ADD2014-00218 Lee County ePlan

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Villa Magnifica
(f/k/a The Preserve at San Carlos Park & Porro RPD)
Revised Schedule of Deviations with Narrative
Revised Nov. 13, 2014

Deviation 1: Seeks relief from ***LDC § 10-291(3)***, which requires developments greater than five (5) acres in size to provide two access points. Per LDC Sec. 10-285(a), a separation distance of 660 feet must be maintained between two such access points on an arterial road. The site's frontage along US 41 measures 350 feet in length, and thus does not allow for a second access point. Furthermore, a second access point would significantly decrease the amount of indigenous area to be preserved.

Justification: This deviation was previously approved by the BOCC and is part of zoning resolution, Z-06-091.

Deviation 2: Withdrawn

Deviation 3: Seeks relief from ***LDC § 10-416(d)(9)***, which requires developments abutting a natural waterway to provide a 50' wide vegetative buffer landward of non-seawalled natural waterways as measured from the mean high water line or top of bank, whichever is further landward. Request to be permitted to provide a minimum 25' buffer west of Mullock Creek, increasing to 34'± where appropriate at suitable locations, and providing a 50' buffer east of Mullock Creek.

Justification: This deviation was previously approved via Administrative Amendment ADD2012-00004.