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Manatee County Government Administrative Building
First Floor - Chambers
March 2, 2017 - 9:00 a.m.

March 2, 2017 - Land Use Meeting

[See Revised Agenda](#)

MEETING CALLED TO ORDER (Betsy Benac, Chairman)

INVOCATION (The commission does not endorse the religious beliefs of any speaker.)

1. [Reverend Steve Rasmussen, First United Methodist Church of Palmetto](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

A. AWARDS/PRESENTATIONS/PROCLAMATIONS

CITIZENS COMMENTS (Consideration For Future Agenda Items - 30-Minute Time Limit)

Each person will be limited to three (3) minutes. If the thirty (30) minute time period has been exhausted, the Board will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.

2. [Citizens Comments](#)

REQUEST BY COMMISSIONERS (Items to be pulled from Consent Agenda)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

3. [PA-16-09/Ordinance 17-03 - Airport Impact Overlay Text and Map Amendment -](#)

Legislative - Lisa Barrett, Planning Manager * Schenk

Attachment: [Staff Report for ADOPTION - Comprehensive Plan Amendment - Airport Regs. - PA-16-09 Ordinance 17-03.pdf](#)

Attachment: [Exhibit A-D \(3\) \(002\) \(2\).pdf](#)

Attachment: [Newspaper Advertising.pdf](#)

Attachment: [Ordinance 17-03 - Airport Regs Comp Plan - Draft Ordinance.pdf](#)

Attachment: [Agency Comments.pdf](#)

4. PA-16-04/Ordinance 17-12 fka 16-39 - County Initiated Plan Amendment (Text) for Large Projects - Legislative - Kathleen Thompson, AICP, Planning Manager * Schenk

Attachment: [Staff Report - PA-16-04 - Ord. 17-19 fka 16-39 Large Project Comp Plan Amendment.pdf](#)

Attachment: [Attachment 2-AgencyComments.pdf](#)

Attachment: [Attachment 3 - Newspaper Advertising.pdf](#)

Attachment: [Attachment 4 Ordinance 17-12 fka 16-39 DRaft.pdf](#)

5. PA-16-06/Ordinance 17-14 - SMR North 70, LLC/Lakewood Centre - DTS20160419 - MEPS303 - Legislative - Margaret Tusing, Principal Planner * Schenk

Attachment: [Staff Report - Lakewood Center PA-16-06 2-8-2017 PC-.pdf](#)

Attachment: [Attachment 2 - Newspaper Advertising.pdf](#)

Attachment: [ATTACHMENT 3 - BACK-UP DATA AND ANALYSIS.pdf](#)

Attachment: [ATTACHMENT 4 - MAPS.pdf](#)

Attachment: [Attachment 5 - School District email 11-9-2016.pdf](#)

Attachment: [Attachment 6 - Transmittal Letter for DEO for Signature.pdf](#)

Attachment: [Attachment 7 - Public Comments.pdf](#)

6. PDC-16-18(Z)(P) - Arctic Palm Company/Arctic Palm Self Storage - DTS20160427 - Quasi-Judicial - Rossina Leider, Planner * Schenk

Attachment: [Staff Report - Artic Palm Self Storage - PDC-16-18\(Z\)\(P\).pdf](#)

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Attachment: [Attachment 9 - Ordinance PDC-16-18\(Z\)\(P\).pdf](#)

Attachment: [Attachment 10 - Public Comment.pdf](#)

7. PDC-16-20(G) - Manatee River Groves Inc./Xpress Storage f/k/a Lakewood Storage Phase III - DTS20160422 - Quasi-Judicial - Barney Salmon, Planner * Schenk

Attachment: [Staff Report - Xpress Storage - PDC-16-20\(G\) - DTS20160422](#)

- [MEPS604.pdf](#)

Attachment: [Attachment 2 - Staff report Maps.pdf](#)

Attachment: [Attachment 3 - GDP.pdf](#)

Attachment: [Attachment 4 - ZO PDC-00-09\(Z\)\(G\).pdf](#)

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E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

9. [PDI-17-01\(Z\)\(G\) - Enneking Rezone - DTS20160288 - Quasi-Judicial - Branden Roe, Planner * Schenk](#)

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[PDI1701 Enneking aerial.pdf](#)

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Attachment: [Attachment 4 - Zoning Disclosure.pdf](#)

Attachment: [Attachment 5 - Enneking TIS.pdf](#)

Attachment: [Attachment 6 - Exhibit B Enneking Use Table.pdf](#)

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Attachment: [Attachment 8 - Ordinance PDI-17-01\(Z\)\(G\).pdf](#)

Attachment: [Attachment 9 - Public Comments.pdf](#)

10. [PDR-16-15\(Z\)\(G\) - Tapestry Properties, LLC/McKechnie Realty, LLC - DTS20160404 - MEPS600 - Quasi-Judicial - Branden Roe, Planner * Schenk](#)

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F. REGULAR

G. REPORTS

COMMISSIONER AGENDA

CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if Needed)

