

Baumgarten MPUD

Deviation Justifications

1. Deviation #1 seeks relief from LDC Section 6.06.01. – “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 instead allow for private roads within the site to be located in a 50-foot wide access easement or Right-of-Way, as shown on the Master Plan and in Exhibit E1, Deviation #1 Cross Section.

Justification:

The number of lanes and required lane width can be accommodated within the proposed 50-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.

2. Deviation #2 seeks relief from LDC Section 5.06.04.F.3, Directory Signs, which requires a Directory Sign to be a maximum of 20 feet in height and a maximum of 200 square feet, to instead allow the Directory Sign located at the Collier Boulevard entrance to the MPUD to be a maximum of 25 feet in height and a maximum of 250 square feet in size.

Justification:

This deviation is warranted for the single entrance on Collier Boulevard due to the distance the property boundary is from the easternmost travel lane of Collier Boulevard. A 100' wide drainage canal is located between the easternmost travel lane of Collier Boulevard and the Baumgarten MPUD boundary. Providing the increased height and size for the project's single entrance on Collier Boulevard will provide the motoring public the needed visibility to allow safe and convenient access to the mixed-use project.

3. Deviation #3 seeks relief from LDC Sections 5.06.04.F1 and 5.06.04.F.2, “Ground Signs”, which allows each outparcel to have a single ground sign along a public street, to instead allow outparcels and individual free standing uses within the MPUD to have one additional ground sign that is oriented to the internal private by-pass driveway (labeled as R.O.W or access easement on the Master Plan) that is provided for in the MPUD.

Justification:

This deviation is warranted for the parcels fronting the by-pass driveway, as the purpose of the by-pass driveway is to provide motorists northbound on Collier Boulevard and westbound on Immokalee Road to avoid the Collier Boulevard/Immokalee Road intersection by utilizing the by-pass drive that will be constructed within the project connecting the Collier Boulevard and Immokalee Road. The one additional ground sign will be an aid to motorists utilizing the by-pass driveway that would otherwise not have ground signage visible to them within the MPUD.

