



February 22, 2019

Rossina Leider  
Senior Development Review Specialist  
Manatee County Building and Development Services Department  
1112 Manatee Avenue West 4<sup>th</sup> Floor  
Bradenton, FL 34205

RE: Linger Lodge RV Campground Rezone with GDP Specific Approval Summary  
Project Number: PDRV-18-04(Z)(G)

Ms. Leider,

On behalf of our client, Riverloft, LLC, we respectfully request Specific Approvals for the following Land Development Code waivers:

1. **LDC Section 706.7: Wetland Buffer.** According to LDC 706.7, a minimum 50' buffer is required landward of all wetlands. The requested Specific Approval is only for the portion of the project where the campground is already existing. Under existing conditions, Parcels 1902500006, 1916710054, and 1916700006 are already developed. The Linger Lodge Campground currently has multiple campsites abutting the Braden River. We respectfully request the ability to keep this developed area available for campsites under the future redesign. Additionally, an existing, public kayak landing is present that will continue to be used in the proposed re-design. In order to provide protection to the Braden River, additional native plantings will be added along the bank. Buffer zones have also been established where only passive recreational activities will occur.
2. **LDC Section 402.9.D.3.b: Roadway Buffer and 75' Perimeter Buffer.** LDC Section 402.9.D.3.b requires a landscaped buffer of at least 50' in width as well as a 75' buffer where RV parks abut residentially zoned communities. The Linger Lodge Campground started in 1945. Because this project entails the redevelopment of an existing campground with a long history in the community, we respectfully request a waiver on the requirement for a 50' roadway buffer and 75' perimeter buffer. Below is a table that was created to show the existing conditions "buffer"/separation in comparison to what is proposed under this PDRV rezoning. Under existing conditions, a code compliant buffer does not exist; therefore, we have labeled the existing conditions as "Existing Separation." Some natural vegetation is present along the roadways and areas separating the parcels from other neighboring lots. Under the proposed conditions, the re-designed campground would have a planted vegetative buffer with a 6' opaque fence separating the campground from both the neighboring parcels as well as the road. With the

allowance of a narrower buffer, we believe that we can provide the appropriate visual and noise screening.

Buffer ID	Existing Separation	Proposed Buffer	Proposed Wetland Buffer	Required Separation
1	Min 45' Max 80'	Min 20' Max 55' (Ave 35')	-	Roadway Buffer
2	Min 10' Max 30'	10'	-	VUA Perimeter Buffer
3A	Min 5' Max 45'	30'	-	Perimeter Buffer
3B	Min 5' Max 45'	30'	-	Perimeter Buffer
4	-	-	50'	50' Wetland Buffer
5	65'	10'	-	Perimeter Buffer
6	5'	10'	-	Perimeter Buffer
7	0'	10'	-	Perimeter Buffer
8	-	30'	-	Perimeter Buffer
9	Min 16'	-	10'	50' Wetland Buffer*
10	4'	10'	-	Perimeter Buffer
11	20'	20'	-	Roadway Buffer
12	-	20'	-	Roadway Buffer
13	-	20'	-	Roadway Buffer
14	-	20'	-	Roadway Buffer
15	-	20'	-	Perimeter Buffer
16	-	20'	-	Perimeter Buffer

3. **LDC Section 402.9.D.2: Ingress/Egress from RV Park through a Residential District.** LDC Section 402.9.D.2 states that no entrance or exit of a PDRV development shall discharge into any residential district. We respectfully request a waiver on this section because the campground is already existing within a residential community and the proposed project will have a minimal impact on traffic. A traffic impact statement has been provided to the County, which discusses the impact the addition of 40 new campsites. Under the proposed conditions, the new campsites would only generate 13 additional PM Peak Hour Trips and will not have an adverse impact on the roadway.

If you have any additional questions, please feel free to contact me at (941) 505-1700 or [rpalmer@weilerengineering.org](mailto:rpalmer@weilerengineering.org).

Sincerely,



Robin Palmer, E.I.  
Weiler Engineering Corporation