

February 1, 2018 Land Use Meeting
Agenda Item #3

Subject

Street Waiver Request for Braden River Shores

Briefings

None

Contact and/or Presenter Information

Vickie Warner

Address Coordinator

(941) 748-4501 Ext 6850

**Manatee County Board of County
Commissioners**

DEFERRED THIS ITEM
to March 1, 2018

Action Requested

Approval of the street numbering waiver request by ZNS Engineering, allowing named street to be utilized in the proposed Braden River Shores Residential Subdivision, contingent upon approval of Ordinance PDR 17-07 (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 Braden River Shores residential subdivision, allowing named streets to be utilized.

The project is located on the north and south sides of 26th Ave E and on the east and west sides of 39th St E in south county. The site is comprised of 140.47 +/- acres and is proposed to be developed as a 413 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 insure 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.

Vickie.Warner@mymanatee.org

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Braden River Shores Street Waiver Docs.pdf](#)

MEMORANDUM

To: Nicole Knapp, Planning Section Manager
From: Bobbi Roy, Planning Coordinator
Date: **January 31, 2018**
Subject: **Agenda Update** for the February 1, 2018 Board of County Commissioners Land Use Meeting



THIS MEMO AND THE CHANGES INDICATED BELOW ARE REFLECTED IN THE ELECTRONIC AGENDA (E-AGENDA)

3. Street Waiver Request for Braden River Shores – Item deferred to March 1, 2018

4. PDMU-17-20(P) [related to PDMU-00-02(Z)(G)] Manatee Fruit Company/The Villas at Lockwood Ridge Road 20170324, Quasi-Judicial, Tia Boyd, Planner I – Revised Staff Report Maps attached.

5. PDR-17-07(Z)(P) McClure Properties/Braden River Shores 20170242 MEPS690, Quasi-Judicial, Rossina Leider, Principal Planner – Letter from applicant requesting continuance to March 1, 2018. Revised Motion to continue:

I move to continue the public hearing for PDR-17-07(Z)(P) to March 1, 2018 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Building, 1st Floor Chambers.

Building and Development Services
Public Hearings
1112 Manatee Avenue West
Phone number: (941) 748-4501 ext. 6878

July 31, 2017

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

**RE: Project Name: McClure Properties/Braden River Shores
MEPS 690/20170242/PDR-17-07(Z)(P)
ZNS Project No: 44343**

Dear Vickie:

The purpose of this letter is to respectfully request a Street Designation Waiver in order to allow public streets within McClure/Braden River Shores to carry names as permitted in Section 1008.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.

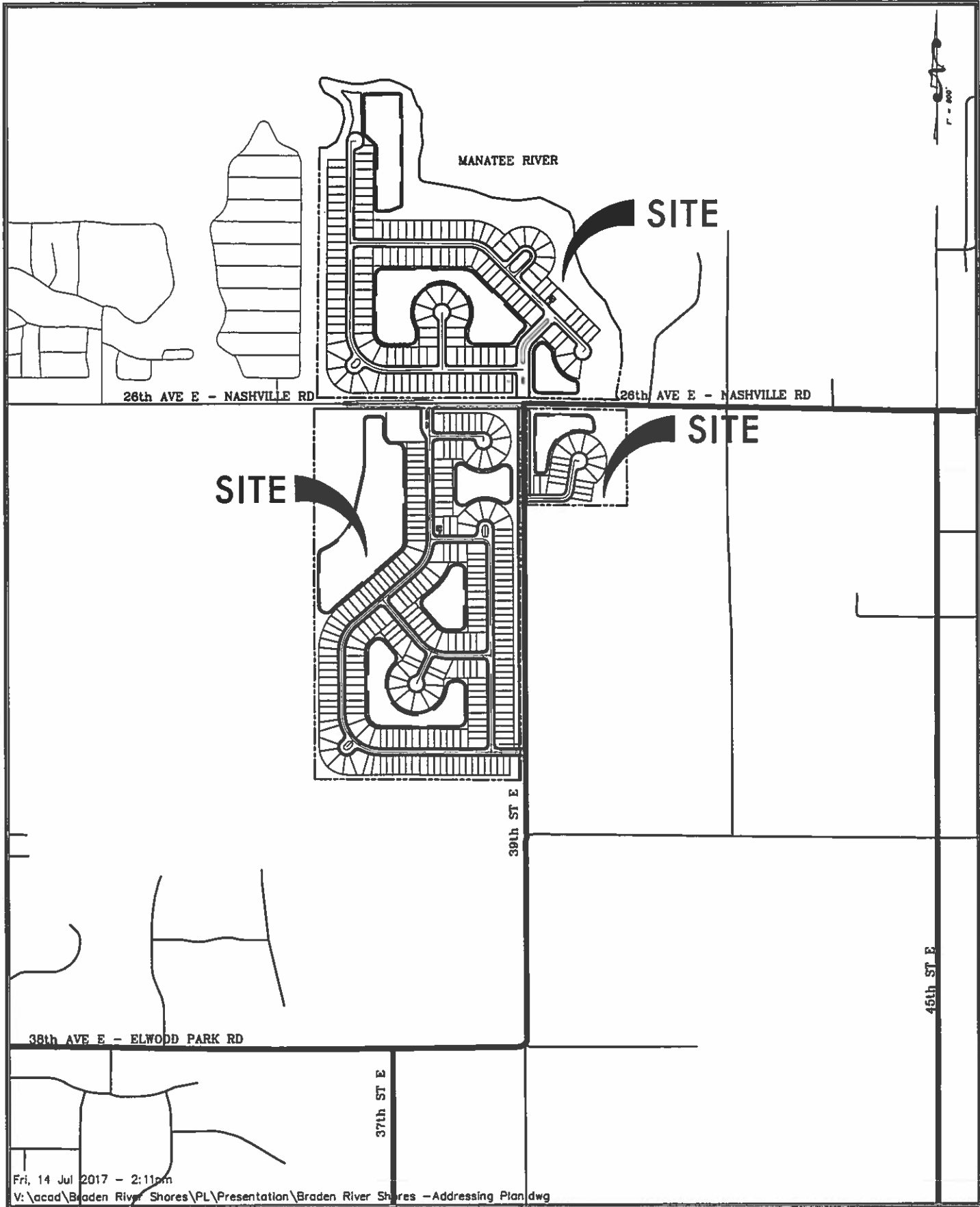
Respectfully submitted,
ZNS ENGINEERING, L.C.



