ADD2020-00167 Lee County ePlan

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Lennar Homes, LLC, filed an application for an administrative amendment to a Residential Planned Development on a project known as Greenwood Villas (AKA Villa Magnifica) to:

1. Rescind and replace the Site Development Regulations approved by Resolution Z-06-091;
2. Adopt a new Master Concept Plan;
3. Modify Deviation #12 approved via ADD2014-00218; and
4. Add a new deviation from LDC Sec. 34-2015(2)g.

on property located at Greenwood Park Circle, described more particularly as:

LEGAL DESCRIPTION: In Section 17, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”

WHEREAS, this property was originally rezoned by Resolution Z-06-091 (with subsequent amendments in case numbers ADD2007-00132, ADD2012-00004, ADD2012-00101, ADD2014-00218, ADD2016-00083, and ADD2016-00141); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, this development was originally approved for 72 dwelling units, including 17 Bonus Density units; and

WHEREAS, ADD2012-00004 was approved to reduce the number of the proposed dwelling units to 55 by eliminating 17 bonus density units originally approved for this project and to grant a deviation to allow a 25-foot-wide natural waterbody buffer; and

WHEREAS, ADD2014-00218 revised the Master Concept Plan, amended the Schedule of Uses to allow Townhomes and Zero-Lot-Line dwellings, approved nine additional deviations in addition to the three previously approved ones, and rescinded ADD2012-00101; and

WHEREAS, ADD2016-00083 approved two additional deviations for this development; and

WHEREAS, ADD2016-00141 amended Condition #7 of ADD2014-00218; and

WHEREAS, this applicant requests to amend Deviation #12, approved via ADD2014-00218; and

WHEREAS, the applicant proposes a new deviation (Deviation #15) from LDC Section 34-2015(2)g, which requires that proposed parking spaces be located so as to avoid backing into streets, to allow the guest parking spaces for buildings 3 through 8 to back into the private street; and

WHEREAS, the applicant proposes to rescind and replace the Site Development Regulations approved by Resolution Z-06-09; and

WHEREAS, the new Site Development Regulations will reduce the lot width from 25 feet to 20 feet, increase the maximum lot coverage from 40% to 56%, decrease the minimum lot area from 1,700 square feet to 1,500 square feet, and reduce the rear setback for lots 41 through 55 to 9 feet; and

WHEREAS, the applicant proposes a new Master Concept Plan depicting the reduced lot sizes and widths; and

WHEREAS, this amendment will have no impact on the approved residential density for the development; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative amendment to the Greenwood Villas Residential Planned Development is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated 10/20/2020. The Master Concept Plan for ADD2020-00167 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit "B."**

2. **The Site Development Regulations approved by Resolution Z-06-091 are hereby rescinded and replaced by the following regulations:**

MINIMUM LOT AREA AND DIMENSIONS

Min. Lot Area	**1,500 sq. ft.**
Min. Lot Width	**20 feet**
Min. Lot Depth	**68 feet**

SETBACKS

Min. Street Setback, Public	**25 feet**
Min. Street Setback, Private	**20 feet**
Min. Development Perimeter Setback (Residential Structures)	**15 feet**
Min. Development Perimeter Setback (Pool Deck)	**5 feet**
Min. Side Setback (zero lot line, townhome)	**0 feet**
Min. Rear Setback Lots 1-40 (zero lot line, townhome)	**10 feet**
Min. Rear Setback Lots 41-55 (zero lot line, townhome)	**9 feet**
Min. Indigenous Preserve Setback	**30 feet**
Min. Waterbody Setback	**25 feet**
Min. Setback to Mullock Creek (Residential Structures Only)	**40 feet**
Min. Accessory Setback per LDC §34-1171 *et seq.*	
Max. Building Height	**35 feet**
Max. Lot Coverage	**58%**
Min. Building Separation (Residential Structures Only)	**15 feet**
Min. Building Separation (Between Residential Buildings & Clubhouse/Accessory structures)	**10 feet**

3. **Deviation #12, approved by ADD2014-00218 is hereby amended to read as follows:**

A deviation from LDC Sec 34-2020(a), which requires additional parking spaces equal to 10% of the total required to be provided to accommodate guest parking in a common parking lot, to allow the guest parking to be provided in individual townhome driveways for existing buildings 1 and 2 and two common parking lots for buildings 3 through 8.

