ADD2022-00068 Lee County ePlan

SAVANNA LAKES MPD
Planned Development (PD) Amendment - Administrative
NARRATIVE REQUEST

Background/Project Request

The Savanna Lakes Mixed Use Planned Development (MPD) encompasses 822.6 +/- acres per ADD2019-00207 and is generally located nine miles east of I-75; more specifically northwest of the intersection of State Road 82 and Homestead Rd., Unincorporated Lee County, Florida. The current uses on the subject property are single family residential (under construction), vacant residential lots, improved roads, water management systems, grazing lands, and conservation areas. The Future Land Use designations on the subject property consist of Urban Community, Wetlands, and Conservation Lands. The Savanna Lakes MPD was approved under Resolution Z-99-049 with subsequent zoning actions ADD2003-00129, Resolution Z-06-074, Resolution Z-10-021, and ADD2019-00207.

The proposed Planned Development Administrative Amendment is to address the following:

- Amend the approved MCP under ADD2019-00207 to develop specific lots within applicable portions of Tracts A, H, and I based on the existing underlying platted lots within these tracts.

There are 248 existing underlying parcels (See Exhibit A) within the legally described area (See attached Legal Description and Sketch) subject to this administrative amendment. Based on the STRAP/FOLIO list obtained from the Lee County Property Appraiser's office specific to this application submittal, the 248 existing parcels are under ownership control of Lennar Homes, LLC (See Exhibit B). The application submitted on behalf of Lennar Homes, LLC is consistent with LDC Section 34-201, as Lennar Homes, LLC, owns 100% of the parcels within the portion of the Savanna Lakes MPD being amended.

Findings/Review Criteria

The following addresses the findings/review criteria as outlined per Land Development Code (LDC) Sec. 34-173(j)(2):

a. Does not increase height, density or intensity of the development, except as permitted in chapter 2.

The Savanna Lakes MPD is approved for a maximum of 1,477 dwelling units, which equates to an overall density of 1.79 dwelling units per acre (1,477 units/823 acres = 1.79 du/acre). The proposed amendment to the Savanna Lakes MPD does not increase the overall maximum number of dwelling units allowed nor the density. The 1,477 dwelling units will be distributed throughout the residential tracts illustrated on

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the revised MCP at the time of development order review and approval. The proposed amendment does not increase any non-residential/commercial intensity nor height development standards.

b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.

The proposed amendment will not alter the existing approved utilization of public resources and public infrastructure as the density or intensity per Condition No. 13 of Resolution Z-06-074 remains the same.

c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent.

The total open space provided per the approved Savanna Lakes MPD Master Concept Plan (MCP) stamped approved *Exhibit B – ADD2019-00207* is 386.1 acres. Under the proposed amendment, the provided open space total has been reduced to 378.1 acres as a result of changes to the perimeter buffer area. The perimeter buffer area is continuing to ensure consistency with the adjacent compatible land uses, and allowances under Condition #9 of Resolution Z-06-074 and Note #8 of the approved MCP. The reduction to 378.1 acres of provided open space is a 2.1% decrease, which is less than 10% from the originally approved amount of 386.1 acres.

d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code.

- The amount of required indigenous native vegetation preservation area of 154.3+/- acres as indicated on the current approved Savanna Lakes MPD Master Concept Plan (MCP), will remain the same.
- The amount of required open space area of 308.6+/- acres, as indicated on the current approved Savanna Lakes MPD Master Concept Plan (MCP), will remain the same and complies with Condition #5 of ADD2019-00207.

e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided.

The area within Tract A maintains the minimum 25' buffer requirement between the proposed roadway and the PUD boundary. Within Tracts H and I, no buffers are proposed (See notation on revised MCP) since buffers are not required for single-family residential tracts adjacent to either existing roadways, a canal, or residential lot(s). This proposed change is consistent with existing Condition #9 under Resolution Z-06-074 and Note #8 on the MCP that no buffering is required for single-family uses; as well as providing for consistency with LDC Sec. 10-416.d.3 that buffers between proposed single-family uses and existing

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uses are not required, except for public parks and preserve lands; and Sec. 10-416.d.6 that no proposed roadway is located less than 125 from existing single family residential subdivision or lots.

These proposed changes should be considered equivalent to, consistent with, or better than what was originally provided. These proposed changes do not alter the compatibility of the proposed development with adjacent uses.

f. Does not adversely impact surrounding land uses.

