comment below.

This public comment will be on the update memo for the September 11, 2014 Planning Commission public hearing.

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

— Forwarded by Bobbi Roy/MCG on 09/09/2014 01:51 PM —

From: John Barnott/MCG
To: Vanessa Baugh/MCG, Bobbi Roy/MCG, Robert Schmitt/MCG
Cc: "Rex Jensen" <rex.jensen@smrranch.com>
Date: 09/09/2014 01:12 PM
Subject: Re: Do you support the Zoning request to build 7 story housing on Main Street?

Public comment.

John R. Barnott
Director
Building and Development Services
Manatee County Government
941-748-4501. X - 3887

On Sep 9, 2014, at 1:06 PM, "Vanessa Baugh" <vanessa.baugh@mymanatee.org> wrote:

FYI

Sent from my iPhone

Begin forwarded message:

From: lilmcwc@verizon.net
Date: September 9, 2014 at 1:02:54 PM EDT
To: bchoamm@aol.com
Cc: Vanessa.baugh@mymanatee.org
Subject: Re: Do you support the Zoning request to build 7 story housing on

Main Street?

Mike: yes, we did notice the signs as we traveled by, but we didn't know the specifics until we read your subj email - THANK YOU so much for alerting our Brier Creek neighborhood on this important matter. We concur completely with your well-spoken concerns about SMR's request. In fact, we find it incredible that SMR is actually pursuing anything like this at this time, given our local "powers-that-be" poor track record to date regarding their short-sighted past approvals of so many big projects and major events in our LWR Main St/University Parkway/University Town Center area without any serious long-term capital improvements mandated upfront to preclude the current traffic congestion mess we all now have to put up with!

You are right on .. let's put any such big projects like the subj request on hold, at least until we can actually see and carefully analyze the additional impacts from the new mall opening next month, from the *completion* and *occupancy* of all of the new 4-story housing buildings across the street from our Main Street/Town hall, from the *completion* and *opening* of the major re-engineering and construction of the "super" diverging-diamond interchange and all of associated nearby roadway improvement projects recently reported to help alleviate the traffic congestion along University Parkway and our linking LWR roadways, coupled with the pre-existing traffic load from all of our LWR area businesses, housing, and the LWR medical center complex. Given the current truly pathetic traffic situation around here, SMR and the reviewing agencies really need to start to act responsibly.

We've copied Vanessa Baugh on this email, and ask for her support regarding our collective concerns.

Tks again, Chuck & Marianne Churchman 7008 Brier Creek Court, Lakewood Ranch, FL 34202

On 09/09/14, Michael Miller<bchoamm@aol.com> wrote:

Have you noticed the announcements posted around Main Street about pending changes to the zoning ordinance there? SMR has asked to revise zoning for several items, including height restrictions so they can construct higher buildings. They have a specific plan for their Parcel 21 in Town Center where they want to build 7 story housing units. For awareness, current zoning already allows up to 5 stories for housing or 10 stories for a hotel. There are two public meetings coming up to discuss and act on the application. If you are concerned about this, please attend or contact our County Commissioner at vanessa.baugh@mymanatee.org. The first meeting is this Thursday, Sept 11 at 9am where the Planning Commission will decide their recommendation. The second is Thursday Oct 2 at 9am when the County Commissioners will make a decision. Both meetings are at the Manatee County Admin Center, 1112 Manatee Ave West, Bradenton.

For awareness, I also sent the following to Commissioner Baugh.

Michael Miller
Brier Creek HOA
941-907-1169

-----Original Message-----

From: Bchoamm <bchoamm@aol.com>

To: vanessa.baugh <vanessa.baugh@mymanatee.org>

Sent: Mon, Sep 8, 2014 10:45 am

Subject: University Lake Zoning application for review Sept 11

Commissioner Baugh, I am concerned about the zoning request from SMR to increase the building height on their University Lakes Parcel 21. I spoke with the Case Planner and understand SMR would like to build a seven story housing unit and current zoning limits them to five stories for housing or ten stories for a hotel. They also said this parcel is in Town Center and on a peninsula, so my best guess is this is the open fenced lot at the end of Main Street behind Pinchers and the Movie Theater. My view is its premature to decide even more dense housing anywhere near Main Street, given the pending completion of the multiple 4 story housing coming up across from Main Street, the additional 40+ town homes that are about to start construction on Main Street and the

new Mall opening Oct 15 - all of which will add significantly to traffic and stress on public services. I plan to attend the Thursday meeting and will recommend at least deferring the decision until 6 months after full occupancy of the units already under construction to see how our infrastructure handles the cumulative effect of all of these pending changes. Meanwhile, if SMR wants to go faster, they can always do any construction they want that fits within current zoning. Michael Miller
Brier Creek HOA(941) 907-1169



Public Comment re : University Lakes Fw : Rezoning at LWR Main Street

Shelley Hamilton, Robin Meyer, Tom

Bobbi Roy to: Gerstenberger, Joel Christian, Sage Kamiya,
Clarke Davis

09/09/2014 11:54 AM

Cc: Sonia Zambrano

Please see public comment below.

