June 12, 2018

Dorothy Rainey, Planner
Building & Development Services Dept.
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

Re: SR 70 Commercial Subdivision, Special Approval Request (Revised)

Dear Ms. Rainey:

On behalf of Covered Bridge Holdings III, LLC, this letter is written to request Special Approval in conjunction with a General Development Plan. Special approval is a process requiring an additional level of review that is required pursuant to the Comprehensive Plan.

Pursuant to the Manatee County Comprehensive Plan and Land Development Code, Special Approval is required for the following reasons:

- A project that is adjacent to a perennial stream;
- A project proposed in the 25-year floodplain;
- A mixed use project located in the UF-3 Future Land Use Category; and
- A non-residential project that exceeds 30,000 square feet of gross floor area in the UF-3 Future Land Use Category.

The project is located on the north side of SR 70, approximately 675-feet east of White Eagle Blvd.

The project will contain 4 commercial lots and a maximum of 131,116 square feet of commercial gross floor area. Thank you for including this request for Special Approval in your agenda packet to the Board of County Commissioners. Please do not hesitate to call me with any questions.

Sincerely,

Misty Servia, AICP
Planning Dept. Manager

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