

October 5, 2017 Land Use Meeting
Agenda Item #3

Subject

Street Waiver Request for Morgan / Riverside Preserve

Briefings

None

Contact and/or Presenter Information

Vickie Warner

Address Coordinator

(941) 748-4501 Ext. 6850

APPROVED in Open Session
October 5, 2017
Manatee County Board of County
Commissioners

Action Requested

Approval of the street numbering waiver request by ZNS Engineering, allowing named streets to be utilized in the Morgan / Riverside Preserve Subdivision, contingent upon approval of Ordinance PDR-17-02(Z)(P).

Enabling/Regulating Authority

Manatee County Land Development Code

Background Discussion

ZNS Engineering, on behalf of their client is requesting a street numbering waiver for the proposed Morgan / Riverside Preserve residential subdivision, allowing named street to be utilized.

The project is located in south county on the north side of Upper Manatee River Road and on the east side of Williams Road. The site is comprised of 44.5+/- acres and is being developed as a 126 unit residential subdivision.

Section 1001.8 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.

Those reviewing agencies have responded with no objection to the waiver and have indicated that provided the street names chosen are not duplicates either actually or phonetically and are easy to pronounce and recognize, emergency response will not be compromised by the granting of the waiver.

The Manatee county Address Coordinator will review the proposed street names to ensure compliance.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please provide confirmation of the approved agenda to Vickie Warner, Address Coordinator, Building and Development Services. 10/9/17 QA emailed Vickie

(Vickie.Warner@mymanatee.org)

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Morgan__Riverside Preserve Str Wvr Documents.pdf](#)

July 17, 2017

Ms. Vickie Warner
Address Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: Project Name: Morgan/Riverside Preserve
MEPS 649/20170052/PDR-17-02(Z)(P)
ZNS Project No: 44299

Dear Vickie:

The purpose of this letter is to respectfully request a Street Designation Waiver in order to allow public streets within Morgan /Riverside Preserve to carry names as permitted in Section 1001.8.E, LDC, which states:

"Streets may be assigned names where the street is designed in such a curvilinear fashion that it would be difficult to number due to its various directional changes or within subdivisions or planned developments upon the recommendation of the local Fire District, Public Safety, Environmental Management, and Building and Development Services Departments and approved by the Board of County Commissioners."

Thank you for your consideration of our request.

Respectfully submitted,
ZNS ENGINEERING, L.C.



RACHEL WHITCOMB LAYTON, AICP
Director of Planning
cc: Michael Stephens, M/I Homes of Sarasota
Jeb Mulock, P.E., ZNS Engineering, L.C.



1" = 400'

MANATEE RIVER

WILLIAMS ROAD

145TH ST. CIR. NE.

143RD ST. NE.

145TH ST. CIR. NE.

145TH ST. CIR. NE.

WILLIAMS ROAD

SITE

BOSTON LANE

UPPER MANATEE RIVER ROAD

COUNTRY MEADOWS WAY

148TH CT. NE.

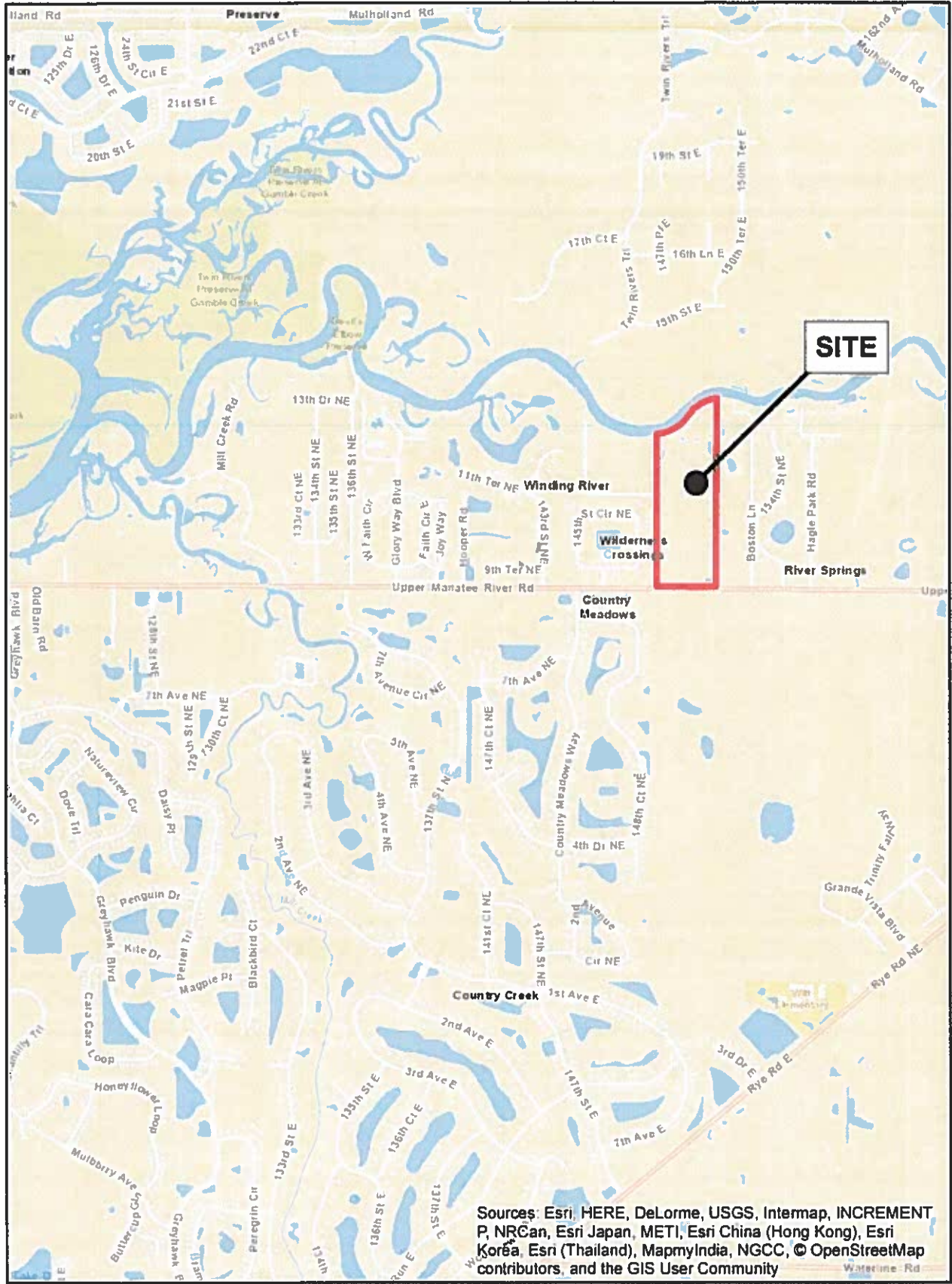
Thu, 06 Jul 2017 - 2:12pm
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ADDRESSING PLAN - PROJECT AREA MAP
FOR
RIVERSIDE PRESERVE
LOCATED IN
SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



ADDRESSING LOCATION MAP



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



RIVERSIDE PRESERVE
 SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 SCALE 1"=2,000'
 MANATEE COUNTY, FLORIDA



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