January 30, 2019
File: 215613910/240

Manatee County
Building and Development Services Department
1112 Manatee Avenue West
Bradenton, Florida 34205

Attention: Ms. Rossina Leider, Principal Planner

Reference: Villages of Amazon South – Specific Approval Request
PDMU-18-03(G) [Related to PDMU-13-37(Z)(P)] PLN1803-0063

Dear Ms. Leider,

On behalf of our Clients, Parrish Holdings LLC and Amazon Landco LLC, we respectfully request specific approval for the following Land Development Code waivers:

1. **LDC Section 403.12.D.3(k)** requires lots adjacent to roadway and greenbelt buffers to have a minimum fifteen (15) foot building setback for buildings, swimming pools, pool cages, or other structures that would potentially conflict with buffer vegetation.

   The applicant requests Specific Approval from this requirement of the LDC, to reduce the required 15-foot rear yard setback to five feet for pool cages and accessory structures. This setback is unique to the North Central Overlay (NCO), and is not necessary if special attention is given to the placement of appropriate vegetation within the required buffers. The project proposes to provide the required twenty-foot minimum greenbelt buffer, which is the minimum requirement in the NCO. Therefore, the intent of the additional fifteen-foot setback has been provided in the buffer, outside of residential lots.

   The site plan provides for fifty-foot roadway buffers adjacent to U.S. 301 and future Ft. Hamer Road. The applicant would accept a stipulation regarding the roadway buffer, where adjacent to residential units, that specifies the location of large canopy (i.e. oak, sycamore) trees to a minimum of 15 feet from potential accessory structures and limits the trees that may be closer to the property line to a combination of those that are columnar in form or understory (i.e. Slash Pine, Loblolly Bay, and Dahoon Holly). The following stipulation is proposed: “For roadway buffers that are adjacent to residential units, large canopy trees (i.e. oak, sycamore) shall be planted a minimum of 15 feet from potential accessory structures. Trees that may be planted closer to the property line shall be limited to a combination of those that are either understory or columnar in form (i.e. slash pine, Loblolly Bay and Dahoon Holly).”
2. **LDC Section 402.7.D.7 - yards and setbacks in Planned Development Districts.**

The table below provides a comparison between the required residential setbacks for Planned Development, and the setbacks that are proposed for Villages of Amazon.

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<tr>
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<th>LDC Requirement</th>
<th>Proposed for Villages of Amazon</th>
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<tbody>
<tr>
<td></td>
<td>SFD/SFSD</td>
<td>SFA</td>
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<tr>
<td><strong>Front</strong></td>
<td>25’/20’</td>
<td>23’/20’</td>
</tr>
<tr>
<td><strong>Side</strong></td>
<td>8</td>
<td>5</td>
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<tr>
<td><strong>Rear</strong></td>
<td>15</td>
<td>15</td>
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1. 25 for front loaded garage and carport; 20’ to structure

2. 23’ to front loaded garage; 20’ to structure

**Typical Lot Detail:**

The General Development Plan for Villages of Amazon South proposes a front-yard setback of 20 feet to the structure and 23 feet to the garage. The typical lot detail shown above, reflects a 2-foot...
grass strip that is proposed between the lot and sidewalk, which effectively results in a 25-foot setback from the right-of-way. The proposed side-yard setback is consistent with other recently approved projects in the area, and results in a minimum 10’ building separation.

Thank you for your consideration of this matter. Please contact our office with any questions you may have regarding these requests.

Regards,

STANTEC CONSULTING SERVICES INC.

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   Pat Neal, Neal Communities, Inc.