



www.mymanatee.org

Manatee County Government Center
First Floor, Chambers
Work Session 8:30 A.M. - Meeting 9:00 A.M.

March 12, 2015 Planning Commission Agenda

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman)

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. February 12, 2015 Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. PDR-14-19(G)-DTS-20140227-MEPS16-Twin River Phase IV-C and V-Quasi-Judicial-
Stephanie Moreland * Schenk

Attachment: FLU, Zoning, Aerials Maps-PDR-14-19(G)-TwinRivers Phase
IV-C and V-03-12-15PC.pdf

Attachment: Staff Report-PDR-14-19(G)-Twin Rivers Phase IV-C and V-03-
12-15PC.pdf

Attachment: Request for Specific Approval letter-Twin River Phase IV-C and
V-PDR-14-19(G)03-12-15PC.pdf

Attachment: Copy of Newspaper Advertising - Twin River Phase IV-C and V
- PDR-14-19(G) - Bradenton Herald - 3-12-15.pdf

Attachment: Copy of Newspaper Advertising - Twin River Phase IV-C and V
- PDR-14-19(G) - Sarasota Herald Tribune - 3-12-15 PC.pdf

Attachment: GDP Option A -PDR-14-19(G)-Twin River Phase IV-C and V-
03-12-15PC.pdf

Attachment: GDP Option B -PDR-14-19(G)-Twin River Phase IV-C and V-
03-12-15PC.pdf

REGULAR

Building and Development Services Department

3. PDMU-13-27(Z)(P)-Riverwalk of Ellenton, LLC-Rejuvenex Resort on the Manatee River-DTS20130192-Quasi-Judicial-Shelley Hamilton * Schenk

Attachment: FLU, Zoning, Aerials maps-PDMU-13-27(Z)(P)-Rejuvenex Resort on Manatee River-03-12-15 PC.pdf
Attachment: Staff Report-PDMU-13-27(Z)(P)-Rejuvenex Resort on Manatee River-03-12-15 PC.pdf
Attachment: Zoning Disclosure Affidavit-Rejuvenex Resort on Manatee River-03-12-15 PC.pdf
Attachment: Traffic Impact Statement-Rejuvenex Resort on Manatee River-PDMU 13-27(Z)(P)-03-12-15 PC.pdf
Attachment: Copy of Newspaper Advertising - Riverwalk of Ellenton Rejuvenex Reort - PDMU-13-27(Z)(P) - Sarasota Herald Tribune - 3-12-15 PC.pdf
Attachment: Copy of Newspaper Advertising - Riverwalk of Ellenton Rejuvenex Resort on the Manatee River - PDMU-13-27(Z)(P) - Bradenton Herald - 3-12-15.pdf
Attachment: Preliminary Site Plan-PDMU-13-27(Z)(P)-Rejuvenex Resort on Manatee River-03-12-15 PC.pdf

4. PDW-01-01(P)(R)-DTS20130126-PS Bay, LLC-Parrot Cove Marina-Quasi-Judicial-Shelley Hamilton * Clague

Attachment: FLU, Zoning, Aerials maps-PDW-01-01(P)(R)-Parrot Cove Marina-03-12-15PC.pdf
Attachment: Staff Report - Parrot Cove - PDW-01-01(P)(R) - DTS20130126 -03-12-2015 - PC.pdf
Attachment: Copy of Newspaper Advertising - Parrot Cove Marina - PDW-01-01(P)(R) - Sarasota Herald Tribune - 3-12-15 PC.pdf
Attachment: Copy of Newspaper Advertising - Parrot Cove Marina - PDW-01-01(P)(R) -Bradenton Herald - 3-12-15.pdf
Attachment: Preliminary Site Plan-PDW-01-01(P)(R)-Parrot Cove Marina-03-12-15 PC.pdf

5. Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI#29-Quasi-Judicial-Stephanie Moreland * Schenk

Attachment: Staff Report-Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI-03-12-15PC.pdf
Attachment: DRI#271-Tampa Bay Regional Planning Council Final Report-03-12-15 PC.pdf
Attachment: Ordinance 15-14 (fka 14-45)-Robinson Gateway-03-12-15PC.pdf
Attachment: Public Comment Letter-Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI#29-03-12-15 PC.pdf

Manatee County Government Center
First Floor, Chambers
Work Session 8:30 A.M. - Meeting 9:00 A.M.

