

Bobbi Roy

From: Rossina Leider
Sent: Monday, January 22, 2018 4:19 PM
To: Bobbi Roy
Subject: FW: Concerning the Braden River Preserve

Comments related to Braden River

Rossina Leider, Principal Planner
Manatee County Building and Development Services Department
(941) 748-4501 (x) 6859
rossina.leider@mymanatee.org



From: Donna Lobdell [mailto:SumatiDonna@outlook.com]
Sent: Monday, January 22, 2018 4:10 PM
To: Ed Hunzeker; Vanessa Baugh; Betsy Benac; Carol Whitmore; Rossina Leider; wayne.poston@cityofbradenton.com
Subject: Concerning the Braden River Preserve

Please consider how important Nature is to our wellbeing! Both mentally and physically. Let's preserve what needs to be preserved as much as possible, not just places here and there, but all over the county! The future of this lovely place we call home will thank you for it, in all respects not just for health but for economics as well. People want to come here because of the natural beauty which serves as a backdrop to our happy lives! Thank you for your consideration!

Donna Lobdell
5614 11th Ave W , Bradenton

Sent from Windows Mail

Monica Martin

From: Gorris, Debbie <Debbie.Gorris@khs.com>
Sent: Friday, August 11, 2017 1:53 PM
To: Monica Martin
Cc: Bobbi Roy
Subject: RE: Application # PDR-17-07

Thank you for your response.

From what I can gather, the existing community will get nothing but a few trees to protect them from this unwanted development and there is nothing that can be done to change it. The community will never win over DR Horton (\$\$) and the county.

Per LDC Section 402.6.N, "fences *or* vegetative screening at periphery of Planned Development district shall be provided to protect occupants from undesirable views, lighting, noise or other off-site influence, or to protect occupants of adjoining districts from similar adverse influences.

All of the above describes our community. A wall would be best, but even a fence would be better than a few trees.

Maybe it is time to move after 23 years.

Sincerely,

Debbie Gorris



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From: Monica Martin [mailto:monica.martin@mymanatee.org]
Sent: Friday, August 11, 2017 12:40 PM
To: Gorris, Debbie
Cc: Bobbi Roy
Subject: RE: Application # PDR-17-07

Good afternoon Ms. Gorris,

Again my name is Monica Martin and I am the Case Manager for this project. I previously e-mailed you on 07/17/2017 in response to your original inquiry. To answer your e-mail below, the applicant is still currently going through the

reviewing process. Any updated documents within their file can be obtained by making a public records request. This is done through Property Management via Records Manager, Ms. Scaccianoce, debbie.scaccianoce@mymanatee.org.

In regards to the buffers proposed for the property, the project meets our current Land Development Code (LDC) requirements. This is in addition to required setbacks, etc. that we have in our LDC. Please note that the applicant is not required to install a fence for this project due to there not being a requirement (for this type of use/surrounding area) found in the LDC or our Comprehensive Plan. Per LDC Section 402.7.D.5, they are required, however, to provide greenbelt buffers measuring fifteen (15) feet, which have been noted on their plans. And per LDC 701.3.B.3.a.i, they are required to provide twenty (20) foot roadway buffers, which have been noted on their plans as well.

Per LDC Section 402.6.N, "fences *or* vegetative screening at periphery of Planned Development district shall be provided to protect occupants from undesirable views, lighting, noise or other off-site influence, or to protect occupants of adjoining districts from similar adverse influences. When adjacent development is of either similar use or intensity, such screening may be reduced at the discretion of the Department Director", which they are providing the latter. Additionally, per LDC Section 701.B, we promote the use of plant materials to be used as screening in order to create attractive boundaries. Please also note that even if a fence was installed, there would be required landscaping on the exterior, facing the roadway, or the adjacent properties.

I hope this answers all of your questions for the time being and that you find Property Management to be of help in terms of public record document requests. Please note that your e-mail is public record and will be distributed accordingly. As noted within the letter you received from the applicant, "you will be notified in the future when the case is scheduled for public hearings before the Planning Commission and the Board of County Commissioners".

