

February 1, 2018 Land Use Meeting
Agenda Item #2

Subject

Street Waiver Request for Villas @ Lockwood Ridge

Briefings

None

Contact and/or Presenter Information

Vickie Warner

Address Coordinator

(941) 748-4501 Ext 6850

APPROVED in Open Session
February 1, 2018
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 Villas @ Lockwood Ridge residential subdivision, contingent upon approval of Ordinance PDMU 17-20 (G)/PSP 17-39

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 Villas @ Lockwood Ridge residential subdivision, allowing named streets to be utilized.

The project is located on the north side of 63rd Avenue East and on the west side of Lockwood Ridge Road in South County. The site is comprised of 35.36+/- acres and is being developed as an 84 Semi-Detached Single Family Residential community.

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. [2/1/18 QA emailed to Vickie Warner](#)

Vickie.Warner@mymanatee.org

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Villas @ Lockwood Ridge Street Waiver Docs.pdf](#)

November 17, 2017

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

**RE: Manatee Fruit/The Villas of Lockwood Ridge
MEPS 719/DTS 20170324/PDMU-17-20(G)/PSP-17-39**

Dear Vickie:

ZNS Engineering respectfully submits the following request for a Street Designation Waiver to allow private streets within The Villas of Lockwood Ridge 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.

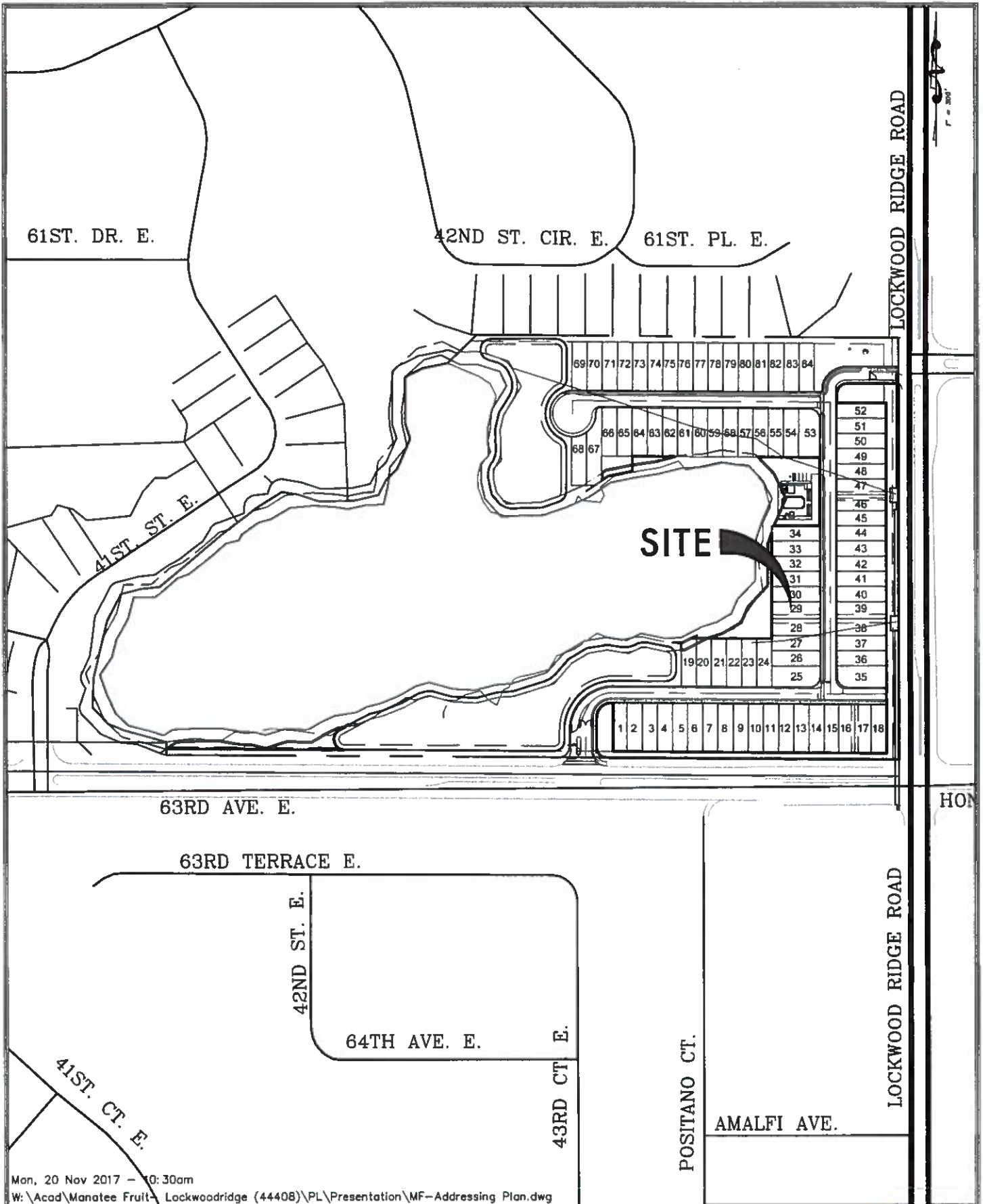


RACHEL WHITCOMB LAYTON, AICP

Director of Planning

cc: Pat Neal, Neal Communities of Southwest Florida, LLC
Allen McIntyre, Neal Communities of Southwest Florida, LLC
Nathan Kragt, PE, ZNS Engineering, L.C.





Mon, 20 Nov 2017 - 10:30am
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ADDRESSING PLAN - PROJECT AREA MAP
 FOR
THE VILLAS OF LOCKWOOD RIDGE
 LOCATED IN
 SECTIONS 21 TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



ADDRESSING LOCATION MAP



THE VILLAS OF LOCKWOOD RIDGE

SECTION 21, TOWNSHIP 35 SOUTH, RANGE 18 EAST