Attachment: Map H-Ord. 15-14 (fka14-45)-RobinsonGateway DRI #29-03-12-15 PC.pdf
Attachment: FLU, Zoning, Aerial Maps-Ordinance 15-14-Robinson Gateway DRI#29-03-12-15 PC.pdf
Attachment: Traffic Impact Analysis-Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI-03-12-15PC.pdf
Attachment: Copy of Newspaper Advertising- Robinson Gateway DRI29-Ord. 15-14 fka 14-45-Sarasota Herald Tribune-03-12-15PC.pdf
Attachment: Copy of Newspaper Advertising-Robinson Gateway DRI29-Ordinance 15-14 fka 14-45-Bradenton Herald-03-12-15 PC.pdf

6. PDMU-15-04(Z)(G) fka 13-01(Z)(G)-Robinson Land Holdings Joint Venture, a Florida General Partnership-Robinson Gateway-Quasi-Judicial-Stephanie Moreland * Schenk

Attachment: Staff Report-Robinson Gateway-PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-03-12-15 PC.pdf
Attachment: Ordinance PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-Robinson Gateway-03-12-15 PC.pdf
Attachment: Zoning Disclosure Affidavit-Robinson Gateway-PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-03-12-15PC.pdf
Attachment: Copy of Newspaper Advertising-Robinson Gateway GDP-PDMU-15-04(Z)(G) fka13-01(Z)(G)-Sarasota Herald Tribune.pdf
Attachment: Copy of Newspaper Advertising-Robinson Gateway-PDMU-15-04(Z)(G) fka 13-01(Z)(G)-Bradenton Herald.pdf
Attachment: GDP-Robinson Gateway-PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-03-12-15 PC.pdf
Attachment: Public Comment Letter-Robinson Gateway GDP-03-12-15PC.pdf
Attachment: FLU, Zoning and Aerials maps-PDMU-15-04(Z)(G)-RobinsonGateway-03-12-15PC.pdf
Attachment: Traffic Impact Analysis-Robinson Gateway-PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-03-12-15 PC.pdf

7. Resolution R-15-029-Public Works Standards Manuals-Legislative-Thomas Gerstenberger-Christopher Mowbray * Clague

Attachment: Staff Report-Resolution No. R-15-029-Public Work Manuals - 03-12-15 PC.pdf
Attachment: Index of LDC Sections To Be Put Into Manual-03-12-15 PC.pdf
Attachment: Resolution No. R-15-029-Public Work Manuals-03-12-15 PC.pdf
Attachment: Part 1-Utilities Standards Manual-03-12-15 PC.pdf
Attachment: Part 2-Stormwater Management Design Manual-03-12-15PC.pdf
Attachment: Part 3-Highway & Traffic Standards Manual-03-12-15 PC.pdf
Attachment: Copy Newspaper Advertising - Resolution R-15-029 - Public Works Manuals - Sarsota Herald Tribune - 3-12-15 PC.pdf
Attachment: Copy of Newspaper Advertising - Resoltuion No. R-15-029 - Public Works Manuals - Bradenton Herald - 3-12-15 PC.pdf

Manatee County Government Center
First Floor, Chambers
Work Session 8:30 A.M. - Meeting 9:00 A.M.

ADJOURN

The Planning Commission of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission's functions including one's access to, participation in, employment with, or treatment in, its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802, wait 60 seconds; FAX 745-3790.



www.mymanatee.org

Manatee County Government Center
First Floor, Chambers
Work Session 8:30 A.M. - Meeting 9:00 A.M.