The proposed amendment to alter the residential Tracts A, H, and I of the Savanna Lakes MPD, will not adversely impact the surrounding land uses. Single-family residential uses remain planned for these tracts. Perimeter buffering will be maintained within Tract A and has been appropriately noted and changed within Tracts H and I consistent with standards noted in the MCP (General Note #8), consistent with Condition #9 under Res Z-06-074, and the LDC (Sec. 10-416.d.3).

g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

The requested amendment proposes to reconfigure the existing residential Tracts A, H, and I of the Savanna Lakes MPD as reflected on the revised MCP.

The Planned Development and Tracts A, H, and I subject to this amendment remain in the Urban Community and Wetlands Future Land Use (FLU) categories as well as the Lehigh Acres Planning Community. The Lee Plan outlines the permitted density and intensities for each applicable Future Land Use Category as well as any additional planning requirements for development within the Planning Communities. There are no changes to the uses and standards within the Savanna Lakes MPD, thus it remains consistent with the vision of the Lehigh Acres Planning Community and Policy 1.1.4.

The proposed amendment is not altering the number of dwelling units approved for the Savanna Lakes MPD (1,477 units), which results in a density of approximately 1.79 dwelling units per acre (1,477 units/823 acres = 1.79 du/acre). The Urban Community FLU category per Policy 1.1.4, allows for a standard density range of 1 du/acre to 6 du/acre. The density of the Savanna Lakes MPD is still within the permitted density range and thus, remains consistent with the Urban Community FLU category and Policy 1.1.4.

Required buffers remain consistent with the existing MCP notes, requirements of the LDC Section 10-416 and thus, remain consistent with Policy 5.1.5, ensuring protection of existing and future residential developments. The amended MCP remains consistent with Goal 77 by providing adequate open space and preservation of existing native trees and plant communities, as well as required vegetation. The MCP and Deviation 7, ensure consistency with Objective 77.3 and the applicable open space policies requiring the preservation existing native vegetation, visual relief, and buffering. The on-site preservation of

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indigenous plant communities, as provided on the MCP, supports Policy 25.10.1, which applies to development in the Lehigh Acres Community Plan area.

There is no proposed increase to the approved commercial area, hotel rooms, and overall residential unit maximums provided in Resolution No. Z-06-074. The existing Savanna Lakes MPD is approved for 1,477 dwelling units as outlined on page 2 of this narrative. The proposed amendment to tracts A, H, and I is not affecting the maximum number of units allowed. Based upon the land uses and development parameters remaining consistent with the approved MCP, there is no additional impact to the surrounding road network.

As stated previously, there are 248 existing platted lots associated with amended Tracts A, H, and I. Of the 248 lots, 246 are buildable and consistent with the residential site development regulations as provided in Resolution No. Z-06.074. The two affected lots are not buildable due to portions of the parcels being outside of the Savanna Lakes PD boundary:

- 327 Marabou Dr:
  - STRAP#: 17-45-27-35-00113.0110
  - FOLIO ID: 10418817
- 329 Marabou Dr:
  - STRAP#: 17-45-27-35-00113.0100
  - FOLIO ID: 10418816

Please see Exhibit B: Selected Parcel Data List ("LAND AREA) detailing all lots exceed the 6,000 square feet minimum lot area.

Conclusion

The proposed Savanna Lakes MPD administrative amendment does not alter the intent of the existing approved MPD by ensuring an appropriate infill mix of residential and commercial uses within the Lehigh Acres Community by utilizing available public services, while consistently promoting the Goals, Objectives and Policies of the Lee Plan. Additionally, the proposed amendment to the MCP represents a minor reconfiguration of certain tracts within the MCP. The amendment does not change any substantive development parameters such as density, intensity, open space, preserves, access points or development regulations. As such, it is consistent with the Lee Plan's vision regarding development uses within the Urban Community Future Land Use Category. The proposed amendment, as based on the evaluation criteria per LDC Sec. 34-173(j)(2) and findings outlined above, will not negatively impact the surrounding development and will continue to enhance and complement the existing and future surrounding development patterns and uses and ultimately will not negatively impact the public's health, safety and/or welfare.

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Attachments:

- Exhibit A: Underlying Parcel Map
- Exhibit B: Selected Parcel Data

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