



December 10, 2014

Manatee County
Building and Development Services Department
Planning Division
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

Subject: Request for Specific Approval
Aldi – Bradenton
SR 70 at 45th Street East, Bradenton, FL
Case Number: PDC-14-27(Z)(P) DTS #20140444(1)

Dear Ms. Leider,

Thank you for your review of the above noted project. We are in receipt of the comments dated 11/12/14 and in accordance with Section 603.3 of the LDC we are submitting this letter to request Specific Approval for alternatives to the standards of Section 714.8.7, Section 715.3.1.d, and Section 728.5.1 as described below.

Section 714.8.7 – Tree Replacement Standards

Section 714.8.7 of the LDC specifies tree replacement standards to be in accordance with the following table:

Existing Tree Size	Required Replacement Caliper Minimum	Ratio of Replacement Trees to Removed Trees
4"–15" D.B.H.	3"	1:1
16"–30" D.B.H.	5"	2:1
Over 30" D.B.H.	7"	3:1

Per County Staff recommendation the applicant would like to request Specific Approval to allow replacement tree sizes at 3"/4"/4" instead of 3"/5"/7". The applicant is in accordance with the Environmental Planning Division review comments indicating that newly planted, smaller size trees typically establish more readily, grow faster and therefore, will provide greater tree canopy sooner than larger caliper trees.

Section 715.3.1.d – Vehicle Use Areas

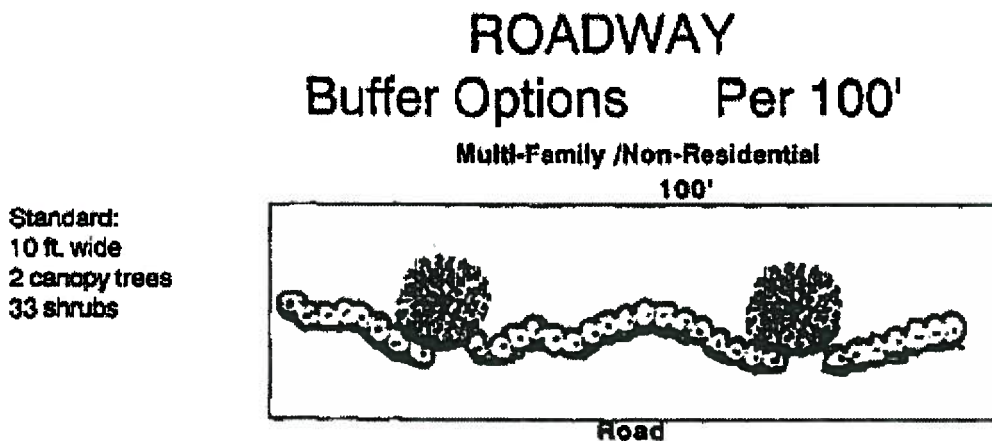
Section 715.3.1.d of the LDC reads as follows:

No more than ten (10) consecutive parking spaces shall be allowed without an interior landscape island.

The applicant would like to request Specific Approval to allow for more than ten consecutive parking spaces without an interior island. As shown on the Preliminary Site Plan there are three instances where this situation occurs. Given the site constraints of required buffers, setbacks and easements, and the necessity for a surface water management system as shown, the proposed parking configuration is necessary to meet the required minimum number of parking spaces. In addition, as shown on the Preliminary Landscape Plan, the proposed configuration still allows the applicant to meet the requirements for vehicular use minimum planting area and associated plant material. In fact, as shown on the Preliminary Landscape Plan, the provided planting area and planting material exceed the requirements for internal landscape provisions.

Section 715.3.2 – Buffer Zones

Section 715.3.2 of the LDC requires Roadway Buffers with the quantity and type of plant material as shown below:



This requirement was set forth in the pre-application meeting held on Feb. 21st, 2014. Taking into consideration the proposed 45th Street East Right-of-Way future dedication and roadway improvements, the applicant would like to request Specific Approval to allow for a portion of the required roadway buffer plant material to be located within the 8' wide VUA buffer area directly east of the proposed stormwater management area. Per the LDC, buffer zones may not encroach stormwater management systems, and given the additional site constraints imposed by the location of the proposed future Right-of-Way line and the need for the stormwater management area as shown, granting the approval will allow the applicant to provide the required plant material.

Please review the enclosed information for approval at your earliest convenience.
Should you have any questions, comments or need additional information, please call
me at 813-885-2032, or email sstannard@css-eng.com.

Thank you,



Scott Stannard, PE
Commercial Site Solutions, Inc.

Enclosures