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Land Planning Engineering Surveying Landscape Architecture

November 20, 2017

SUBMITTED VIA BUZZSAW

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

RE: Special Approval Requests Revised
McClure Properties/Braden River Shores
MEPS 690/DTS 20170242/PDR-17-07(Z)(P)

Honorable Commissioners:

On behalf of the Applicant, we are respectfully requesting Manatee County's approval of the following Special Approvals with the request to rezone the subject parcel to Planned Development Residential to Preliminary Site Plan standards.

The Manatee County Comprehensive Plan provides that all projects proposed in the RES-3 Future Land Use Category require Special Approval pursuant to Policy 2.2.1.10.4.b. "All projects for which gross residential density exceeds 2 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval." Special Approval is addressed through the rezoning of the property to Planned Development Residential (PDR). The proposed residential development has a gross density of 2.97, this does not exceed 3 gross dwelling units per acre. The proposed net density is 3.26 dwelling units per acre, where the maximum net density allowed is six dwelling units per acre. The proposed gross and net density are within the allowable limits of the Comprehensive Plan densities. Special Approval is addressed through the planned development process.

Special Approval is also required pursuant to Policy 2.2.2.5.4.a. for projects within the Coastal High Hazard Area Overlay District. Special Approval is addressed through the Planned Development process. The project has been designed to meet the requirements of the Comprehensive Plan and the Land Development Code Section 403.8. Portions along the Braden River are within the Coastal High Hazard Area limits. The project proposes a gross density of 2.97 within the limits of Policy 4.3.1.2 of 3 dwelling units per acres within the CHHA.

Special Approval is also required pursuant to Policy 2.2.2.4.4.a. for projects within the Coastal Evacuation Area Overlay District. Special Approval is addressed through the Planned Development process. The project has been designed to meet the requirements of the Comprehensive Plan. The proposed project is consistent with Policy 2.2.2.4.2.a. and provides increased buffers to the north and east along the Braden River consistent with Policy 2.2.2.4.2.f.

The Manatee County Comprehensive Plan also provides that projects within a Perennial Stream require Special Approval pursuant to Policy 3.2.2.1. Special Approval is addressed

through the rezoning of the property to Planned Development Residential. There are no proposed impacts to the perennial stream, further a fifty foot wetland buffer is proposed along the Braden River.

Special Approval is also required by the Manatee County Comprehensive Plan Policy 2.3.3.4 for habitable structures within the 25-year flood plain. The proposed development minimizes the impervious surface area within the 25-year floodplain. The proposed development proposes a cluster subdivision and locates the lots outside of the 25-year floodplain whenever possible. The home sites are concentrated to the greatest extent possible along the periphery and outside of the 25-year floodplain. The proposed development includes floodplain compensation for the 25-year and 100-year storm event. The proposed Preliminary Site Plan is appropriate and consistent with the applicable regulations related to preserve and protect natural features and sensitive environments.

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 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.

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

1. Sidewalks – LDC Section 1001.6.A.1.a

The Applicant is requesting a Specific Approval for an alternative to Section 1001.6.A.1.a. This Specific Approval will allow for the construction of a five-foot sidewalk from the western property line to 39th Street East on the north and south side of 26th Avenue East. The sidewalk would not be extended east of 39th Street on the north or south side of 26th Avenue East. This area is environmentally sensitive and construction of a sidewalk would impact these areas. This request proposes no adverse impacts to the adjacent property. The developer shall enter into a Sidewalk Agreement for payment in-lieu of construction for a sidewalk along both the north and south shoulders of 26th Avenue East from 39th Street East to the eastern project boundary.

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

Very truly yours,
ZNS ENGINEERING, L.C.



RACHEL WHITCOMB LAYTON, AICP

Director of Planning

cc: JJ Snyder, D.R. Horton, Inc.
Jeb Mulock, P.E., ZNS Engineering, L.C.

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