



## MEMORANDUM

To: Margaret Tusing, Planning Section Manager  
From: Bobbi Roy, Senior Planning and Zoning Technician  
Date: February 5, 2020  
Subject: Agenda Update for February 6, 2020 Board of County Commissioners

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

**3. PDC-18-15(Z)(G) Giddens/Commercial Development PLN1807-0022 – Quasi-Judicial – Dorothy Rainey, AICP, Senior Planner To be continued to February 20, 2020 at ~~1:30 pm~~ 9:00 am or as soon thereafter as same may be heard** – Revised recommended motion in strikethrough/underline format to change continuation time.

I move to continue the public hearing for PDC-18-15(Z)(G) to ~~1:30 pm~~ 9:00 am or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1<sup>st</sup> Floor, Patricia M. Glass Chambers.

**4. PDR/PDMU-15-10(G)(R) Aqua by the Bay PLN1912-0036 – Quasi-Judicial – Stephanie Moreland, Principal Planner** – Public Comment Letter attached

**5. PA-19-03/Ordinance 20-04 Coastal High Hazard Area (CHHA) Overlay District Map Amendment – Legislative – Nicole Knapp, Planning Manager, Public Safety** – Revised motion in strikethrough/underline format to read:

Based upon the evidence presented ~~and~~ and comments made at the public hearing, upon the technical support documents, the action of the Planning Commission, and finding the request to be in compliance with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes, and CONSISTENT with the Manatee County Comprehensive Plan, I ~~move to recommend transmittal of~~ move to recommend Manatee County Plan Amendment PA-19-03/Ordinance 20-04, as recommended by the Planning Commission.

**7. PDMU-19-11(Z)(G) OurLives Community/Parrish Land Investments, LLC PLN1906-0049 – Quasi-Judicial – Jamie Schindewolf, Planner II** – Revised Schedule of Permitted and Prohibited Uses to add project name and numbers. (not attached but entered into e-agenda and submitted to Board Records) and public comment letters attached.

**From:** ManaSota-88 <manasota88@comcast.net>

**Sent:** Sunday, February 2, 2020 6:07 AM

**To:** Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>; Stephanie Moreland <stephanie.moreland@mymanatee.org>

**Subject:** February 6, 2020 Land Use Meeting, Agenda Item #4, Aqua by the Bay

Please include the following comments made on behalf of ManaSota-88 for the February 6, 2020 Land Use Meeting, Agenda Item #4, Aqua by the Bay.

Glenn Compton - Chairman  
ManaSota-88, Inc.  
P.O. Box 1728  
Nokomis, Florida 34274  
(941) 966-6256  
<http://www.manasota88.org>



# MANASOTA – 88

**A Project for Environmental Quality 1968 - 2088**

Chairman Betsy Benac  
P.O. Box 1000  
Bradenton, FL 34206

February 3, 2020

**Re: February 6, 2020 Land Use Meeting, Agenda Item #4, Aqua by the Bay**

Dear Commissioners:

ManaSota-88 recommends that the Manatee County Commission deny PDR/PDMU-15-10(G)(R) Aqua by the Bay PLN1912-0036.

ManaSota-88 objects to the deletion of Stipulation #17 to no longer require a public hearing be held for residential dwelling units exceeding the completion of the first 750 units or more.

ManaSota-88, Inc. (hereinafter, "ManaSota-88") is a public interest conservation and environmental protection organization, which is a Florida not-for-profit corporation and a citizen of the State of Florida. The corporate purposes of ManaSota-88 include the protection and preservation of water quality and wildlife habitat in Manatee and Sarasota Counties, and the protection of public health and safety of residents of Manatee and Sarasota Counties. Objecting to PDR/PDMU-15-10(G)(R) Aqua by the Bay PLN1912-0036 falls within ManaSota-88's general scope of interest and activity.

A number of ManaSota-88's members own real property and reside in Manatee County and will be substantially adversely affected if the Manatee County Commission approves PDR/PDMU-15-10(G)(R) Aqua by the Bay PLN1912-0036.

The public hearing requirement for a Hurricane Evacuation and Disaster Plan needs to be maintained. This public hearing requirement **does not** create an undue burden for both the applicant and staff; however, it does create an undue burden for the public when trying to plan for a hurricane evacuation.