This public comment will be on the update for the hearing on Thursday .

Thanks,

Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

— Forwarded by Bobbi Roy/MCG on 09/09/2014 11:53 AM —

From: John Barnott/MCG
To: Vanessa Baugh/MCG, Bobbi Roy/MCG
Cc: "Rex Jensen" <rex.jensen@smrranch.com>
Date: 09/09/2014 11:47 AM
Subject: Re: Rezoning at LWR Main Street

Public comment

John R. Barnott
Director
Building and Development Services
Manatee County Government
941-748-4501. X - 3887

On Sep 9, 2014, at 11:30 AM, "Vanessa Baugh" <vanessa.baugh@mymanatee.org> wrote:

FYI

Vanessa Baugh
Manatee County Commissioner
District 5
941.745.3703 (office)
941.780.6467 (cell)
941.745.3790 (fax)

----- Forwarded by Vanessa Baugh/MCG on 09/09/2014 11:30 AM -----

From: ianmbacon@aol.com

To: vanessa.baugh@mymanatee.org
Date: 09/09/2014 11:25 AM
Subject: Rezoning at LWR Main Street

Dear Commissioner ,

Residents in Lakewood Ranch have been alerted to a rezoning case for the apartments / condos behind Main Street and adjacent to the Michael Saunders office . Hearing scheduled for this Thursday Sept.11th .

To say the least , a potential tower of 7 stories anywhere in Lakewood Ranch is a total debacle . We bought into a Planned Community with low-rise buildings , both residential and commercial . LWR is NOT an urban city. And incidentally , where do they find extra parking spaces to justify extra units ?

The first hint of urban development occurred earlier this year , when The Venue construction started across LWR Boulevard . What a disaster ! Nobody has anything good to say about it . How can the Manatee County planning board allow building so close to the street / sidewalk ? Again this is Urban planning .The elevations are another issue . We have to see it every day .The Planning Board in downtown Bradenton does not . Someone who has their finger prints over those plan approvals needs to be " hung , drawn and quartered " !! We don't need another eyesore .

I intend to make these statements at the hearing on Thursday . If it ever makes it to the full Commission Board for approval , I would hope you would voice a similar position .

Vanessa , this request by SMR can only be classified as GREED . As is popularly stated in these types of cases ... " FOLLOW THE MONEY " . It's time to draw a line in the sand with SMR . They have generally done a great job with the Ranch . But these two case above stink !!

Thank you in anticipation of your continued support for the residents of Lakewood Ranch .

Kind regards ,

Ian Bacon



Re: Public Comment re : University Lakes PDMU -92-01(G)(R15) - Fw: SMR proposed 7 story building

Bobbi Roy to: Shelley Hamilton, Tom Gerstenberger, Joel Christian, Sage Kamiya, Clarke Davis, Robin Meyer

09/10/2014 01:34 PM

Cc: Sonia Zambrano

Please see public comment below.

This public comment will be on the update memo for tomorrow's Planning Commission public hearing.

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

----- Forwarded by Bobbi Roy/MCG on 09/10/2014 01:33 PM -----

From: Vanessa Baugh/MCG
To: "Rex Jensen" <rex.jensen@smrranch.com>, John Barnott/MCG, bob.schmidt@mymanatee.org, Bobbi Roy/MCG
Date: 09/10/2014 01:24 PM
Subject: Fwd: SMR proposed 7 story building

Sent from my iPhone

Begin forwarded message:

From: "Mike Andalaro" <mandalaro@askcpas.com>
Date: September 10, 2014 at 12:33:53 PM EDT
To: "to" <vanessa.baugh@mymanatee.org>
Subject: **SMR proposed 7 story building**

I am a homeowner in Watercrest which faces the proposed site.
I am 100% against building a 7 story building on that site.
A building of that height would not be compatible with all of the surrounding buildings.
I bought my home with the understanding that there would be no additional commercial building that close to the water.

Michael A. Andalaro | Certified Public Accountant

ANDALORO, SMITH & KRUEGER, LLP



N19 W24400 Riverwood Drive Suite 200 | Waukesha, Wisconsin | 53188

Office: 262-544-2000 | Direct: 262-953-2810 | Fax: 262-544-2060

mandaloro@askcpas.com | [vCard](#) | [Bio](#) | www.askcpas.com

***** Andaloro Smith & Krueger LLP Internet Email Notice *****

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Public Comment re : University Lakes - PDMU-92-01(G)(R15) - Fw: Just say NO

Bobbi Roy to: Shelley Hamilton, Robin Meyer, Tom Gerstenberger, Joel Christian, Sage Kamiya, Clarke Davis

09/10/2014 01:37 PM

Cc: Sonia Zambrano

Please see public comment below.

This public comment will be on the update memo for tomorrow's Planning Commission public hearing.