COMMISSIONER COMMENTS

ADJOURN



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REVISED March 2, 2017 - Land Use Meeting

[See Agenda Update Memorandum](#)

MEETING CALLED TO ORDER (Betsy Benac, Chairman)

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Changes to Agenda

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Attachment: [Attachment 9 - Public Comments.pdf](#)
Attachment: [Additional Information from Applicant \(letter withdrawn original application Z-16-06\).pdf](#)
Attachment: [Exparte Communication from Commissioner.pdf](#)

Attachment: [New Attachment - Comparative Schedule of Uses HM and PDI as Proffered.pdf](#)

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COMMISSIONER AGENDA

CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if Needed)

COMMISSIONER COMMENTS

ADJOURN

MEMORANDUM

To: Nicole Knapp, Planning Section Manager
From: Bobbi Roy, Planning Coordinator
Date: **March 1, 2017**
Subject: **Agenda Update for the March 2, 2017** Board of County Commissioners Land Use Meeting



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

5. PA-16-06/Ordinance 17-14 – SMR North 70, LLC/Lakewood Centre – DTS20160419 – MEPS303 – Legislative – Margaret Tusing, Principal Planner – additional public comment letters attached

6. PDC-16-18(Z)(P) – Arctic Palm Company/Arctic Palm Self Storage – DTS20160427 – Quasi-Judicial – Rossina Leider, Planner – Letter from applicant requesting a continuance to April 6, 2017 attached.

Revised Motion: I move to continue the public hearing for PDC-16-18(Z)(P) to April 6, 2017 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Building, First Floor Chambers.

9. PDI-17-01(Z)(G) fka Z-16-06 – Enneking Rezone – DTS20160288 – Quasi-Judicial – Branden Roe, Planner – Exparte Communication email, Comparative Schedule of Uses and additional information from applicant (Letter withdrawing original application Z-16-06) attached

Building and Development Services
Public Hearings
1112 Manatee Avenue West
Phone number: (941) 748-4501 ext. 6878

Bobbi Roy

From: Nicole Knapp
Sent: Tuesday, February 28, 2017 6:39 PM
To: Bobbi Roy
Subject: FW: CORE zoning
Attachments: Ordinance 14-14 - Commercial Vehicle Through Traffic Restrictions.pdf; NOISE ORD 16-008.pdf

Please include in public comment.

Nicole M. Knapp

Planning Section Manager
Building & Development Services
1112 Manatee Ave. W., 4th Floor
Bradenton, FL 34205
941.748.4501 (ext 6836)
Nicole.knapp@mymanatee.org



From: Margaret Tusing
Sent: Tuesday, February 28, 2017 3:03 PM
To: Nicole Knapp
Subject: FW: CORE zoning

FYI

Margaret C. Tusing, Principal Planner
Department of Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501, ext 6828
941-518-8039 (mobile)
941-708-6156 (fax)
margaret.tusing@mymanatee.org

From: Margaret Tusing
Sent: Tuesday, February 28, 2017 3:01 PM
To: 'Laura Whinfield'
Cc: Vanessa Baugh; Sage Kamiya
Subject: RE: CORE zoning

Thanks for your email. My responses are:

Vehicular Use Limitations

White Eagle Boulevard and Rangeland Parkway are designated as 4-lane thoroughfares and at the present time there is no restriction on the type of vehicle that can use these roadways. I have attached a recent Ordinance adopted by Manatee County that added roadways to the Commercial Vehicle Through Traffic Restrictions which is part of the Manatee County Code of Ordinances, Section 2-22-6(a). This would be the mechanism for restricting through traffic in the future, if warranted.

Access Points

The proposed access points on the south side of Rangeland Parkway (approximately 1 mile in length from LWR Boulevard to White Eagle Boulevard) are 8 locations. On the west side of White Eagle Boulevard south of Rangeland Parkway to the project boundary (approximately ½ mile), there are 4 proposed entrance points. At the General Development Plan (GDP) stage of review, the locations are general in nature and are usually spaced to meet the minimum spacing requirements between driveways. As specific projects are submitted for Preliminary Site Plan/Final Site Plan (PSP/FSP) review, these generalized access locations will be reviewed in depth as to location and types of driveways by the County's traffic engineers.

Lighting

The intent of the Land Development Code (LDC) Outdoor Lighting Section 806 is to protect people and property from the nuisance and harm of excessive outdoor lighting that: hinders or decreases visibility; glares into the eyes of drivers; creates a blinding brightness that leaves high-contrast, unsafely dark, shadowed areas; creates an artificial atmospheric glow that prevents residents from enjoying the night sky around the homes; and/or spills into the yards, homes and street of neighborhoods.

This LDC Section regulates lighting in the following ways: fixture height (height dependent on existing lighting of adjacent properties or if adjacent to an outdoor lighting protected area (as defined below); measurable spill illumination limits (0.2 foot candles if outdoor lighting protected area; 1.5 foot candles on street rights-of-way); and horizontal or oblique shielding.

