

December 20, 2013

Board of County Commissioners
Manatee County Government
1112 Manatee Avenue West
Bradenton, Florida 34205

RE: Revised Specific Approval Requests
Stewart Grove PDR-13-43(Z)(P), B00000258, DTS 20130485
ZNS No.: 00-43541

Honorable Commissioners:

On behalf of the Applicant, we are respectfully requesting Manatee County's approval of the following Special and Specific Approvals with the request to rezone the subject parcel to Planned Development Residential to Preliminary Site plan standards.

The Manatee County Comprehensive Plan provides that all projects proposed in the UF-3 Future Land Use Category require Special Approval pursuant to Policy 2.2.1.11.4.b. "All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval." Special Approval is addressed through the rezoning of the property to Planned Development Residential (PDR). The proposed residential use does not exceed 3 dwelling units per acre.

The Manatee County Comprehensive Plan also provides that project within a Perennial Stream require Special Approval pursuant to Policy 3.2.2.1. Special Approval is addressed through the rezoning of the property. There are no proposed impacts to the perennial stream, further a fifty foot wetland buffer is proposed along the boundaries of the perennial stream.

Where possible, the strict application of the Land Development Code has been included in the design of the site. The proposed Planned Development Residential district includes a request for Specific Approval of requirements for development under standard district regulations that shall be designed so as to be sensitive to the impacts of the specific approval requested.

We are respectfully requesting the following Specific Approvals to the Land Development Code for the Preliminary Site Plan:



1. Tree Replacement Size – Section 714.8.7

The Applicant is requesting a Specific Approval for an alternative to Section 714.8.7 of the LDC. This approval will allow the installation of smaller diameter trees that will require a shorter timeframe for establishment and will ultimately provide superior tree canopy. Additionally, the Land Development Code is slated to reflect the smaller replacement tree sizes with the upcoming amendment to Section 714 – Tree Protection.

This request is in accordance with staff recommendations.

2. Street Trees – Section 715.3.4

The Applicant is requesting a Specific Approval for an alternative to Section 715.3.4 of the LDC. This approval will allow the installation of 1 street tree per roadway frontage (corner lots will have 2 trees) on lots with a frontage width of 60' or less. Additionally, to be consistent, we request that even lots that are wide enough to accommodate more than one per frontage be allowed to have only one street tree to alleviate conflicts with utilities and other infrastructure.

3. Roadway Buffers – Section 715.3.2

The Applicant is requesting a Specific Approval for an alternative to Section 715.3.2 of the LDC. This Specific Approval will allow the applicant the option to provide a variable width roadway buffer to incorporate a view corridor of the stormwater pond. The applicant would prefer this Specific Approval provide flexibility for the option to relocate the required plant material for the roadway buffer within the area of the stormwater facility.

Thank you for your consideration. Please do not hesitate to contact me with any questions regarding the Special Approval request and Specific Approval requests.

Sincerely,
ZNS Engineering, L.C.



Rachel W. Layton, AICP
Director of Planning

cc: John Neal, Neal Land Ventures
Patrick K. Neal, Neal Land Ventures
Jeb Mulock, P.E., ZNS Engineering, L.C.

