ADD2015-00189 Lee County ePlan

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Administrative Deviation Narrative
REVISED NOVEMBER 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 the on-site restoration areas approved per ADD2015-00101.

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 #2 by 1,233+/- square feet in order to maintain the existing rip-rap. Restoration Area #1 will be enlarged by 1,233+/- square feet to accommodate the minimum required restoration plantings. As shown on the enclosed Restoration Plans, the total square footage and acreage of restoration plantings are not being reduced, but simply moved from one location to another based upon existing conditions. This will allow the Applicant to maintain the rip-rap area adjacent to Restoration Area #2 at the request of the neighboring property owner. As shown on the enclosed Restoration Plans, the plantings will be mitigated in a more appropriate area within the site that does not conflict with dwelling units.

To summarize, this ADD addresses the following:

- The currently approved plans demonstrate proposed restoration plantings where rip-rap currently exists. This rip-rap area totals 1,233+/- square feet, or 0.03 +/- acres.
- The Applicant is seeking to maintain the existing rip-rap in this location, and provide restoration plantings in another location in order to maintain the minimum required restoration area within the project.
- The proposed Restoration Plans remove the 1,233+/- square feet of restoration plantings from Restoration Area #2, and relocate the square footage to Restoration Area #1 where adequate room is available for the plantings.
- The tables on the plans have been updated accordingly.
- The overall acreage of Restoration plantings will be in excess of the required plantings by approximately 6 square feet.

Therefore, the deviation will not impact the total acreage of native restoration provided within the development, and will fully comply with the intent of ADD2015-00101, as amended.

The relocation of the restoration area plantings is 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.