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

---- Forwarded by Bobbi Roy/MCG on 09/10/2014 01:35 PM ----

From: Vanessa Baugh/MCG
To: "Rex Jensen" <rex.jensen@smrranch.com>, John Barnott/MCG, Bobbi Roy/MCG, bob.schmidt@mymanatee.org
Date: 09/10/2014 01:24 PM
Subject: Fwd: Just say NO

Sent from my iPhone

Begin forwarded message:

From: "afertal@beacon-associates.com" <afertal@BEACON-ASSOCIATES.COM>
Date: September 10, 2014 at 12:34:46 PM EDT
To: "to" <vanessa.baugh@mymanatee.org>
Subject: Just say NO

Vanessa,

We are residents at the Watercrest Condominiums and were just informed that a zoning variance is being requested tomorrow.

I won't take up your time by stating the obvious aesthetic / financial concerns we have about a 7 story structure.

Why have zoning laws if they aren't upheld? Please, just say NO.

Thank you,

Andy & Mary Ann Fertal
6350 Watercrest Way, Unit 303

Andrew T Fertal
Beacon Associates, Inc.
The Caxton Building
812 Huron Road, Suite 880
Cleveland, OH 44115-1126

216.687.8101 - T

216.687.6740 - F

216.272.7435 - C

afertal@beacon-associates.com

<http://www.beacon-associates.com>

This transmission is confidential and intended only for the use of the addressee named above. It has been prepared solely for informational purposes and is not a solicitation, commitment, or offer. All information is indicative and subject to change without notice. If the reader of this message is not the intended recipient you are hereby notified that any dissemination, distribution, copying or other use of this transmission is strictly prohibited. Beacon Associates, Inc. ("BAI") has not independently verified any of the information and data contained herein and the same are enclosed for informational purposes only. No representation or warranty is made by BAI as to the accuracy or completeness of such information. BAI shall not have any liability for any representations (expressed or implied) contained herein, or any omissions from this information or any written or oral communication transmitted to the recipient.



Public Comment re : University Lakes - PDMU-92-01(G)(R15) Fw: Variance for 7 floor building

Bobbi Roy to: Robin Meyer, Shelley Hamilton, Clarke Davis,
Sage Kamiya, Tom Gerstenberger, Joel Christian

09/10/2014 01:47 PM

Cc: Sonia Zambrano

Please see public comment below.

This comment will be on the update memo for the Planning Commission public hearing tomorrow .

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

----- Forwarded by Bobbi Roy/MCG on 09/10/2014 01:46 PM -----

From: Vanessa Baugh/MCG
To: "Rex Jensen" <rex.jensen@smrranch.com>, Bobbi Roy/MCG, John Barnott/MCG
Date: 09/10/2014 01:26 PM
Subject: Fwd: Variance for 7 floor building

Sent from my iPhone

Begin forwarded message:

From: "John Hinson" <jhinson113@gmail.com>
Date: September 10, 2014 at 12:42:46 PM EDT
To: vanessa.baugh@mymanatee.org
Subject: **Variance for 7 floor building**

I am very much opposed to a variance to build a 7 floor building on the lake behind the movie theatre.

7 floors does not fit in with the other buildings in the area.

I don't even think any building needs to be put in this location. There is already too much traffic and no plan to handle it. Especially with the huge Venue apartment complex set to open soon and a 40 unit townhouse complex to be built on Main street soon. Not to mention the mall opening in less than a month.

Dr John Hinson



Public Comment re : University Lakes - PDMU-92-01(G)(R15) Fw: SMR

Bobbi Roy to: Shelley Hamilton, Joel Christian, Robin Meyer,
Tom Gerstenberger, Clarke Davis, Sage Kamiya
Cc: Sonia Zambrano

09/10/2014 01:46 PM

See public comment below.

This comment will be on the update memo for the Planning Commission tomorrow .

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

----- Forwarded by Bobbi Roy/MCG on 09/10/2014 01:37 PM -----

From: Vanessa Baugh/MCG
To: "Rex Jensen" <rex.jensen@smrranch.com>, Bobbi Roy/MCG, John Barnott/MCG
Date: 09/10/2014 01:25 PM
Subject: Fwd: SMR

Sent from my iPhone

Begin forwarded message:

From: "Mike Hetsler" <mhetsler13@gmail.com>
Date: September 10, 2014 at 12:40:37 PM EDT
To: vanessa.baugh@mymanatee.org
Subject: SMR

I am a resident of the WaterCrest Condominium complex writing to ask you to deny the requested variance to allow a 7 story residential structure (University Lakes) instead of the 5 story currently zoned. The area is being overbuilt as it is & traffic has greatly increased as a result. The time has come to say no to variance waivers.

Thank you.

Micheal Hetsler



Public Comment re ; University Lakes - PDMU-92-01(G)(R15) Fw: fromBeth Pheney Premier Sotheby's International Realty

Shelley Hamilton, Robin Meyer, Tom

Bobbi Roy to: Gerstenberger, Joel Christian, Sage Kamiya, Clarke Davis

09/10/2014 02:26 PM

Cc: Sonia Zambrano

Please see public comment below.

