



PLANNING  
ARCHITECTURE  
INTERIOR DESIGN

June 28, 2016

Mr. Branden Roe  
Manatee County Building & Development Services Dept  
1112 Manatee Ave West, Fourth Floor  
Bradenton, FL 34206-1000

**RE: UNIVERSITY ALF  
PERMIT NO.: PDMU-16-11(Z)(P), 1<sup>ST</sup> REVIEW RESPONSE  
FORUM PROJECT: 3157**

Mr. Roe,

Forum Architecture & Interior Design, Inc. believes the building design and architectural style of the proposed development will substantially comply with the requirements set forth in 402.7.D.9 of the Manatee County Land Development Code, primarily for the reasons provided below:

- The proposed building design shall be significantly buffered from Shade Avenue on the east by on-site vehicular circulation, surface parking and landscape buffers, and even more significantly buffered from University Parkway to the south by on-site wetland areas.
- The proposed building design shall not be set back equal to its height along the north property boundary, but this boundary is shared by an existing stormwater retention pond. It shall also be set back significantly from the western property line except for the northernmost portion of the western boundary, thereby minimizing impact on adjacent properties.
- In order to enhance the residential character of the proposed project, several design devices shall be utilized to minimize the visual mass of the large building, including:
  - o Use of articulated rooflines on all sides of the building through combination of decorative parapets, mansards and tower elements surrounding internal low-slope roofing.
  - o Special detailing of vehicular arrival points and pedestrian entrances through the use of decorative porte cochere and entry elements such as lower roof areas and changes in façade articulation.
  - o Avoidance of large expanses of unbroken or blank wall segments by appropriately scaled massing breaks and multiple fenestration patterns to create residentially-scaled rhythms and arrangements
  - o Use of exterior façade materials and details appropriate for commercial construction, but used in a way to mimic high-quality residential construction, including stucco cladding, stone accents, profiled trim bands, decorative eaves and overhangs, decorative balcony elements, and appropriate changes in materials, colors and fenestration patterns both vertically and horizontally as necessary.

Sincerely,

**FORUM ARCHITECTURE & INTERIOR DESIGN, INC.**

**Andrew S. Roark, AIA**  
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