Outdoor Lighting Protected Area: an area intended for protection from outdoor lighting including any property: 1) in residential use, 2) in a residential zoning district that may develop into a residential use; 3) in a planned development zoning district that may develop into a residential use, or 4) in a public street right-of-way.

Noise

Noise is regulated in Manatee County through Chapter 2 of the Code of Ordinances and I've attached the most recent ordinance.

Please let me know if you have any further questions.

Margaret

Margaret C. Tusing, Principal Planner
Department of Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501, ext 6828
941-518-8039 (mobile)
941-708-6156 (fax)
margaret.tusing@mymanatee.org

From: Laura Whinfield [<mailto:laura.whinfield@gmail.com>]

Sent: Thursday, February 23, 2017 7:16 AM

To: Vanessa Baugh; Margaret Tusing; Sage Kamiya

Subject: CORE zoning

Vanessa and Sage,

I am a resident in Bridgewater neighborhood who is very concerned about the zoning change for CORE, the land between Rangeland Pkwy and SR70, as well as Lakewood Ranch Blvd and White Eagle.

The small stretch of White Eagle, which separates the CORE land from Bridgewater neighborhood, is the only section of White Eagle that is commercial

The rest of White Eagle is residential all the way to SR64. Plus, Bridgewater neighborhood is the only residential area that sides with CORE. Knowing that this entire stretch of White Eagle is NOT commercial, I am asking that you consider the effects traffic and lighting will have on my neighborhood.

I believe that the area will be built aesthetically beautiful, but my concern is truck access to the area that is right across from the gate of Bridgewater neighborhood. I would like a weight limit for all vehicles entering and exiting from that point. I am also concerned about the incredible increase in traffic, when there is no plan for a traffic light on SR 70 and White Eagle and no deference to the other entrance points from Lakewood Ranch Blvd, Rangeland Pkwy, and SR 70.

Please know that our neighborhood may like the idea of CORE, but we expect your consideration for traffic, noise and lighting. I see no reason that the planners cannot ensure a more protected area in this corner of CORE.

Thank you,

Laura Whinfield

5628 Goodpasture Glen, Bridgewater neighborhood, Lakewood Ranch

Bobbi Roy

From: Nicole Knapp
Sent: Tuesday, February 28, 2017 6:39 PM
To: Bobbi Roy
Cc: Margaret Tusing
Subject: FW: Core Questions

Bobbi;
Please include as public comment

Nicole M. Knapp

Planning Section Manager
Building & Development Services
1112 Manatee Ave. W., 4th Floor
Bradenton, FL 34205
941.748.4501 (ext 6836)
Nicole.knapp@mymanatee.org



From: Margaret Tusing
Sent: Tuesday, February 28, 2017 3:04 PM
To: Darenda Marvin; Caleb Grimes; Nicole Knapp
Subject: FW: Core Questions

Margaret C. Tusing, Principal Planner
Department of Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501, ext 6828
941-518-8039 (mobile)
941-708-6156 (fax)
margaret.tusing@mymanatee.org

From: Margaret Tusing
Sent: Tuesday, February 28, 2017 1:06 PM
To: 'Leslie Recker'
Subject: RE: Core Questions

Ms. Recker:

I have responded to your email below. I hope my response is helpful.

Margaret

Margaret C. Tusing, Principal Planner
Department of Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501, ext 6828
941-518-8039 (mobile)
941-708-6156 (fax)
margaret.tusing@mymanatee.org

From: Leslie Recker [<mailto:recker.7059@yahoo.com>]
Sent: Monday, February 27, 2017 6:17 AM
To: Margaret Tusing
Cc: recker.7059@yahoo.com
Subject: Core Questions

Hello Ms. Tusing –

My name is Leslie Recker and I am a resident of Bridgewater. I've been learning about the Core development and have a few questions I hope you can help me with. If not, please direct me to the party that can assist.

- My understanding is that there is a zoning change request with the county where Core would move from residential/office/retail to mixed-use. What would be the purpose for this change and what, if any, impact might that have for the Bridgewater community? Would this include vehicle types/sizes that could pass by Bridgewater on White Eagle or Rangeland Parkway?

Response: The request is for a change to the Future Land Use designation which is a Comprehensive Plan Amendment, not a "zoning" change. The zoning of the property is currently PDMU (Planned Development – Mixed Use) and will not change with the amendment to the Comprehensive Plan.

The purpose of the change is to allow this area of the Lakewood Centre DRI to include light industrial and distribution type uses which are not within the range of uses in the ROR future land use category. The applicant is proposing a maximum of 250,000 square feet of industrial uses on the 300-acre parcel. This industrial entitlement is accomplished by reducing the existing commercial/retail square footage by 100,000 square feet.

White Eagle Boulevard and Rangeland Parkway are designated as 4-lane thoroughfares and at the present time there is no restriction on the type of vehicle that can use these roadways. I have attached a recent Ordinance adopted by Manatee County that added roadways to the Commercial Vehicle Through Traffic Restrictions which is part of the Manatee County Code of Ordinances, Section 2-22-6(a). This would be the mechanism for restricting through traffic in the future, if warranted.

