

Russell Square RPUD (PL20170004414)

Deviation Justification

1. Deviation 1 seeks relief from LDC Section 5.04.06.A.3.e, which allows temporary signs on residentially zoned properties up to 4 square feet in area or 3 feet in height, to allow a temporary banner sign up to a maximum of 32 square feet in area and 8 feet in height. The temporary banner sign shall be limited to a maximum of 90 days during season defined as November 1 to April 30 per calendar year. This Deviation will remain valid until 90% of the units are sold. At such time, the Deviation will be void.

Justification:

The proposed deviation will allow for a banner sign located on the proposed wall along Santa Barbara Boulevard in order to advertise new homes available within the community. The 4 square foot banner sign permitted by the LDC provides minimal visibility and likely will be difficult to read by motorists travelling along Santa Barbara Boulevard, a 45 mph 6-lane roadway. Additionally, the applicant is requesting that the banner be allowed for up to 90 days per calendar year to allow display throughout the peak winter season for home sales.

Due to the property's location on a busy road and high travel speeds along the roadway. The Applicant is seeking an increase to the allowable banner size to ensure visibility of this new community. The requested banner size is in accordance with deviations approved for similar residential projects throughout the County.

2. Deviation 2 seeks relief from LDC Section 5.06.02.B.5.a, which requires on-premises directional signs to be setback a minimum of 10' from edge of roadway paved surface or back of curb, to allow a setback of 5' from edge of roadway paved surface or back of curb.

Justification:

This deviation will provide locational flexibility for directional signage internal to the RPUD. A unified design theme will be utilized for all signage throughout the community, thereby ensuring a cohesive appearance and increased aesthetic appeal. All directional signage will meet the Clear Sight Distance requirements in accordance with LDC Section 60.06.05. Furthermore, this deviation is typical of many of the master-planned developments throughout Collier County. All roads and drives will be privately owned and maintained.

Deviation Justification

3. Deviation 3 seeks relief from LDC Section 5.03.02.C.1.a and 5.03.02.C, Fences and Walls, Excluding Sound Walls, which requires fences or walls in a residential PUD to be 6 feet or less in height, to permit an 8-foot high wall on top of berm along Cope Lane right-of-way and 12 foot high wall on top of the required water management berm along the Santa Barbara Boulevard right-of-way.

Justification:

The additional wall height is necessary to provide a buffer from the adjacent 6-lane traffic noise and the ground must be altered to meet water management criteria. The wall height is consistent with the wall height constructed for Falling Waters west of Santa Barbara Boulevard due to noise concerns associated with the 6-laning of Santa Barbara Boulevard.

4. Deviation 4 seeks relief from LDC Section 5.06.02.B.6 and 5.06.02.B.6 (b), On-premises Sign Within Residential Districts, which permits two ground signs at a maximum height of 8 feet with a sign face area not to exceed 24 square feet and a minimum setback from all property lines and road right-of-way of 10 feet, to permit two boundary marker signs of up to 80 square feet (per sign face) to be located along the Santa Barbara Boulevard frontage of the property on the project's wall and to exceed the maximum sign height of 8 feet for a maximum of 12 feet in height measured from the adjacent roadway centerline elevation with a minimum setback of zero feet from the property line.

Justification:

The project access will be located on Cope Lane and not Santa Barbara Boulevard. Cope Lane is not a through street and project signage is not visible at the project entrance for motorists traveling on Santa Barbara Boulevard, the arterial roadway located along the project's western boundary. Providing signage on Santa Barbara Boulevard will meet the intent of the Collier County Sign Code by lessening hazards to pedestrians and motorists by providing project identification signs in a visible location along the project's frontage to aid residents and guests in identifying the project. Santa Barbara Boulevard is a 6-lane arterial roadway with high travel speeds. Having the additional signage square footage is essential for visibility and readability for motorists. The height of the signage will be consistent with the proposed wall height on which it is proposed to be located.

Deviation Justification

5. Deviation 5 seeks relief from LDC Section 6.06.02.A.2, Sidewalks, Bike Lane and Pathway Requirements, which requires dual sidewalks on local roads internal to the site, to allow a sidewalk on one side of the roadway where the property is permitted with single loaded home sites. Appropriate crosswalks shall be provided at crossing locations.

Justification:

A portion of the PUD will be developed with homes located on only one side of the internal street. This internal street segment is approximately 255 feet in length. No residents would have direct access to a sidewalk in this location; therefore, eliminating the need for a sidewalk in this location of the PUD. Appropriate crossroads will be provided to provide safe street cross walks at each street crossing.

6. Deviation 6 seeks relief from LDC Section 3.05.07.A.5, Preservation Standards, which requires preservation areas shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors, to allow the onsite preserves to be non-contiguous.

Justification:

The proposed project site is composed of several parcels, which have been previously impacted by residential and agricultural uses. The highest quality remaining native habitats are not contiguous on the project site and are actually located at opposite sides of the site. One area is a small wetland on the western boundary of the site that was left in place during the construction of Santa Barbara Blvd and the other proposed preserve area is a wetland on the east side of the site that will remain contiguous with the platted preserves adjacent to the property. Both of these wetland areas are jurisdictional to the Corps of Engineers and are being preserved to meet the avoidance and minimization criteria of the Corps and the SFWMD. Both areas meet the hierarchal criteria of the Collier County LDC 3.05.07.A.4 and will provide greater assurances of viable habitat areas as opposed to trying to restore agricultural pasture or residential areas around the wetland to meet the County required acreage.

Deviation Justification

7. Deviation 7 seeks relief from LDC Section 5.05.08.B.2.a.i and 5.05.08.B.2.c.i, Architectural and Site Design Standards, which requires where a proposed project site located within 150 to 300 feet of an arterial or collector road, including all rights-of-way, shall be required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., E, and F. Compliance shall be limited to the building façades facing the arterial or collector road to allow the buildings behind a wall to not be subject to this LDC requirement.

Justification:

This Section of the LDC would be applicable to a building located in the amenity area of the project. It is the intent of the developer to install solid walls on their Santa Barbara Boulevard and Cope Lane property boundaries. The wall along Santa Barbara Boulevard will be 12 feet in height, making the amenity building largely impossible for the public to see. Requiring additional architectural embellishments for the amenity building is unnecessary.

8. Deviation 8 seeks relief from LDC Section 4.05.04.G, Parking Space Requirements, which requires where small-scale recreation facilities are accessory to a single-family or multifamily project and intended only for the residents of that project, exclusive of golf courses/clubhouses, the recreation facilities may be computed at 50 percent of normal requirements where the majority of the dwelling units are not within 300 feet of the recreation facilities and at 25 percent of normal requirements where the majority of the dwelling units are within 300 feet of the recreation facilities, to allow the parking space for the recreation facilities to be computed at 25 percent where the majority of dwelling units are within 500 feet of the recreation facilities.

Justification:

The project will have sidewalks throughout allowing residents the ability to walk to the project amenity area. Parking on-site will be provided. It has been this developers experience that the proposed reduction in required parking provides ample on-site parking for residents and guests and that the LDC requirement results in excess parking for the on-site amenity area.