Sincerely,

Monica Martin, Planner
Manatee County Building and Development Services Department
(941) 748-4501 x 6861
monica.martin@mymanatee.org



From: Gorris, Debbie [<mailto:Debbie.Gorris@khs.com>]
Sent: Thursday, August 10, 2017 1:06 PM
To: Bobbi Roy
Cc: Monica Martin
Subject: RE: Application # PDR-17-07

Bobbie Roy:

The meeting that was planned was very poorly done and many of the residents did not get any information unless you specifically asked one the representatives.

I live across the street of 39th St E where this Horrible development will be going in. I asked if there would be a wall down 39th St E and I was told no, there would be shrubbery. This is not acceptable.

What are the steps, who do I talk to so that this does not happen? This area is in a country setting where home owners have a minimum of 1 acre lots - I have 2 ½ acres. NOBODY wants to look at peoples back yard in this sub division. Why isn't required to have a wall?

Is there an updated status with the county on this project?

Sincerely,

Debbie Gorris



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From: Gorris, Debbie
Sent: Tuesday, July 18, 2017 8:45 AM
To: 'Bobbi Roy'
Cc: Monica Martin
Subject: RE: Application # PDR-17-07

OK – but the letter states: Questions and comments can also be sent by e-mail to : bobbi.roy@mymanatee.org. See attached

It sounds a little shady and someone is trying to give the residents a run around.

Thanks
Debbie Gorris

From: Bobbi Roy [<mailto:bobbi.roy@mymanatee.org>]
Sent: Tuesday, July 18, 2017 8:39 AM
To: Gorris, Debbie
Cc: Monica Martin
Subject: RE: Application # PDR-17-07

Ms. Gorris,

The County didn't send out any letters but I believe that the applicant did because they are having a neighborhood meeting. You may get your answers about their intention of future development plans at that meeting. I am sure the letter states when that meeting is and where.

I have copied our case planner (Monica Martin) to this email and she can explain the zoning and possible future land use zoning to that property.



Thank You,
Bobbi Roy
Planning Coordinator
Manatee County Government
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
941-748-4501 ext. 6878
bobbi.roy@mymanatee.org

From: Gorris, Debbie [<mailto:Debbie.Gorris@khs.com>]
Sent: Tuesday, July 18, 2017 8:12 AM
To: Bobbi Roy
Subject: Application # PDR-17-07

I received a letter in the mail yesterday – it was confusing and contained no information on the future plans for the McClure properties.

I live across the street of the property located on 39th St E (1538400001). Can you please explain what this letter means, what is being planned and when is the time frame that whatever this is will start.

What type of housing are they planning to build? Do I need to put my home of 20 years on the market now?

I know that RES 3 means 3 homes per acre (which is too many) Most homes in that area are restricted to 1 home per acre. Property 1538400001 says that it is Res 1, Res 3 -- how can it be both? Please explain.

Thanks
Debbie Gorris
941-224-6668

Monica Martin

From: Marianne Lopata
Sent: Thursday, August 03, 2017 10:31 AM
To: Monica Martin
Subject: RE: Braden River Shores Proposed Construction

Thanks Monica!

From: Monica Martin
Sent: Thursday, August 03, 2017 10:31 AM
To: Marianne Lopata <marianne.lopata@mymanatee.org>
Cc: Nicole Knapp <nicole.knapp@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: RE: Braden River Shores Proposed Construction

Good morning Ms. Lopata,

I will respond back to Ms. Spray in regards to the zoning and will provide her the contact information for the reviewers handling the traffic portion.

