



10520 Portal Crossing
Suite 105
Bradenton FL 34211

May 13, 2014

Rossina Leider
Joel Christian
Dorothy Rainey
Manatee County Building & Development Services Department
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: PROJECT NAME: Magnolia Ridge at Mote Ranch
PROJECT NUMBER: PDR-14-11(P)/14-S-04(P), 20140113(1)
SPECIFIC/SPECIAL APPROVAL REQUEST

All,

Rinehart Homes is requesting specific approval of the following:

Specific Approval Request #1:

LDC Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three or four inches. We are requesting an alternative to Section 714.8.7 of the LDC to allow replacement tree sizes at 3"/4"/4" instead of 3"/5"/7". Staff agrees that smaller size trees typically establish and grow faster. Therefore, they provide more tree canopy sooner. The LDC is slated to reflect the smaller replacement tree sizes with the upcoming amendment to Section 714 – Tree Protection.

Specific Approval Request #2:

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. We are requesting an alternative to Section 715.3.4 of the LDC to allow only 1 tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

Specific Approval Request #3:

LDC Section 715.3.2.1 requires a twenty (20) foot wide buffer along rear property lines abutting right-of-way. We are requesting an alternative to Section 715.3.2.1, reducing the 20' buffer to 15'. The landscaping plantings will be pulled closer to the North line/Honore Ave of the buffer; this will help accommodate the product line for the building area of the homesites and swimming pools. Additional plantings can be added to the buffer at the final site plan stage.

Specific Approval Request #4:

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 radical curving street lines for a minimum distance of 100 feet from the right-of-way line.

The site plan includes 4 lots (7, 8, 9 & 10) 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. 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.

Special Approval Request #1:

"10. Please be aware that Special Approval is required for a project:

- Adjacent to a perennial stream.
- Within the Evers Watershed Protection (WP-E) and Special Treatment (SP) Overlay Districts.
- Partially within the Coastal High Hazard Overlay District."

We acknowledge this project requires special approval due to the above, and the project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities and will meet the specific criteria established for these items in the Comprehensive Plan or the LDC.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Marcus Helmuth". The signature is fluid and cursive, with the first name "Marcus" being more prominent than the last name "Helmuth".

Marcus Helmuth
Agent