

AVIDA
(FKA OASIS COVE RPD/CPD)
ADMINISTRATIVE AMENDMENT NARRATIVE

Quadrum Lakes Park, LLC ("Applicant") is requesting an administrative amendment to the Oasis Cove Residential Planned Development (RPD) and Commercial Planned Development (CPD), also known as Avida ("Property"). The Property is 32.54 +/- acres in size and is generally located on the north side of Gladiolus Drive approximately ½ mile between Summerlin Road and US 41. The Property is located in the Central Urban future land use category and within the South Fort Myers Planning Community.

The RPD/CPD allows for a mix of uses including multi-family, assisted living facility, and commercial uses. The current Development Order (DOS2016-00049) allows for the construction of 272 independent living units, 125 assisted living units, and 35 memory care units, and 14 independent-living-unit cottages for a total of 460 units, and supportive infrastructure. This application does not request to modify any of these existing entitlements.

Through this amendment, the Applicant is seeking approval of a condition and deviation to allow an alternative landscape buffer along the western boundary of the RPD/CPD. The proposed buffer alternative will meet the intent of the LDC by providing landscape screening and spatial separation along the western boundary, while allowing for appropriate plant materials and planting areas based upon the site-specific conditions in this portion of the site, especially the inundation of water during the wet season.

As shown on the enclosed Alternative Western Landscape Buffer Plan, Exhibit F, there are two (2) areas along the western buffer where a berm exists rather than a retaining wall (the northernmost and southernmost sections of the buffer). The condition proposes to adjust the location of the adjacent required landscape buffer eastward, to be positioned along the top of the existing berm. The proposed design locates the plant materials out of the low-lying area along the property line that is inundated for most of the year.

For the remaining length of the western landscape buffer, an existing retaining wall forms a physical barrier between the preserve and the development's cottage row (approximately 610 linear feet). As shown on Exhibit F, wetland plantings are proposed in lieu of the buffer plantings in these areas, and will serve as expansions of the wetland preserve and restoration areas required per DOS2016-00049. The proposed restoration planting areas will range in width from a minimum of 15 feet up to 30 feet as shown on the plan. The species proposed for planting in the restoration areas have a substantially higher chance of surviving sustained periods of immersion in standing water, and are far more appropriate in these areas, adjacent to Lee County-owned preserve lands, in comparison to the buffer plantings required per the zoning resolution. A deviation from tree and shrub height has also been incorporated to address the size of the restoration plantings in the proposed alternative buffer.

The proposed condition is as follows:

25. The western landscape buffer shall comply with the Alternative Western Landscape Buffer Plan, Exhibit F.

The proposed condition, as shown in more detail on Exhibit F, Alternative Western Landscape Buffer Plan, provides a more sustainable, native restoration landscape approach that is compatible and complimentary to the adjacent Lee County preserve lands. The proposed plantings meet or exceed the code minimum required quantities, and will provide for the intended screening.

In accordance with LDC §34-380, the above request does not propose an increase to height, density or intensity within the development. Similarly, the amendment will not result in the substantial underutilization of public resources and infrastructure committed to the support of the development, will not reduce total open space, buffering, landscaping and preservation areas, and will not adversely impact surrounding land uses.

Based upon this application's compliance with all other conditions in Z-10-009, as amended, the Lee Plan, and administrative thresholds set forth in §34-380, the Applicant respectfully requests staff approval of this request.