- Where are the planned entrances/exits for Core on White Eagle and Rangeland in relation to Bridgewater?

Response: The proposed access points on the south side of Rangeland Parkway are 8 locations which are the maximum number that can be requested. At the General Development Plan (GDP) stage of review, the locations are general and usually meet the minimum spacing requirements between driveways. As specific projects are submitted for development, the location and types of driveways will be further reviewed by the County's traffic engineers. On the west side of White Eagle Boulevard, there are 4 proposed entrance points. Again, these are generalized access locations and more in-depth review and analysis will be provided when a Preliminary Site Plan/Final Site Plan (PSP/FSP) is submitted for review by County staff, including the County's traffic engineers.

- Depending on your response to the questions above, I would ask if there is any precedent in Lakewood Ranch regarding the proximity of a sizeable mixed-use zone development relative to a residential community?

Response: Within the overall Lakewood Ranch development, there are numerous instances of non-residential uses adjacent to residential uses. These are several communities within Lakewood Ranch that are zoned PDMU and have

IL (Industrial Light) or MU-C (Mixed Use-Community) AC-2/AC-3 future land use categories which allow light industrial, research/corporate and warehouse/distribution uses as well as residential uses.

- Are there plans for an additional traffic signal at Route 70 and White Eagle with the addition of Core and if so, along what timing?

Response: The Florida Department of Transportation (FDOT) controls the signalization of SR 70 East. When and if the intersection meets warrant standards, then FDOT will signalize the T-intersection. As such, Manatee County Government does not have the ability to provide a direct answer to this question.

Thank you and I would appreciate hearing from you prior to the upcoming March 2nd county zoning meeting.

Bobbi Roy

From: Marianne Lopata
Sent: Tuesday, February 28, 2017 2:52 PM
To: 'lois affatat'
Cc: Bobbi Roy; Debbie Bassett
Subject: RE: CORE PROJECT

Lakewood Centre Plan Amendment - PA-16-06/Ordinance 17-14

Thank you for writing to the Board of County Commissioners to express your concerns regarding this project. Since your remarks concern an upcoming land use item I am sharing your comments with staff from Building and Development Services and the County Attorney's Office.

As a quasi-judicial item commissioners must refrain from prejudging this project outside of the public hearing on March 2, 2017, but will open the matter to public comment and be able to discuss this project publicly during the hearing.

You are welcome to attend the public hearing to voice your concerns and opinions. On behalf of Chairman Benac and the other Commissioners, thank you for your interest and participation.

Marianne Lopata

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



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

From: lois affatat [mailto:lo330@icloud.com]
Sent: Tuesday, February 28, 2017 10:24 AM
To: Priscilla WhisenantTrace; Charles Smith; Stephen R Jonsson; Robin DiSabatino; Vanessa Baugh; Carol Whitmore; Betsy Benac
Subject: CORE PROJECT

MY husband & I, along with my daughter & grandchildren moved to Lakewood Ranch 2 years ago & now we just found out we will be living across from a small city...We moved to a beautiful residential neighborhood which we like very much NOT a commercial area...HOW CAN THIS HAPPEN IN A RESIDENTIAL AREA.....STOP THIS CORE PROJECT NOW in THIS area of Lakewood Ranch..move it to a more commercial area...keeping it here is going to bring more traffic, more noise, a lot more people & possibly crime...this is going to impact our Bridgewater community greatly & not in a good way...

George, Lois & Nicole Affatato
5513 Goodpasture Glen
LAKewood Ranch, Fl 34211

Bobbi Roy

From: Carol Whitmore
Sent: Monday, February 27, 2017 10:36 AM
To: Bobbi Roy; Nicole Knapp
Subject: FW: CORE Project - Residential Concerns

From: Jeff Grinnell [mailto:jeffgrinnell@gmail.com]
Sent: Monday, February 27, 2017 10:02 AM
To: Carol Whitmore
Subject: Fwd: CORE Project - Residential Concerns

Dear Honorable Commissioner Whitmore,

I write as a concerned resident of the Bridgewater community in Lakewood Ranch regarding the zoning and project plan for the CORE development with boundaries of State Road 70, White Eagle Blvd., Lakewood Ranch Blvd., and Rangeland Parkway. I am not against the CORE project but am concerned that the execution of the project plan is not taking residential concerns into consideration.

1. The Construction Vehicle Entrance on White Eagle Blvd.

It appears that the landowner is building a construction service road on White Eagle Blvd. which may act as an entry point for construction vehicles to work on the CORE project. Allowing construction vehicles that will arrive very early in the morning and continue to impede traffic throughout the day on the only residential boundary road is distressing. For those that live on Goodpasture Glen (the road within Bridgewater that borders White Eagle Blvd) the entrance/project/construction is visible from backyards and pools. The regular traffic is audible at all hours of the day and early evening and will be exacerbated by construction trucks and heavy machinery. Of all of the boundary roads that encircle the CORE project, there are only residents off of White Eagle, yet that it where the bulk of construction traffic will enter the development. We urge you to insist that the landowner and developer create a construction service entrance off of Rangeland Parkway or Lakewood Ranch Blvd. which will have no impact on residential communities.

