ADD2016-00083 Lee County ePlan

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Greenwood Villas RPD
Planned Development Amendment
Narrative of Request

This 9.24-acre parcel was originally rezoned from AG-2 to RPD in 2006 via Z-06-091. Ownership of the property has changed hands numerous times over the last ten years along with the name of the development. In addition several zoning amendments have been approved, the most recent in 2015 via ADD2014-00218. It wasn't until the current property owner obtained a local Development Order (DOS2015-00011) and started construction that a monument sign was designed. Due to the design of the ground-mounted monument sign and existing site conditions, two (2) deviations are requested from ***LDC 30-152*** Permanent Signs in Residential Areas.

A two-sided monument sign is proposed to be located within the median strip separating the entrance and exit lanes to the residential development. Per Lee County Land Development Code ***Sec. 30-152(2)(a)*** permanent wall or ground-mounted signs for identification purposes only (the name of the subdivision or residential development and, where applicable, the name of recreational facilities internal to the subdivision or development) may be permitted at each main entrance into such subdivision or development, subject to the following regulations:

1. Subdivision or residential development entrances which contain a boulevard entrance, i.e., a median strip separating the entrance and exit lanes, may be permitted:

> i. A single ground-mounted sign located in the median strip of the entrance, provided that it is set back a minimum of 15 feet from the right-of-way of the public access road and a minimum of five feet from the edge of the pavement of the entrance and exit lanes.

A deviation is requested from LDC Sec. 30-152(2)(a)(1)i to permit the ground-mounted monument sign to be located 10 feet from the right-of-way and 1.79 feet from the edge of pavement of the entrance and exit lanes.

The proposed monument sign includes a water feature, so illumination will be ground-mounted and pointed towards the sign to prevent any conflicts. As a result a deviation from LDC Sec. 34-625, Note 4(3)(e) is requested.

Please see the revised Schedule of Deviations with Justification for additional information.

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