4. **Deviation #15 (New Deviation):**

A deviation from LDC Section 34-2015(2)g, which requires proposed parking spaces to be located so as to avoid the backing of vehicles into streets, except for streets in certain multi-family developments as provided in LDC Section 34-2020(a) Note 3; to allow guest parking spaces for buildings 3 through 8 to back out into the private street.

5. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

6. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 4/9/2021

Anthony R. Rodriguez, AICP, Zoning Manager

ATTACHMENTS: EXHIBIT “A” Legal Description
EXHIBIT “B” Master Concept Plan

Exhibit A

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

GREENWOOD VILLAS (f/k/a VILLA MAGNIFICA)
Legal Description
ADD2020-00167

LOTS 13 THROUGH 55, GREENWOOD VILLAS, A SUBDIVISION LOCATED IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2016000249740, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

REVIEWED
ADD2020-00167
Rick Burris, Principal Planner
Lee County DCD/Planning
4/7/2021

• SERVING THE STATE OF FLORIDA •

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ADD2020-00167 Lee County ePlan

STRAP NUMBER:
17-46-25-00-00002.0070

ADDRESS:
GREENWOOD PARK CIRCLE
FORT MYERS, FL. 33967

PROJECT INFORMATION:

CURRENT ZONING/USE	= RPD/TOWNHOUSE
PROPOSED USE	= MULTI-FAMILY, TOWNHOMES
FUTURE LAND USE	= URBAN COMMUNITY
TOTAL ACREAGE	= 9.24
PROPOSED DENSITY	= 55 DWELLING UNITS 55 DU/9.24 AC = 5.95 DU/AC
EXISTING SOIL TREES	= #55 COCOA FINE SAND
IRRIGATION SERVICE	= IRRIGATION WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL	= 2

ZONING/ACTUAL USE:
NORTH: C-2 AND CT (GORDON'S FURNITURE & VACANT)
SOUTH: AG-2 (VACANT)
EAST: RS-1 (SINGLE-FAMILY RESIDENTIAL)
WEST: ROW (US-41)

LANDSCAPE BUFFERS:
NORTH = MFR TO C-2 AND CT: NO BUFFER REQUIRED
* SEE PROJECT NOTE
SOUTH = MFR TO AG-2: NO BUFFER REQUIRED
EAST = MFR TO RS-1: 15' WIDE TYPE B BUFFER REQUIRED
INDIGENOUS PRESERVE TO SERVE AS BUFFER
WEST = MFR TO ROW: 15' WIDE TYPE D BUFFER REQUIRED
INDIGENOUS PRESERVE TO SERVE AS BUFFER

PROJECT NOTES:
A MINIMUM 5' WIDE LANDSCAPE BUFFER IS REQUIRED BETWEEN THE INDIGENOUS PRESERVE AND THE NATURAL WATERWAY BUFFER (TO BE NATIVE SPECIES AND INCLUDE 4 TREES AND 18 SHRUBS PER 100 LINEAR FEET).

PARKING SPACES TO BE 9' X 18'.

OPEN SPACE REQUIREMENTS:
REQUIRED OPEN SPACE: 40% PER ADD2012-00101
0.40 X 404,479 = 161,792 SF
PROVIDED: INDIGENOUS PRESERVE AREAS + CREEK @ TOB + DRY DETENTION AREAS @ TOB + WATERWAY BUFFER + OPEN SPACE

= 83,182 SF + 37,025 SF + 51,108 SF + 16,341 SF + 26,228 SF

= 213,884 SF / 4.91 AC (52.9%)

INDIGENOUS PRESERVE REQUIREMENTS:
REQUIRED: 50% OF OPEN SPACE
50% X 161,792 SF = 80,896 SF (1.86 AC)
PROVIDED: INDIGENOUS AREA #1 WITH CREDITS
47,958 SF + 4,796 SF (10% ADJACENT TO ROADWAY) + 11,990 SF (25% GREATER THAN 1 ACRE) = 64,744 SF

INDIGENOUS AREA #2 WITH CREDITS
35,224 SF + 3,522 SF (10% ADJACENT TO WATERBODY) + 3,522 SF (10% GREATER THAN 1/2 ACRE) = 42,268 SF

TOTAL PROVIDED: 64,744 SF + 42,268 SF = 107,012 SF (2.46 AC)

LEGEND:

AC	ACRES
SF	SQUARE FEET
CONC.	CONCRETE
TOB	TOP OF BANK
EOW	EDGE OF WATER
R.O.W.	RIGHT OF WAY
	INDIGENOUS AREA
	BUFFER
	OVERFLOW TRENCH
	CONCRETE
105P	NUMBER OF PARKING SPACES
1	DEVIATION
1	PLATTED LOT NUMBER

