

DCI2016E-01 and CPA2016-02

The Reef - Phase II Village Council *November 16, 2016*

-
- *Minor Planned Development (PD) amendment to rezone the Subject Property from Commercial Planned Development (CPD) to Residential Planned Development (RPD) to accommodate 60 multi-family units and typical accessory uses.*
 - *Comprehensive plan text amendment to allow for the conversion of a CPD zoned parcel of less than 5.5 acres in size to an RPD when combined with an existing adjacent RPD provided that the resulting project is consistent with several requirements.*

Subject Property



DCI2016E-01

Zoning Request

Subject property is 5.32 +/- acres and is identified as Development Area "A" zoned CPD within The Reef RPD/CPD pursuant to Lee County Zoning Resolution No. Z-02-071 (f/k/a Corlico Villages RPD/CPD). Currently approved for 46,200 square feet of commercial, including mini-storage, retail and office uses.

Zoning Request: A minor PD amendment to rezone the subject property from CPD to RPD to accommodate the proposed multi-family residential development (60 units), parking not to exceed 278 spaces, and typical accessory uses. This request proposes to remove the commercial uses, which include mini storage, and increase the multi-family by 60 dwelling units for a total of 228 units across the entire Reef project.

Deviation Request: For a one (1) additional ground mounted identification sign.

"THE REEF" - PHASE II MASTER CONCEPT PLAN

LAND USE TABLE

	PARCEL A ACREAGE	PARCEL A %
LAKES	0 AC	0
PARKING	1.85 AC	35.04%
BUILDING	.92 AC	17.42%
SIDEWALK / POOL	.37 AC	7.01%
OPEN SPACE	2.14 AC	40.53%
TOTAL NEW	5.28 AC	100

DENSITY SUMMARY

RPD AREA	DWELLING UNITS	LAND USE	BUILDING HEIGHT
DEV. AREA 'A'	60 UNITS	60 UNITS	35 FEET / 3 STORIES
TOTAL	60 UNITS	60 UNITS	

SETBACKS

FROM THREE OAKS & ESTERO BLVD
SIDE
REAR

20 FT MIN.
20 FT MIN.
20 FT MIN.

PARKING CALCULATIONS

MULTI-FAMILY BUILDINGS
REQUIRED LDC SECTION 34-2020
MULTI-FAMILY = 2 SPACES PER UNIT
TOTAL NEW UNITS: 60
60 x 2 = 120 PARKING SPACES REQUIRED
GUEST PARKING = REQUIRED + 10%
120 x .10 = 12 GUEST PARKING SPACES REQUIRED
132 REQUIRED PARKING SPACES
278 MAXIMUM PARKING SPACES
HANDICAP SPACES
REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES = 2% OF TOTAL SPACES = (278 x .02) = 2.64
3 HANDICAP SPACES REQUIRED
6 HANDICAP SPACES PROVIDED

BUILDING COUNT

(2) TYPE 'A' BLDGS = THREE STORY = 24 UNITS
(4) TYPE 'B' BLDGS = THREE STORY = 20 UNITS
(2) TYPE 'C' BLDGS = THREE STORY = 16 UNITS
TOTALS 60 UNITS

FLOODPLAIN REGULATIONS

AS PER LDC SECTIONS 6-401 AND 10-253 REQUIREMENTS, THE DEVELOPMENT WILL COMPLY WITH APPLICABLE FLOODPLAIN REGULATIONS FOR A FLOODWAY AREA IN THE 'AE' ZONE.

