

Public Comment Trevesta Phase 3 PDMU-14-22(P)(R2) PLN1906-0064

From: Rob Hansen <robhnsn@gmail.com>
Sent: Thursday, December 12, 2019 10:34 AM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Cc: Cori Hansen <corihnsn@gmail.com>
Subject: Trevesta Land Use Zoning Change - PDMU-14-22(P)(R)

Hello Dorothy,

I am writing as a concerned home owner living in the Oakleaf Hammock neighborhood. I live on 60th Avenue Circle East which is directly across from the requested zoning change. As a resident of this community I purchase with the full knowledge that the land across from my home was never zoned for high rise buildings. The requested changes to increase the number of homes is concerning in it own right as the area has seen quite a few new homes built recently and the population density is steadily increasing. The more concerning issue however, is the plan to add 4 story buildings to the community. This would allow direct visibility into a gated community and would violate the privacy we have had in this community for many years.

I am against the requested zoning changes as they are completely unnecessary. Not to mention the builder purchased the land in question with full knowledge that it was zoned as it is. The requested change would have an adverse effect on my property value, while conversely, maintaining the current zoning would not adversely effect the builder or our community.

I would like to respectfully request that the zoning request be denied.

Thank you,
Rob Hansen
Resident, Oakleaf Hammock
robhnsn@gmail.com

From: Kaitlyn Morkus <kmorkus@resourcepropertymgmt.com>
Sent: Thursday, December 12, 2019 9:30 AM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Cc: 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>
Subject: HEARING - PDMU-14-22(P)(R2) Travesta PLN 1906-0064 Site Plan Change

Dorothy,

I am voicing my concerns as a homeowner in Oakleaf Hammock on 60th Ave Cir. E as my road is across from this proposed land use change. We are saddened with the idea that 4 story buildings, taller than any trees, will be built. Privacy between the two neighborhoods is a benefit to all homeowners in helping to protect our property and families. The land use change proposed will increase the noise and

visibility of people in high rise buildings into our neighborhood. The small stretch of conservation land is not enough to provide adequate privacy or noise protection. We feel this is a bad decision for the future value of our home, our neighbors and our neighborhood.

Please note we are opposed to this change by Travesta. Any support in the opposition of this change is greatly appreciated!

Thank you & have a great day!

Kaitlyn Morkus, CAM

Community Association Manager
Resource Property Management
2025 Lakewood Ranch Blvd, Suite 203
Bradenton, FL 34211
Phone: 941-348-2912
Fax: 941-746-7520

From: C H <corihnsn@gmail.com>
Sent: Thursday, December 12, 2019 7:53 AM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Cc: Rob <robhnsn@gmail.com>
Subject: HEARING - PDMU-14-22(P)(R2) Travesta PLN 1906-0064 Site Plan Change

Dorothy,

I am voicing my concerns as a homeowner in Oakleaf Hammock on 60th Ave Cir. E as my road is across from this proposed land use change. We are saddened with the idea that 4 story buildings, taller than any trees, will be built. Privacy between the two neighborhoods is a benefit to all homeowners in helping to protect our property and families. The land use change proposed will increase the noise and visibility of people in high rise buildings into our neighborhood. The small stretch of conservation land is not enough to provide adequate privacy or noise protection. We feel this is a bad decision for the future value of our home, our neighbors and our neighborhood.

Please note we are opposed to this change by Travesta. Any support in the opposition of this change is greatly appreciated!

Cori Hansen
4922 60th Ave. Cir E
Ellenton, FL 34222

From: Charlie and Judy Barno <cjbarno@hotmail.com>
Sent: Tuesday, December 10, 2019 1:31 PM
To: Planning Agenda <planning.agenda@mymanatee.org>
Subject: Proposed Trevesta Site Plan Change

Ms. Rainey,

Please accept the attached document as a written comment for the upcoming Planning Commission meeting this Thursday.

Thanks,
Charles Barno
724-802-0327
Dorothy Rainey, AICP Senior Planner:

I wish to address a proposed modification from the original Site Plan for the Trevesta community. A hearing before the Manatee County Planning Commission is scheduled for Thursday, December 12, 2019

The application lists "PDR zoned residential development (Covered Bridge) and PDMU zoned vacant land" to the south of the planned development. In actuality, there is a portion of the Oakleaf Hammock community between the planned development and Covered Bridge. What used to be about 40 acres of "vacant land" holds 61 single family homes and butts against the southern portion of the planned development. Whereas Covered Bridge is roughly 1000 feet away from planned Trevesta development, this area of Oakleaf Hammock is 150 feet away.

The proposed modification from 3 to 4 stories for the multi-family buildings is at issue. The agenda package states under Compliance with Comprehensive Plan:

**as the only change is to obtain approval for additional wetland and wetland buffer impacts.....
No other changes are being made to the Phase 3 project area.**

Why is the change in building height not addressed here?

402.2 C of the Manatee County Land Development Code states:

Height: Building height in a specific Planned Development district shall be determined after review of the nature of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development.

A study concluded that a maximum of 3 stories is appropriate for the current planned development.

401.5 B States:

1. The height of the proposed development shall not adversely affect surrounding development or waterfront vistas.

As best I can tell, the nearest 4 story multi-family building is 3 miles away from Trevesta as the crow flies and is south of the Manatee River. 4 story buildings dropped in the middle of an area of single family residential homes adversely affects surrounding development when the nearest

similar community is 3 miles away. Below, is a view taken from the Oakleaf Hammock development looking north towards the proposed 4 story buildings that will be roughly 150 feet away from this spot.



View of Trevesta Development from Oakleaf Hammock

These are generally accepted justifications for an increase in building height:

Increased Building Height. That the increased building height will result in more public visual open space and views than if the building(s) were in compliance with the maximum building height standard for the residential district;

More Desirable Result. That the increased building height will result in a more desirable architectural treatment of the building(s) and a stronger and more appealing visual character of the area than if the maximum building height standard were complied with;

No Undesirable Results. That the increased building height will not result in undesirable or abrupt scale relationships being created between the structures and existing developments in the district.

There is a Positive Aspects section of the agenda packet. Once again, as with the Compliance to the Comprehensive Plan section, any reference to the increase in building height is missing or nonexistent. As such, the negative aspects are overwhelmingly apparent. The nearest 4 story multi-family buildings are 3 miles away. The addition of 4 story multi-family buildings to this area, surrounded by single family residential homes, is not harmonious from a zoning or any other point of view.

Thanks for your time,

Charles Barno
Oakleaf Hammock
5602 65th Terrace East
Ellenton, FL 34222

From: Sharon Baruch <sbaruch21@gmail.com>
Sent: Sunday, December 01, 2019 7:59 AM
To: Planning Agenda <planning.agenda@mymanatee.org>
Subject: VK Trevesta,LLC

To: Dorothy Rainey,AICP, Senior Planner

We want to express our concerns about amending zoning ordinance PDMU-14-22(P)(R) site plan to allow single family attached units in Phase 3 to allow an increase in number of units and an increase of the multi -family building height to 4 stories.

We are homeowners within Trevesta gated area and oppose any such changes to the original zoning to allow adding single family attached units and height increase to 4 stories for multi family buildings.

Sincerely; Kenneth and Sharon Baruch

5502 Gavalla cove
Palmetto,Fl 34221