ADD2014-00192 Lee County ePlan

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Administrative Deviation Narrative

Project: Tortuga
Permit No. DOS2006-00234

Deviation from LDC Section 10-261, which requires all new construction of multi-family residential developments to provide sufficient on-site space for the placement of garbage containers or receptacles, to allow for four (4) dumpsters within the multi-family tract of Tortuga.

JUSTIFICATION: Tortuga is 46.9-acre residential community with a combination of two-family attached units and multi-family buildings. The community is located at the northeast corner of Gladiolus Boulevard and A & W Bulb Road, and is partially built out with 266 dwelling units. This request will only affect the multi-family tract of the development east of Sandpiper Preserve Blvd., as shown on the enclosed Alternate Proposal Plan.

DOS2006-00234 approved total of five (5) dumpsters to service the subject tract in accordance with the LDC. The Applicant is requesting to eliminate one (1) of the five (5) dumpsters to consolidate the total project area dedicated to solid waste disposal, while ensuring appropriate facilities for residents of the community.

The dumpster enclosures shown on the approved DO plans and enclosed Alternate Site Plan are 17'2" X 15'4" (265+/- SF). The existing dumpsters within the enclosures are eight (8) cubic yards, allowing for a total volume of forty (40) cubic yards to service the multi-family development.

In order to provide the same volume of on-site disposal space upon approval of this deviation, the Applicant is proposing to replace/upsize the 8 cubic yard dumpsters to 10 cubic yard dumpsters; thereby providing the same volume of disposal space within 4 dumpsters instead of 5.

Please refer to the attached Alternate Proposal Plan, which depicts the location of the on-site dumpsters, dimensions of the existing and proposed dumpsters, and the dumpster proposed for removal.

Based upon the above, the elimination of one dumpster will not negatively impact public health, safety or welfare, and the appropriate level of service will be met as intended by the LDC. Therefore, we respectfully request Staff's approval of this deviation.