

Pelican Nursery MPUD

Deviation Justifications

Deviation 1:

Deviation #1 seeks relief from LDC Section 6.06.02. – Street System Requirements and Appendix B, Typical Street Sections and Right-of-Way Design Standards. The LDC establishes a minimum 60-foot right of way width for local streets. This deviation proposes to allow for a bypass drive within the site to be located in a 40-foot wide access easement or Right-of-Way.

Justification:

The number of lanes and required lane width can be accommodated within the proposed 40-foot access easements or rights of way and the reduction in the minimum required width will provide for a more efficient and compact development project. It is not anticipated that utilities (potable water or sanitary sewer) will be required to be installed within the bypass drive therefore allowing the reduction in the width.

Deviation 2:

Deviation #2 seeks relief from LDC Section 6.06.02.A.1, Sidewalk, Bike Lane, and Pathway Requirements, which requires that Sidewalks and Bike Lanes be constructed within public rights of way adjacent to development sites prior to the first certificate of occupancy for the development. This deviation proposes to provide the developer the option of constructing a six-foot wide sidewalk through the commercial portion of the development to connect from the multi-use path on Collier Boulevard to the Immokalee Road Right-of-Way as shown in the PUD Master Plan.

Justification:

The recently constructed county Immokalee Road and Collier Boulevard Intersection Improvement project did not include the construction of sidewalks within the Immokalee Road corridor in front of the project site. In lieu of constructing a sidewalk within the Immokalee Road Right-of-Way that would be removed during the construction of the future roadway improvements, this deviation proposes to construct pedestrian facilities within the project that would allow for pedestrians to pass through the commercial portion of the project and avoid the corner of Immokalee Road and Collier Boulevard.

Deviation 3:

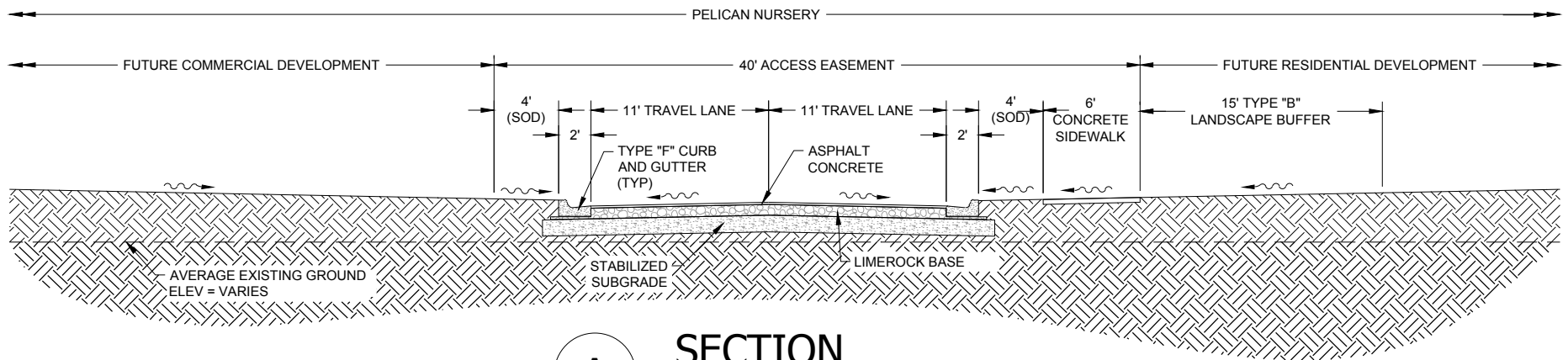
Deviation #3 seeks relief from LDC Section 6.06.02.A.2 – Sidewalks, Bike Lanes, and Pathway Requirements, which requires that sidewalks be constructed on both sides of private rights-of-way or easements internal to the site. The deviation proposes to provide the developer the option of constructing a six foot sidewalk on only one side of the access easement or right-of-way serving as a bypass drive connecting Collier Boulevard to Immokalee Road.

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Justification:

Sidewalk connections to the surrounding public rights of way will be provided from the proposed commercial and residential areas as required in the LDC. The bypass drive is intended to be primarily used for vehicular purposes to avoid the intersection of Collier Boulevard and Immokalee Road. Pedestrian connections to the commercial and residential areas will be made in accordance with the LDC and it is not anticipated that the bypass drive will contain significant destination / attractants for pedestrians that would warrant providing sidewalk on two sides of the roadway.



A SECTION

SCALE: 1" = 10"

LEGEND



GradyMinor

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

PELICAN NURSERY MPUD

**EXHIBIT E1
CROSS SECTION**

SCALE:
1" = 10'
JOB CODE:
PNPUDZ
DATE:
JULY 2017
FILE NAME:
EXHC-MCP
SHEET 1 OF 1