

Enbrook RPUD (PL20180002899)

Deviation Justification

1. Deviation 1 seeks relief from Section 6.06.01 N., "Street System Requirements", which requires a 60 foot right-of-way width for Local/Private roads to instead allow a 50 foot right-of-way width.

Justification:

The proposed roadway is private and will not be subject to Collier County ownership and maintenance. The 50' right of way width accommodates the required 10' lane widths and 5' sidewalks per the Community Development Local Street cross section in Appendix B of the Land Development Code. A 10' wide utility easement is proposed on each side of the right of way to accommodate the utility needs of the development. Roadside swales are not proposed as valley gutter will be provided for street drainage to inlets that will discharge to the onsite detention areas, thus the wider right of way widths typically provided for swales is not required.

2. Deviation 2 seeks relief from LDC Section 5.06.02.B.5.a, "On-premises Directional Signs", which requires that each sign shall be setback a minimum of 10 feet from edge of the roadway paved surface or back of curb, to instead allow a setback of 5 feet from edge of roadway, paved surface or back of curb. This deviation excludes public roads.

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 6.06.05. 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.

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 instead allow an 8-foot high wall on top of a 4-foot high berm along Manatee Road right-of-way.

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The additional wall height is necessary to provide a buffer from the adjacent 2-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 other residential PUDs.

4. Deviation 4 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 instead 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 Manatee Road property boundary. The wall along Manatee Road will be 8 feet in height on top of a berm, making the amenity building largely impossible for the public to see. Requiring additional architectural embellishments for the amenity building is unnecessary.

5. Deviation 5 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 instead 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.

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6. Deviation 6 seeks relief from LDC Section 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 64 square feet, to instead allow two signs of up to 80 square feet (per sign face) to be located along the Manatee Road frontage of the property on the project's wall or as free standing monument signs and to exceed the maximum sign height of 8 feet for a maximum of 12 feet in height (8 foot high wall on a 4 foot high berm) measured from the adjacent roadway centerline elevation. If the sign is on the wall, the wall will be 10 feet from the Manatee Road right-of-way.

Justification:

This deviation is warranted as it is anticipated the signage will be coordinated with the project's perimeter wall. The height and size of the project signage will be more aesthetically appealing if it is consistent with the scale of the perimeter project wall.