

# NEUMORRIS LLC

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November 02, 2017

Ms. Rossina Leider, Planner  
Manatee County Government  
Building & Development Services  
1112 Manatee Avenue West, Fourth Floor  
Bradenton, Florida 34205

Reference: **Cresswind**  
**Special Approval – Exceeding Gross Density of 1 Dwelling Unit Per Acre**  
**Application No.: PDR-17-19(Z)(P)**  
**DTS #20170260**

Dear Rossina:

On behalf of our client, Schroeder-Manatee Ranch, Inc., we formally request Special Approval to exceed one dwelling unit per gross acre.

## **Future Land Use Consistency**

The Future Land Use designations of MU-C/R and MU-C/AC-3, visualizes a moderate suburban and urban density with a mixture of residential and commercial uses. The proposed project is consistent with the Comprehensive Plan for the area.

The Comprehensive Plans allows for a maximum gross residential density of 3 dwelling units per acre, and a maximum net residential density of 9 units per acre.

The proposed plans offer 2.63 gross residential units per acre and 2.80 net residential units per acre.

These densities are well within the allowable Comprehensive Plan; therefore, we request approval of the proposed densities.

In conclusion, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
**NeuMorris, LLC**



Donald A Neu, AICP

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November 01, 2017

Ms. Rossina Leider, Planner  
Manatee County Government  
Building & Development Services  
1112 Manatee Avenue West, Fourth Floor  
Bradenton, Florida 34205

Reference: **Cresswind  
Special Approval – Adjacent to a Perennial Stream  
Policy 3.2.2.1 & Associated Policies  
Application No.: PDR-17-19(Z)(P)  
DTS #20170260**

Dear Rossina:

On behalf of our client, Schroeder-Manatee Ranch, Inc., we formally request approval of a Special Approval in accordance with Policy 3.2.2.1

The proposed plans demonstrate no adverse impacts to the stream either upstream or downstream. We do not intend to alter the subject stream; the bulk of the relevant Policies are not germane to this specific request.

Below are the relevant Policies and responses to each section:

## **POLICY 3.2.2.1:**

Require all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that project impacts on these waterbodies are identified and minimized. [See Policy 2.3.1.2]

**Response: Please accept this as the required request to obtain Special Approval for construction adjacent to a perennial stream. The plans show no impact to the perennial stream.**

## **IMPLEMENTATION MECHANISM:**

- (a) Planning Department's review of all applicable development requests for compliance with this policy.

**Response: Please accept this as the required request to obtain Special Approval for construction adjacent to a perennial stream.**

## **OBJECTIVE 2.3.1.:**

**Clustering and Density/Intensity Transfers to Preserve Natural Resources.**

- **Density limitations where adjacent to perennial lakes or streams as required in Policy 2.3.1.2.**

**Response: We are not altering the adjacent perennial stream; therefore, this allowance is not applicable: See reference Policy below.**

**IMPLEMENTATION MECHANISM:**

- (a) County review of all proposed development containing wetlands under the special approval process to ensure compliance with this policy.

**POLICY 2.3.1.2.:**

Minimize the alteration or relocation of any perennial lake or stream, or of adjacent jurisdictional wetlands by promoting the transfer of density/intensity away from the water body and out of the floodplain, except for improvements for public water supply sources, upon a finding of overriding public interest by the Board of County Commissioners. Also, limit the density or intensity credit which may be transferred from any acreage of altered or relocated wetlands to fifty (50) percent of the maximum density or intensity associated with the future land use category on any such wetland. Any such reduction in density or intensity credit shall be in addition to any reduction (see Policy 2.3.1.1) caused by wetland acreage being in excess of twenty (20) percent of gross project acreage.

**Response: We are not altering the adjacent perennial stream; therefore, this allowance is not applicable. We have demonstrated through the storm water modeling that there are no adverse impacts to the stream either upstream or downstream.**

In conclusion, we propose no impacts to the perennial stream, however, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
**NeuMorris, LLC**



Donald A Neu, AICP

Ms. Rossina Leider, Planner  
Cresswind  
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November 02, 2017

Ms. Rossina Leider, Planner  
Manatee County Government  
Building & Development Services  
1112 Manatee Avenue West, Fourth Floor  
Bradenton, Florida 34205

Reference: **Cresswind**  
**Special Approvals:**

- Within the Evers Reservoir Watershed Protection (WP-E) Overlay
- Within the Special Treatment (ST) Overlay District

**Application No.: PDR-17-19(Z)(P)**  
**DTS #20170260**

Dear Rossina:

On behalf of our client, Schroeder-Manatee Ranch, Inc., we formally request approval of the two above referenced Special Approvals.

## **Comprehensive Plan Consistency**

Special Approval is required pursuant to Policy 2.2.2.2.4 for projects within the Watershed Overlay Districts. The Land Development Code, Table 3-4 (F) states, "Any project which requires Preliminary Site Plan/Plat Approval, which is at least partially located in the Evers Watershed Reservoir Overlay category."

Special Approval is addressed through the Planned Development process. The project has been designed to meet the requirements of the Comprehensive Plan and Land Development Code.

## **Land Development Code Consistency**

The strict application of the Land Development Code has been included in the design of the site. The project is a Planned Development Residential District, and includes this request for Special Approval of requirements for development under standard district regulations that shall be designed to be sensitive to the impacts of the Special Approval being requested. The design of the project, and specifically the stormwater systems and preservation areas, are sensitive to the additional requirement imposed by Overlay Districts. The additional requirements of the design and open space will be demonstrated at all stages of permitting. The project shall comply with all aspects the Overlay Districts and applicable codes.

In conclusion, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

**NeuMorris, LLC**



Donald A Neu, AICP

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February 02, 2018

Ms. Rossina Leider, Planner  
Manatee County Government  
Building & Development Services  
1112 Manatee Avenue West, Fourth Floor  
Bradenton, Florida 34205

Reference: **Cresswind**  
**Specific Approval-Front Yard Setback**  
**Section 402.7.D.7**  
**Application No.: PDR-17-19(Z)(P)**  
**DTS #20170260**

Dear Rossina:

On behalf of our client, Kolter Homes, Inc, we are respectfully requesting from Manatee County the Specific Approval mentioned below for the above referenced Preliminary Site Plan.

The specific requested approval sought is for an alternative to Section 402.7.D.7 of the Land Development Code. In detail, the alternative front yard setback proposed is twenty feet (20') with front loaded garage or fifteen feet (15') with side loaded garage. In addition, a three foot (3') separation from the front lot property line to back of the sidewalk will be provided. In conducting the necessary studies, this proposed reduction was not found to present any adverse impact to neighboring properties.

Therefore, upon receipt, if there are any questions regarding the Specific Approval request, please do not hesitate contacting me directly. Thanks for your consideration.

Sincerely,



Donald A Neu, AICP