

Estates of Entrada RPD/CPD
Administrative Amendment Request Statement

Introduction: The proposed amendment is for the Estates of Entrada RDP/CPD property located at the intersection of Playa Del Sol Boulevard and US 41. The Estates of Entrada Planned Development consists of 4 development areas, one commercial tract, two multi-family tracts, and one single family tract.

The subject Administrative Amendment is for the Multi-family Tract #1, consisting of 16.74 acres, and located on the south side of Playa Del Sol, west of the commercial tract, and east of the single-family development located off DeNavarra Parkway.

This application seeks approval to amend the Master Concept Plan approved by Resolution Z-06-39 and the subsequent amendments that have been obtained since the project was approved, to provide a total of 671 parking spaces for this 300-unit multi-family complex.

To the south of the subject parcel is a mobile home community, to the north across Playa Del Sol Boulevard, to the west and to the east across De Navarra parkway are other parcels that are part of the Estates of Entrada development

Four administrative deviations are requested:

- 1) To obtain administrative approval of a 15-parking space deviate from Lee County's Land Development Code Table 34-2020(a) requiring the following for this development:
 - 2 parking spaces per unit or $300 \times 2 = 600$ parking spaces
 - 10% for guest parking or 60 spaces
 - 4 spaces per 1000 square feet for a 6,476 square foot clubhouse = 26 spaces
 - The Multi-family development requires 686 parking spaces

The applicant is requesting approval of a 15-parking space reduction to provide a total of 671 parking spaces, 2.18 percent reduction to the total parking spaces required for this multi-family development.

- 2) An administrative deviation from Lee County's Land Development Code Section 34-2016(1)b by providing 88 compact car spaces in specific locations within this multi-family development. The compact spaces will be a minimum of 8.2 feet in width.
- 3) An administrative deviate from Lee County's Land Development Code Section 34-2015 (2) c. to have the ability to utilize tandem spaces within this multi-family complex. The tandem spaces are located directly behind the entrance to the individual garages within the buildings. These spaces are designed to be for the residents that have rented the garage space and provide residents with assigned parking spaces adjacent to their garage unit. These types of parking spaces are permitted for townhouses, duplex and two-family units, and single-family home and should be permitted when garage units are provided within a multi-family complex.
- 4) An administrative deviation to AC-11-4 (Turn Lane Policy) which would require the turn lane length to be 235 feet in lieu of the existing 210-foot turn lane constructed at the time the Estates of Entrada RPD/CPD was approved.

Standards for Approval: In accordance with Land Development Code Section 34-174(i)(2)a-g Administrative Amendments to Planned Developments may be approved under the following findings and criteria:

- Does not increase height, density, or intensity of the development.

The proposed amendment does not increase the height, density, or intensity of the approved master concept plan. The Multi-family Tract 1 was approved for 300 multi-family units at a maximum height of 50 feet. The development order plans provide for 300 units at 4 stories in height 41 feet.

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

The subject parcel is within an urban area of Lee County. There is infrastructure in place to serve the Estates of Entrada Development as well as surrounding uses.

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

Approving this administrative amendment will allow for more open space than originally specified for this development. This project will provide 47 percent of the site as open space, 7 % more than what was established within the RPD/CPD.

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

The Estates of Entrada RPD/CPD project is required to provide 52.5 acres of indigenous preservation and will provide 53 acres. This amendment is not proposing to reduce any acres planned for indigenous preservation. None of the indigenous native vegetation preservation area was planned to be provided on the Multi-family Tract 1.

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.

No changes to the buffer yards widths or areas are being proposed in this amendment. The Development order plans are consistent with the approved RPD/CPD Master Development Plan.

Does not adversely impact surrounding land uses.

The proposed amendment is for a specific design standard for this development only and does not reduce the dimensional setbacks from the adjacent uses.

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

The project with the approval of the parking space deviation is consistent with the County's Lee Plan, Land Development Regulations, and the Planned Development approved for this development.

Justifications for the deviations requested (#1-3):

671 parking spaces are provided for this development. The parking banks highlighted in yellow have been resized as compact spaces at 8.2' x 18'. A total of 88 compact spaces are provided or 13.1 percent of the total spaces provided are compact spaces which is consistent with the trending increase in the sale of compact and sub-compact cars sold in the U.S. annually and is consistent with the developer's experience with other apartment complexes within Florida.