This comment will be on the update memo for the Planning Commission public hearing tomorrow .

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

----- Forwarded by Bobbi Roy/MCG on 09/10/2014 02:24 PM -----

From: Vanessa Baugh/MCG
To: "Rex Jensen" <rex.jensen@smrranch.com>, John Barnott/MCG, Bobbi Roy/MCG
Date: 09/10/2014 02:23 PM
Subject: Fwd: fromBeth Pheney Premier Sotheby's International Realty

Sent from my iPhone

Begin forwarded message:

From: "Beth Pheney" <beth.pheney@sothebysrealty.com>
Date: September 10, 2014 at 2:09:44 PM EDT
To: "to" <vanessa.baugh@mymanatee.org>
Cc: "Jim Fleming" <jmfosp@roadrunner.com>
Subject: fromBeth Pheney Premier Sotheby's International Realty

Vanessa.....

I have sold here in LWR since the very beginning....and most of the time...things have been well-planned and well thought out when any additions are done. The latest amazement is that they allowed the high density apartments that they are finishing now on LWR Blvd...and what looks to be rather inferior construction compared to most other buildings here.... The colors leave a lot to be desired as well! And I have sold Watercrest, and live in Watercrest, which will definitely be affected by this

new plan of 7 stories! Not only will it affect the surrounding beauty of the entire area, it will be way too high for LWR buildings in general, and definitely affect views here from various buildings. It is now very pretty to look over at the Main St area...and three stories may be palatable, but seven definitely not!! Who is making these decisions to do this? And it most definitely will affect future sales here in many of the buildings, depending upon the views. I would believe that many owners here will not be happy about this plan at all, in addition to having little or no time to plan on attending this meeting!!!

7 should be stopped!!!!

Sincerely.....
Beth Pheney

Beth Pheney

Love your Referrals....For Buyers or Sellers

ABR,EPro,CLHMS,CRS,Green

Accredited Buyers Representative

Certified Luxury Home & Condo Marketing Specialist

Selling Beach , Waterfront , Bayfront , Golf Course

Longboat Key , Lido & Siesta Key , Downtown Sarasota , Lakewood Ranch

Premier Sotheby's International Realty

Extraordinary Brand . Extraordinary Service

8126 Lakewood Main Street, Suite C201, Lakewood Ranch, Fl 34202

941.345.5636 Cell

Office 941.907.9541 Fax 941-907-9182

beth.pheney@sothebysrealty.com

bethpheney.premiersothebysrealty.com

www.Sarasotafl.org



Public Comment re : University Lakes - PDMU-92-01(G)(R15) Fw: Regarding the Variance for a 7 story building on the lake behind the Lakewood Ranch movie theater

Bobbi Roy to: Shelley Hamilton, Tom Gerstenberger, Joel Christian, Sage Kamiya, Clarke Davis, Robin Meyer

09/10/2014 02:33 PM

Cc: Sonia Zambrano

Please see public comment below.

This comment will be on the update memo for tomorrow's Planning Commission public hearing.

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

--- Forwarded by Bobbi Roy/MCG on 09/10/2014 02:31 PM ----

From: Vanessa Baugh/MCG
To: "Rex Jensen" <rex.jensen@smrranch.com>, Bobbi Roy/MCG, John Barnott/MCG
Date: 09/10/2014 02:31 PM
Subject: Fwd: Regarding the Variance for a 7 story building on the lake behind the Lakewood Ranch movie theater

Sent from my iPhone
Sent from my iPhone

Begin forwarded message:

From: "LEWIS BERMAN" <lewbee@mac.com>
Date: September 10, 2014 at 2:18:53 PM EDT
To: vanessa.baugh@mymanatee.org
Cc: "Watercrest Management" <watercrestcondomanager@gmail.com>
Subject: Regarding the Variance for a 7 story building on the lake behind the Lakewood Ranch movie theater

MS. BAUGH,

My wife and I live in "Watercrest" across the lake from where the proposed seven story residence variance has been requested.

While going into the village of Lakewood Ranch one cannot miss the new four story residences being finished opposite the Village on Lakewood Ranch Blvd and, while I am sure that the Manatee Board approved it I doubt that they realized how its appearance would lessen the appeal of the Village. Not only do the colors cheapen its appearance but it would seem to be the first buildings in the area both in, and out of the country club, without some sort of distinctive slate roofs. The inexpensive Asphalt black shingles with metal covering certain roof lines enhance the cheapness ... though it does complement the chintzy multi-colored buildings.

The thought of even larger residences should they be of similar quality or even slightly improved appearance will lower the overall mental representation and the dollar value of the entire the Lakewood Ranch community. Five stories are probably more than should have been approved in the first place, thus reflecting the four stories of "Watercrest" directly opposite, but seven stories will give a an visual appeal of a big city apartment complex. Would the next variance ask for ten stories? Where does that end?