Thank you,

Monica Martin, Planner
Manatee County Building and Development Services Department
(941) 748-4501 x 6861
monica.martin@mymanatee.org



From: Marianne Lopata
Sent: Thursday, August 03, 2017 10:26 AM
To: Nicole Knapp
Cc: Monica Martin
Subject: FW: Braden River Shores Proposed Construction

Nicole or Monica,
I'm forwarding you an email sent to Commissioner Baugh with questions about the proposed development we spoke of yesterday. Note that this is a different constituent. Her name is Cindy Spray (spray227@gmail.com). Are one of you able to contact her to address her inquiries?

Thanks,

Marianne Lopata

Executive Administrative Assistant

Board of County Commissioners

Phone: (941) 745-3707; Fax: (941) 745-3790

E-mail: marianne.lopata@mymanatee.org



From: Vanessa Baugh

Sent: Thursday, August 03, 2017 8:54 AM

To: Cindy Spray <spray227@gmail.com>; Marianne Lopata <marianne.lopata@mymanatee.org>

Subject: Re: Braden River Shores Proposed Construction

I am asking my Assistant to put you in touch with someone that can answer your questions

Hope you are well

V

Sent from my iPhone

On Aug 3, 2017, at 8:39 AM, Cindy Spray <spray227@gmail.com> wrote:

Hello Ms. Vanessa,

I attended a community meeting last Tuesday at Mixons to get information about a project in my area. I was surprised by how unorganized the meeting was and thought I would get more information about it and the process. Our citizens left with more questions than answers.

I'm wondering who I can talk to about the zoning or rezoning in area's of Elwood Park. We have one acre lots as well as some fields of cows in it.

The project being planned on 26th Ave E and 39th St E. My neighborhood residence's have concerns about the massive traffic from the 44St project in our area and now the developers who wants to build 400 homes.

Being involved in my community is what is important to me and I wanted to reach out to you first.

Thanks for talking the time!

Monica Martin

From: Monica Martin
Sent: Friday, August 04, 2017 1:18 PM
To: 'spray227@gmail.com'
Cc: Susan Barfield; Nelson Galeano
Subject: RE: Braden River Shores Proposed Construction

Good afternoon Ms. Spray,

My name is Monica Martin and I am the case manager for the Braden River Shores project. Please note that this project is currently still under review. However, I can answer questions related to zoning. As written on their mailed notice, they are currently zoned PDR (Planned Development Residential) and A-1 (Suburban Agriculture), and are under RES-3 (Residential – 3.0 Dwelling Units Per Acre) in the Future Land Use Code. The Future Land Use Code of RES-3 provides them the allowance to build up to three (3) dwelling units per acre. As listed on their mailed notice, their entire property is \pm 140.47 acres. Therefore, the four-hundred and thirteen (413) single-family detached dwelling units that the applicant has proposed is under their maximum limit.

In regards to traffic, I would be happy to provide you the contact information for those that handle that portion of the review:

Concurrency/Transportation Planning

Susan Barfield, Senior Development Review Specialist

941-708-7450 x 7218

Susan.barfield@mymanatee.org

Nelson Galeano, Senior Project Engineer

941-708-7450 x 7420

Nelson.galeano@mymanatee.org

I hope this answers all of your questions at this time. Please feel free to request public records from Property Management via the Records Manager, Ms. Scaccianoce, debbie.scaccianoce@mymanatee.org, to obtain any available information/records on the project throughout the reviewing process. You are free to offer your comments at the public hearings when they occur, or you can provide them to us where they would be public record and distributed accordingly.

Sincerely,

Monica Martin, Planner

Manatee County Building and Development Services Department

(941) 748-4501 x 6861

monica.martin@mymanatee.org



From: Marianne Lopata
Sent: Thursday, August 03, 2017 10:26 AM
To: Nicole Knapp
Cc: Monica Martin
Subject: FW: Braden River Shores Proposed Construction

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Thanks,

Marianne Lopata
Executive Administrative Assistant
Board of County Commissioners
Phone: (941) 745-3707; Fax: (941) 745-3790
E-mail: marianne.lopata@mymanatee.org



From: Vanessa Baugh
Sent: Thursday, August 03, 2017 8:54 AM
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