Revised March 12, 2015 Planning Commission Agenda

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman)

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Changes to Agenda

8. Changes to Agenda

Attachment: Update Memo with documents150312 PC.pdf

Minutes for Approval

1. February 12, 2015 Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. PDR-14-19(G)-DTS-20140227-MEPS16-Twin River Phase IV-C and V-Quasi-Judicial-
Stephanie Moreland * Schenk

Attachment: FLU, Zoning, Aerials Maps-PDR-14-19(G)-TwinRivers Phase
IV-C and V-03-12-15PC.pdf

Attachment: Staff Report-PDR-14-19(G)-Twin Rivers Phase IV-C and V-03-
12-15PC.pdf

Attachment: Request for Specific Approval letter-Twin River Phase IV-C and
V-PDR-14-19(G)03-12-15PC.pdf

Attachment: Copy of Newspaper Advertising - Twin River Phase IV-C and V
- PDR-14-19(G) - Bradenton Herald - 3-12-15.pdf

Manatee County Government Center
First Floor, Chambers
Work Session 8:30 A.M. - Meeting 9:00 A.M.

Attachment: Copy of Newspaper Advertising - Twin River Phase IV-C and V
- PDR-14-19(G) - Sarasota Herald Tribune - 3-12-15 PC.pdf
Attachment: GDP Option A -PDR-14-19(G)-Twin River Phase IV-C and V-
03-12-15PC.pdf
Attachment: GDP Option B -PDR-14-19(G)-Twin River Phase IV-C and V-
03-12-15PC.pdf
Attachment: Update Memo-031215 PC.pdf
Attachment: Public Comments letters-PDR-14-19(G)-Twin Rivers Phase IV-
C and V-03-12-15PC.pdf

REGULAR

Building and Development Services Department

3. PDMU-13-27(Z)(P)-Riverwalk of Ellenton, LLC-Rejuvenex Resort on the Manatee
River-DTS20130192-Quasi-Judicial-Shelley Hamilton * Schenk

Attachment: FLU, Zoning, Aerials maps-PDMU-13-27(Z)(P)-Rejuvenex
Resort on Manatee River-03-12-15 PC.pdf
Attachment: Staff Report-PDMU-13-27(Z)(P)-Rejuvenex Resort on Manatee
River-03-12-15 PC.pdf
Attachment: Zoning Disclosure Affidavit-Rejuvenex Resort on Manatee
River-03-12-15 PC.pdf
Attachment: Traffic Impact Statement-Rejuvenex Resort on Manatee River-
PDMU 13-27(Z)(P)-03-12-15 PC.pdf
Attachment: Copy of Newspaper Advertising - Riverwalk of Ellenton
Rejuvenex Reort - PDMU-13-27(Z)(P) - Sarasota Herald Tribune - 3-12-15
PC.pdf
Attachment: Copy of Newspaper Advertising - Riverwalk of Ellenton
Rejuvenex Resort on the Manatee River - PDMU-13-27(Z)(P) - Bradenton
Herald - 3-12-15.pdf
Attachment: Preliminary Site Plan-PDMU-13-27(Z)(P)-Rejuvenex Resort on
Manatee River-03-12-15 PC.pdf

4. PDW-01-01(P)(R)-DTS20130126-PS Bay, LLC-Parrot Cove Marina-Quasi-Judicial-
Shelley Hamilton * Clague

Attachment: FLU, Zoning, Aerials maps-PDW-01-01(P)(R)-Parrot Cove
Marina-03-12-15PC.pdf
Attachment: Staff Report - Parrot Cove - PDW-01-01(P)(R) - DTS20130126
-03-12-2015 - PC.pdf
Attachment: Copy of Newspaper Advertising - Parrot Cove Marina - PDW-
01-01(P)(R) - Sarasota Herald Tribune - 3-12-15 PC.pdf
Attachment: Copy of Newspaper Advertising - Parrot Cove Marina - PDW-
01-01(P)(R) -Bradenton Herald - 3-12-15.pdf
Attachment: Preliminary Site Plan-PDW-01-01(P)(R)-Parrot Cove Marina-03-
12-15 PC.pdf
Attachment: Update memo-PDW-01-01(P)(R)-Parrot Cove Marina-03-12-15
PC.pdf

5. Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI#29-Quasi-Judicial-Stephanie Moreland * Schenk

