

Marco Shores Golf Course Community PUD

Deviation Justification

Residential Parcel Two A Deviation 1:

Deviation 1 seeks relief from LDC Section 5.05.04.D.1 which establishes a maximum FAR of 0.45 for group housing to permit a maximum FAR of 0.6.

Justification:

Modern senior housing projects provide a significant array of recreational amenities which, when provided within the building, increases the total square footage of the structure thereby increasing the FAR. Modern senior housing projects also provide more spacious interior living space, necessitating a larger FAR.