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Stantec

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File: 215611510

Manatee County
Building and Development Services Department
1112 Manatee Avenue West
Bradenton, FL 34205

Attn: **Ms. Lisa Barrett**

Reference: **The Villages of Amazon South - Specific Approval Request**

Dear Ms. Barrett:

On behalf of our Client, Neal Communities, we respectfully request specific approval for the following Land Development Code waivers:

1. LDC Sections 740.2.6.11, 740.3.1. and 907.9.2.4 which require 12' travel lanes and 24' streets.

The applicant requests a reduction in lane width for internal private streets with the design of an 11' travel lanes with 22' pavement.

This reduced drive lane is adequate for local traffic at low speeds. The narrow drive lanes serve as a traffic calming device to encourage slower driving and increase walkability through a pedestrian friendly design. In addition, parking will be provided on the individual lots therefore on-street parking will be kept to a minimum.

The right of way width will be a minimum distance of 50 ft. and; therefore, shall provide adequate width for utilities, slopes, setbacks, drainage and highway design elements.

2. LDC Section 907.9.4 which requires a cul-de-sac or turnaround to not exceed eight hundred (800) feet in length.

The LDC requires those dead-end (e.g. cul-de-sac) streets which are not intended to extend beyond the limits of a subdivision not to exceed 800 feet in length. The project design includes 6 cul-de-sacs measuring over 800 feet in length. The streets and their lengths are listed below.

- Street 'D' 1,443'
- Street 'F' 853'
- Street 'X' 1,160'
- Street 'DD' 1,398'
- Street 'HH' 822'
- Street 'JJ' 1,008'

The design considers important natural features such as wetlands, upland habitats, irregular shaped land areas, and the Florida Power and Light easement. It is important to the applicant to preserve as much of these features as possible. In order to do so, the design requires that some of the streets exceed the LDC requirements. In an effort to mitigate any impacts, multiple opportunities for turnaround are provided through proposed median cuts spaced at various intervals.

3. LDC Section 714.8.7 which requires when trees are removed they are replaced with appropriately sized replacement trees.

The LDC requires replacement trees be sized 3" / 5" / 7". However, County staff requests the applicant replace trees at smaller sizes of 3" / 4" / 4". The applicant concurs with staff's recommendation due to the fact that planting smaller trees will allow better performance for the new trees and will increase their survival rate.

Thank you for your consideration in this matter. Please contact our office with any questions you may have regarding this submittal.

Sincerely,

Stantec Consulting Services Inc.



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