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Manatee County Government Administrative Building  
1112 Manatee Avenue West, First Floor Chambers  
April 14, 2016 - 9:00 a.m.

**April 14, 2016 - Planning Commission Meeting**

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman)

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. [March 10, 2016 Minutes for Approval](#)

Attachment: [160310 PC Draft Minutes for Approval.pdf](#)

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. [PA-15-05/Ordinance 16-01 - Gigliotti/The Floridian at Moccasin - DTS20150353 - Legislative - Branden Roe](#) \* Schenk

Attachment: [Maps - Future Land Use, Zoning and Aerials - PA-15-05 - Ord. 16-01 - DTS20150353.pdf](#)

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3. Ordinance 16-25 - Gateway North DRI21 (aka: Artisan Lakes) - Quasi-Judicial - Rossina Leider \* Schenk

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4. PDMU-91-01(G)(R6) - Gateway North (aka: Artisan Lakes) - DTS20140043 - Quasi-Judicial - Rossina Leider \* Schenk

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5. PDMU-15-14(Z)(P) - 301 Oxford LLP/301 Oxford - DTS20150267 - Quasi-Judicial - Margaret Tusing \* Schenk

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[DTS20150267.pdf](#)

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Building and Development Services Department

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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

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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.



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MEETING CALLED TO ORDER

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Changes to Agenda

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## 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: Nicole Knapp, Planning Section Manager  
From: Bobbi Roy, Planning Coordinator  
Date: **April 13, 2016**  
Subject: Agenda Update for the April 14, 2016 Planning Commission

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

**3. Ordinance 16-25 – Gateway North DRI21 (aka: Artisan Lakes) – Quasi-Judicial – Rossina Leider and 4. PDMU-91-01(G)(R6) – Gateway North (aka: Artisan Lakes) – DTS20140043 – Quasi-Judicial – Rossina Leider – Revised Stipulation A.12 in both Ordinances as shown in strikethrough/underline format below:**

A.(12). The Artisan Lakes DRI development traffic will generate traffic equal to 5% or more of the capacity of the regionally significant transportation facilities listed in Table 3, Transportation Improvements, and will trigger the need for the listed improvements. In accordance with Section 163.3180(5)(h)(1), Florida Statutes, and as necessary to mitigate such Project\* impacts, ~~at buildout design for Phase I,~~ the Developer\* shall construct each required Improvement prior to Project development approvals generating trips equal to or greater than the corresponding Project Trip Threshold or shall pay for ~~the construction of or~~ construct a proportionate share project of another facility at an equal or greater cost pursuant to a Local Development Agreement deemed sufficient to accomplish one or more mobility improvements, that benefit a regionally significant transportation facility. This shall fully satisfy the transportation concurrency requirements of the Comprehensive Plan and the requirements for mitigation of the Project\* transportation impacts. Except for Developer\* construction of required improvements of payment for or construction of a proportional share project as set forth herein, the Developer\* shall not be held responsible for the additional cost of reducing or eliminating deficiencies. The construction or payment pursuant to this Section A.12. shall be eligible for impact fees pursuant to Section 1106 of the Manatee County Land Development Code.

**9. PDR-04-39(G)(R2) – The Concession Golf Club Helistop – DTS20150075 – MEPS222 – Quasi-Judicial – Stephanie Moreland – Remove Specific Approval Request Letter dated March 6, 2015 from agenda package (it is not a required Specific Approval) and additional public comment letters see attached.**

cc: Planning Commissioners – 7  
Clarke Davis, Transportation Planning Manager  
Tom Gerstenberger, Stormwater Engineering Division Manager  
Joel Christian, Environmental Review Manager  
Sarah Schenk, Assistant County Attorney  
William Clague, Deputy County Attorney  
Nicole Knapp, Planning Section Manager  
Kathleen Davis, Environmental Planner  
Branden Roe, Planner  
Margaret Tusing, Principal Planner  
Rossina Leider, Planner  
Stephanie Moreland, Principal Planner  
Bobbi Roy, Planning Coordinator  
Board Records  
Counter Copy

