

Caloosa Lakes MPD

Narrative of Request

The applicant is seeking an administrative amendment to the Caloosa Lakes MPD in order to permit single family dwellings in addition to multiple-family dwelling units on a portion of the MPD identified as Parcel 2 on the Master Concept Plans. The existing MPD permits development of up to 407 multiple-family dwelling units on Parcel 2. The applicant is proposing to modify that condition of the approved zoning resolution to allow for the 407 multiple family dwelling units or up to 200 single-family dwelling units on Parcel 2. The applicant has proposed modifications to the schedule of uses and development regulations to permit the development of single-family dwelling units.

The site is located within a Community Mixed Use Activity Center on the Lehigh Acres Community Plan Overlay, Lee Plan Map 2-B. This activity Center is described in Objective 25.3 of the Lehigh Community Planning Area.

OBJECTIVE 25.3: COMMUNITY MIXED USE ACTIVITY CENTERS. To provide the uses needed to support all of the Lehigh Acres Community Plan area including: residential; public and private education; live-work; retail; office; medical; entertainment; light industrial; commercial/public parking; parks; and, other civic uses. (Ord. No. 10-16, 18-18) POLICY 25.3.1: Identify those areas within Lehigh Acres that have sufficient vacant or undeveloped land to accommodate the community-scale development that will balance the land uses and provide opportunities to diversify the economic base of the community. (Ord. No. 10-16, 18-18) POLICY 25.3.2: Future developments that provide employment opportunities mixed with facilities offering goods and services that support the wider community are encouraged. (Ord. No. 10-16, 18-18)

The Caloosa Lakes MPD is a mixed use planned development that is permitted to develop up to 160,000 square feet of office and commercial space. The commercial component of the project remains unchanged.

The requested amendment to develop single-family dwellings on Parcel 2 is a reflection of the increase in demand for single-family dwelling units. The location of Parcel 2 is conducive to the proposed use and in effect reflects a continuation of the types of uses that have constructed in a portion of Parcel 1. A Traffic Impact Analysis has been prepared which demonstrates that the proposed maximum of 20 single family units on Parcel 2 generate fewer trips than the currently allowed 407 multiple family dwellings.

The proposed use will be in compliance with LDC Article V, Lehigh Acres Planning Community. LDC 33-1401 requires that administrative amendments to a Planned Development are required to undergo a community review. The applicant has chosen to attend the Lehigh Acres Architectural & Zoning Review Board. The applicant advertised the public information meeting in conjunction with the Lehigh Acres Architectural and Zoning Review Board for March 1, 2022. A copy of the legal advertisement is included with submittal 1. The LAAZRB voted to support the proposed amendment to the PD. A copy of their approval is also included. The Chapter 33 review

standards in the LDC are not specifically applicable to single-family homes. The single-family dwellings will be constructed as market rates housing and will be comparable to the single-family homes constructed on the adjacent Parcel 1 within the MPD. The subdivision that will occur for the proposed single-family homes will be in compliance with the subdivision requirements of the LDC.

The proposed modification is consistent with other residential components of the MPD and the changes do not result in any external impacts to the Lehigh Acres Planning Community.