ADD2014-00127 Lee County ePlan

8/27/2014

Revised Deviations and Justifications

Response to Staff Comments for the Hidden Harbor RPD ADD2014-00127

(RWA project No. 040115.06.02)

The following deviations are requested in addition to the previously approved deviations:

Deviation (2) seeks relief from LDC Section 34-1954(d)(1) which states that model homes will be valid for a period of time not exceeding three years to model units until the last lot is sold.

Based on the recent history of the real estate market, the buildout of this project will likely take longer than three years. To avoid having to pursue extensions to the three year limitation, the applicant is requesting this deviation.

Deviation (3) seeks relief from LDC Section 34-1954(f) which requires model homes to provide parking onsite to allow parking for model homes to be located across the internal road as noted on MCP.

Since these model homes will ultimately be sold, the applicant is requesting this deviation to allow the model homes to be built on lots without additional parking areas on site. Providing a parking area across the internal accessway would create economies of scale by providing parking in a single area rather than on each model home site. And it would avoid having to tear up the additional parking provided on the lot.

Deviation (4) seeks relief from LDC Section 26-75 (d) which requires certain criteria for riprap revement to allow the existing rip-rap and mangrove fringe to fulfill the criteria for riprap revetment.

The existing riprap was previously approved through DOS990910400D which included cross sections for the rip rap. The existing riprap and mangroves do not fully comply with LDC Section 26-75 (d). The applicant is requesting staff allow the riprap and mangroves to fulfil the placement, size, material and planting requirements. This deviation can be justified because the existing riprap and mangrove system is currently a healthy system and it would cause more damage than benefit if required to be removed and replaced.

~~NOTE: the format used for the deviations mimic the previous format used.~~