Construction vehicles already use White Eagle as access to ongoing commercial and residential developments north of Rangeland Parkway. The amount of construction traffic on White Eagle has grown exponentially in the past two (2) years as it acts as a service drive for all development north of State Road 70. We only ask that the actual entrance point to the CORE project is not in our back yard.

2. Designation for CORE as Mixed Use/Light Industrial

-

I understand there is currently a proposal before the zoning board to convert certain land within the CORE project to mixed use which will allow for light industrial operations on the CORE site. Our concern is the light industrial operations will be operating and visible from the Bridgewater neighborhood. Light industrial operations also could make industrial traffic permanent on White Eagle with daily shipments in and out of the facilities. If the zoning board is inclined to grant a mixed use designation we urge the board to require the landowner or developer to place the light industrial facilities closer to State Road 70 and Lakewood Ranch Blvd. or otherwise take steps to limit industrial traffic on White Eagle. There is no natural barrier or wall between Bridgewater and the future site of the CORE project. We would also urge the zoning commission to require such natural or artificial barriers to reduce sound or unsightly buildings from being visible from the Bridgewater community.

I am Senior Corporate Counsel to a large public company in the area. I understand the importance of attracting business and the meaningful impact it can have on the area. We only ask that you take residential concerns into consideration given that the project is bordered only on the White Eagle side by neighborhoods and there are many other alternatives to redirect construction traffic and placement of light industrial facilities on the project site.

Best regards,

Jeff Grinnell

Bridgewater Resident

Bobbi Roy

From: Marianne Lopata
Sent: Tuesday, February 28, 2017 3:00 PM
To: 'Sue Ann Miller'
Cc: Bobbi Roy; Debbie Bassett
Subject: RE: Zoning Change

Lakewood Centre Plan Amendment - PA-16-06/Ordinance 17-14

Thank you for writing to the Board of County Commissioners to express your concerns regarding this project. Since your remarks concern an upcoming land use item I am sharing your comments with staff from Building and Development Services and the County Attorney's Office.

As a quasi-judicial item commissioners must refrain from prejudging this project outside of the public hearing on March 2, 2017, but will open the matter to public comment and be able to discuss this project publicly during the hearing.

You are welcome to attend the public hearing to voice your concerns and opinions. On behalf of Chairman Benac and the other Commissioners, thank you for your interest and participation.

Marianne Lopata

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



From: Sue Ann Miller [mailto:sueannjonas@aol.com]
Sent: Wednesday, February 15, 2017 7:07 PM
To: Priscilla WhisenantTrace; Charles Smith; Stephen R Jonsson; Robin DiSabatino; Vanessa Baugh; Carol Whitmore; Betsy Benac
Subject: Zoning Change

I'm very concerned about the possible change in zoning for CORE. As a resident in Bridgewater it is important to me to keep the surrounding areas clean, quiet, safe and residential.

Good community planning involves determining, well in advance of development, residential, commercial and industrial locations. Since this is a zoning change, light industrial was not part of that original plan.

I'm opposed to the dirt, noise and traffic that light industry would bring to our community roads. I selected Bridgewater for the positive life qualities it offers and don't want changes brought about because of a zoning change. I've invested a great deal of money, time and effort into my new home and expect to recoup the value when I sell. I need the positive life qualities to remain.

I ask you to hear my voice and those of my neighbors who may be too intimidated to contact you directly. Thank you.

Sue Ann

Sue Ann Miller
Bridgewater Community
13405 Swiftwater Way
Lakewood Ranch, FL 34211
(H) 941 752-7820
(C) 215 350-0571

sueannjonas@aol.com

"Don't Take Your Organs To Heaven, Heaven Knows We Need Them Here." Be a donor!

<http://www.upworthy.com/how-a-little-paint-on-the-side-of-a-new-york-city-building-can-help-change-a-life-forever?c=upw1>



**BLALOCK
WALTERS**
ATTORNEYS AT LAW

WE MAKE A DIFFERENCE

March 1, 2017

*Mark P. Barnebey
Anthony D. Bartirome
Robert G. Blalock
Ann K. Breitingner
Anne W. Chapman
Jonathan D. Fleece
Dana Carlson Gentry
Alexander K. John
Charles F. Johnson, III
Matthew J. Lapointe
Mary Fabre LeVine
Jason H. Levy
Melanie Luten
Fred E. Moore
Stephen G. Perry
Matthew R. Plummer
Marisa J. Powers
William C. Robinson, Jr.
Scott E. Rudacille
Jennifer S. Schembri
Robert S. Stroud
Amanda C. Tullidge
Daniel P. VanEtten
Clifford L. Walters*

Via Hand Delivery

The Honorable Manatee County Board of County Commissioners
1112 Manatee Avenue West
Bradenton, FL 34205

Re: Arctic Palm Self Storage – PDC-16-18(Z)(P)

Dear Commissioners:

This firm represents Johnson Development, Inc. (Johnson Development), the proposed developer regarding the above referenced matter. This matter is currently scheduled for consideration at your meeting scheduled for Thursday, March 2, 2017. Johnson Development, respectfully requests that this item be continued to your April 6, 2017 meeting.

