

AVIDA RPD/CPD (FKA OASIS COVE)
SCHEDULE OF DEVIATIONS & JUSTIFICATION NARRATIVE

The following deviations are requested in addition to the deviations approved per Z-10-009, as amended:

10. Deviation from LDC Section 10-420, plant material standards, which requires trees to be a minimum of 10-feet tall at time of planting, and Type F buffer shrubs to be a minimum of 48-inches tall at time of planting, to allow for trees to be 6-feet, and shrubs to be 24-inches at the time of planting in the Alternative Buffer "2" areas as shown on Exhibit F, Alternative Western Landscape Buffer Plan.

JUSTIFICATION: The proposed deviation will allow the Alternative 2 Buffer to truly mimic the restoration areas within the RPD/CPD. Due to the on-site conditions and flooding, the required 15' Buffer with Type F plantings cannot be accommodated along the entire western boundary. Due to this incompatibility, and low survival rate of required plantings, the Applicant is proffering a condition for the western buffer to comply with the proposed Alternative Western Landscape Buffer Plan, Exhibit F. Two (2) areas of the landscape buffer will be relocated to the top of the adjacent berm, where no retaining wall exists. For the remainder of the buffer where the retaining wall exists, the Applicant is proposing a restoration-type landscape buffer that is more appropriate and complimentary to the Lee County preserve lands directly abutting the RPD/CPD to the west. This area in particular is heavily inundated with water for many months of the year, which substantially decreases the survivability of the required plantings. The proposed Alternative Buffer 2 areas therefore will be planted with restoration plantings and species that can survive the on-site conditions. To offset this request for a reduced height for trees and shrubs in the restoration area, the Applicant is proffering an increase in plant quantity.

Currently, the 609 linear feet of Alternative Buffer 2 require the Type "F" plantings, or 62 trees and 300 shrubs. The proposed "restoration-style" buffer, which directly connects to the existing restoration areas, will provide 131 trees, 761 shrubs, and 2,116 groundcover plants – substantially more plant material than required by the code minimum landscape buffer. By providing more plantings that are water tolerant and appropriate in this area, the intent of the LDC to provide spatial screening is met. For these reasons, the Applicant respectfully requests approval of this deviation.