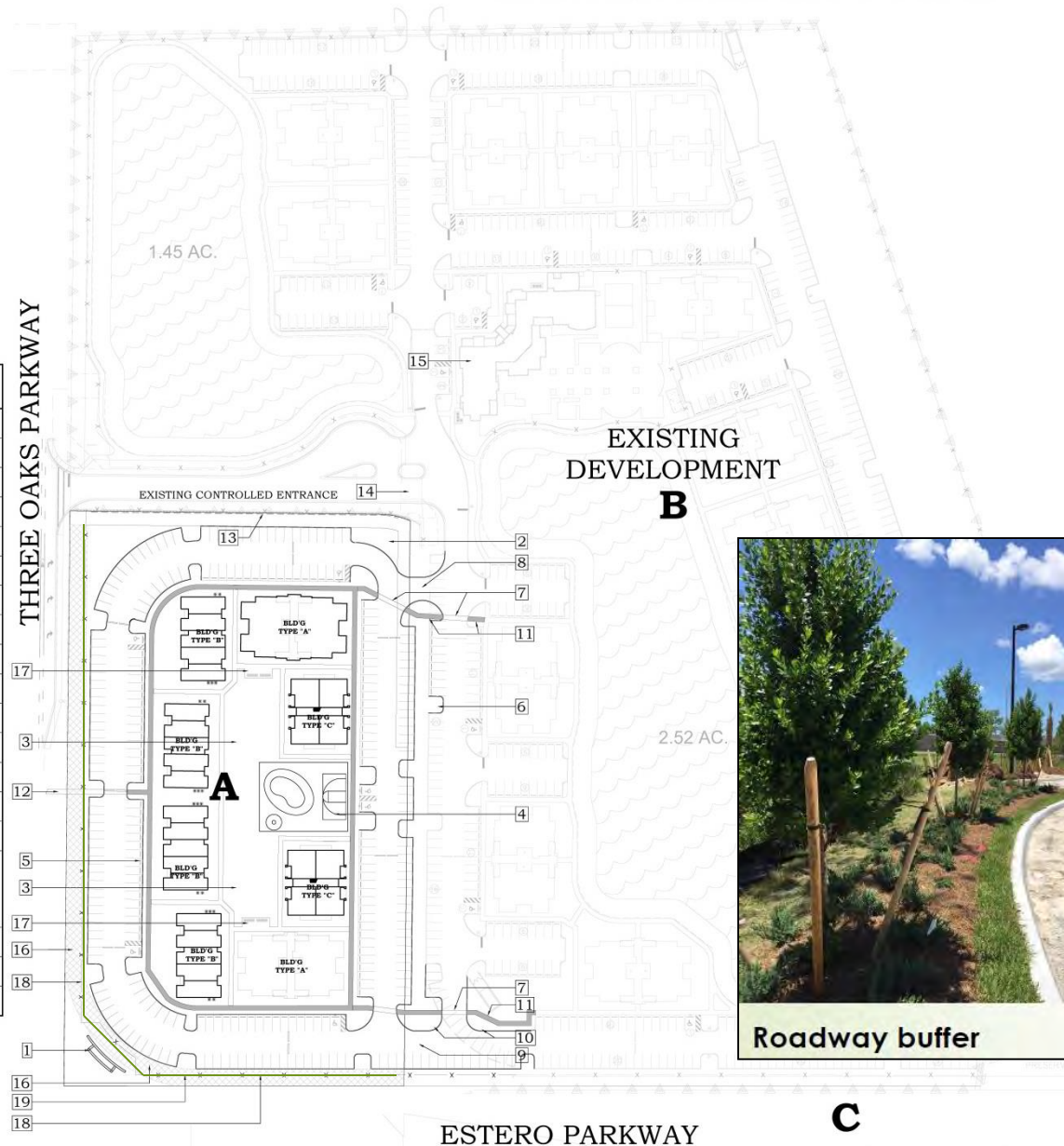
SCHEDULE OF USES

Phase II Development Area "A" (PROPOSED)

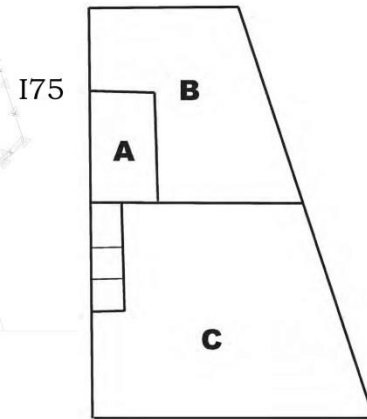
ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
DWELLING UNIT:
Multiple-family building
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
EXCAVATION: Water retention
FENCES, WALLS
HOME OCCUPATION
MODELS: Model unit, model home, model display center
RECREATIONAL FACILITIES: Personal and Private, On-Site
RESIDENTIAL ACCESSORY USES
SIGNS in accordance with Chapter 30 of the LDC

MCP REFERENCE NOTES

1	PROPOSED PROJECT SIGN / FEATURE
2	DUMPSTER / RECYCLE LOCATION (IF REQUIRED)
3	COMMON AREA
4	AMENITIES AREA
5	SIDEWALK
6	REVISED ISLAND LOCATION
7	CROSS WALK CONNECTION
8	NEW ACCESS (- 6 SPACES)
9	NEW ACCESS (-11 SPACES / ADD 18 SPACES / NET GAIN = 1 SPACE)
10	RECONFIGURED DRIVE
11	NEW SIDE WALK CONNECTION
12	SIDEWALK CONNECTION TO THREE OAKS
13	EXISTING FENCE & BUFFER FROM REEF 1
14	EXISTING CONTROLLED GATE
15	EXISTING CLUBHOUSE
16	ENHANCED TYPE "D" BUFFER (20' WIDE W / 1'-2' (MAX) BERM) • 15' (100 GALLON) TREES @ (3) PER 100' • 12' (45 GALLON) TREES @ (3) PER 100' • DOUBLE ROW HEDGE PLANTED 36"-48" (7 GALLONS) SHRUBS
17	GRILLING AREA
18	DECORATIVE ALUMINUM FENCE TO MATCH EXISTING (6' MAX HEIGHT)
19	(OPTIONAL) PEDESTRIAN GATE ACCESS TO MATCH EXISTING