Attachment: Staff Report-Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI-03-12-15PC.pdf
Attachment: DRI#271-Tampa Bay Regional Planning Council Final Report-03-12-15 PC.pdf
Attachment: Ordinance 15-14 (fka 14-45)-Robinson Gateway-03-12-15PC.pdf
Attachment: Public Comment Letter-Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI#29-03-12-15 PC.pdf
Attachment: Map H-Ord. 15-14 (fka14-45)-RobinsonGateway DRI #29-03-12-15 PC.pdf
Attachment: FLU, Zoning, Aerial Maps-Ordinance 15-14-Robinson Gateway DRI#29-03-12-15 PC.pdf
Attachment: Traffic Impact Analysis-Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI-03-12-15PC.pdf
Attachment: Copy of Newspaper Advertising- Robinson Gateway DRI29-Ord. 15-14 fka 14-45-Sarasota Herald Tribune-03-12-15PC.pdf
Attachment: Copy of Newspaper Advertising-Robinson Gateway DRI29-Ordinance 15-14 fka 14-45-Bradenton Herald-03-12-15 PC.pdf
Attachment: Update Memo-Ordinance 15-14 (fka 14-45)-Robonson Gateway DRI.pdf

6. PDMU-15-04(Z)(G) fka 13-01(Z)(G)-Robinson Land Holdings Joint Venture, a Florida General Partnership-Robinson Gateway-Quasi-Judicial-Stephanie Moreland * Schenk

Attachment: Staff Report-Robinson Gateway-PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-03-12-15 PC.pdf
Attachment: Ordinance PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-Robinson Gateway-03-12-15 PC.pdf
Attachment: Zoning Disclosure Affidavit-Robinson Gateway-PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-03-12-15PC.pdf
Attachment: Copy of Newspaper Advertising-Robinson Gateway GDP-PDMU-15-04(Z)(G) fka13-01(Z)(G)-Sarasota Herald Tribune.pdf
Attachment: Copy of Newspaper Advertising-Robinson Gateway-PDMU-15-04(Z)(G) fka 13-01(Z)(G)-Bradenton Herald.pdf
Attachment: GDP-Robinson Gateway-PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-03-12-15 PC.pdf
Attachment: Public Comment Letter-Robinson Gateway GDP-03-12-15PC.pdf
Attachment: FLU, Zoning and Aerials maps-PDMU-15-04(Z)(G)-RobinsonGateway-03-12-15PC.pdf
Attachment: Traffic Impact Analysis-Robinson Gateway-PDMU-15-04(Z)(G) fka PDMU-13-01(Z)(G)-03-12-15 PC.pdf

7. Resolution R-15-029-Public Works Standards Manuals-Legislative-Thomas Gerstenberger-Christopher Mowbray * Clague

Manatee County Government Center
First Floor, Chambers
Work Session 8:30 A.M. - Meeting 9:00 A.M.

Attachment: Staff Report-Resolution No. R-15-029-Public Work Manuals - 03-12-15 PC.pdf

Attachment: Index of LDC Sections To Be Put Into Manual-03-12-15 PC.pdf

Attachment: Resolution No. R-15-029-Public Work Manuals-03-12-15 PC.pdf

Attachment: Part 1-Utilities Standards Manual-03-12-15 PC.pdf

Attachment: Part 2-Stormwater Management Design Manual-03-12-15PC.pdf

Attachment: Part 3-Highway & Traffic Standards Manual-03-12-15 PC.pdf

Attachment: Copy Newspaper Advertising - Resolution R-15-029 - Public Works Manuals - Sarasota Herald Tribune - 3-12-15 PC.pdf

Attachment: Copy of Newspaper Advertising - Resolution No. R-15-029 - Public Works Manuals - Bradenton Herald - 3-12-15 PC.pdf

ADJOURN

The Planning Commission of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission's functions including one's access to, participation in, employment with, or treatment in, its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802, wait 60 seconds; FAX 745-3790.

MEMORANDUM

To: Robin Meyer, AICP, Planning Division Manager
From: Bobbi Roy, Planning Coordinator
Date: **March 11, 2015**
Subject: Agenda Update for the March 12, 2015 Planning Commission



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

Item # 2. PDR-14-19(G)-DTS20140227-MEPS16-Twin River Phase IV-C and V

- Revised paragraph in Background and Discussion (see attached memo).
- Public Comments letters attached to this memo.

Item # 4. PDW-01-01(P)(R)-DTS20130126-Parrot Cove Marina

- Revise Stipulation No. A.3., add Stipulation No. A.8., and amend the Recommended Motion (see attached memo).