Thank you for your consideration. Should you have any questions, do not hesitate to contact me.

Sincerely,

Mark P. Barnebey

BRADENTON
802 11th Street West
Bradenton, FL 34205

■
SARASOTA
2 North Tamiami Trail
Suite 408
Sarasota, FL 34236

■
941.748.0100 phone
941.745.2093 fax
www.blalockwalters.com

MPB/jld

Cc: Charlie Stocks, Johnson Development, Inc. (via email)
Rossina Leider, Principal Planner (via email)

Bobbi Roy

From: Robin DiSabatino
Sent: Friday, February 24, 2017 9:16 AM
To: Bobbi Roy; Sarah Schenk; William Clague; Mitchell Palmer; John Barnott; Ed Hunzeker; Karen Windon; Dan Schlandt
Cc: Sheri Smith; Marianne Lopata; Emmy Landrum
Subject: Fwd: Ammonium Nitrate

Cordially Sent from my iPhone

Robin Sue DiSabatino
Manatee County Commissioner
District 4
941-685-5368

Begin forwarded message:

From: John Meyer <johnm@tbrpc.org>
Date: February 24, 2017 at 9:08:39 AM EST
To: Robin DiSabatino <robin.disabatino@mymanatee.org>
Subject: RE: Ammonium Nitrate

Commissioner DiSabatino:

Frequency of site visits to facilities storing Ammonium Nitrate is up to the local fire department. However, please note that Ammonium Nitrate is clearly not the only ignitable substance with potential catastrophic consequences. Presently the U.S. Environmental Protection Agency (EPA) classifies what I call the “worst of the worst” chemicals as “Extremely Hazardous Substances (EHS)”, or Section 302 facilities (e.g. Ammonia, Chlorine...). As advised in the video, that is not currently the case with Ammonium Nitrate. Following completion of their detailed investigation into the West, Texas incident, the U.S. Chemical Safety Board has recommended that the EPA classify Ammonium Nitrate as an EHS. If implemented, site visits may be more frequent and perhaps by others. Regardless, please recall that the hazardous materials do not self-detonate. Accidents are typically the result of not following a company’s required safety protocols and/or processes. Facilities are required to self-report their hazardous material inventories annually on March 1st under provisions of the Emergency Planning & Community Right-to-Know Act. The EPA maintains a list of **more than** 500,000 chemicals that are subject to reporting annually.

I hope this helps and provides the guidance you requested. If not, please let me know. Have a great weekend!

John Meyer

Principal Planner

TAMPA BAY REGIONAL PLANNING COUNCIL

4000 Gateway Centre Blvd.

Suite 100

Pinellas Park, FL 33782-6141



tbrpc.org

727-570-5151, Ext 29 johnm@tbrpc.org @TampabayRPC

CONVENING THE REGION SINCE 1962



Florida governmental email & correspondence is subject to public records law

From: Robin DiSabatino [<mailto:robin.disabatino@mymanatee.org>]

Sent: Thursday, February 23, 2017 8:28 PM

To: John Meyer

Subject: Re: Ammonium Nitrate

Thank you for this information. How often are the facilities monitored?

Cordially Sent from my iPhone

Robin Sue DiSabatino
Manatee County Commissioner
District 4
941-685-5368

On Feb 23, 2017, at 5:42 PM, John Meyer <johnm@tbrpc.org> wrote:

Commissioner DiSabatino:

Thank you for attending yesterday's LEPC meeting held at the TBRPC offices. You are a welcomed member to our Committee. Per your inquiry in conjunction with the video that was shown (entitled: "Dangerously Close: Explosion in West, Texas"), the following two Manatee County facilities store Ammonium Nitrate on site:

<image003.jpg>

<image005.jpg>

Based on last year's data (since this year's data is not due until March 1st) it appears that Southern Agricultural Insecticides Inc. maintains 44,000 pounds of Ammonium Nitrate on site at all times and the amount of Ammonium Nitrate stored at Tropicana Manufacturing (in Bradenton) is an **average** of 28,730 pounds daily with a maximum of 49,967 pounds at any one time.

I hope this information helps.

John Meyer

Principal Planner

TAMPA BAY REGIONAL PLANNING COUNCIL

4000 Gateway

Centre Blvd.

Suite 100

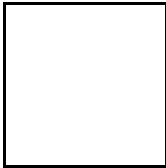
Pinellas Park, FL

33782-6141

[<image268d0c.PNG>](#)
tbrpc.org

727-570-5151, Ext 29 johnm@tbrpc.org [@TampabayRPC](#)

CONVENING THE REGION SINCE 1962



Florida governmental email & correspondence is subject to public records law

Bobbi Roy

From: Robin DiSabatino
Sent: Thursday, February 23, 2017 8:48 PM
To: Bobbi Roy; Mitchell Palmer; Sarah Schenk; William Clague; John Barnott; Ed Hunzeker; Karen Windon; Dan Schlandt
Cc: Sheri Smith; Marianne Lopata; Emmy Landrum
Subject: Fwd: Ammonium Nitrate

I was attending a meeting yesterday and ammonia nitrate was discussed as it was a major factor in the Explosion in West, Texas that killed many people and destroyed much property.

