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February 21, 2014

File: 215611771 220

Attention: Mr. Bob Schmitt, AICP, Planning Division Manager
Manatee County Building and Development Services Dept.
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: Summer Woods - Specific Approval Request
PDR-09-14/ PSP-14-09 DTS 20140052 B00000286

Dear Mr. Schmitt,

On behalf of our Client, Summer Woods Preservation, LLC, we respectfully request specific approval for the following Land Development Code waivers:

1. **LDC Section 604.10.3.3(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 LDC Section 604.10.3.3(k), which requires a 15 foot building setback for accessory uses such as swimming pools and pool cages on lots adjacent to the greenbelt or roadway buffers. This request is consistent with the previous approval granted for the PDR-06-10(Z)(P) and PDR-09-15(Z)(P).

   In order to insure adequate room for the required greenbelt landscaping, the site plan shows a 35 foot buffer along the northern and southern boundaries of the site, where adjacent to active agriculture and a 20 foot buffer/ maintenance easement along the southern boundary of the site, where adjacent to Copperstone and the Buffalo Canal. These buffers provide adequate room without conflicts for landscaping in the greenbelts on the site. Lots along the eastern boundary are separated from the existing roadway by an additional buffer on the adjacent property (either lake or small area of upland), and therefore the 20 foot buffer is more than adequate to provide for the growth of required buffer landscaping.

   The site plan shows a fifty foot (50') roadway buffer adjacent to Moccasin Wallow Road. The applicant would accept a stipulation regarding the roadway buffer, where adjacent to residential units, that specifies the location of large canopy trees (i.e. oak, sycamore) to be a minimum of 15 feet from potential accessory structures and limits the trees which 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)."

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2. LDC Section 714.8.7 which requires when trees are removed they are replaced with appropriately sized replacement trees.

The LDC requires replacement trees be sized 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.

3. 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, to allow for one canopy tree per lot per frontage. As lot sizes have changed over time, this requirement has resulted in conflicts between trees and infrastructure. County staff recommends this request for Specific Approval, in order to avoid potential conflicts between trees and infrastructure on individual lots.

Thank you for your thoughtful consideration of these requests. If you have any questions, please contact our office.

Regards,

STANTEC CONSULTING SERVICES INC.

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