Item # 5. Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI#29

- Additional Language inserted in the Development Order (DO) Section 5-A(1) per CAO (see attached memo).

/sz
cc:

Planning Commissioners – 6
Clarke Davis, Transportation Planning Manager
Tom Gerstenberger, Stormwater Engineering Division Manager
Christopher Mowbray, Highway Engineering Division Manager
Joel Christian, Environmental Review Manager
Sarah Schenk, Assistant County Attorney
William Clague, Deputy County Attorney
Bobby Jones, Development Review Specialist
Margaret Tusing, Principal Planner
Rossina Leider, Planner
Stephanie Moreland, Principal Planner
Shelley Hamilton, Principal Planner
Bobbi Roy, Planning Coordinator
Sonia Zambrano, Sr. Planning Technician
Board Records
Counter Copy

Department Name
Division Name
Mailing Address
Phone number: (941) XXX-XXXX

UPDATE MEMO

Date: 3/12/15

Case Name: Twin River Phase IV-C & V

Case Number: PDR-14-19(G) - dts#20140227, MEPS #16

To revised paragraph in Background Discussion

There are ~~42.83~~ 46.14± acres of wetlands and 15.11± acres of wetland buffers in Phase IV-C. Phase V has ~~118.09~~ 117.84± acres of wetlands and 30.21± acres of wetland buffers. Minimal wetland impacts of 0.014± acres or 627 square feet are proposed.

Sonia Zambrano

From: Stephanie Moreland
Sent: Wednesday, March 11, 2015 7:38 AM
To: Tom Gerstenberger; Clarke Davis; Sonia Zambrano; Bobbi Roy; Darendia Marvin; Jeb Mulock
Cc: Robin Meyer; Sarah Schenk
Subject: FW: Homesite increase in Twin Rivers Phases 4c and Phase 5

Public comment

Stephanie Moreland, Principal Planner
Building and Development Services Department
1112 Manatee Avenue West
Bradenton Florida 34206
Telephone: (941) 748-4501, Ext. 3880

From: Chad Avery [mailto:rchadavery@gmail.com]
Sent: Tuesday, March 10, 2015 9:03 PM
To: Stephanie Moreland
Subject: Homesite increase in Twin Rivers Phases 4c and Phase 5

Hi Stephanie,

We wanted to write you stating our objection to increased homesites per the developer's plans for Phases 4c and 5 in Twin Rivers, Parrish.

We live on Twin Rivers Trail and would be front and center of the massively increased traffic if these homesite increases are approved. We already deal with cars speeding down Twin Rivers Trail at 50-60 miles an hour and have to constantly worry about the safety of our young daughters who love to play outside.

Additionally, when we purchased our home in June 2014, we did so due to the large homesites (which the developer still advertises to this day). This seems to be a bait and switch and will most certainly devalue our property.

We have not seen a proposal from the developer that would do anything other than make Twin Rivers Trail a more dangerous street to live on, and decrease our property values.

Chad and Natalie Avery

Fw: Proposed increase to number of lots in Twin Rivers development.

Stephanie Moreland

Tue 3/10/2015 8:47 AM

To: Sonia Zambrano <Sonia.Zambrano@mymanatee.org>; Darendia Marvin <dmarvin@grimesgoebel.com>; Jeb Mulock <JebM@znseng.com>; Bobbi Roy <bobbi.roy@mymanatee.org>; Clarke Davis <clarke.davis@mymanatee.org>; Tom Gerstenberger <tom.gerstenberger@mymanatee.org>;

From: Harry Game <harrygame49@btinternet.com>

Sent: Monday, March 9, 2015 5:59 PM

To: Stephanie Moreland

Cc: Harry Game

Subject: Proposed increase to number of lots in Twin Rivers development.

Dear Ms. Moreland and the Director of the building and development Services Manatee County.

We are writing to express our views and concerns with regard to this proposed increase in Lots on Twin Rivers Development, we will not be able to attend the public hearing in person, but understand this letter will be taken into account as part of the decision making process.

Our first concern is the very large increase in proposed lots, whereas we appreciate that Florida has had sizeable fluctuations in property values over the past few years, and we understand the developers anxiety to make a reasonable profit from his investment . We feel that the very large increase in numbers of lots associated with a significant decrease in size will have a detrimental effect on the whole ethos and style of this truly lovely development, and will in turn devalue the properties that are already established here. We and many others bought here because of the lovely layout and the size and spacing of the lots, the developer has created one of the most desirable developments in the area and it would be a shame to see it debased in this way.