Lakewood Ranch gained a tremendous amount of positive press, in part, because of its appearance. To cheapen it, to reduce its beauty, its panache and the quality of communities with a city like apartment houses would be reprehensible. Central Park has kept within the Lakewood Ranch concepts. Why cheapen the entire community at its base, which is its village? The additional traffic alone should make them wary of such variances.

The four stories of Watercrest on the one side of the lake and the Moorings on the other side give more than enough height on the Lake. Why the boards of Manatee County and of Lakewood Ranch would suggest we approve a seven story structure anywhere in the community is, in my humble opinion, deplorable.

For the sake of all the current residents of this fantastic community, I beg you not to grant this variance. This area is, and hopefully will remain, a Paradise!

Sincerely,
Lewis and Mary Jane Berman
6450 Watercrest Way #401

cc: Jeanne Moschella

LAND USE SCHEDULE

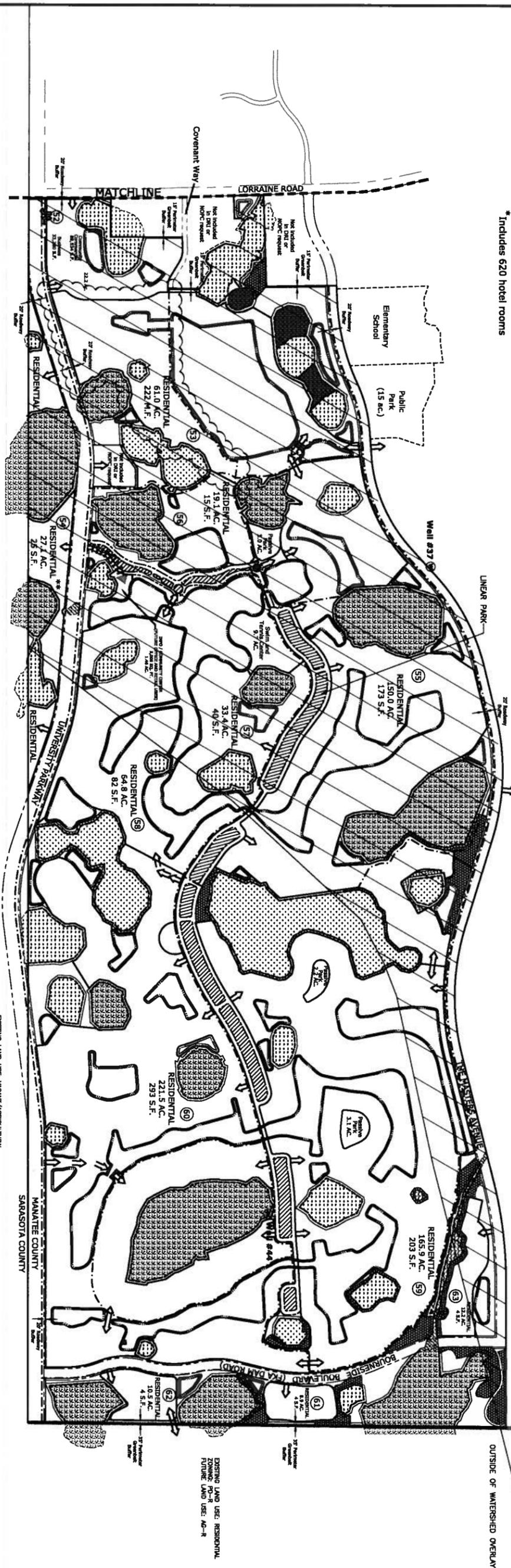
USE	ACRES	SQ. FT.	UNITS
RESIDENTIAL	1,444.2		3,941
REGIONAL COMMERCIAL	88.6	677,506	150 Hospital beds
COMMUNITY COMMERCIAL	39.7	141,298	
HIGHWAY COMMERCIAL	28.0	250,000*	
BUSINESS	114.3	1,040,572	
RIGHT-OF-WAY	393.5		
RECREATION	348.4		
WETLANDS	674.3		
LAKES	688.2		
OPEN SPACE	282.0		
TOTAL	4,101.2	2,109,376	3,941

*Includes 620 hotel rooms

LEGEND

- TEMPERATE HARDWOODS
 - LIVE OAKS
 - STREAM & LAKE SWAMPS (T.B.R.P.C.)
 - INLAND PONDS & SLOUGHS (T.B.R.P.C.)
 - MIXED WETLAND HARDWOODS (T.B.R.P.C.)
 - FRESHWATER MARSHES
 - WET PRAIRIES
 - WETLAND MITIGATION AREAS
 - VEGETATED NON-FORESTED WETLANDS
 - UPLAND PRESERVATION AREA
 - PALMETTO PRAIRIE AREAS
 - IMPROVED PASTURE
 - LINEAR PARK
 - WATERSHED OVERLAY
 - FRESHWATER MARSHES TO BE IMPACTED BY DEVELOPMENT
 - VEGETATED NON-FORESTED WETLANDS TO BE IMPACTED BY DEVELOPMENT
 - LAKES
 - EXISTING WATER WELLS
 - CELL TOWER TO BE RELOCATED OUTSIDE THE PROJECT BOUNDARY
 - RECREATIONAL TRAIL
- (T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS