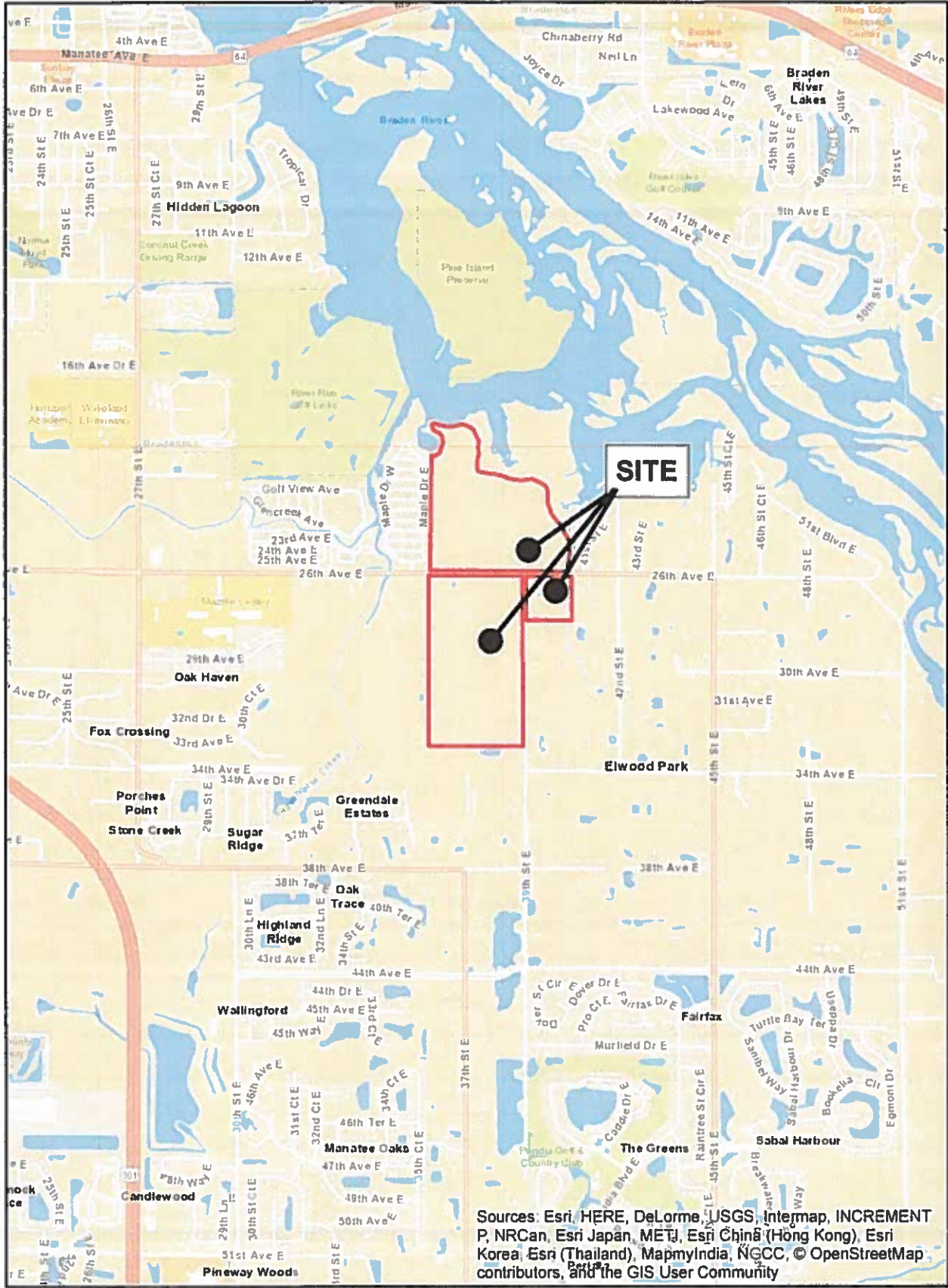
RACHEL WHITCOMB LAYTON, AICP
Director of Planning

cc: John Snyder, D.R. Horton
Jeb Mulock, P.E., ZNS Engineering, L.C.





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