N

0 50' 100' 150'
GRAPHIC SCALE 1"= 50'

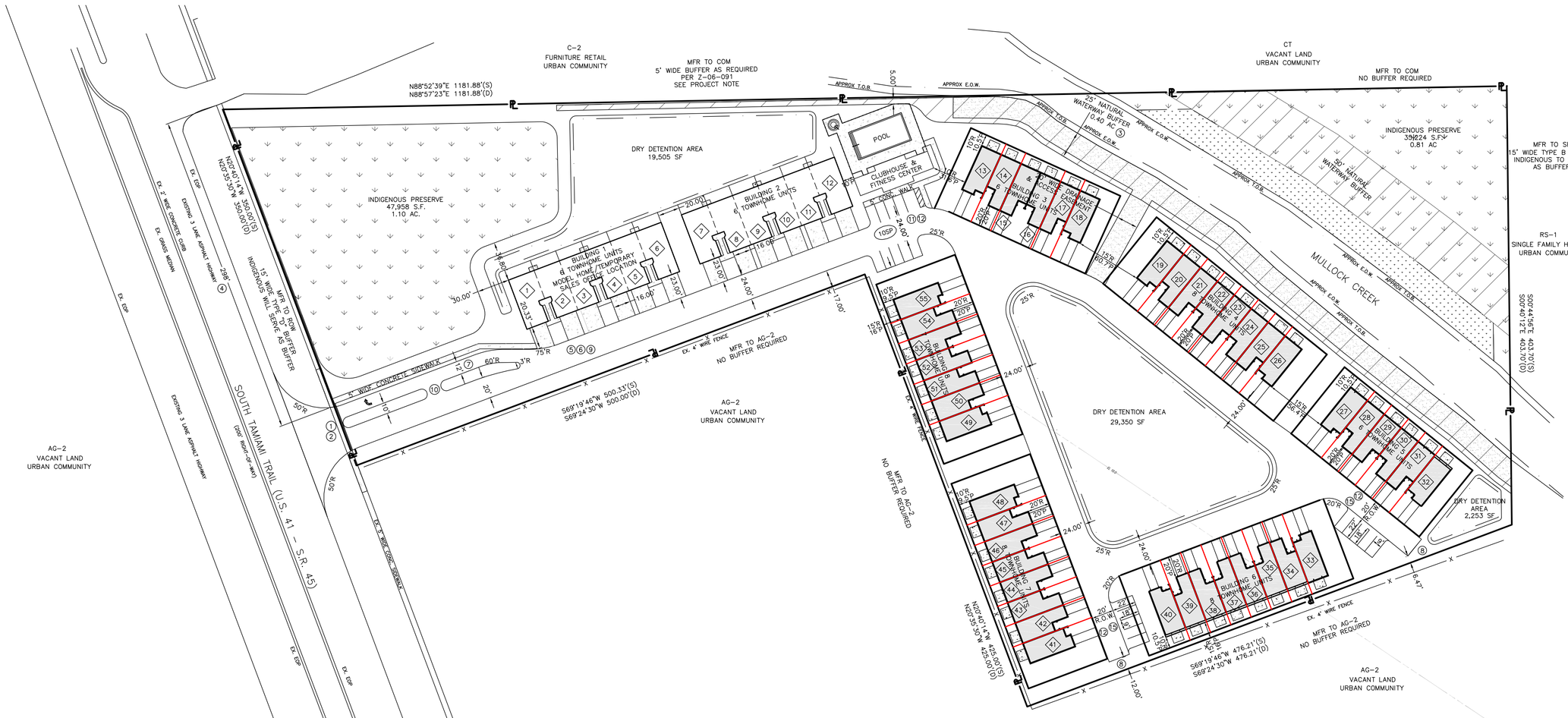


EXHIBIT "B"

PREPARED FOR:
LENNAR HOMES
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL. 33966

NO.	DATE	REVISION DESCRIPTION	BY
01	2-1-2021	ADDED GUEST PARKING NOTE BY BUILDING 6	KG

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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10511 SIX MILE CYPRESS PARKWAY
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN
GREENWOOD VILLAS
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/20/2020	8524	_MCP	JLS	KG	DRU	1"=50'	01

S:\JOBS\JOBS\8524\DOCUMENTS\ZONING\MCP.DWG 2/1/2021 8:54 AM KEVIN GONZALEZ