

Esperanza Place RPUD

Deviation Justifications

Deviation 1 and 2 previously approved by Ordinance 2008-28

1. A deviation from Section 5.05.08 of the LDC, which requires non-residential components of any PUD to meet architectural design standards to allow the non-residential component of Tract A to be exempt from these standards.
2. A deviation from Section 3.05.07 of the LDC, which requires on-site preservation of 25 percent of the native vegetation on the site to allow off-site preservation or payment toward the Conservation Collier Trust Fund, in accordance with Commitment III.B, described in Exhibit F of this RPUD.

Deviation 3:

Deviation #3 seeks relief from LDC Section 5.03.02.C.1.a, Fences and Walls, which requires residential zoning districts and designated residential components of PUDs shall be subject to a maximum fence or wall height of 6 feet for lots greater than 1 acre, to allow a perimeter wall height to be a maximum of 8 feet for the group housing use on Tract A.

Justification:

The proposed group housing use is for care units, and temporary emergency and transitional shelter for women. The proposed shelter will be a gated and secure facility due to the nature of their operation. The 8-foot high wall will be a key component for the overall security of the shelter operation. Consistent with the LDC, landscape material will be installed on the external side of the proposed wall as specified in Section 5.03.02.H.2 of the supplemental standard for fences/walls. The proposed group housing shelter use is a community facility use and could be considered non-residential for purposes of the PUD, which otherwise would provide for an 8' high wall by right.