Building and Development Services  
Public Hearings  
1112 Manatee Avenue West, 4<sup>th</sup> Floor  
Phone number: (941)-748-4501

## **Bobbi Roy**

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**From:** Stephanie Moreland  
**Sent:** Wednesday, April 13, 2016 7:22 AM  
**To:** John Foley  
**Cc:** Bobbi Roy; Sarah Schenk; Nicole Knapp; Robin Meyer  
**Subject:** FW: Proposed Helistop at the Concession

Fyi, public comment

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

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

From: Claudia Holmes [mailto:claudia421h@gmail.com]  
Sent: Tuesday, April 12, 2016 10:17 PM  
To: Stephanie Moreland  
Subject: Proposed Helistop at the Concession

Dear Ms. Moreland,

My name is Claudia Holmes and I have been a resident of the Preserve at Panther Ridge for almost 11 years. My husband, Garrett Cantrell, and I moved here from Dunedin in Pinellas County in 2005 because we valued the peace and tranquility that we would find here in Panther Ridge.

So it was with great dismay that I read about your recommendation to approve the request from the Concession to build a helistop next to the clubhouse. This helistop would benefit one individual while adversely affecting the lives and property values of hundreds of existing and future residents. And although the application states that the individual would expect to use the helistop approximately twice a month, there is nothing in the proposal that would prohibit more than two flights per month, which would then disrupt our lives even more.

I urge you to reconsider and reject the request for the helistop at the Concession.

Sincerely,

Claudia Holmes

## **Bobbi Roy**

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**From:** Stephanie Moreland  
**Sent:** Tuesday, April 12, 2016 9:55 AM  
**To:** John Foley  
**Cc:** Bobbi Roy; Nicole Knapp; Robin Meyer; Sarah Schenk  
**Subject:** FW: helistop

Fyi, public comment

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

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

From: Maureen Mealey [mailto:mmealey1@me.com]  
Sent: Tuesday, April 12, 2016 9:46 AM  
To: Stephanie Moreland  
Subject: helistop

Good Morning. I am contacting you concerning the potential helistop proposal for The Concession. We recently moved to Panther Ridge from St. Petersburg, we loved the quiet and natural feel of the area. The tranquility and atmosphere of the area is second to none. We frequently bike and walk the entire complex between Foxwood and the Preserves. It is a perfect area to take our children and grandchildren to visit horses and nature.

We are now faced with the potential of losing this lovely area of solitude and quiet to the activity of helicopters. To the best of my knowledge a helistop is neither common or natural in the golf course community. Certainly if someone wishes to fly into the area, the airports are not far away.

Please prevent this from occurring in our beautiful community. This will have a great impact of the values of not only our area but the surrounding ones as well. We appreciate your support.

Sincerely,  
Maureen and Malcolm Brown



4-7-16

RECEIVED

APR 11 2016

Board of County Commissioners  
Manatee County

TO WHOM IT MAY CONCERN:

As a resident of Panther Ridge I  
would like to go on Record as a "NO" vote/opinion  
in the Planning Commission to consider in  
disapproving the request for a HELIPAD in  
our Community.

PLEASE ASK YOURSELF Would you want  
a helicopter landing & or flying around  
your neighborhood. Would you want the  
EXCESSIVE noise a helicopter makes.  
Would you be concerned if your child was  
riding a startled horse while riding  
on one of the trails. Would you  
want your Pets upset with the noise  
a low flying/circling a helicopter would  
MAKE. <sup>we will be out of town on both  
hearing dates.</sup>

Thank you for listening.  
Thomas & Rashelle CIRIGLIANO  
22804 Night Heron Way  
Bradenton FL 34202



## Bobbi Roy

---

**From:** Randy Bartlein <randy@flcentral.com>  
**Sent:** Monday, April 11, 2016 12:35 PM  
**To:** Bobbi Roy  
**Cc:** Marianne Lopata; Clarke Davis; Joel Christian; John Barnott; Nelson Galeano; Nicole Knapp; Robin Meyer; Sage Kamiya; Tom Gerstenberger  
**Subject:** Re: Helistop (public comment)

Bobbi,

Thank you for your response. It's interesting that they want a helistop to serve their golf course, but they don't want it (and the noise) near their lovely golf course!

