

March 1, 2018 Land Use Meeting
Agenda Item #2

Subject

Street Waiver Request for Braden River Shores

Briefings

None

Contact and/or Presenter Information

Vickie Warner

Address Coordinator

(941) 748-4501 Ext 6850

APPROVED in Open Session
March 1, 2018
Manatee County Board of County
Commissioners

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. [3/2/18 QA emailed to Vickie](#)

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](#)

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.

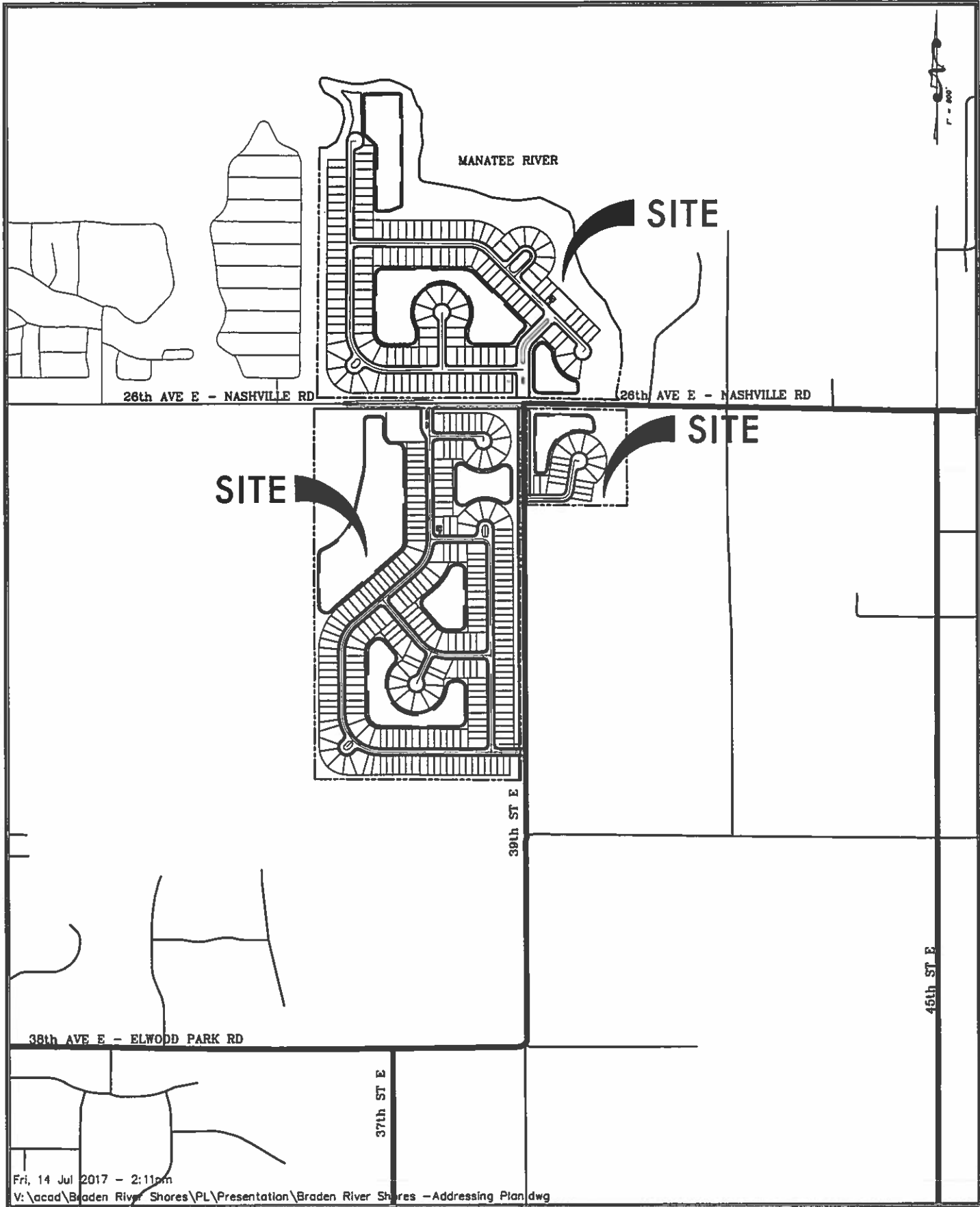
Respectfully submitted,
ZNS ENGINEERING, L.C.



