

May 4, 2020

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

**RE: Specific Approval for Northwest Sector DRI Amendment- PLN1911-0037**

Honorable Commissioners:

On behalf of the Applicant, we are respectfully requesting Manatee County's approval of the following Specific Approval with the request to amend the Zoning Ordinance and Development Order for the Northwest Sector DRI.

The General Development Plan ("GDP") proposes a design which is not literally in accord with applicable Manatee County regulations; however, the Board may find that the public purpose of these regulations are satisfied to an equivalent or greater degree and may grant specific approval for the particular case.

The proposed amendment to the Northwest Sector DRI/GDP includes the addition of 72.4 acres of real property identified as Parcel L on the proposed GDP. Parcel L is located at the northwest corner of 44<sup>th</sup> Avenue East and Lorraine Road. Parcel L is proposed for development of up to 381 single family units. As shown on the GDP, the Applicant is proposing primary and secondary access to Parcel L from 44<sup>th</sup> Avenue East, with no direct connection to Lorraine Road.

Therefore, the Applicant is requesting Specific Approval for an alternative to Section 1001.1.C.1. of the Land Development Code, which states as follows:

- C. Second Means of Access Required.** All residential developments or parts of phases thereof, containing more than one hundred (100) residential dwelling units; and all professional, commercial, and manufacturing development, or parts of phases thereof, containing more than fifty (50) lots shall have a second separate means of access (street). Secondary access roads must meet the following standards:

1. The second means of access (street) shall have access to a through street, either public or private, constructed to County standards, and other than that street on which the primary access is located.

Lorraine Road is a 2-lane undivided roadway with limited right-of-way and many single-family home driveways connecting directly to it. Schroader-Manatee Ranch, working with Manatee County, has taken great effort to minimize the amount of traffic from Lakewood Ranch on Lorraine Road. These efforts include:

- Design and construction of Rangeland Parkway and the extension of 44th Avenue East. These new roadways provide direct east-west connectivity and alternatives to SR 70 and SR 64.
- Design and construction of White Eagle Boulevard. This new roadway is especially important in providing high-capacity north-south connectivity to development in the Northwest Sector.
- Furthering the goal of directing Lakewood Ranch traffic from using Lorraine Road, SMR has designed and is constructing Uihlein Road and Bourneside Boulevard, each of which travel north-south from SR 64 to SR 70, and provide high-capacity alternatives to Lorraine Road for Lakewood Ranch's Northeast Sector traffic.
- Most importantly, Lakewood Ranch traffic has been purposely directed away from Lorraine Road by connecting Lakewood Ranch projects to the new road network and not connecting to Lorraine Road. Requiring a direct connection to Lorraine Road from Parcel L would actually be a step towards negating all of the design and construction work that has been completed with the goal of not impacting Lorraine Road.

For these reasons, it is recommended that the County not require a direct connection from Parcel L to Lorraine Road, and instead approve this request for specific approval for the two connections to 44th Avenue East as an alternative to Section 1001.1.C.1. of the Land Development Code.

Sincerely,



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**Kyle W. Grimes, Esq.**