ADD2015-00101 Lee County ePlan

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Administrative Deviation Narrative

Project: Tortuga
Permit No. DOS2006-00234

Deviation from LDC Section 10-415(b)(5), which allows deviations from indigenous native vegetation requirements, 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 requesting to reduce Restoration Area #8 by approximately 1,365 +/- square feet and concurrently expand Restoration Area #4 by 1,024 +/- square feet and Restoration Area #5 by 341+/- 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 proposing the reduction to Restoration Area #8 in order to address an existing conflict between the sidewalk entry to the dwelling unit adjacent to the restoration area and the restoration plantings. As shown on the enclosed Alternate Proposal Plan, the plantings will be replaced in a more appropriate area within the site that does not conflict with existing and/or proposed dwelling units

The Applicant is also requesting to modify the indigenous restoration planting palette, in order to add more permitted 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.

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.