

June 19, 2013

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Ms. Shelley Hamilton, Planner
Manatee County Building & Development Services
P.O. Box 1000
Bradenton, FL 34206-1000

RE: Tom Howze Rezone/GDP – Special Approval Request

Dear Shelley,

Thank you for your guidance through the entitlement phase of this project.


Per your request, this letter is written to provide justification of our request for Special Approval for a project that will exceed 3,000 square feet of commercial floor area in the AG/R Future Land Use Category.

As you know, this portion of the County is trending towards suburban residential development, as agricultural land transitions from strictly farmland to include smaller farms with homes and residential communities. Neighborhood commercial uses are needed to serve the existing and planned residential uses to allow residents to obtain daily goods and services without burdening the roadway network with unnecessary vehicular trips. A commercial center of 30,000 square feet is allowed in the AG/R category with Special Approval, and the mechanism for receiving such is through the planned development process. This project will provide uses such as convenience retail, beauty salons, flower shops, drug stores, small restaurants, and other uses that people need on a daily basis.

As discussed, the planned development process allows staff and the Board to condition the approval to ensure that it is appropriate and compatible with the area, which is another reason that granting Special Approval is acceptable.

Thank you again Shelley, and please contact me at 941-358-6500 if you have any questions.

Sincerely,


Misty Servia, AICP
Planning Dept. Manager

MMS/dck

2930 University Parkway
Sarasota, Florida 34243
phone 941.358.6500
fax 941.358.6540