



June 4, 2019

Board of County Commissioners  
c/o Dorothy Rainey  
Manatee County  
P.O. Box 1000  
Bradenton, FL 34206-1000

**Re: 7-Eleven US301N/Fort Hamer Road; PDC-18-26(Z)(P); PLN1811-0010**

Dear County Commissioners:

Please consider the following Specific Approval requests associated with the subject application:

**Land Development Code 531.10D, which reads: "All full serve and incidental car wash structures shall be set back at least thirty-five (35) feet from any adjacent residential use/zoning."**

This is not a full serve car wash but it is set back 25' from the west property line (compared to a 35' side setback requirement.) The existing zoning to the west is A-1 and the Property Appraiser's website shows the use as single family residential, but the structure which appears to be the residence is 232 feet west of the property line. There are also multiple structures and vehicles (not just passenger vehicles, but some large trailers) on the site, which gives the impression that the residence is also operating as a business. The closest structure to the site is an open air pole barn structure with agricultural equipment stored in it, which is located 145' west of the property line. The reduction to the setback is necessary to avoid design issues with the FDOT required improvements along US301 to avoid placing the driveway where the existing drainage inlet and crossdrain pipes are located. The FDOT constraint, business nature of the adjacent property in conjunction with the large distance to the residential structure mitigate sufficiently for the reduction of the incidental car wash structure being placed 10' closer to the property line than LDC requires.

**Land Development Code 531.16 A., which reads: "All vehicular stacking areas associated with drive through facilities shall be set back at least thirty (30) feet from adjacent residential zoning/uses."**

The vehicular stacking areas are slightly less than 30 feet from the adjacent west property line; specifically 26.77' and 24.5'. The reduction to the setback is necessary to avoid design issues with the FDOT required improvements along US301 to avoid placing the driveway where the existing drainage inlet and crossdrain pipes are located. The FDOT constraint, business nature of the adjacent property in conjunction with the large distance to the residential structure mitigate sufficiently for the reduction of the car wash drive through facility being placed 3.23 to 5.5' closer to the property line than LDC requires.

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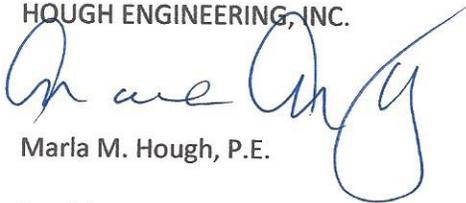
**Land Development Code 531.16 B., which reads: "Drive through drive aisles shall be screened from adjacent residential zoning/uses by a six (6) foot solid fence and landscaping equal to sixty (60) percent opacity on the outside of the fence."**

We added "210 lineal foot six (6) foot high opaque fence on property line" in proximity to the car wash facility. We request that plantings be placed on the inside of the fence so the plantings can be maintained without trespassing on the neighbor's property. The business nature of the adjacent property in conjunction with the large distance to the residential structure mitigate sufficiently for this request.

We appreciate your consideration of these items and would be happy to answer any questions.

Sincerely,

HOUGH ENGINEERING, INC.



Marla M. Hough, P.E.

President

Cc Bill Lloyd, RKM Development

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