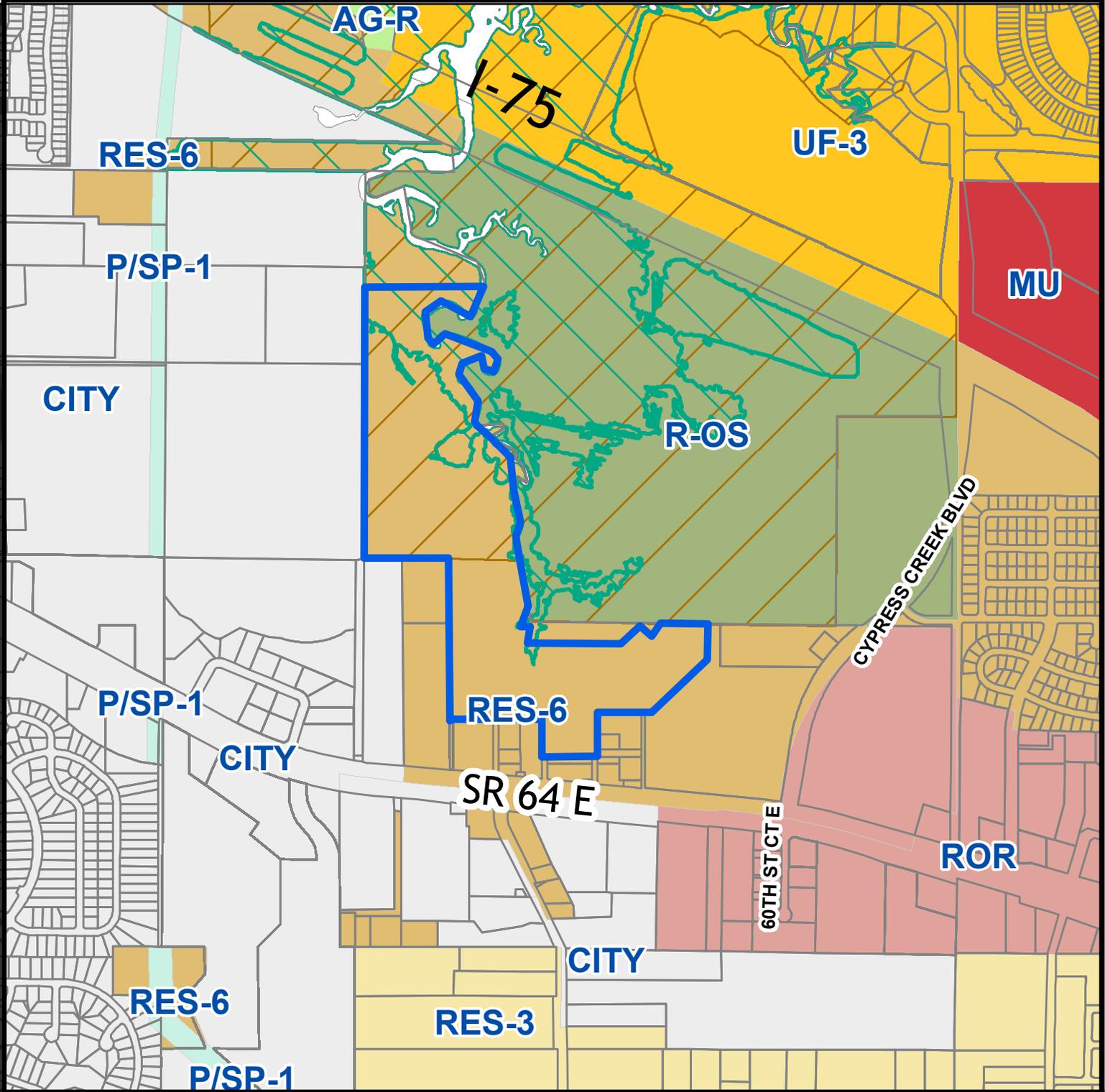
** SEE SHEET 1 OF 3 FOR DIMENSIONAL CRITERIA SPECIFIC TO THIS PARCEL. GREENBELT BUFFERS AND ROADWAY BUFFERS SHALL APPLY TO THIS PARCEL.