The site is partially located in the coastal high hazard Level 1 Hurricane Zone. It is also within a Velocity Zone, a Coastal Evacuation Area, and a Coastal Planning Area.

Existing residents are particularly vulnerable to hurricanes, with threats of loss of life and substantial property damage.

**ManaSota-88**

[www.manasota88.org](http://www.manasota88.org)

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(941) 966-6256

The hazard of storm surges is significant given the site is low in elevation and would likely be completely inundated in a Category 1 hurricane. A storm surge is the most dangerous hazard from a hurricane. A Category 5 hurricane could produce an eighteen-foot storm surge and would likely place Aqua by the Bay at least 13 feet under water.

Hurricane evacuation clearance times for Manatee County are among the highest for any area of Florida and the coastal United States. The present transportation level of service for this development is inadequate to ensure safe hurricane evacuation.

Evacuation routes from Aqua by the Bay are likely to be underwater and unusable in Category 2 hurricane or higher, thus preventing evacuation.

PDR/PDMU-15-10(G)(R) Aqua by the Bay PLN1912-0036 is inconsistent with the Coastal Element of the Manatee Plan and the Objectives and Policies therein, because it does not increase "the rate of evacuee mobilization".

Manatee County currently lacks sufficient hurricane shelter capacity to accommodate persons evacuating a Category 3, 4 or 5 hurricane.

The public hearing requirement for a Hurricane Evacuation and Disaster Plan for Aqua by the Bay should not be eliminated based on the current deficiency of hurricane evacuation routes and hurricane shelters. Residents must be informed at every opportunity that they may not be able to safely evacuate in the event of a hurricane.

Sincerely,

A handwritten signature in black ink that reads "Glenn Corpton". The signature is written in a cursive style with a large, prominent initial "G".

Chairman, ManaSota-88

Cc ; Stephanie Moreland, Senior Planner  
Bobbi Roy, Manatee County Planning Coordinator

From: Mary ann Spicer <[maryannspicer12@gmail.com](mailto:maryannspicer12@gmail.com)>  
Sent: Tuesday, February 4, 2020 7:22 PM  
To: Jamie Schindewolf <[jamie.schindewolf@mymanatee.org](mailto:jamie.schindewolf@mymanatee.org)>  
Subject: Developing property on Ellenton Gillette road

My husband and I are totally against the property across the street from our house to be developed and we want this on record our property will flood when they fill that land to build the county never maintains the canals now if you go through with this sham you will be liable for damages Sent from my iPhone

**From:** Norman Whitlow <[greenonthegro@aol.com](mailto:greenonthegro@aol.com)>  
**Sent:** Tuesday, February 4, 2020 6:00 PM  
**To:** Planning Agenda <[planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)>; [bobby.roy@mymanatee.org](mailto:bobby.roy@mymanatee.org); Jamie Schindewolf <[jamie.schindewolf@mymanatee.org](mailto:jamie.schindewolf@mymanatee.org)>  
**Subject:** Our Lives Community Rezoning application pdmu -19-11 (z) (g) pln1906-0049

To Whom this may concern:

This is in reference to the latest posted (Feb. 1st) .County Board of Commissioners Staff Report for February 6th, 2020 with regards to the Our Lives Community - Parrish Land Development. I understand that this information is a moving target, and can be revised at any time from the Planning Meeting, to the advertised Board of County Commissioners Meeting. So, I will be addressing the current document.

During the public comments at the Planning Meeting On January 16th, 2020, I opposed the request for rezoning for several reasons..  
Only one was included on the posted document referencing drainage issues. Here is my other concern that does not appear to be acknowledged or addressed in any comment or stipulations, That the proposed development is not compatible with existing land uses ( A-1.)

My husband and I are small farmers located west of the proposed development.  
We have been growing over 10 years and our farm name is Greens on the Gro Farm.(there is a great big sign in front of property that advertises that fact) If I have the most up to date information on the comprehension plan amendment, the applicant has overlooked the potential adverse impact on our farming operation that is required. We are a bona fide farm.

The USDA (United States Dept. of Agriculture) surveys our operation on a regular basis.

Our crops are tested by the Florida Department of Agriculture and Consumer Services, Bureau of the Chemical Residue Laboratory (Bureau) for almost 500 chemical compounds.

We are also inspected by The Florida Department of Agriculture and Consumer Services Division of Agricultural Worker Safety.