The Estates of Entrada RPD/CPD established the parking space requirement for the Multi-family Tract as 1.75 parking spaces per unit and 10% for guest parking, or 1.925 per unit. For the proposed 300 Multi-family Tract development a total of 578 parking spaces per the approved RPD/CPD would be required. The subject amendment for this 300-unit MF development is providing a total of 671 spaces or 2.24 parking spaces per unit. 93 more parking spaces then required for the Estates of Entrada development when approved as part of the RPD/CPD.

This development proposes utilizing 88 parking spaces for compact, sub-compact parking and electric charging stations.

Compact cars range in size with all of them under 6' wide by 15'4" long. Sub-Compact cars are 5'8" wide by 14'5" long. Other jurisdictions that permit compact car parking spaces detail the dimensional requirements as 8 feet in width by 15 feet in length. The parking space size that is being provided is 8.2 feet times 18 feet. The compact parking spaces size that is provided within this development is consistent or larger than required by other justifications in Florida.

Port St. Lucie: Compact car parking may be allowed for up to thirty (30) percent of the required spaces. The minimum stall width shall be seven and one half (7.5) feet and the minimum stall length shall be fifteen (15) feet. Compact parking spaces shall be clustered in groups and signed accordingly.

St. Petersburg: Compact parking spaces may be provided for up to 25 percent of the minimum required parking for all uses. Compact parking spaces shall measure eight feet in width by 18 feet in length.

The compact car parking spaces are provided in parking banks, grouped together to provide a designated area and the proper signing for these spaces. According to Bart Demandt at www.carsalebase.com 9.5 % of the vehicles sold sub-compact and compact and this trend is increasing due to the increase in gasoline prices. To plan for the functionality of this multi-family development now and into the future, this development is proposing 11.8 percent of the provided parking spaces to be compact and sub-compact spaces or 80 spaces. Some of the compact parking spaces will have an electric charging unit. When these spaces are not used for charging vehicles, they will be available for compact cars.

The sale of electric cars is trending way up according to an article published on August 8, 2022 by Sebastian Blanco for car and driver, <https://www.caranddriver.com/news/a39998609/electric-car-sales-usa/>. An analysis by HIS Markit projects that 25–30 percent of new car sales could be electric by 2030 and then 40–45 percent by 2035. This development proposes to provide 8 electric car parking spaces at the time of construction of this project but will have the ability to expand the number of charging spaces within the compact parking areas.

The most popular electric vehicles are similar in size to compact cars and measure up to 6.3 feet in width. The top selling electric cars for 2021 was provided in an article from Green Cars <https://www.greencars.com/post/top-10-best-selling-electric-cars-in-> and the dimension of these vehicles are:

Tesla Model 3:	185" L x 73" W x 57" H
Tesla Model Y:	187" L x 76" W x 64" H
Chevrolet Bolt EV:	163" L x 70" W x 63" H
EUV:	170" L x 70" W x 64" H

Ford Mustang Mach-E:	186" L x 74" W x 64" H
Volkswagen ID.4:	181" L x 73" W x 65" H

Nissan Leaf:	176" L x 71" W x 62" H
Audi e-tron:	193" L x 76" W x 66" H
Hyundai Kona Electric:	166" L x 71" W x 61" H
Hyundai Ioniq Electric:	183" L x 74" W x 63" H

These vehicles range in width from 5.83 to 6.33 feet and in length from 14.16 to 16.08 feet.

Justification for deviation #4:

The existing westbound left turn lane at the proposed eastern site access drive on Playa Del Sol Boulevard is approximately 215 feet in length and was constructed to serve the future multi-family development on Tract 1 as approved as part of the RPD/CPD. The existing westbound left turn lane at this location is currently insufficient in length by approximately 20 feet of pavement per TIS report and the current county standards. However, extending the existing left turn lane by 20 feet will only provide storage for an additional one (1) vehicle, which is an insignificant distance. Therefore, the applicant is requesting a deviation from the requirement to lengthen the existing left turn lane at the project's eastern entrance by an additional 20 feet.