Our second concern is with regard to the traffic increase, we live near the top of Twin Rivers, and will be affected by both increases in phase 4c and 5. At present traffic seems fairly evenly divided between the two exits and entrances. The development of phase 4c will create a traffic increase that will primarily come down Twin rivers Trail but is acceptable ; however add in phase 5 and we are increasing the number of homes by 352 over and above the original planned 224. The majority of this traffic will come down Twin Rivers Trail as that is the most direct route out of the development . This we feel is quite out of proportion to the original plan, and needs addressing . If there was an opening onto Rye Road from Mulholland ,that would alleviate the problem and distribute the traffic far more evenly through the development.

We would like to know if this is likely to be an option.

We are unaware of any discussions between residents and the developer with regard to approving this lot expansion and have had no notification of previous public meetings.

We hope that this and other letters from concerned residents, will be taken seriously,

Yours sincerely,

Harry and Lily Game.

3820, Twin Rivers Trail,

Parrish,FL 34219.

Sent from my iPad

Sonia Zambrano

From: Stephanie Moreland
Sent: Monday, March 09, 2015 3:32 PM
To: Darena Marvin; Tom Gerstenberger; Clarke Davis; Joel Christian; Sonia Zambrano; Jeb Mulock
Cc: Robin Meyer; Sarah Schenk
Subject: FW: Concerns regarding the significant increase in density requested in Twin Rivers Phases 4c and 5

FYI,

Stephanie Moreland, Principal Planner
Building and Development Services Department
1112 Manatee Avenue West
Bradenton Florida 34206
Telephone: (941) 748-4501, Ext. 3880

From: Jo-Ann Oakley [mailto:jmoakley1@yahoo.com]
Sent: Monday, March 09, 2015 3:18 PM
To: Stephanie Moreland; Larry Bustle
Cc: Joel Stewart
Subject: Concerns regarding the significant increase in density requested in Twin Rivers Phases 4c and 5

Dear Ms. Moreland and the Director of the Building and development Services Manatee County

We are writing to express our concern over the proposed significant increase in density in both phases 4c and 5 at the Twin Rivers Development in Parrish Florida.

We are hoping that our comments will be taken into account as in looking at the comments on the agenda for the meeting on March 12th, it appears as if a decision may have already been made to move forward with this project. We truly hope that as tax paying residents of Manatee County, that this is not the case.

Twin Rivers was designed as a large lot single family home development and continues to be advertised as such. That is why we and many others bought our homes in Twin Rivers.

Now, **after the fact**, the developer is trying to significantly increase the original planned density.....487 homes in phase 5 versus the approved 191....an increase of 296 or 155%. 89 versus 33 homes in phase 4c which is an increase of 170 %. Overall the subdivision was approved for 550 single family homes and the number has now gone to 880....**a 60 % increase in density for the community as a whole** . The Developer says it is to provide other housing options to people. He said this has been successful for him in the past in other communities he has developed. The difference is, in those communities it was always planned to have varying lot and home sizes.....this was never the plan in Twin Rivers ! He said he has not made money for years due to the economy and he is trying to make up for that. **THESE CHANGES ARE SOLELY FOR THE DEVELOPER TO MAKE MORE MONEY AND IT IS AT OUR EXPENSE !** We have all chosen careers and investments

in our lives however if they do not pan out we don't expect someone else to pay for that choice.....the developer is asking all of us to do just that by changing the format of our development mid stream.

The developer did have meetings with the community....initially saying he would gather feedback on both the townhouses as well as the proposed smaller lots. However in the end he only gathered feedback on the townhouses. During his presentations the tone was often threatening and he stated that if we didn't let him build more houses in phase 4c and 5 he would just sell it to someone else and then we would have no control over what happened. Despite his tone, the townhouse vote was a resounding 3 to 1 against townhouses being allowed in the development.

