

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

08-17-2018

Here are the more important stories we had this past and upcoming weeks:

Rezoning of University Groves Development – Most residents recently may have received in the mail a letter from Manatee County advising them of a public hearing scheduled to take place next Thursday, August 23rd, at 9am at Manatee County Administrative Center. If you never received one, please see the attached copy to this email. In a nutshell, the developer of a nearby land is asking to amend the zoning ordinance in a nearby land to allow more units to be built. Because this may impact LakeRidge Falls' residents, Manatee County Board of County Commissioners invites you to appear at the hearing and express your opinion on the subject matter. Several residents of the community contacted us after receiving the letter with valid concerns. These residents were uneasy with the potential change of the zoning ordinance arguing it will increase traffic along Tuttle Ave and make the Broadway/Tuttle intersection more dangerous than it is. Agreeing with these voices, LakeRidge Falls' Board of Directors urges you to seize this opportunity and participate in the meeting in order to influence the County on this matter. Your voice can make a difference.

Irrigation Pump – Unfortunately, we lost, once again, one of the two irrigation submersible motor pumps at the main irrigation station. ProPump & Controls, Inc, LakeRidge Falls irrigation station maintenance company, was here last Friday with a crane to replace the defective pump. After completing the job, the crew ran a couple of tests ensuring the irrigation system was working properly. This in mind, we questioned the problem with the irrigation submersible motor pumps. After all, these submersible motor pumps were replaced in the past couple of years. ProPump agreed with us that it is not necessarily normal for the motor life expectancy to be less than 2 years and told us they will thoroughly inspect the bad motor in order to determine the cause of the failure. Of course, they advised, there can be many variables that cause the motor to fail. However, they promised to do all efforts in finding the underlying cause and find a resolution to it.

Lake Bank Erosion – A year or so ago, we were informed of a minor bank lake erosion that reoccurred on the north side section of lake number 11, or as some know as Lake Reynolds, located behind the west side row of houses on Reynolds Falls Court. Here is a little bit of history about this small erosion. Back in August of 2013, this small erosion occurred for the first time. The Association obtained bids, researched them, and finally contracted with an independent pond and wetland management company. The company that was hired in 2013 used a polycarbonate honeycomb material to correct the matter. In super simple terms, the honeycomb was placed in the ground and was designed to keep the soil together preventing natural forces of water to slowly wear it away over time.

However and as we came to learn, this solution didn't stand the test of time. Knowing this solution didn't work and knowing more and more erosions may appear as the community ages, the Board of Directors established in November of last year a Pond Working Group in order to study the issue of pond bank erosion and provide its long term recommendations for action. As part of this work, an engineer from Crest Engineering of Sarasota, a Civil Engineering and Land Development Consulting firm, visited LakeRidge Falls. While on site, the engineer was asked to look at the small erosion that reoccurred and provide some feedback. Based on his account, he advised to dig the hole and install an erosion control underlay fabric. On top of the fabric and in order to fill the hole, the engineer advised to use riprap, which are pretty much large loose stones. Covering the riprap, he suggested, the Association should use soil and install

St. Augustine sod on top of the soil. To finish the work, he concluded, stackable riprap should be installed at the bank of the pond facing the erosion area.

Because the small erosion was exposed for about a year and knowing the Pond Study Group is still in session, the Board of Directors decided to take action sooner rather than later. Therefore, it approved during its last meeting a \$650 proposal by Aquatic Consulting Inc, a subsidiary pond maintenance company, to perform the repair based on the recommendations of Crest Engineering. Following the approval, Aquatic Consulting was here on Monday to perform the work. Below are the before and after picture of the repair. We hope this time around the repair will hold up.

Before:



After:



Have a great and safe weekend,

Sincerely,

Oded Neeman - CAM
LakeRidge Falls Community Manager
4200 LakeRidge Blvd.
Sarasota, FL 34243
Email: propertymanager@lakeridgefalls.org
Tel: 941-360-1046
Fax: 941-359-6827

Date: August 8, 2018

Dear Adjacent Property Owner:

Re: **Application #:** PDMU-06-16(P)(R7) - University Groves - PLN1803-0083

Filed by: University Groves Development, LLC

Request: An amended Zoning Ordinance and Preliminary Site Plan to: 1) add a land use equivalency matrix (LUEM) to allow for the conversion of approved project uses; 2) increase the number of permitted multi-family units in Area IV, and allow multi-family units within Area VI for a maximum total of 916 dwelling units for the entire project; 3) allow hotel use in Area VI; and 4) other amendments for internal consistency for a project in the PDMU (Planned Development Mixed Use) zoning district.

Location: On approximately 142.15 acres on the north side of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and northward to the southern border of the Oak Grove subdivision (Zoning Map Attached)

CASE PLANNER: Rossina Leider, Principal Planner Phone: (941) 748-4501 Extension: 6859
EMAIL: rossina.leider@mymanatee.org

The Manatee County Board of County Commissioners will hold a public hearing to consider and act upon the application:

Date: August 23, 2018
Time: 9:00 a.m., or as soon thereafter as same may be heard
Location: Chambers of the Board of County Commissioners
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at this Hearing and express your opinions, subject to proper rules of conduct. Additionally, you may send comments to the Director of the Building and Development Services Department. These comments will be heard and considered by the Board of County Commissioners and entered into the record. Please present your concerns to the Board of County Commissioners in as much detail as possible.

