

December 5, 2013 Land Use Meeting
Agenda Item #3

Subject

Street Waiver Request for Woodland Trace Subdivision

Briefings

None

Contact and/or Presenter Information

Vickie Warner

Address Coordinator

749-3500 Ext 1678

APPROVED in Open Session

Manatee County Board of County
Commissioners

Action Requested

Motion to approve the street numbering waiver request by Waldrop Engineering on behalf of Neal Communities, to allow named streets to be utilized in Woodland Trace, subject to adoption by the BOCC of Ordinance No. PDR 13-32(Z)(P)

Enabling/Regulating Authority

Section 742 of the Manatee County Land Development Code

Background Discussion

- Waldrop Engineering, on behalf of Neal Communities, is requesting a waiver of the street numbering requirement for Woodland Trace, a planned residential subdivision
- The property is located in southeastern Manatee County on the west side of Tuttle Ave, east of Prospect Rd and south of Saunders Rd. The site is comprised of 27.177 +/- acres and is being developed as a 53 lot single family detached residential subdivision.
- Section 742.8 of the Manatee County Land Development Code allows for a waiver of the street numbering requirement. This section also requires the Manatee County Public Safety Department, Traffic Management Division of Public Works and the fire district to review the waiver request.
- The reviewing agencies have responded with no objection to the waiver request and have indicated that provided the street names chosen are not duplicates, emergency response will not be compromised by the granting of the waiver.
- Vickie Warner, Address Coordinator, will review the names submitted to ensure that they are not duplicates.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records 12/6/13 QA emailed Vickie Warner
Please provide a copy of the approved agenda memorandum to Vickie Warner
(Vickie.Warner@mymanatee.org), Address Coordinator, Public Safety Department

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Woodland Trace Str Wvr Docs.pdf](#)



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

7301 MERCHANT COURT, SUITE A
SARASOTA, FL. 34240
P: 941-907-9985
F: 941-907-3054

September 5, 2013

Manatee County Public Safety
Attention: Ms. Vickie Warner, Address Coordinator
2101 47th Terrace East
Bradenton, Florida 34203

RE: Woodland Trace Planned Development
Application No.: 20130279
Street Number Waiver Request

Dear Ms. Warner:

On behalf of our client, Neal Communities of Southwest Florida, LLC, please allow this letter to serve as the Request for a Waiver of the Street Numbering in Manatee County.

Per our discussions, the following items are enclosed for your review:

1. A site plan of the proposed subdivision (8 ½ " x 11");
2. An aerial identifying the surrounding area with street names (8 ½ " x 11"); and
3. A check in the amount of \$812.00 made payable to Manatee County.

Thank you in advance for your consideration of this request. Should you require additional information or have any questions, please contact me directly at (941) 907-8985, or krisw@waldropengineering.com.

