ADD2015-00101 Lee County ePlan

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Administrative Deviation Narrative
REVISED AUGUST 2015
Project: Tortuga
Permit No. DOS2006-00234

Deviation from LDC Section 10-415(b)(5), which allows deviations from indigenous native vegetation requirements for projects greater than 5 acres, to allow the modification of on-site restoration areas and to add additional plant species to the indigenous planting palette.

JUSTIFICATION: Tortuga is 46.9-acre residential community with a combination of two-family attached dwelling 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 pursuant to DOS2006-00234, as amended.

The Applicant is proposing a reduction to Restoration Area #8 by 1,365 +/- square feet in order for the existing Floratam sod to remain. This will address the conflict between the sidewalk entry of the dwelling unit adjacent to the restoration area and the restoration plantings. As shown on the enclosed Restoration Plans, the plantings will be mitigated in more appropriate areas within the site that do not conflict with dwelling units. The following changes have been made:

- The currently approved plans have portions of Restoration Areas #1 and #2 within utility easements. The enclosed plans remove the restoration plantings from the easements for the purposes of calculating the required restoration and offsets/adds plantings to Restoration Area #2 in a location not subject to an easement. Please note per existing conditions, there are plantings located within the easements, but they do not contribute to the restoration calculation.
- 1,365 +/- square feet of Restoration planting have been removed from Restoration Area #8 and added to Restoration Areas #4 and #5.
- The overall acreage of Restoration plantings will be in excess of the required plantings by approximately 6 square feet.

The deviation will not impact the total acreage of native restoration within the development, and will fully comply with the intent of ADD2011-00056, as amended.

The Applicant is also requesting to modify the indigenous restoration planting palette, in order to add more approved plant species. The proposed palette will enhance the survivability of plantings within the restoration areas, and will allow for more flexibility in response to the availability of certain plant types. Additionally, the proposed plant species will be utilized based on specific site conditions, as well as to enhance to aesthetic quality of the community. A list of alternative shrubs for use within the restoration areas has also been added to the plans per direction from staff member Aaron Martin. These species may be used in place of existing species with low survival rates.

The relocation of the restoration areas and the addition of plant species to the indigenous plant species palette are based on sound engineering and landscape design practices, and will not negatively impact public health, safety or welfare. The intent of LDC Section 10-415(b)(5) to provide for adequate on-site native preserve areas will also be met. For these reasons, the Applicant respectfully requests Staff's approval of this deviation.