



Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

March 12, 2014

Via E-Submittal

File: 215611878 220

Attention: Rossina Leider
Manatee County Building & Development Services
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: Fox – Revised Specific Approval Request
PDR-14-05(Z)(P) DTS No.: 20140048(1) MEPS 0000284

Dear Ms. Leider,

On behalf of our Client, Neal Communities of Southwest Florida, LLC, we respectfully request specific approval for the following Land Development Code waivers:

1. LDC Section 714.8.7. - Replacement Trees

The LDC requires replacement trees be sized at 3"/ 5"/ 7". However, County staff requests the Applicant replace trees at smaller sizes of 3"/ 4"/ 4". The Applicant concurs with staff's recommendation due to the fact that planting smaller trees will allow better performance for the new trees and will increase their survival rate. Therefore, the Applicant does seek the reduced sizes for replacement trees as requested by County staff.

2. LDC Section 715.3.4 – Canopy Trees

LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments. In order to avoid the potential for more than one tree on an individual lot, and conflicts between trees and infrastructure, County staff recommends an alternative design that includes one canopy tree per lot per frontage, rather than one every fifty feet. The alternative design that is proposed will minimize potential conflicts between trees and infrastructure on individual lots.

3. LDC Section 907.7.3

LDC Section 907.7.3 requires that side lot lines be as close as practical to right angles with the street line. The lot line is not to deviate more than 22.5 degrees from the side lot line drawn perpendicular to the street line or radial curving street lines for a minimum distance of 100 feet from the right-of-way line.

The site plan includes 9 lots (1 through 4, 16, 17, and 31 through 33) that have side lot lines that deviate more than 22.5 degrees a distance less than 100 feet from the right-of-way line. The deviation in the lot shape requirement is due to a lot layout that maximizes the views at the end of each cul-de-sac. Additionally, the angle of the side lot line is greater than 22.5 degrees a distance of less than 100 feet from the right-of-way line for lots that are adjacent to an eyebrow, or turn-around (lots 1 through 4). The lot layout and street design is intended to promote safe vehicular circulation while also providing view corridors for residents. These lots can and will be platted. Sufficient space exists to provide utilities and driveways on all lots.



March 12, 2014
Page 2 of 2

Reference: Fox – Revised Specific Approval Request
PDR-14-05(Z)(P) DTS No.: 20140048(1)

MEPS 00000284

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.

A handwritten signature in blue ink that reads "Katie LaBarr".

Katie LaBarr, AICP
Project Planner
Phone: 941-907-6900 Ext. 231
Katie.LaBarr@stantec.com

- c. Stewart Carlin, Neal Communities of Southwest Florida, LLC
- Pat Neal, Neal Communities of Southwest Florida, LLC
- Maryann Grgic, Neal Communities of Southwest Florida, LLC