



ESTATES AT ENTRADA RPD/CPD

NARRATIVE OF REQUEST

INTRODUCTION

The attached application is for an Administrative Amendment to the Estates at Entrada RPD to modify the approved Site Development Regulations table. The subject property is located on the west side of US Highway 41, approximately 1.3 miles south of Del Prado Blvd. The developer of Townhouse Tract #3, Lennar Homes, LLC, is proposing to revise the minimum lot area of Townhouse Tract #3 to accommodate the development of fee simple townhouse product on Tract 3. The proposed development regulations are more typical of current townhouse development projects. Additionally, it has been determined that two (2) deviations will be required to ensure the proposed site plan is consistent with the Land Development Code.

SITE DEVELOPMENT REGULATIONS

The proposed amendment to the Site Development Regulations Table would decrease the Minimum Lot Area for Townhouse Tract #3 from 3,000 square feet to 1,040 square feet. Previously, the Minimum Lot Area was artificially large and more indicative of a multi-family type townhouse product. This amendment proposes to reduce the Minimum Lot Area to be consistent with the product of the Minimum Lot Width and Minimum Lot Depth, 16 feet and 65 feet respectively ($16' \times 65' = 1,040$ square feet), which is typical for fee simple ownership townhouse products. Additionally, this amendment would also seek to remove footnote 8 from the Site Development Regulations Table, as the proposed units will contain individual driveways and garages, effectively increasing the street setback for Townhouse Tract #3 from 13 feet to 20 feet. A typical townhouse product/lot exhibit is attached to graphically represent the proposed development regulations. No additional units are requested or changes to the RPD, MCP, Development Regulations, or Conditions are proposed within this administrative amendment request.

DEVIATIONS

The proposed amendment seeks relief from the dead-end street requirements [LDC Section 10-296(k)(1)], as well as the on-street parking requirements [LDC Section 34-2015(2)(c)] of the Lee County Land Development Code. Please see the attached Schedule of Deviations and Written Justifications, as well as the associated exhibits for additional detail.

LEE PLAN ANALYSIS

The subject property is located within the Central Urban Future Land Use Area and the North Fort Myers Community Plan Area. The project is consistent with zoning resolution Z-06-039, as well as all applicable Lee Plan Policies within the Central Urban Future Land Use and North Fort Myers Community Plan Areas. Additionally, the 33.47-acre subject tract is currently approved for 325 townhome units per zoning resolution Z-06-039. The resulting density is 9.71 units per acre, within the 4 – 10 unit per acre density specified for Central Urban Future Land Use within the Lee Plan. No increase in density is proposed with this amendment.

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