Rules of Procedure for this public hearing [Resolution 06-068] are available for review or purchase, at cost, from the Building and Development Services Department.

Public Hearing Procedures can be obtained at www.mymanatee.org / Planning / Board Committees and Agendas / Public Hearing Procedures, or by calling Bobbi Roy at 748-4501 x 6878.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 ext. 6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the Public Hearing will need a record

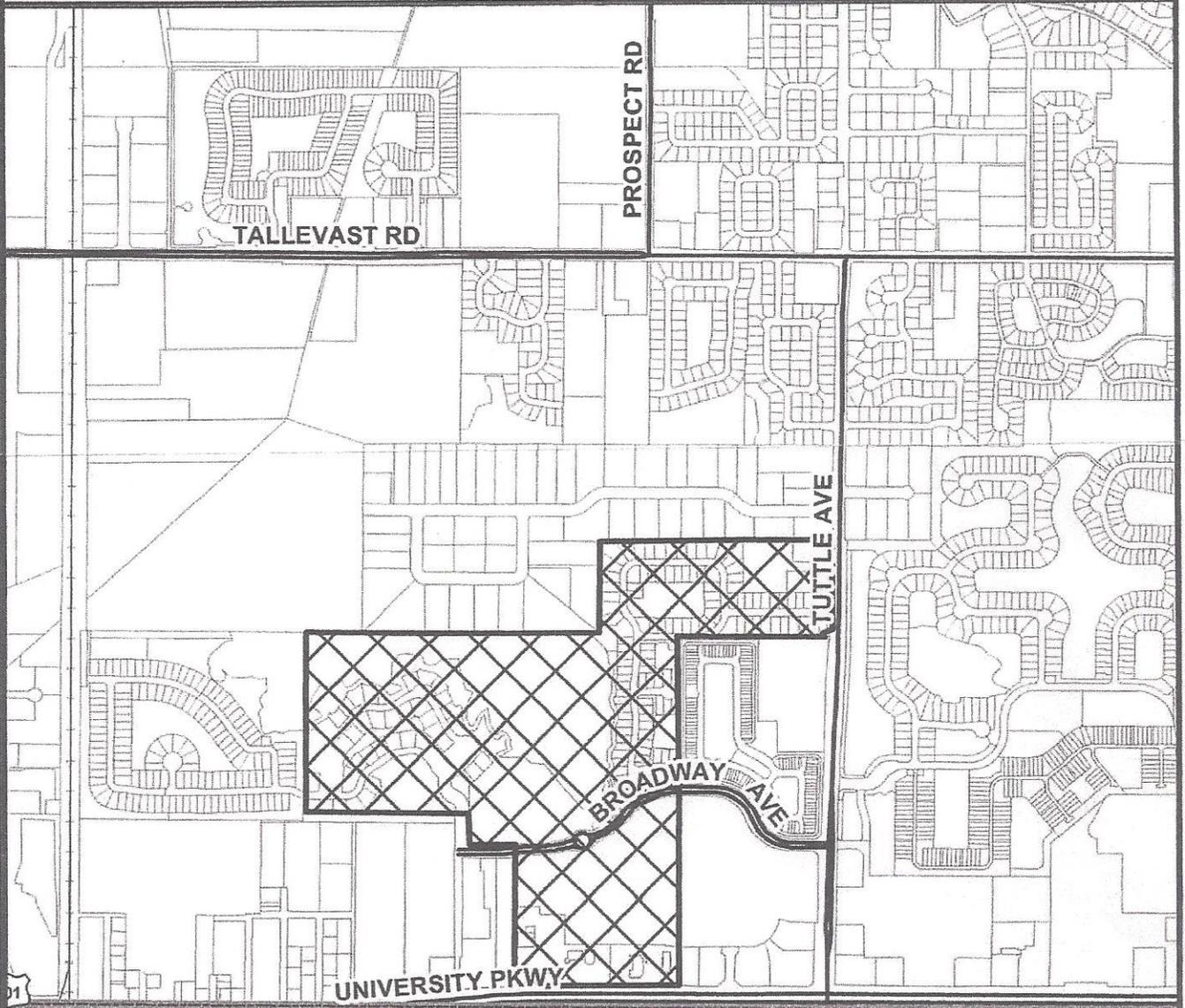
of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

The Board of County Commissioners 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 Board's functions including one's access to, participation, employment, 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 and wait 60 seconds; FAX 745-3790.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Building and Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

University Groves



Parcel ID #(s) Multiple

Project Name: University Groves
 Project #: PDMU-06-16 (P) (R7)
 Accela #: PLN1803-0083



Project Site

S/T/R: Sec 32 Tw n 35S Rng 18E
 Acreage: 142.15
 Existing Zoning: PDMU
 Existing FLU: MU, RES-6
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: GAP CREEK
 Commissioner: Robin DiSabatino



Manatee County
 Staff Report Map

Map Prepared 5/7/2018
 1 inch = 1,042 feet