RACHEL WHITCOMB LAYTON, AICP
Director of Planning

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





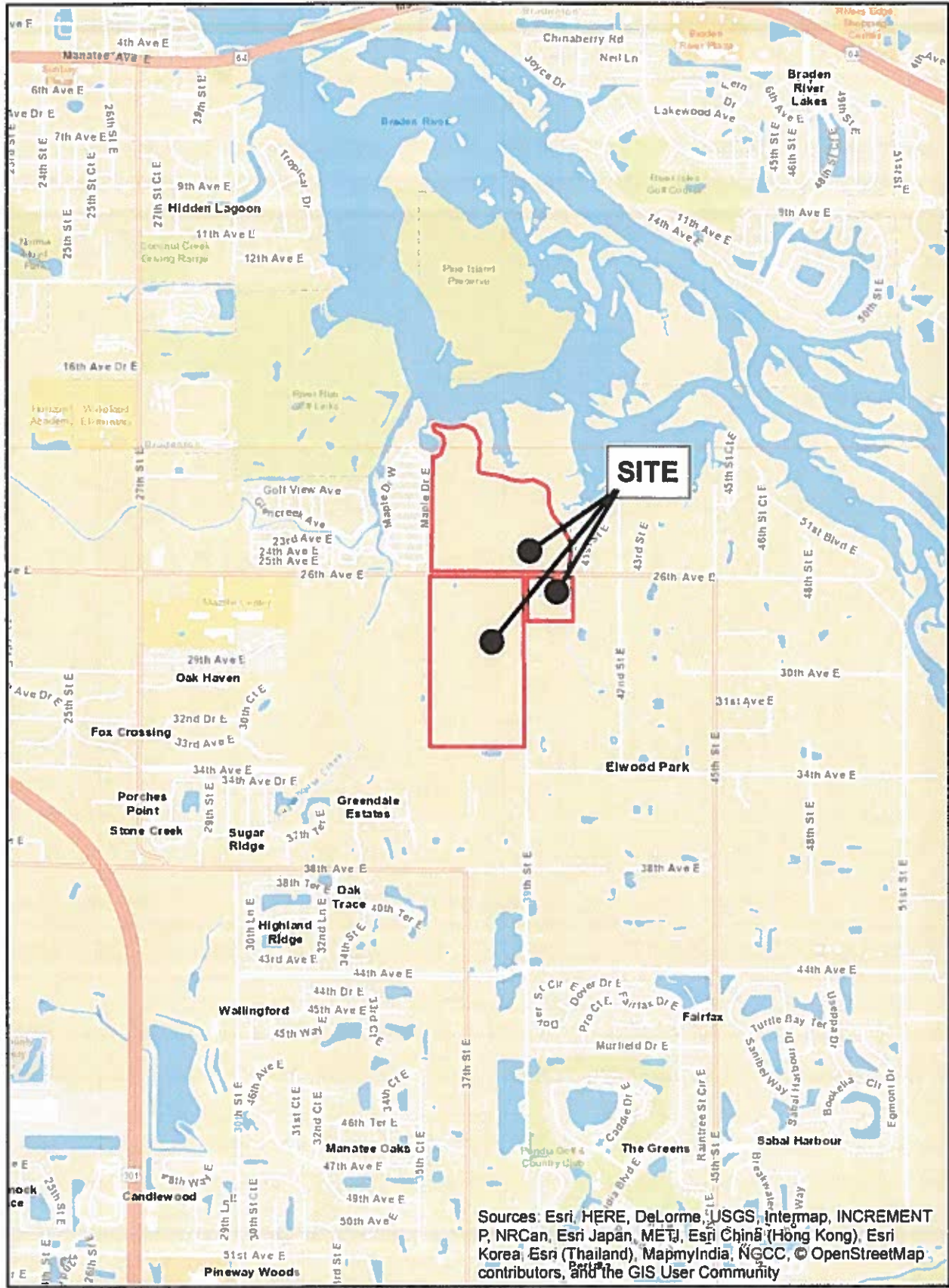
Fri, 14 Jul 2017 - 2:11pm
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ADDRESSING PLAN - PROJECT AREA MAP
 FOR
BRADEN RIVER SHORES
 LOCATED IN
 SECTIONS 4,5,32 & 33, TOWNSHIP 34 & 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



ADDRESSING LOCATION MAP



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