Randy Bartlein  
Suncoast Benefits & Analytics  
941-812-6102  
[randy@suncoast-benefits.com](mailto:randy@suncoast-benefits.com)

On Apr 11, 2016, at 11:46 AM, Bobbi Roy <[bobbi.roy@mymanatee.org](mailto:bobbi.roy@mymanatee.org)> wrote:

Mr. Bartlein,

Re: PDR-04-39(G)(R2) – The Concession Golf Club, LLC/The Concession Golf Club Helistop

Thank you for writing to express your concerns regarding this project. Since your remarks concern an upcoming land use item, your comments are being shared with Commissioners as well as staff from Building and Development Services Department.

This project is currently scheduled for public hearing before the Planning Commission (April 14) and the Board of County Commissioners (May 5). The Commissioners will be able to discuss this project publicly at that time.

You are welcome to attend the public hearings to voice your concerns and opinions. On behalf of the Commissioners and staff, thank you for your interest and participation.

<image003.png>

Thank You,  
Bobbi Roy  
Planning Coordinator  
Manatee County Government  
1112 Manatee Avenue West, 4<sup>th</sup> Floor  
Bradenton, FL 34205  
941-748-4501 ext. 6878  
[bobbi.roy@mymanatee.org](mailto:bobbi.roy@mymanatee.org)

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**From:** Stephanie Moreland  
**Sent:** Monday, April 11, 2016 7:27 AM  
**To:** Bobbi Roy



**Cc:** Nicole Knapp; Robin Meyer; Sarah Schenk

**Subject:** FW: Helistop

Fyi, public comment!

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

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**From:** Randy Bartlein [<mailto:randy@flcentral.com>]

**Sent:** Sunday, April 10, 2016 5:02 PM

**To:** Stephanie Moreland; Vanessa Baugh

**Subject:** Helistop

Greetings,

I am writing regarding the Concession's request for a helistop on 197th St. I live in Panther Ridge and there are many horse trails in Foxwood. As I understand it, there was absolutely NO mention of an equestrian community or horse owners and riders, directly adjacent to the landing or fly over area. I am requesting that the Planning Commission and County Commission to oppose this. At the very least, we need to have stipulations that Foxwood as well as other Panther Ridge areas are NO FLY zones.

I'm sure this is an oversight and Manatee County will do the right thing.

Sincerely,

Randy Bartlein  
22465 Panther Loop  
Bradenton, FL 34202  
H 941-322-6361  
C 941-812-6102

## **Bobbi Roy**

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**From:** Stephanie Moreland  
**Sent:** Monday, April 11, 2016 7:28 AM  
**To:** Bobbi Roy  
**Cc:** Nicole Knapp; Robin Meyer; Sarah Schenk  
**Subject:** FW: Helistop

[Fyi, public comment!](#)

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

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**From:** Joy Hyde [mailto:lynette474@msn.com]  
**Sent:** Sunday, April 10, 2016 7:17 PM  
**To:** Stephanie Moreland; Vanessa Baugh; ddrillmann@icloud.com; csimonbray@verizon.net; Jim Flynn  
**Subject:** Helistop

The purpose of this email is to express my strong objections and share the reasons it is unacceptable to locate the helistop near Panther Ridge.

Panther Ridger is an equestrian community located in the most beautiful area of Manatee County. There are 15 miles of treasured, beautiful, serene, equestrian trails.

The residents are passionately devoted to caring for the health and safety of their horses.

Horses are preyed upon animals and therefore, naturally skittish. Helicopters would have the same effect on horses as a wild predator. The helicopters would terrorize and traumatize the horses inflicting unusual stress. The stress would negatively affect the physical and mental health of the horses.

The danger the helistop presents the horses, transfers to a financial burden for the horse owners.