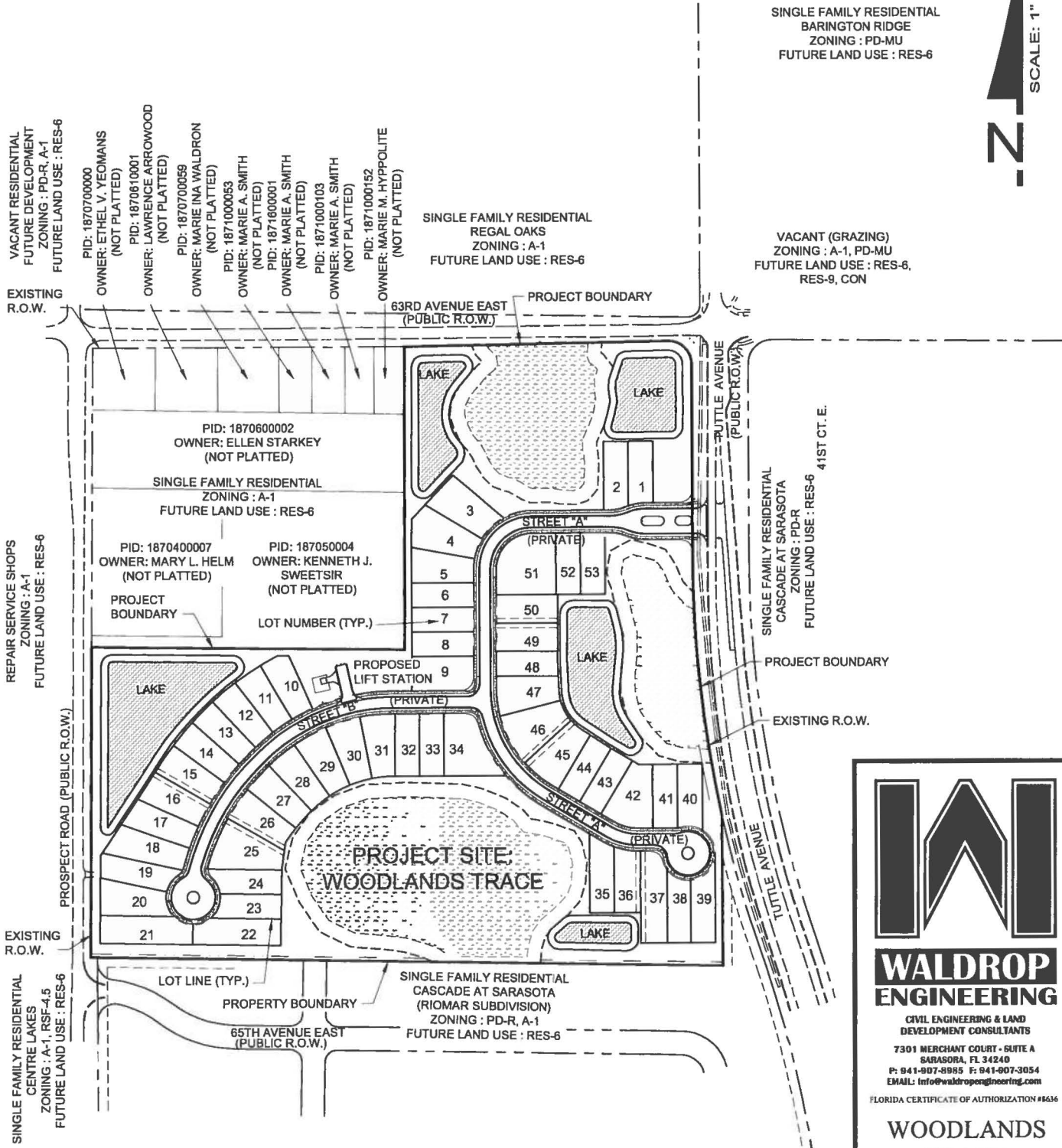
Sincerely,

WALDROP ENGINEERING, P.A.