NOTE: ALL ROADS WILL BE TWO-WAY

DESIGNED BY:	WILSONMILLER	DATE:	JUNE 2014
DRAWN BY:		SCALE:	1"=600'
CHECKED BY:		PROJECT:	SCHROEDER-MANATEE RANCH, INC.
CONTRACT / LOCAL BY:		UNIVERSITY LAKES	
WPA APPROVED BY:		TITLE:	GENERAL DEVELOPMENT PLAN
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		DATE:	JUNE 2014

FUTURE LAND USE



Parcel ID #(s) 1111300609

Project Name: The Landings at Parkview
 Project #: PDMU-14-21 (P)
 DTS#: 20140054
 Proposed Use: Mixed Use

S/T/R: Sec 27 Twn 34 Rng 18
 Acreage: 66.97
 Existing Zoning: PD-MU, PD-PI
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: Greenway

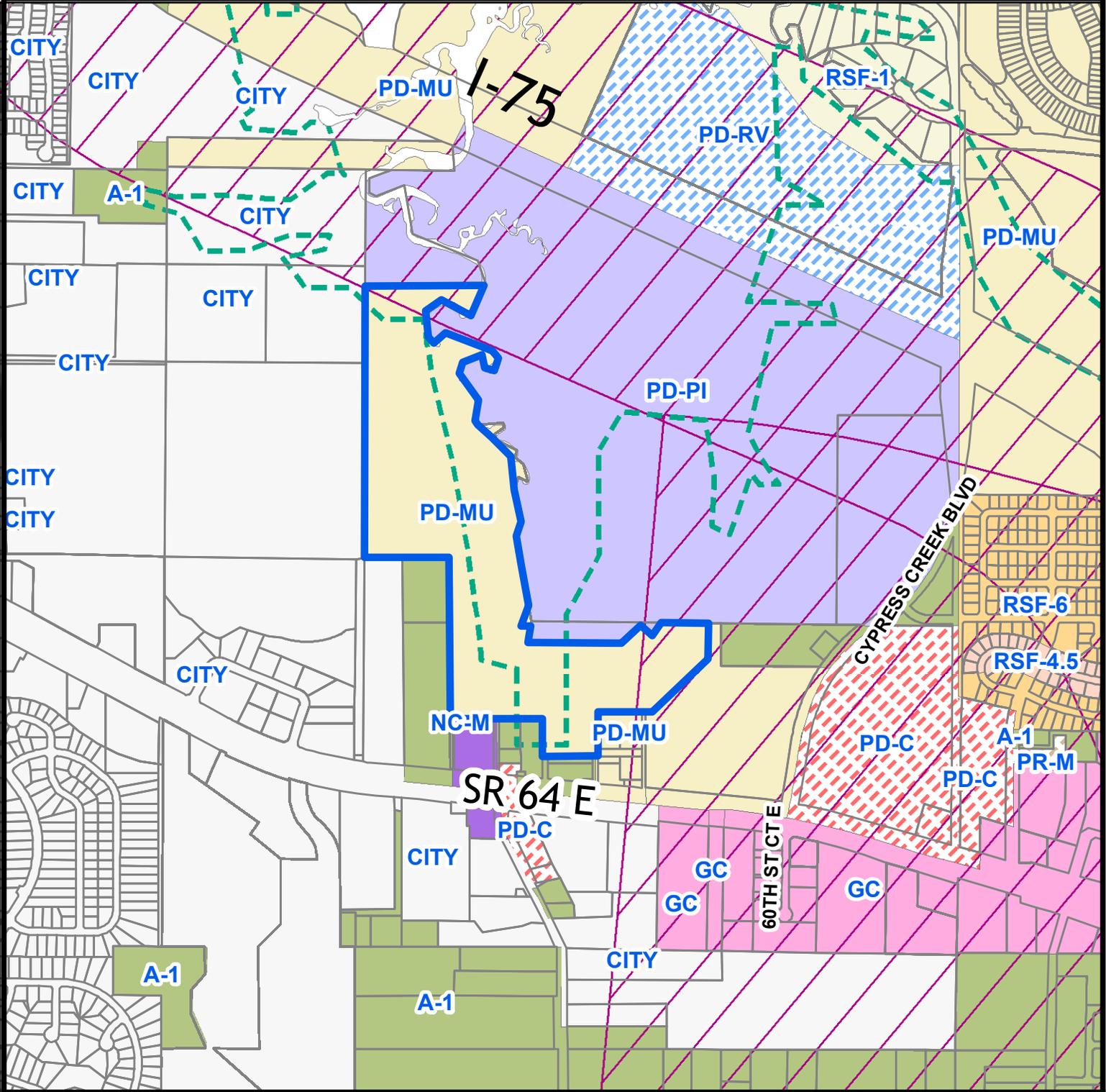
CHH: Y
 Watershed: NONE
 Drainage Basin: Manatee River Dam
 Commissioner: Vanessa Baugh

 CHHA 2012
 Coastal Evacuation Area



Manatee County
 Staff Report Map
 Map Prepared 12/17/2010
 1 inch = 933 feet

ZONING



Parcel ID #(s) 1111300609

Project Name: The Landings at Parkview
 Project #: PDMU-14-21 (P)
 DTS#: 20140054
 Proposed Use: Mixed Use