The helistop would render the equestrian trails unsafe for horseback riding.

The helistop would simply destroy the very essence of Panther Ridge.

## Bobbi Roy

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**From:** Stephanie Moreland  
**Sent:** Monday, April 11, 2016 7:27 AM  
**To:** Bobbi Roy  
**Cc:** Nicole Knapp; Robin Meyer; Sarah Schenk  
**Subject:** FW: Helistop

[Fyi, 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:** Randy Bartlein [<mailto:randy@flcentral.com>]  
**Sent:** Sunday, April 10, 2016 5:02 PM  
**To:** Stephanie Moreland; Vanessa Baugh  
**Subject:** Helistop

Greetings,

I am writing regarding the Concession's request for a helistop on 197th St. I live in Panther Ridge and there are many horse trails in Foxwood. As I understand it, there was absolutely NO mention of an equestrian community or horse owners and riders, directly adjacent to the landing or fly over area. I am requesting that the Planning Commission and County Commission to oppose this. At the very least, we need to have stipulations that Foxwood as well as other Panther Ridge areas are NO FLY zones.

I'm sure this is an oversight and Manatee County will do the right thing.

Sincerely,

Randy Bartlein  
22465 Panther Loop  
Bradenton, FL 34202  
H 941-322-6361  
C 941-812-6102

## **Bobbi Roy**

---

**From:** Stephanie Moreland  
**Sent:** Monday, April 11, 2016 7:26 AM  
**To:** Bobbi Roy  
**Cc:** Nicole Knapp; Robin Meyer; Sarah Schenk  
**Subject:** FW:

Fyi, public comment!

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

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

From: James Schenck [mailto:coins2006@yahoo.com]  
Sent: Sunday, April 10, 2016 3:39 PM  
To: Stephanie Moreland  
Subject:

Stephanie

Just to let you know I am a resident of Panther Ridge Preserve and we were told that the Conncessions Community wasn't to put a helistop in our neighborhood.

I am 100% against.

Regards

James Schneck

## Bobbi Roy

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**From:** Stephanie Moreland  
**Sent:** Monday, April 11, 2016 7:25 AM  
**To:** Bobbi Roy  
**Cc:** Nicole Knapp; Robin Meyer; Sarah Schenk  
**Subject:** FW: Question regarding The Concesion's helistop proposal

Fyi, 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:** Justin Norwood [mailto:justin.o.norwood@gmail.com]  
**Sent:** Saturday, April 09, 2016 5:24 PM  
**To:** Stephanie Moreland  
**Cc:** Vanessa Baugh  
**Subject:** Question regarding The Concesion's helistop proposal

Stephanie,  
I have a question for you regarding The Concession's helistop proposal.

In PDR-04-39(G)(R2), the planning staff recommends the helistop's approval on the basis that it is an "accessory use" per the Manatee County Land Development Code (MCLDC). The MCLDC requires an "accessory" to meet the following criteria (among many others):  
That the accessory "is clearly incidental to, **customarily found in association with**, and serves a principal use."

Can you please tell me why the staff found The Concession's helistop proposal to be "**customarily** found in association with" a residential golf course community? The definition of "customarily" means: **usually**, traditionally, **normally**, as a rule, generally, ordinarily, commonly. As such, I would have expected that the MCLDC's threshold would require helistops to be associated with golf course residential communities **>50%** of the time.

I ask because I have conducted an analysis that cross references the 1,250+ golf courses in florida with all of the FAA registered helistops/helipads in Florida, and I found that the intersection of the two to occur in **LESS THAN 1%** of the cases -- a number **far short** of what I would consider the MCDLC's threshold for "**customarily** found in association with" to imply.

As such, I would like to know the staff's thinking behind saying that PDR-04-39(G)(R2) conforms to the MCLDC.