When I was just sent the info referencing two companies that store it, one is Tropicana and the other is the facility on Bayshore Road, next to the Enneking Property.

I thought this is significant info to share with Staff and should be forwarded to the other Commissioners, if the materials are indeed Stored On the premises, as we may need to be aware of increasing density next to this possibly Highly volatile material.

Cordially Sent from my iPhone

Robin Sue DiSabatino
Manatee County Commissioner
District 4
941-685-5368

Begin forwarded message:

From: John Meyer <johnm@tbrpc.org>
Date: February 23, 2017 at 5:42:13 PM EST
To: Robin DiSabatino <robin.disabatino@mymanatee.org>
Subject: Ammonium Nitrate

Commissioner DiSabatino:

Thank you for attending yesterday's LEPC meeting held at the TBRPC offices. You are a welcomed member to our Committee. Per your inquiry in conjunction with the video that was shown (entitled: "Dangerously Close: Explosion in West, Texas"), the following two Manatee County facilities store Ammonium Nitrate on site:

Facility	SOUTHERN AGRICULTURAL INSECTICIDES, INC. (F
Company	SOUTHERN AGRICULTURAL INSECTISIDES, INC.
Filing Year	2015 (Tier2)
Department	
Address	7400 BAYSHORE ROAD PALMETTO, Manatee County FL - 34221
Latitude	27.580205
Longitude	-82.553974
USNG	17R LL 46611 51664
Location	Information not available
Max occupancy	47 (Manned)
Email	Information not available
Type of Facility by Submitter	EPCRA 302 EPCRA 312 (Tier2)
Data Management	Last modified Date: 2016-01-18 16:41:06.0 UTC First Submit Date: 2016-01-18 16:41:06.0 UTC (Tier2) Data Submitted by: BOB DIEM - PRESIDENT

Facility Information

Facility	TROPICANA MANUFACTURING - BRADENTON
Company	TROPICANA MANUFACTURING
Filing Year	2015 (Tier2)
Department	
Address	1001 13TH AVENUE EAST BRADENTON, Manatee County FL - 34208-2656
Latitude	27.48412
Longitude	-82.554570
USNG	17R LL 46418 41020
Location	Information not available
Max occupancy	1100 (Manned)
Email	Marjorie.Drake@pepsico.com
Type of Facility by Submitter	EPCRA 302 EPCRA 311 EPCRA 312 (Tier2) EPCRA 313 CAA 112 (RMP)
Data Management	Last modified Date: 2016-02-29 18:19:07.0 UTC

Based on last year's data (since this year's data is not due until March 1st) it appears that Southern Agricultural Insecticides Inc. maintains 44,000 pounds of Ammonium Nitrate on site at all times and the amount of Ammonium Nitrate stored at Tropicana Manufacturing (in Bradenton) is an **average** of 28,730 pounds daily with a maximum of 49,967 pounds at any one time.

I hope this information helps.

John Meyer

Principal Planner

TAMPA BAY REGIONAL PLANNING COUNCIL

4000 Gateway Centre Blvd.
Suite 100
Pinellas Park, FL 33782-6141
727-570-5151, Ext 29 johnm@tbrpc.org [@TampabayRPC](#)
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Schedule of Uses Comparison

- All uses prohibited in both HM and PDI excluded
- Uses prohibited in PDI grey with strikethrough
- Uses voluntarily proffered by applicant red with strikethrough
- Remaining permitted uses highlighted green with AP/P/SP notation

Land Use		HM	PDI
Agricultural Research Facilities	—	P	X
Agricultural Uses	531.1	AP	AP
Agricultural Products Processing Plants	531.1	AP	P
Animal Products Processing Facility	531.1	AP	SP
Tree Farm	531.1	P	X
Airport, Private or Public	531.3	X	P
Alcoholic Beverage Establishment	531.4	X	SP
Animal Services (Wild and Exotic)	531.5	AP	AP
Auction Houses, Enclosed	—	X	P
Auction Houses, Open	531.6	X	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	P
Lumberyard	531.9	X	P
Bus and Train Passenger Station	—	AP	P
Business Services	—	X	P
Printing, Medium	—	X	P
Printing, Small	—	X	P
Car Wash: Full Service	531.10	X	P
Car Wash: Incidental	531.10	X	P
Car Wash: Self-Service	531.10	X	P
Child Care Center, Large	531.12	AP	P
Child Care Center, Medium	531.12	AP	P
Child Care Center, Small	531.12	AP	AP
Child Care Center, (Accessory)	531.12	AP	P
Correctional Facilities: Community	—	SP	X
Correctional Facilities: Major	—	SP	X
Cultural Facilities	531.15	AP	P
Drive-Through Establishments	531.16	X	P
Earthmoving, Major	702	AP	X
Earthmoving, Minor	702	AP	AP
Environmental Land Preserves, Public and	531.17	X	P
Equipment sales, rental and leasing, heavy	531.18	P	P

