ADD2016-00141 Lee County ePlan

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Greenwood Villas RPD
Planned Development Amendment
Narrative of Request

The original zoning resolution, Z-06-091, was amended via ADD2012-00101 to construct an "overflow" trench along the east side of Mullock Creek to address FEMA floodway issues. The amendment, ADD2012-00101, was subsequently rescinded and replaced by ADD2014-00218. However, the conditions regarding the "overflow" trench were included with the approval of ADD2014-00218.

Those conditions are as follows:

6. The "overflow" trench is a widening of the creek to the east. It will consist of a 20' wide flat shelf followed by a 15' wide 3:1 slope leading up to the indigenous preserve area on the east side of the creek as depicted on attached Exhibit "C".

7. As part of the local development order approval, the development order plans must demonstrate the planting of the "overflow" trench on the east side of Mullock Creek to consist of the following:

    - The 20' wide flat shelf must be planted with native wetland canopy trees planted 10' on center and leather fern (Acrostichum danaeifolium) planted 5' on center. The canopy trees must be 10' tall, 2" caliper, 4' spread at time of planting and the leather fern must be a minimum 3 gallon container size 24" tall at time of planting.

    - The 15' wide slope must be planted with native herbaceous grasses planted 3' on center. The grasses must be a minimum 3 gallon container size 24" tall at time of planting.

    - This planted area must be included in the indigenous management plan for the overall site.

8. During construction of the "overflow" trench no impacts may occur to the indigenous preserve areas or the natural waterway buffer on either side of the creek. Prior to issuance of the final vegetation removal permit an on-site meeting must be held with Lee County Environmental Sciences staff to discuss the best option for construction the trench.

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The trench has been constructed (Conditions #6 and #8). However, the General Contractor is having difficulty complying with Condition #7. It appears Mullock Creek is running too high and fast to accommodate the required plantings on the 20' wide flat shelf. Greg Diserio, the project's landscape architect, met with Beth Workman, Aaron Martin, and Abby Henderson on Aug. 4, 2016 to discuss possible solutions. A resolution was worked out at the meeting, resulting in the following amendment to Condition #7:

- Permit the vegetative plantings on the 20' wide flat shelf to be planted on the 15' wide slope, in addition to the herbaceous grasses.

- Permission to submit a surety bond to allow the plantings to be installed at a time more conducive to survival.

- Prior to a Certificate of Compliance for Building #2, all other plantings **MUST** be installed.

- A new time zero monitoring report for the preserves **MUST** be submitted prior to the Certificate of Compliance for Building #2.

A revised "Exhibit C" is included with this narrative illustrating the 20' wide flat shelf and the 15' wide sloped planting area.