Roadway buffer



ESTERO PARKWAY

C

SITE DEVELOPMENT
SCALE: 1" = 60'

Proposed Policy 19.3.4 *Commercial Conversion*

Policy 19.3.4: Encourage re-development of underutilized commercial lands by providing an option to convert those lands to residential uses at higher residential densities within the Urban Community future land use designation and Mixed-Use Overlay in a manner consistent with Policies 19.1.1.c, 19.1.1.d, 19.1.3.e, 19.2.1.i and 19.3.2. This Policy allows for the conversion of a parcel zoned Commercial Planned Development (“CPD Parcel”) of not more than 5.5 acres in size to a Residential Planned Development (“RPD”) when combined with an existing adjacent RPD (“Existing RPD Parcel”) provided the project resulting from the combination of the Existing RPD and CPD Parcels (“Resulting Project”) is consistent with the following requirements:

- a. The CPD Parcel shall be zoned CPD before November 16, 2006;
- b. The CPD Parcel shall have two sides immediately adjacent to and physically abutting the Existing RPD Parcel;
- c. The proposed development on the CPD Parcel shall be consistent with and integrated into the residential development on the Existing RPD Parcel and the Resulting Project shall be operated as a single project under common control pursuant to a Declaration of Covenants approved by the Village land use attorney; and
- d. The total number of residential units for the Resulting Project shall not exceed 140% of the approved number of residential units for the Existing RPD Parcel. The residential units shall be calculated by multiplying that percentage by the approved number of residential units for the Existing RPD Parcel to generate the total number of units available for the Resulting Project. For example, if the Existing RPD Parcel is authorized for 168 units, the total number of residential units for the Resulting Project shall be calculated by multiplying 140% by 168 units to render a maximum total of 235 units for the Resulting Project;
- e. The density on the Resulting Project shall not exceed eight dwelling units per gross acre (8 du/gross acre); and
- f. The Resulting Project shall be within 660-feet of approved commercial development, measured from the Resulting Project’s closest property line to the commercial development’s closest property line.

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Proposed Policy 19.3.4 *Commercial Conversion*

Policy 19.3.4 (continued):

- d. The total number of residential units for the Resulting Project shall not exceed 140% of the approved number of residential units for the Existing RPD Parcel. The residential units shall be calculated by multiplying that percentage by the approved number of residential units for the Existing RPD Parcel to generate the total number of units available for the Resulting Project. For example, if the Existing RPD Parcel is authorized for 168 units, the total number of residential units for the Resulting Project shall be calculated by multiplying 140% by 168 units to render a maximum total of 235 units for the Resulting Project;
- e. The density on the Resulting Project shall not exceed eight dwelling units per gross acre (8 du/gross acre);

E.g., The Reef Resulting Project (Phases I RPD and II CPD).

Phase I RPD approved dwelling units = 168

Phase I RPD gross acreage = 23.38 acres

Phase II CPD gross acreage = 5.32 acres

Resulting Project Gross Acreage = 23.38 + 5.32 = 28.7 acres

The maximum total number of residential units for the Resulting Project =
 $168 \times 1.40 = \mathbf{235 \text{ dwelling units}}$. The Applicant is only seeking **228 dwelling units**.

228 du/28.7 Resulting Project Gross Acreage = 7.9 du/acre Resulting Project Density

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Proposed Policy 19.3.4 *Commercial Conversion*

Policy 19.3.4 (continued):

All conversions of a CPD Parcel to an RPD Parcel under this Policy are subject to the following review requirements:

- a. The conversion shall be part of an application to rezone the CPD Parcel to an RPD; and
- b. Approval for the conversion of the CPD Parcel to an RPD is at the Council's discretion and is dependent on a determination that such a conversion is compatible and consistent with the Existing RPD Parcel and with the rezoning approval criteria set forth in the Land Development Code.

Summary

Approving these requests is appropriate for the following reasons:

- The proposed development is compatible with the existing or planned uses in the surrounding area.
- The requests are consistent with the goals, objectives, and policies of the Comprehensive Plan, as amended.
- The proposed development meets or exceeds the LDC requirements.
- The proposed development will not place an undue burden on existing transportation or planned infrastructure and will be adequately streets with sufficient capacity.
- The proposed mixture of uses are appropriate at this location.