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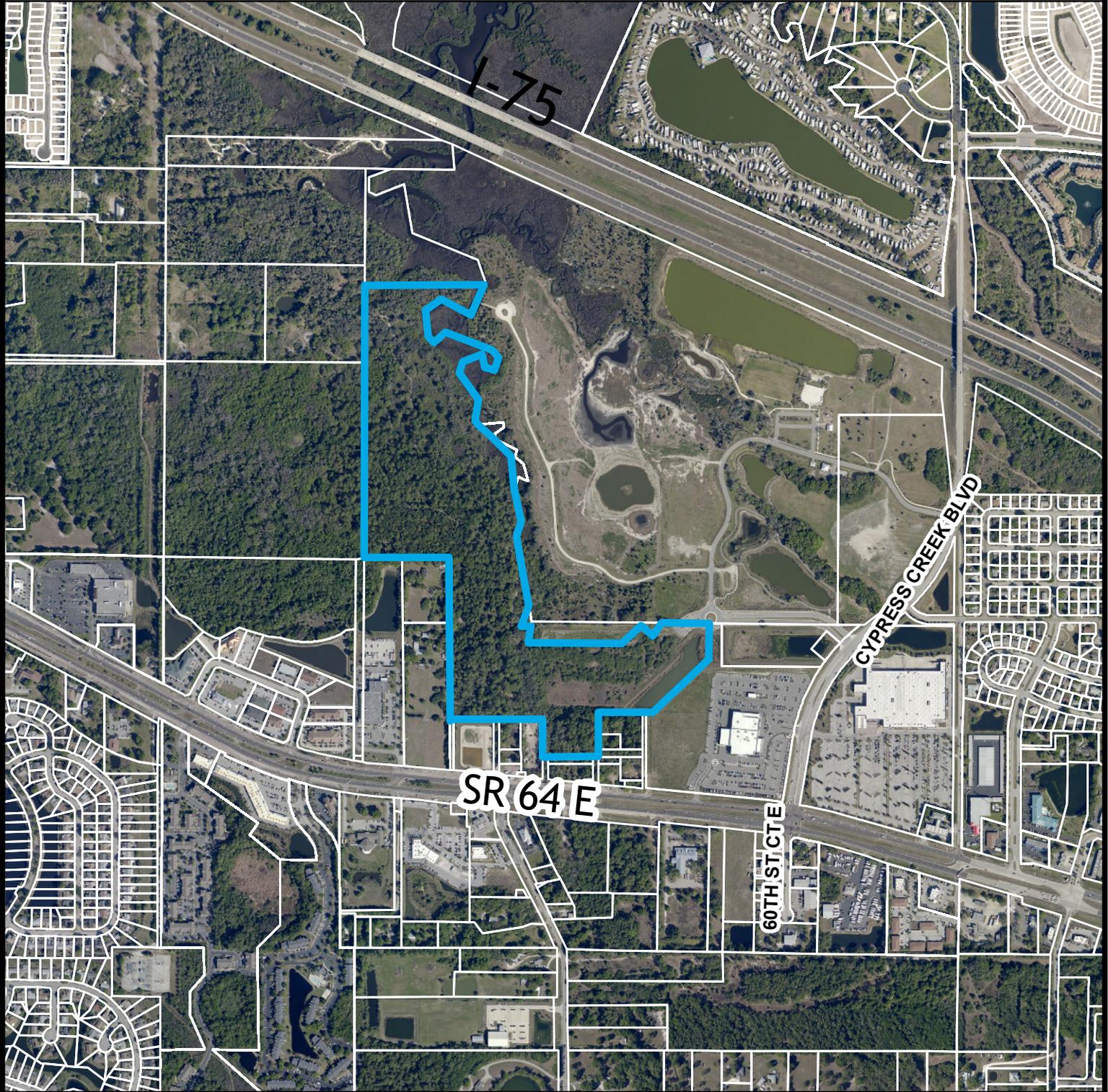
CHH: Y
 Watershed: NONE
 Drainage Basin: Manatee River Dam
 Commissioner: Vanessa Baugh

 Entranceways
 CHH - Zoning



Manatee County
 Staff Report Map
 Map Prepared 12/17/2010
 1 inch = 933 feet

AERIAL



Parcel ID #(s) 1111300609

Project Name: The Landings at Parkview
Project #: PDMU-14-21 (P)
DTS#: 20140054
Proposed Use: Mixed Use

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Existing Zoning: PD-MU, PD-PI
Existing FLU: RES-6
Overlays: NONE
Special Areas: Greenway

CHH: Y
Watershed: NONE
Drainage Basin: Manatee River Dam
Commissioner: Vanessa Baugh



Manatee County
Staff Report Map
Map Prepared 12/17/2010
1 inch = 933 feet

Update Memo – Planning Commission

Case name: Parkcrest Landings, LLC/Parkcrest Landings

Case number: PDMU-14-21(P) dts #20140054

Case Planner: Stephanie Moreland

Date: 9/11/2014

1. To revise amount of wetland impact from 0.02 to 0.12

Project Design	Previous Preliminary Site Plan [PDMU-05-46(Z)(P)]	Proposed Preliminary Site Plan
Wetland Impact	0.2± acres for a road across a jurisdictional area	0.12± acres

2. Mitigating Factors – 1st bullet

Change from

- The site has access to a local road Cypress Creek Boulevard.

Change to

- The site has access to a local road, 1st Avenue East, which connects Cypress Creek Boulevard.