We have signed an agreement with other small farmers for a USDA grant to provide crops for a LOCAL FOOD HUB. Our crops can be found in Ybor City, The Heights, Tampa, Temple Terrace Farmers Market, Riverview Farm Market and a local food Buying Club, Geraldson Family Farm, The Sarasota Newtown Farmers Market, The Phillippi Farm House Farm Market, and from time to time a urban farm in St. Pete, and several popular restaurants in our community.  
We were regular vendors at the Bradenton Farmers Market every Saturday for 10 years. (until this year)  
We regularly attend continuing education classes with regard to food safety, and Best Management Practices for farming, at Live Oak Florida in conjunction Univ.of FI / IFAS and with the County Extension,

and have belonged to the South West Florida Small Farm Network. (2 in the state) and recently a new small farm and food policy group with the Manatee County Ext. The sale of the crops we grow is our income.

Our crops are dependent on Sun and Wind . Every day we wake up to dew (moisture) on our lawn and crops. We depend on the sun and wind to "burn off" the moisture so we can safely work in the garden without spreading fungus in the crop. We are also dependent on the wind to pollinate certain crops. We are dependent on a certain number of FULL SUN hours to grow a successful crop..

On Page 11 of 25 Section H-.CONSISTENCY WITH THE DEVELOPMENT PATTERNS IN THE AREA. In the second paragraph it reads. PDMU will allow for retail and office as well as residential along the western portion and adjacent to Ellenton Gillette Rd. 3 and 4 story buildings will certainly block wind from the east, and multi story buildings (depending where they are placed) will cast a long lasting shadow over crops, reducing full sun hours. This would adversely impact our growing operation and create a reduction of income.

Reviewing Policy 2.6.1.2. " Projects reviewed through the Planned Development or Special Permit approval processes may result in additional mitigation technique/ requirements in order to achieve compatibility between typically incompatible land uses. " We believe this policy applies to our situation and request some type of mitigation and stipulations to address it prior to approval.

On page 6 of 25 one of the Positive Aspects reads....".introduces a unique dwelling type to north county."

Can you please provide me with the Goal, Objective or Policy that covers this statement?

Unique, is not what our friends and neighbors call a new urbanism, prefab concrete slab and steel, multi story, 480 sq ft to 640 sq ft. - 16 unit multi family rental apartment building. (it sounds more like a motel/hotel)

Community Character is mentioned dozens of times, in the Comprehensive Plan and LDRs. This type of dwelling unit is not of our community character.

The third Positive Aspect reads " The proposed project offers a mixture of uses meant to encourage internal circulation and reduce outside vehicle trips." This statement seems to be disingenuous. Only if this becomes a gated community, will it stop the surrounding community from patronizing the many proposed MU residential, retail, commercial, and light industrial approved uses. The 160 acres is less than one mile from existing grocery, barber, beauty, and nail shops, restaurants, pizza shops, taverns, banks, day care, fast food, vegetable stand, churches, and convenience stores to name a few. A sidewalk along Ellenton Gillette would serve the entire neighborhood community in general.

On page 5 of 25 under the NEARBY DEVELOPMENT- The Res-16 subdivisions are south of Memphis ( 17th St. E)

On Page 13 of 25 item H. Access,. states that the applicant has proposed three access points on Ellenton-Gillette Rd.

The attached GDP shows 2, which is correct? residents along Ellenton-Gillette would certainly like to know where the 3 access points are to be located? More attention has been made on dumpsters than the existing single family residents on the west side of Ellenton-Gillette in the staff report.

The negative aspects of the report state that 29th Street East is a substandard road. Ellenton-Gillette is only 22 foot wide. Why was it not included, and that the existing water line along Ellenton-Gillette is under the pavement?

Under design and land use, mention is made of screening dumpsters and compactors from I-75, and US 301 , does this mean that I-75 and US301 will be elevated with the construction of the FDOT Tight Diamond construction at the Interstate and US301 next year?

Most importantly, we would like to know of the results from the Planning Commission action, of Utilities and the applicant meeting discussing the drainage of the 160 acres prior to the commission meeting.

Kathy and Norman Whitlow  
Greens on the Gro Farm  
2309 36th Ave E aka Ellenton-Gillette Rd  
Palmetto, Florida 34221