



**Fw: re proposed amendments LDA -08-08(R), Ordinance 14-37,
PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6)**

Shelley Hamilton to: Bobbi Roy, cgrimes@grimesgoebel.com,
Russell R Smith

09/02/2014 12:47 PM

FYI -

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----- Forwarded by Shelley Hamilton/MCG on 09/02/2014 12:46 PM -----

From: Ed Amy KEISEL <keisel4@msn.com>
To: "shelley.hamilton@mymanatee.org" <shelley.hamilton@mymanatee.org>
Date: 09/02/2014 11:57 AM
Subject: re proposed amendments LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and
PDMU-98-08(G)(R6)

I am a resident of Riverstrand @ Heritage Harbour. I am writing oppose the proposed amendments LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6).

I feel the common facilities do not support the proposed growth as they are already overcrowded. It seems that Lennar can not keep up with the roads in the neighborhood as there are many in poor condition and the fact that they have not been truthful with the residents. They continuously tell prosepative buyers about the prososed marina and everyon knows that is not going to happen.

Thank you for your time and consideration.

Amy Keisel

Heritage Harbour Zoning Changes - Additional Comments

anita.l.tierney

to:

shelley.hamilton

08/29/2014 02:23 PM

Cc:

bobbi.roy, lisa.barrett, "Paul"

Show Details

Hi Shelley,

We are not going to be able to attend the County Commissioners' meeting when the Heritage Harbour zoning proposals will be considered. Therefore we would like to ask a few more questions and have them added to our comments regarding this matter.

1. Lennar has advised River Strand residents that the number of homes being proposed for Heritage Harbour is not changing as a result of this zoning change. This raises the question regarding the company's ability to plan their communities. If they were aware from the start that the Heritage Harbour community was going to have the number of residences (and residents) it will have, then why did they not build the infrastructure in the common areas to support the number of residents? Was it Lennar's intention that homeowners would take responsibility for outdated and overcrowded facilities when we assume responsibility for the community or do they intend to deal with this issue prior to our assuming control?
2. If the proposed Heritage Harbour zoning changes are approved and implemented, will current homeowners' share of the Community Development District (CDD) be reduced as a result of Lennar's ability to sell more waterfront homes at premium prices?

Thanks in advance for your help.

Paul and Anita Tierney

422 River Enclave Ct, Bradenton, FL 34212

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617-413-1838 (Cell)

From: anita.l.tierney@verizon.net**Sent:** Sunday, August 24, 2014 9:29 PM**To:** shelley.hamilton@mymanatee.org**Cc:** bobbi.roy@mymanatee.org ; lisa.barrett@mymanatee.org ; Paul**Subject:** Heritage Harbour Zoning Changes - Additional Comments

Hi Shelley,

The purpose of this note is to add to the comments I and my husband have already made regarding the proposed Lennar Heritage Harbour zoning amendments.

A few days before the Planning Board hearing Lennar contacted the homeowners who had filed comments regarding these matters. In that communication their representative indicated the homes that will be built in the area slated for the marina are coming from "previously approved developable units" within the Heritage Harbour community. However he did not specify where these homes would have been built if the proposed zoning amendment is not approved by the commissioners. We are concerned that these living units are being *added to*

Riverstrand "house-count" and subtracted from other areas of the Heritage Harbour development.

Lennar's representative also stated he is "comfortable" when he indicates the homes that will be built in the marina area will be "single-family" homes. However the language in the zoning amendment does not specify this restriction. Essentially this means that Lennar may change their plans regarding the construction of those homes and do so without a requirement for them to take their plan to the Commissioners for approval. At a minimum, we believe the plans for single family homes should be clearly specified in the language of the zoning amendment in order to ensure Lennar will not build high-density residential structures. (We would also like Lennar or the Zoning department staff to confirm that the land at the end of River Enclave Ct is going to be limited to 11 single-family homes which will be built on 11 one-acre lots.)

In this communiqué Lennar's representative indicated they plan to build some amenities in the Sanctuary area of the community which they claim should minimize the concerns of the current homeowners. The planned amenities include a clubhouse. However the Sanctuary clubhouse plans do not include provisions for a restaurant like the main clubhouse Grille Room or lounge. For that reason the main Riverstrand clubhouse will still be subject to increased demand and overcrowding. The plans for the Sanctuary amenities of which we were already aware do not alleviate our concerns.

Most importantly, we are concerned about claims made at the Planning Board hearing regarding homeowners' comments. Although we have not seen any official meeting minutes from the August 14, Planning Board meeting, we are apprised that one of the board members asked Lennar to respond to the comments filed by us and many of our Riverstrand neighbors. His response implied or directly stated that the promises current homeowners were given (which are the basis of our expectations regarding the community) were simply claims of realtors and had nothing to do with the builder, Lennar.

This statement only reinforces our negative impressions and concerns regarding the integrity of this company. When we and our neighbors purchased our homes, Lennar's name was on most of the advertising signage within the community. The sales people most of us dealt with wore nametags that included the Lennar name and had email addresses that included "@Lennar.com." How this company can now suggest that these people were not employed by them is a mystery. Is Lennar suggesting the realtors were misrepresenting who they were?

For these reasons we are reiterating our request previously made. We respectfully petition the Planning Board to reconsider their decision and the County Commissioners to reject the proposed amendments to Lennar Heritage Harbour Zoning regulations -- LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6).

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