



CYPRESS WOODS RVPD PD AMENDMENT

Schedule of Deviations & Justifications

The following deviation modification is requested for Deviation 23 listed in Zoning Resolution Z-20-027.

23. Deviation 23 seeks relief from the LDC Section 10-415(b)(1)(c) requirement of a 20 foot minimum setback from indigenous vegetation and trees and 30 foot setback for indigenous plant communities subject to fire, to allow a 20-foot minimum setback from upland preserves lots 68-70, 75-76, and 121-137.

JUSTIFICATION: Deviation 23 as approved via Z-20-027 pertains only to Lots 68-70 and 75-76. The request is to extend the deviation to lots 121-137. At the time of approval, the required 30-foot setback affecting lots 121-137 with the creation of the northern indigenous preserve was overlooked.

The proposed preserve setback will only relate to accessory structures, not principal structures. to The Applicant is not requesting the expand the deviation to apply to principal structures.

It is understood the required upland preserve setback relates to fire protection concerns. From an environmental standpoint, the indigenous restoration area in question is very small and narrow (approximately 0.9 acres and 40' wide) with a tree planting schedule consisting of slash pines, live oaks, laurel oaks and dahoon hollies as well as the following shrubs palmetto, wax myrtle, beautyberry, gallberry, muhly grass per the approved restoration plan.

The request to extend the reduction of the upland preserve setback to lots 121-137 has been reviewed and approved by the Tice Fire District per the attached correspondence.

Additionally, the accessory structures on the lots with the 20-foot upland preserve setback will be constructed with flame retardant roofing and wall materials. Specifically, the roofing material is metal or concrete tile and not straw or other flammable material. The building walls will be constructed of a pre-fabricated composite material that is fire retardant, and Class A firewall rating of 2 hours. The Applicant will install sprinklers in the casita structures to fully mitigate any fire hazard associated with the design.

All of the mitigating factors that allowed this deviation to be approved originally, remain applicable to this expanded request. Therefore the deviation will not negatively impact public health, safety or welfare.