Schedule of Uses Comparison

Land Use		HM	PDI
Construction equipment	531.18	X	P
Equipment Sales, rental and leasing, light	—	AP	P
Farming Service Establishments	531.18	AP	X
Food Catering Service Establishment	531.21	X	P
Gas Pumps	531.50	X	P
Hazardous Waste Transfer Facility	—	SP	P
Heliport	—	AP	P
Helistop	531.24	AP	P
Industrial, Heavy	—	P	P
— Firework/Sparkler Manufacture	531.25	SP	P
Industrial, Light	—	P	P
Intensive Services: Exterminating and Pest	531.26	AP	X
Intensive Services: Motor Pool Facilities	531.26	AP	P
Intensive Services: Printing, Heavy	—	P	P
Intensive Services: Industrial Service	531.26	AP	P
Intensive Services: Sign Painting Service	531.26	AP	P
Intensive Services: Taxi-Cab, Limousine	531.26	X	P
Intensive Services: Towing Service and	531.26	AP	P
Intermodal Terminal	—	AP	P
Junkyards	531.27	SP	X
Laboratories, Medical and Dental	—	X	P
Lodging Places: Hotel/motel	531.28	AP	P²⁹
Mini Warehouses, Self-storage	531.31	X	P
Motor Freight Terminal/Maintenance	531.34	AP	P
— Bus RR/Maintenance Facility	531.34	AP	P
Office, Medical or Professional	—	X	P
— Miscellaneous Services: Office	—	P	P
— Banking: Bank	—	X	P
— Banking: Bank/Drive-through	—	X	P
Outdoor Advertising Signs	—	P	P
Outdoor Storage (Principal Use)	531.36	AP	P
Parking, Commercial (Principal Use)	—	P	P
Personal Service Establishment	—	X	P
— Dry Cleaners: General	—	P	P
— Dry Cleaners: Neighborhood	—	X	P
— Dry Cleaners: Pick-up	—	X	P

Schedule of Uses Comparison

Land Use		HM	PDI
Rental Service Establishment	—	X	P
Personal Wireless Service Facilities	See 531.37		
Public Community Uses	531.39	AP	AP
Public Use Facilities	531.40	AP	AP
Post Offices	—	AP	AP
Radio, TV, Communications, Microwave	—	AP/SP	P
Railroad Switching/Classification Yard	—	AP	P
Recreation, High Intensity	531.41	SP	X
Recreation, Low Intensity	531.41	AP	AP
Recreation, Passive	531.41	AP	P
Recreation, Rural	531.41	AP	P
Rehabilitation Center	531.44	X	P
Research and Development Activities	—	P	P
Restaurant	531.48	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P
Retail Sales, Neighborhood General	531.49	X	P
Retail Sales, General	531.49	X	P
Sawmills	531.1	AP	P
Schools, Elementary	531.50	AP	X
Schools, High and Middle	531.50	SP	X
Schools of Special Education	531.50	AP	X
Service Station	531.51	X	P
Slaughterhouses	531.1	SP	SP
Solid Waste Management Facilities	531.53	SP	P
Stockyards and Feedlots	531.1	SP	P
Utility Use	531.54	AP	AP
Vehicle Repair: Major	531.55	AP	P
Vehicle Repair: Community Serving	—	X	P
Vehicle Repair: Neighborhood Serving	—	X	P
Vehicle Sales, Rental, Leasing	531.56	X	P
Veterinary Hospitals	531.57	AP	P
Warehouses	531.58	X	P
Wholesale Trade Establishment		P	P

DYE, DEITRICH, PETRUFF & ST. PAUL, P.L.

Attorneys at Law
The Riverview Center, Suite 300
1111 Third Avenue West
Bradenton, FL 34205
www.dyefirm.com

Stephen R. Dye
Patricia A. Petruff ^{1†}
Alexandra St. Paul ^{2*}
James D. Dye [†]
David K. Deitrich^{*}

Telephone: (941) 748-4411
Facsimile: (941) 748-1573

Email: ppetruff@dyefirm.com
cmangum@dyefirm.com

*Certified Circuit Civil Mediator
[†]Of Counsel



[†]Board Certified: City, County And Local Government Law

Also Admitted In:
¹ California
² Louisiana

February 28, 2017

Mr. Branden Roe, Planner
Manatee County Building & Development Services
1112 Manatee Ave. W.
Bradenton, FL 34205

Re: Enneking Rezone - Z16 - 06

Dear Mr. Roe:

As requested on behalf of my Client, Mr. & Mrs. William Enneking, I am withdrawing the above-referenced rezone application for heavy manufacturing. This application has been replaced with PDI 17-01(Z)(G)

Sincerely,

Patricia A. Petruff

PAP/clm

Cc: Client
Sarah Schenk, Esq.