

BAYSHORE 57
ADMINISTRATIVE AMENDMENT
MIXED USE PLANNED DEVELOPMENT
Request Statement

The proposed administrative amendment seeks the following revision:

1. Modify Paragraph 2 of Condition 1 of ADD2021-00214 as follows:
“Master Concept Alternate B is approved for a maximum of 45,000 sf of commercial ~~and a minimum of 30,000 sf of commercial~~. The maximum residential density is 176 dwelling units, 4.678 units per acre, limited to the following types of dwelling units:
 - a. (unchanged)
 - b. (unchanged)

Condition 1 above applies only to Bayshore 57 MCP Alternate B, which includes two interconnections with Chapel Creek RPD/CPD, also allowed by Chapel Creek’s companion interconnection approval through ADD2021-00215, MCP Alternate C. Once developed with this interconnection, residents of both projects will have internal access to both commercial parcels.

Chapel Creek CPD is 4.5 acres and allows up to 60,000 square feet commercial uses per Z-08-001A. Bayshore 57 MPD, MCP Alternate B, allows up to 45,000 square feet commercial uses on 3.52 acres per ADD2021-00214. Combined, a total of 8.02 acres of commercial land is provided, allowing up to 105,000 square feet commercial uses. Developed in this manner, as a singular cohesive project with a large residential component, the two commercial parcels provide the mix of uses and internal capture intended by LDC section 34-940, which requires Mixed Use Planned Developments to provide a minimum of 30,000 square feet of commercial uses.

Four WHEREAS clauses approved by ADD2021-0014 provide further guidance as follows:

WHEREAS, the applicant intends to develop the subject property in conjunction with the planned development to the east known as Chapel Creek RPD/CPD as a single cohesive development; and

WHEREAS, Chapel Creek CPD/RPD proposes project interconnections accordingly with Case Number ADD2021-00215; and

WHEREAS, Case Numbers ADD2017-00104(a), ADD2017-00103(a), ADD2020-00170 and ADD2020-00169 integrated the Chapel Creek RPD/CPD and adjacent Oak Creek planned development, to the north, by amending conditions conducive to integration for both developments, including providing alternate Master Concept Plans with interconnections that unify the site design of both projects; and

WHEREAS, the proposed amendment furthers the applicant's intent to integrate Bayshore 57, Chapel Creek and Oak Creek into a single cohesive development.

Administrative Review Criteria

The requested modification to Condition 1 of ADD2021-00214 may be approved administratively per the guidelines of LDC Section 34-380(b). Compliant with Section 34-174(i) of the LDC, the proposed request will not increase height or density, will not underutilize public resources/infrastructure or reduce open space, preserve, or buffers, and will have no adverse impact to surrounding land uses. Furthermore, the proposed amendment will be consistent with all applicable provisions of the Lee Plan and land development regulations in effect.

- a. Does not increase height, density or intensity of the development, except as permitting in Chapter 2.**

No increase in height, density or intensity is proposed by this amendment.

- 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 result in underutilization of public resources or infrastructure committed to the support of the development.

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

The proposed amendment does not result in a reduction in total open space provided.

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

The proposed amendment does not decrease indigenous or open space.

- 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 provided.**

No changes to buffers or landscaping will occur by the proposed amendment.

- f. Does not adversely impact surrounding land uses; and**

The proposed amendment does not adversely impact surrounding land uses.

- 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 proposed amendment will be consistent with the Lee Plan and the intended manner of the Land Development Code as outlined above.