Kristopher A. Wilhoit, P.E

Enclosures

cc: Patrick K. Neal, Neal Communities of Southwest Florida, LLC





WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

7301 MERCHANT COURT - SUITE A
SARASOTA, FL 34240
P: 941-907-8985 F: 941-907-3054
EMAIL: info@waldropengineering.com

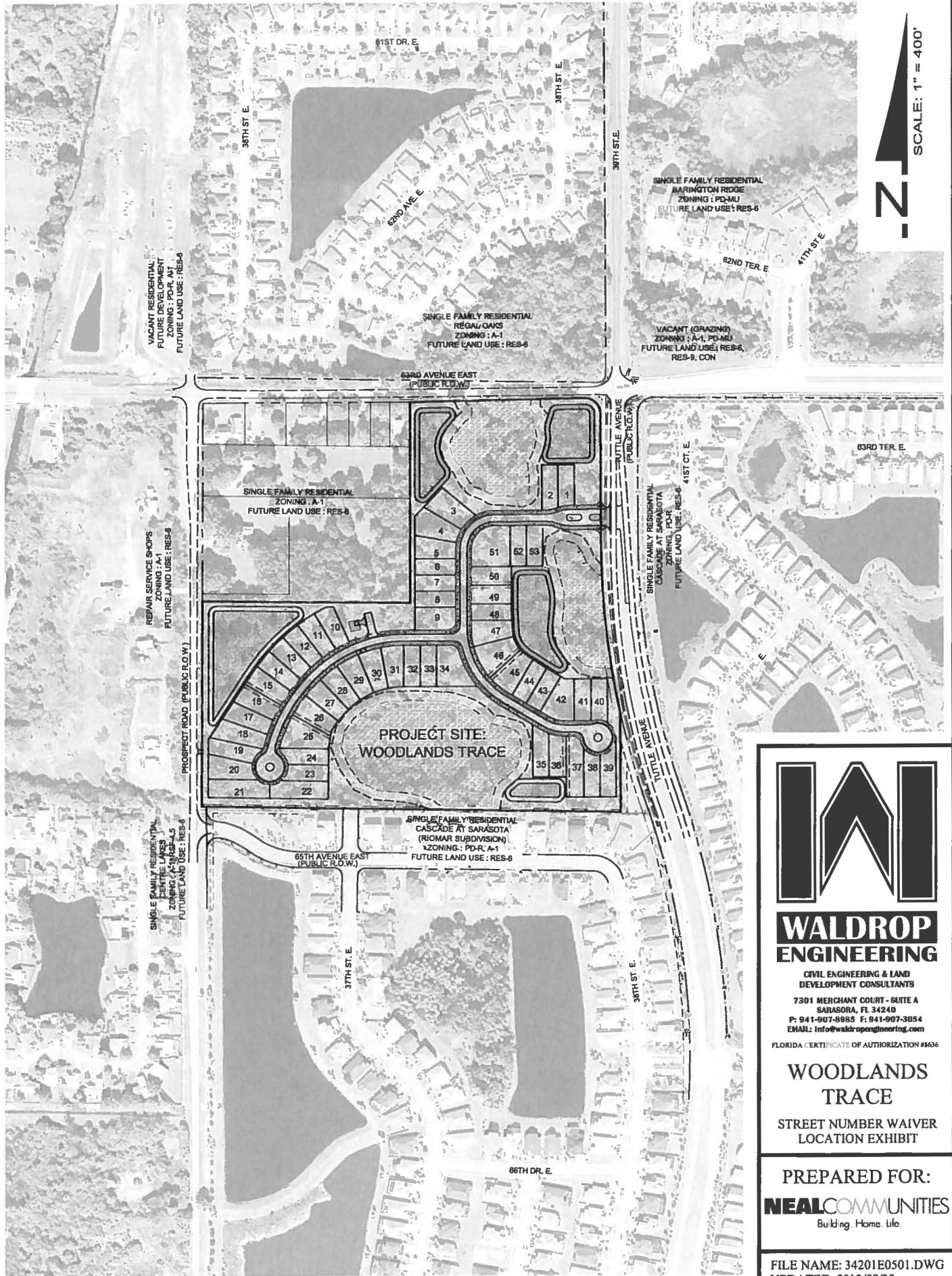
FLORIDA CERTIFICATE OF AUTHORIZATION #6636

WOODLANDS TRACE

STREET NUMBER WAIVER
GENERAL SITE PLAN EXHIBIT

PREPARED FOR:
NEAL COMMUNITIES
Building. Home. Life.

FILE NAME: 34201E0502.DWG
UPDATED: 2013/08/29



**WALDROP
ENGINEERING**

CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS
7301 MERCHANT COURT - SUITE A
SARASOTA, FL 34240
P: 941-907-8985 F: 941-907-3054
EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

**WOODLANDS
TRACE**

STREET NUMBER WAIVER
LOCATION EXHIBIT

PREPARED FOR:

NEALCOMMUNITIES
Building Home life.

FILE NAME: 34201E0501.DWG
UPDATED: 2013/08/30