Please advise.  
-Justin Norwood

## **Bobbi Roy**

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**From:** Marianne Lopata  
**Sent:** Tuesday, April 12, 2016 11:08 AM  
**To:** 'lawrence reich'  
**Cc:** Bobbi Roy; Debbie Bassett; Betsy Benac; Carol Whitmore; Charles Smith; John Chappie; Larry Bustle; Robin DiSabatino; Vanessa Baugh  
**Subject:** RE: heliospot

RE: PDR-04-39(G)(R2) – The Concession Golf Club LLC/The Concession Golf Club Helistop

Thank you for writing to Commissioner Baugh to express your concerns regarding this project. Since your remarks concern an upcoming land use item, your comments are being shared with the other commissioners as well as staff from Building and Development Services and the County Attorney's Office for review.

This project is scheduled to be presented during a public hearing before the Planning Commission (April 14), then the Board of County Commissioners (May 5), at which time the commissioners will be able to discuss this project publicly.

You are welcome to attend the public hearings to voice your concerns and opinions. On behalf of Chairman Baugh 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](mailto:marianne.lopata@mymanatee.org)



**From:** lawrence reich [mailto:[lakeminerva@gmail.com](mailto:lakeminerva@gmail.com)]  
**Sent:** Friday, April 08, 2016 3:14 PM  
**To:** Vanessa Baugh  
**Subject:** heliospot

I oppose the heliospot near Panther Ridge. The spoiled affluent can access a local airport easily Lawrence Reich

## **Bobbi Roy**

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**From:** Stephanie Moreland  
**Sent:** Friday, April 08, 2016 10:37 AM  
**To:** Bobbi Roy  
**Cc:** Nicole Knapp; Robin Meyer  
**Subject:** FW: Proposed HELISTOP The Concessions

Fyi,

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

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

From: Christina Goldberg, Esq [mailto:cgoldberg@barakgoldberg.com]  
Sent: Friday, April 08, 2016 10:20 AM  
To: Stephanie Moreland; Vanessa Baugh  
Subject: Proposed HELISTOP The Concessions

Mms. Moreland and Baugh,

My name is Christina Goldberg. I am a resident, along with my husband and young son, of Panther Ridge in Manatee County. It has come to our attention that the Concessions is attempting to have a helipad installed directly adjacent to Foxwood. I cannot think of a more blatant travesty to our beautiful communities.

We chose to purchase a home in Panther Ridge for MANY reasons, among them that it is one of the FEW areas that still maintains large plots of quiet land, away from the hustle and bustle of Sarasota/Lakewood Ranch/Bradenton. We can look up and see the beautiful stars at night; there are horses and cows everywhere, horse trails right through our backyards where our young kids play safely.

The take off and landing of helicopters anywhere near our beautiful neighborhoods will be disruptive and dangerous to our horses, and to our children. My son plays on the nature trail every single day and every single day passes groups of horses being ridden and exercised. A low flying helicopter over our community will put not only the horse riders in danger, but my son, and the other children as well when the horse panics as a result of the noise.

I believe in hard work and having nice things...and being able to provide for one's family. But I also believe in our rights not to be disrupted by a nuisance in the air above our homes. The installation of a completely unnecessary helipad next to our homes is nothing other than a disgusting display of wealth and gluttony. What purpose will this serve at all? It is apparently only for those Concession residents who are too wealthy, busy or special to drive to an airfield like the rest of us do. I've seen the "generous" offer that should Panther Ridge and Foxwood residents wish to use this helipad for "emergency purposes," we may. I am here to advise you that if there is an emergency situation requiring helicopter transport, my back yard is large enough for a landing, as are the backyards of every single resident of Panther Ridge. It is a ridiculous, nonsensical, and offensive "peace offering."

The detrimental impact of this proposed helipad FAR OUTWEIGHS any potential benefit to Concessions residents. As County planner and Commissioner, I believe it is YOUR DUTY to shut this down immediately.



I am happy to further discuss this matter should you wish and will be planning to attend the upcoming meetings.

Thank you for your time -

Christina Goldberg, Panther Ridge resident and business owner  
941-932-0766

Christina A. Goldberg, Esq.  
Barak & Goldberg, P.A.  
Sent from my iPad