We have asked for traffic surveys.....the developer said the increase in traffic would be insignificant and that a survey regarding the traffic increase on an additional 296 homes in phase 5 was too expensive. He said if the county was concerned they would do it on their own. He is adamant that phase 5 with 487 homes will not have a noticeable amount of additional traffic than phase 5 with 191 homes. This makes absolutely no sense ! At 2 cars a home with the increase of 296 homes, this is an extra 592 cars per day going up and down Twin Rivers Trail. Twin Rivers Trail was not built to accommodate that much traffic. This is an issue that will be ongoing .

We see in feedback provided to the commission one of the concerns is that the temporary construction traffic on Twin Rivers Trail may be an issue so as a concession to residents, Construction can only occur between 7 Am and 7 Pm Monday to Saturday. Based on all of the ongoing issues with The Developer's Dirt Selling project for the past 2 years, we know that this will not be abided by unless we as residents continue to complain constantly about the lack of oversight by the Developer. As you all must be well aware, trucks are speeding, not covered, running stop signs, running people off the roads and ruining the roads. While a sign was finally posted a few months ago because trucks were caught on video breaking the law, unless the truckers see someone watching, the truckers are not abiding by the rules. Our road conditions are appalling. We were told by the county the roads are not being fixed until the developer has sold all of his dirt. Why does he take precedence over us ?

We ask that you please leave Twin Rivers as it was originally planned. The infrastructure that is in place is not built to accommodate this significant increase in density. There are plenty of other options in Eastern Manatee County for smaller homes and smaller lots that already exist as well as several new developments that have recently been approved.

Please don't let the Developer's greed for more money be on the backs of hundreds of family's who have worked hard to purchase their dream home. Had we wanted to live in a high density community we would have bought elsewhere.

Thank you

Joel & Jo-Ann Stewart
3819 Twin Rivers Trail
Parrish FL 34219

Stephanie Moreland

From: Tom Virag <tgvjcv@gmail.com>
Sent: Sunday, March 08, 2015 7:24 PM
To: Stephanie Moreland
Subject: Public Hearing on Thursday, March 12, 2015 -- Twin Rivers Development Plan

Dear Ms. Moreland and the Director of the Building and development Services Manatee County,

We are writing to express our concern over the proposed significant increase in density in both phases 4c and 5 at the Twin Rivers Development in Parrish Florida.

Twin Rivers was designed as a large lot single family home development and continues to be advertised as such. That is why we and many others bought our homes in Twin Rivers.

Now, after the fact, the developer is trying to significantly increase the original planned density.....487 homes in phase 5 versus the approved 191....an increase of 296 or 155%. He says it is to provide other housing options to home buyers. He said this has been successful for him in the past in other communities he has developed. The difference is, in those communities, it was always planned to have varying lot and home sizes.....this was never the plan in Twin Rivers ! He said he has not made money for years due to the economy and he is trying to make up for that. **THESE CHANGES ARE SOLELY FOR THE DEVELOPER TO MAKE MORE MONEY AND IT IS AT OUR EXPENSE !** We have all chosen careers and investments in our lives however if they do not pan out we don't expect someone else to pay for that choice.....the developer is asking all of us to do just that by changing the format of our development mid stream.

The developer did have meetings with the community....initially saying he would gather feedback on both the townhouses as well as the proposed smaller lots and homes , however in the end he only gathered feedback on the townhouses. During his presentations the tone was often threatening and he stated that if we didn't let him build more houses in phase 4c and 5 he would just sell it to someone else and then we would have no control over what happened. Despite his tone, the townhouse vote was a resounding 3 to 1 against townhouses being allowed in the development.

We have asked for traffic surveys.....the developer said the increase in traffic would be insignificant and that a survey regarding the traffic increase on an additional 296 homes in phase 5 was too expensive. He said if the county was concerned they would do it on their own. He is adamant that phase 5 with 487 homes will not have a noticeable amount of additional traffic than phase 5 with 191 homes. This makes absolutely no sense ! At 2 cars a home with the increase of 296 homes, this is an extra 592 cars per day going up and down Twin Rivers Trail. Twin Rivers Trail was not built to accommodate that much traffic.

We ask that you please leave Twin Rivers as it was originally planned. The infrastructure that is in place is not built to accommodate this significant increase in density. There are plenty of other options in Eastern Manatee County for smaller homes and smaller lots that already exist as well as several new developments that have recently been approved.

