ADD2020-00167 Lee County ePlan

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

GREENWOOD VILLAS (f/k/a VILLA MAGNIFICA)

Administrative Amendment to Planned Development

Narrative of Request

ADD2020-00167
Revised February 2021

Request Summary

The applicant is requesting an administrative amendment for lots 13 through 55 of Greenwood Villas (f/k/a Villa Magnifica) to reduce the minimum lot width from 25' to 20'; increase the maximum lot coverage from 40% to 58%, decrease the minimum lot area from 1,700 sf to 1,500 sf, modify Deviation #12 of ADD2014-00218; add Deviation #15 from Section 34-2015(2)g, and reduce the minimum rear setback from for lots 41 through 55 from 10' to 9'.

Background and Approval History

The project is located east side of Tamiami Trail, bordered on the north by an existing development known as New University Pyramid Village, in Fort Myers, Lee County, Florida. The subject property is located in the Urban Community future land use category and Mixed-Use Overlay within the San Carlos Planning Community.

The project was rezoned to Residential Planned Development by zoning resolution Z-06-091 to allow 72 multi-family dwelling units (including 17 bonus density units) and the following amendments have been approved:

ADD2007-00132 was rescinded and replaced by ADD2012-00004.

ADD2012-00004 to reduce the number of proposed dwelling units by eliminating 17 bonus density units; revise the MCP to remove the boardwalk and playground/park area located east of Mullock Creek; and request a deviation from LDC Section 10-416(d)(9) to allow a 25 foot wide natural waterbody buffer.

ADD2012-00101 was rescinded and replaced by ADD2014-00218.

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

ADD2014-00218 to revise the MCP; amend the Schedule of Uses to allow Townhome and Zero-Lot-Line dwellings; amend the Development Regulations; and approve addition deviations.

ADD2016-00083 to request the following two additional deviations for the installation of a monument sign: Deviation #13: A deviation from the LDC Section 30-152(2)a(1)i which requires residential development identification signs to have a minimum of 15 foot setback from the right-of-way of the public access road and a minimum of 5 feet from the edge of the pavement of the entrance and exit lanes, to allow a monument sign with a 10 foot setback from the right-of-way and 1.79 foot setback from the edge of pavement of the entrance and exit lanes. Deviation #14: A deviation from the LDC Section 34-625(3)e which requires externally illuminated signs to have the light fixtures mounted on top of the sign and aimed downward, to allow ground mounted light fixtures pointed toward the sign.

ADD2016-00141 to amend Condition # 7 of the ADD2014-00218.

The project has an existing development order, DOS2015-00011, approved for the construction of a 55-unit residential townhome. Two buildings have been constructed by the original developer and are occupied (12 units on lots 1 through 12). Lennar purchased the vacant 43 townhome lots and plans to construct the buildings. The platted lots are custom to the originally planned units. Lennar desires to construct a different townhome product that is 20' wide. We are requesting revisions to the property development regulations amending Deviation 12 in the zoning, and adding Deviation 15 to allow for development of the 20' wide townhome units.

Concurrent with this application, the applicant is submitting an amendment to the Development Order to support the new product.

LDC Consistency/Minimal Modification

The request increases development potential and economic viability of the site. The request is consistent with the administrative amendment requirements contained in LDC Section 34-380(b) and 34-174(j)(2). The request will not increase height, density or intensity and will in fact reduce the intensity by providing additional open space within the project. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code. The proposed amendment will not adversely impact surrounding land uses. The request is consistent with all applicable provisions of the Lee Plan and land development regulations with approval of requested deviations. The requested deviations enhance the achievement of the objectives of the planned development; and preserves and promotes the general intent to protect the public health, safety and welfare. The requested amendment is the minimum necessary

ADD2020-00167 Lee County ePlan

to the already approved planned development to allow the project to proceed with development. The proposed modifications do not change the fact that the project is consistent with the Lee Plan and the LDC.

Conclusions

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 the minimum necessary to the approved planned development. The proposed modifications do not result in any change to the project's consistency with the Lee Plan and the LDC. For these reasons, the applicant respectfully submits that this minor administrative amendment request should be approved.