ADD2016-00083 Lee County ePlan

CIVIL ENGINEERING
TDM
CONSULTING, INC.

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086

Greenwood Villas RPD
Planned Development Amendment
Revised Schedule of Deviations with Narrative

Deviations 1 through 12 will remain in effect as approved through the original zoning resolution Z-06-091 and the subsequent amendments ADD2007-00132, ADD2012-00004, and ADD2014-00218.

Deviation 13: Seeks relief from ***LDC § 30-152(2)(a)(1)(i)***, which requires a single ground-mounted sign located in the median strip of the entrance to be set back a minimum of 15 feet from the right-of-way and a minimum of 5 feet from the edge of pavement of the entrance and exit lanes. Request to permit the ground-mounted entrance 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.

Justification:

The residential development is already under construction and the roadway and utilities have already been constructed. The proposed monument sign is 6'-5" wide by 17'-3" long with water features (see attached architectural sketch). The median strip dividing the entrance and exit lanes is 10 feet wide with a Type D modified curb, as approved by local development order DOS2015-00011. Because this is a gated community there are two inbound lanes, one for residents and one for guests, and one outbound lane. Due to the fact that the median strip is only 10 feet wide and the base of the sign is designed to be 6'-5", the sign can only be set back a maximum of 1.79 feet from the edge of pavement of the entrance and exit lanes.

Due to the unusual configuration of the parcel and narrow width at the property line/road frontage, a deviation was granted to provide only one access point into the property (Deviation #1). The entrance has been designed accordingly. It is not practical to widen the median strip to accommodate a 5' setback from the edge of pavement of the entrance and exit lanes to the sign. Per Condition #10 of ADD2014-00248 a minimum of 2.46 acres (with credits) of indigenous preserve is required as consistent with the MCP. The MCP provides 1.10 acres of indigenous preserve/gopher tortoise preserve north of the project entrance. Condition #9 of ADD2014-00248 details the requirements of the type of barrier required between the entrance and the gopher tortoise preserve.

There's approximately 16 feet from the entrance lane to the south property line. Lee County Utilities has designed and constructed utilities within the area to provide potable water and sanitary sewer to the development. And Lee County Utilities requires a private easement around all their structures. As demonstrated it would be extremely difficult to comply with the code to provide a 5' minimum setback to the edge of pavement.

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The public right-of-way of South Tamiami Trail is 200 feet wide and is comprised of six lanes with a divided median. The entrance into the residential development is right-in/right-out only. The distance between the northbound lanes and the right-of-way is 48.57 feet, including the 5' wide shoulder (see exhibit). The distance is sufficient to widen/add lanes at that location and still provide sufficient safeguards to permit the monument sign to be located 10 feet from the right-of-way instead of 15 feet. In addition, the median strip is surrounded by a Type D modified curb, which acts as a physical barrier between the public street right-of-way and the sign. The applicant believes that this site location is not typical and the design of the sign itself is unique. At 10 feet from the right-of-way, the sign will not cause any detriment to motorists passing by, but will still be close enough to provide adequate direction into the development.

Please see Exhibits 1 and 2 for additional information.

Deviation 14: Seeks relief from ***LDC § 34-625 Note 4 (3)(e)***, which states that all externally illuminated billboards and signs must be lighted by shielded fixtures mounted at the top of the sign and aimed downward. Request to permit the lighting fixtures for the ground-mounted permanent entrance sign to be ground-mounted and aimed towards the sign.

Justification:

The monument sign has been designed with a water feature. For safety precautions, the developer prefers to keep the sign lighting completely separate from the water features/sign. As a result lighting for the sign will be ground-mounted and aimed towards the sign (on both sides). All other lighting requirements for the signage will be complied with per the LDC.

The additional deviations requested are the result of a unique and exceptional design for the ground-mounted entrance sign. The requested deviations enhance the achievement of the objectives of the planned development and preserves and promotes the general intend of the Land Development Code to protect the public health, safety, and welfare of the general public. The applicant respectfully requests approval of the deviations above.

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Exhibit 1



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Exhibit 2