Please don't let the Developer's greed for more money be on the backs of hundreds of family's who have worked hard to purchase their dream home. Had we wanted to live in a high density community we would have bought elsewhere.

Thank you,

Residents of Twin Rivers since 2006,
Tom & JoAnn Virag

Tom Virag
15705 29th Street East
Parrish, Florida 34219
Cell: 941-587-5281

Ms. Stephanie Moreland

Manatee County Planning Department

1112 Manatee Ave. W., 4th floor

Bradenton, FL 34205

Re: application to increase density by Gamble Creek, LC

Dear Ms. Stephanie Moreland,

It appears there is an alarming trend to apply for increased density, once the development has been in progress. Recently, there was another developer that was granted a request in this same field.

They are failing to take into account that the surrounding area with the higher population will lead to the overcrowding of schools, roadways and burden on the public services, especially because high density population leads to more crime.

As a homeowner on the other side of Gamble Creek, I am concerned about runoff and flooding. We know from the 1970's in our area, we might go for several years without flooding. During the years, as developments have sprung up around the Parrish area, water does not have the natural drainage as before. Thus, we have seen an increase in the number of times the waters rise to flood level.

People have moved to this Parrish area to live in a small town environment. With all the other developments around us that have been approved, our area will soon be filled to the max as far as services, etc, are concerned.

I am relying on the Planning Department to use common sense and REFUSE this request for increased density at Twin Rivers, and use the original plan as was approved. The Planning Dept. is to take into account ALL of the residents of this Parrish community. We love Parrish. Don't let it be destroyed by GREED.

Thank you for listening.

Praying that God will guide you-all in making wise decisions,

Sincerely,

Rhoda B. Grebe



3780 Gamble Creek Rd., Parrish, FL 34219

3-6-15

Update Memo/Planning Commission

Date: 3/12/2015
Case Name: Parrot Cove Marina
Case Number: PDW-01-01(P)(R)
Case Planner: Shelley Hamilton

Revise Stipulation No. A.3., in strike-through/underline format, as follows:

The manufactured home and garage shall be utilized as a single-family residence. No repair of boats, retail, or office uses shall be permitted in the structure, except home office uses on the top floor related to the maintenance of paperwork generated by the operation of the marina. ~~When the marina is sold, and no longer under the same ownership as the single family residence, the use of the top floor as a home office will cease.~~ All uses of the structure shall be in compliance with the applicable FEMA regulations.

Add Stipulation No. A.8, as follows:

Any public use of the boat ramp shall be prohibited. If the boat ramp is made available to the general public, the site plan shall be amended to provide for adequate boat trailer parking.

Amend the Recommended Motion, as follows, to incorporate the additional stipulation:

Based upon the staff report, evidence presented, comments, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDW-01-01(P)(R); APPROVAL of the Preliminary Site Plans, 1) showing the proposed line demarking the split in the subject property; 2) showing the proposed/existing development on Parcel 1 for a single family residence, and 3) showing the proposed/existing development on Parcel 2 for a marina; and with Stipulations A.1 - A.8, B.1 and B.2., and C.1 and C.2. as noted by staff; GRANTING Special Approval for 1) a project adjacent to a perennial stream, and 2) a parcel located within the CEA Overlay District (Comprehensive Plan Policy 2.2.2.4.4) and the CHHA Overlay District (Comprehensive Plan Policy 2.2.2.5.4., as recommended by staff.

Update Memo

Date: 03/12/15 – Planning Commission

Case Name: Robinson Gateway DRI #29

Case Number: Ordinance 15-14 (f.k.a.14-45)

Case Manager: Stephanie Moreland, Principal Planner

Additional language inserted in the Development Order (DO) Section 5-A(1) per CAO.

In accordance with Section 510.2.3 of the Land Development Code, the applicant has applied for a Certificate of Level of Service Compliance (CLOS) in conjunction with this DRI DO. The term of the CLOS shall be determined based on the amount of development to occur within the CLOS, and the schedule of required improvements set forth in Table A(1), to provide the applicant with a reasonable time to complete the anticipated required improvements. The applicant may satisfy concurrency pursuant to and in accordance with Section 163.3180, Florida Statutes.