

May 19, 2020

Board of County Commissioners
Manatee County Government
Building & Development Services Department
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: Specific Approval Request
McClure Moccasin Wallow
PLN2001-0032

Honorable Commissioners:

On behalf of the Applicant, we are respectfully requesting Manatee County's approval of the following Specific Approval with the request for a Preliminary Site Plan for project within the Planned Development Residential zoning district and the North Central Overlay District.

Where possible, the strict application of the Land Development Code has been included in the design of the site. The Preliminary Site Plan application for the project within the Planned Development Residential zoning 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. Additionally, the property is located within the North Central Overlay District (NCO). LDC Section 403.12.B.2 allows for a property owner to request Specific Approval where there are circumstances where property configuration prohibits complete compliance with the requirements of the NCO.

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

1. North Central Overlay District – Section 403.12.D.3(k)

The applicant is requesting a Specific Approval for an alternative to Section 403.12.D.3.k. "To avoid conflicts with buffer vegetation, lots adjacent to roadway and greenbelt buffers shall have a minimum fifteen (15) feet building setback for buildings, swimming pools, pool cages, or other structures that would potentially conflict with buffer vegetation." The applicant is requesting a reduction of the required 15-foot rear yard setback to five feet for swimming pools, pool cages and other structures. This setback is unique to the North Central Overlay District and is not necessary if special attention is given to the placement of appropriate vegetation within the required buffers.

The project design provides a fifty-foot roadway buffer along Moccasin Wallow Road and twenty-foot buffers along the north, west, and east property lines. The west and north property lines abut a utility easement. Property to the east is adjacent to wetlands and Villages at Amazon South. The applicant proposes where rear lots abut the buffers, the location of large canopy trees shall be placed to allow for a minimum of 15 feet from potential accessory structures. Canopy trees shall be planted midway from the edge of the buffer (i.e. 10' in a 20' buffer or 25' in a 50' buffer). Understory or columnar form trees may be planted within 15' of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize the conflicts with accessory structures.

The intent of the North Central Overlay District is to minimize visibility of the buildings, swimming pools, pool cages, or other structures. We feel that the setbacks proposed sufficiently meet or exceed the intent of the Land Development Code.

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

Very truly yours,
ZNS ENGINEERING, L.C.



RACHEL WHITCOMB LAYTON, AICP
Assistant Vice President/Director of Planning