



Professional Engineers, Planners & Land Surveyors



Minor Administrative Amendment to Planned Development

Narrative of Request

Request Summary

The applicant is requesting a minor administrative amendment to only Block 7 (5.11 acre outparcel/future phase) of the approved Classic Hills Golf Community (a/k/a Copperhead) Mixed Use Planned Development (MPD) to allow the option to convert the currently approved multi-family units for this parcel to the residential density equivalents provided for in Land Development Code (LDC) Section 34-1414(c) for assisted living facility (ALF)/continuing care facility (CCF) and/or independent living units (ILU).

The maximum density equivalent for ALF and CCF units is four beds equals one dwelling unit, which results in a maximum of 432 ALF or CCF units. The maximum density equivalent for ILU units is two beds equals one dwelling unit, which results in a maximum of 216 ILU units. The applicant is requesting to maintain the option for 108 multi-family units with an option of a lower intensity conversion to a maximum of 324 ALF or CCF units or 162 ILU units, or any combination of ALF, CCF or ILUs, so long as the project's density equivalent does not exceed 81 standard dwelling units.

The applicant is not proposing any changes to the Master Concept Plan that was approved by ADD2003-00031. The ALF/CCF/ILU option proposes the same property development regulations provided for Blocks 3, 4, & 7 as approved by ADD2006-00187 Exhibit B.

Background and Approval History

The project is located on the north side of Leatherwood Loop, only $\pm$ 520 feet east of the existing terminus of Beth Stacey Boulevard. The subject property is located in the Central Urban future land use category within the Lehigh Acres Planning Community.

The overall 289 acre $\pm$ Classic Hills MPD project originally received zoning approval on January 31, 2000 pursuant to zoning resolution Z-99-079, which approved 990 dwelling

• SERVING THE STATE OF FLORIDA •

units in a mix of housing types, with a golf course and clubhouse, and a maximum of 100,000 SF of commercial uses. The subject property was identified as Area 7 and multi-family on the master concept plan.

The zoning has been administratively amended twice as listed below:

- ADD2003-00031 - Amend the MCP to reflect post construction wetland impacts and indigenous preservation areas and to revise the project phasing.
- ADD2006-00187 - Administrative amendment to revise property development regulations and add deviations from 10-296 and 10-416(d)6.

There is a current development order for the overall project (DOS2006-00122) that includes the subject property as 108 multi-family dwelling units. No building permits were ever submitted for the subject property.

LDC Consistency/Minimal Modification

LDC Section 34-377(a)(5) in part provides that applications for administrative approval will be processed as administrative amendments in accordance with Section 34-380. This section also states that administrative amendments may be granted by the Director upon a finding that public health, safety, and welfare will not be adversely affected by the request. LDC Section 34-380(a) provides that amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development. LDC Section 34-380(b) provides that the Director may approve any change to the interior of the development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area). This section of the code further specifies that “the Director may not approve a change that will result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.” In addition, this section provides that “the Director may not approve changes that will result in a reduction of total open space, buffering, landscaping and preservation areas or that will adversely impacts on surrounding land uses.”

The request is consistent with the administrative amendment requirements contained in LDC Section 34-380(b). The request is specific to portions of the development located in the interior of the planned development. There are no changes proposed to the buffering or property development regulations and the conversion ratios proposed result in a reduction of intensity. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will

not adversely impact surrounding land uses. The requested amendment is a minimal necessary modification to the already approved planned development to allow the project to proceed with development.

Conclusions

The request increases development potential and economic viability of the site. The request affects interior portions of the approved planned development. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The proposed amendment is a necessary minimal modification to the approved planned development to allow development to proceed. The proposed modifications do not change the fact that the project is consistent with the Lee Plan and the LDC.