APPLICATION REQUEST FOR PLANNING AND ZONING BOARD PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO

[LDC Section 33-54]

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: The Reef, Phase II
2. Address: Access Undetermined
3. Strap Number: 23-46-25-E4-U2143.2581
4. Application Number: CPA2016-02 and DCI2016E-01

5. Type of Application (check appropriate type(s)):

- ☒ Comprehensive Plan Amendment
- ☒ Planned Development –Amendment or Final Plan Approved
- ☐ Conventional Rezoning
- ☐ Plat
- ☐ Other _____ (Specify)
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☐ Vacation

6. Project Description (Brief description of project and need for application.)

A minor Planned Development Amendment to rezone the 5.32 acre +/- CPD parcel, identified as a portion of Development Area "A" within the Corlico Villages RPD/CPD pursuant to Lee County Zoning Resolution No. Z-02-071, to RPD to accommodate a multi-family residential development (60 units), a basketball court, and 270 parking spaces. The project is subject to a concurrent Comprehensive Plan Text Amendment to add a new Policy 19.3.4 to allow for the conversion of existing or planned commercially zoned parcels of 10 acres or less in size which border existing planned residential uses at a density not to exceed 14 dwelling units for each acre of existing commercially zoned property subject to certain conditions.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature _____ Date 7/5/16

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036

REQUEST STATEMENT AND COMPLIANCE NARRATIVE

Request Statement

The Subject Property is located in the northeast corner of the intersection of Estero Parkway and Three Oaks Parkway and is located in the Mixed-Use Overlay. The Applicant is requesting a Comprehensive Plan Text Amendment to add a new Policy 19.3.4 to allow for the conversion of existing or planned commercially zoned parcels of 10 acres or less in size which border existing planned residential uses at a density not to exceed 14 dwelling units for each acre of existing commercially zoned property as follows:

> POLICY 19.3.4: Establish incentives to encourage re-development of underutilized commercial lands by providing for higher residential densities and mixed-use development 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. The incentive shall allow for the conversion of existing or planned commercially zoned parcels of 10 acres or less in size which border existing or planned residential uses at a density not to exceed 14 dwelling units for each acre of existing commercially zoned property subject to the following:
>
> a. The conversion is sought as part of an application to rezone the commercial property to residential and incorporate into the adjacent planned or existing residential use; and
>
> b. The total number of dwelling units per acre for the entire project, incorporating the acreage included in both the commercial and the adjacent residential property, does not exceed 150% of the previously permitted density for the adjacent planned or existing residential use for the entire project as modified; and
>
> c. Conversion of the existing planned or existing commercial use is discretionary and dependent on a determination that the conversion is compatible and consistent with adjacent development, as well as the rezoning approval criteria in the Land Development Code.

The project is also subject to a concurrent minor PD Amendment to rezone the Subject Property from CPD, identified as a portion of Development Area "A" within the Corlico Villages RPD/CPD pursuant to Lee County Zoning Resolution No. Z-02-071, to RPD to accommodate a multi-family residential development (60 units) and typical accessory uses. The Subject Property is currently approved for 46,200 square feet of commercial, including mini storage, retail and office uses, which is most comparable to the conventional Rural Commercial (CR) district in terms of intensity. The Subject Property is also subject to a concurrent a minor PD Amendment to rezone the 5.32+/- acre parcel from CPD to RPD. The existing RPD Development Area "B" consists of 168 units on 23.38 acres for 7.2 units per acre. 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 or 7.9 units per acre across the entire Corlico project.

Comprehensive Plan Compliance Narrative

The proposed multi-family use will consist of 60 units. The current plan includes three (3) building types: two (2) Type "A" buildings (24 units); four (4) Type "B" Buildings (20 units); and two (2) Type "C" Buildings (16 units). The density for the project is proposed at 11.2 dwelling units per acre and the Applicant is requesting a Comprehensive Plan text amendment. If the text amendment is approved, the proposed residential density will be consistent with the maximum density of 14 dwelling units per acre allowed under the conversion of existing or planned commercially zoned parcels of 10 acres or less which border existing or planned residential uses.

The Urban Community Future Land Use category is further described in Policy 1.1.4 to provide for a mixture of relatively intense commercial and residential uses and limited light industrial uses. The proposed PD Amendment complies with this Policy, in conjunction with the proposed comprehensive plan text amendment, because it incorporates multi-family residential units within a CPD/RPD and the proposed text amendment will achieve a higher density residential project in close proximity to commercial uses.

Objective 2.1 of the Lee Plan provides for contiguous and compact development location to contain urban sprawl, minimize energy costs, conserve land, water and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are

by-passed in favor of development more distant from services and existing communities. The subject site is within the designated Future Urban Area of the Future Land Use Map and is situated in the Village of Estero where a concentration of residential and commercial development exists. The proposed multi-family housing will spur activity and provide living accommodations in a developing area, which helps minimize travel distances, cost of services and natural resource impacts that are associated with sprawl.

Objective 2.2 of the Lee Plan provides for new growth to locate where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Policy 2.2.1 states that rezonings will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. The request is consistent with this Objective and Policy.

The proposed project will not place an undue burden on the existing or planned infrastructure in the surrounding area. Urban services are available in the vicinity. The surrounding road network has appropriate capacity for the expected trip generation created by the project. Community facilities available and adequate to serve the project exist within proximity, including: Creative World School within 0.7 miles, Three Oaks Elementary School within 0.8 miles, Three Oaks Middle School within 1.8 miles, Estero High School within 3.2 miles, Florida Gulf Coast University within 3.1 miles, Estero Community Park within 2.4 miles, Estero Fire Rescue and EMS Emergency Services Station within 1.7 miles, and South County Regional Library within 1.5 miles.

- The subject site is located with access to an available and proximate road network, which is evaluated and found to be adequate to accommodate the proposed development in the Traffic Impact Statement accompanying this application.
- Central sewer and water lines are available to serve the site and Letters of Potable Water and Wastewater and Solid Waste Collection Service Availability have been provided by Lee County Utilities.
- A letter to determine the adequacy of school facilities for the Subject Property was requested by the Applicant on June 21, 2016 and the Applicant is awaiting a response. However, the proposed housing is intended for college and graduate student communal

living and this demographic is not likely to generate school children that must be accommodated by The School District of Lee County.

- Emergency Medical Services, fire, and police protection are available and adequate for the site. Letters of service availability have been provided in conjunction with the Comprehensive Plan Amendment application associated with this PD Amendment application indicating services are available and adequate from Estero Fire Rescue dated April 25, 2016, and Lee County Sheriff's Office dated May 2, 2016.
- An existing and future conditions analysis for public services, including parks recreation and open space was provided with the Comprehensive Plan Amendment application associated with this PD Amendment Application. The analysis included parks, recreation and open space analysis, which demonstrated adequate facilities are available for the anticipated development.
- The subject site falls in the ¼-mile service area of LeeTran Route 60 (Stop No. 457) and falls under the ¾-mile service area for Paratransit Service. The Master Concept Plan accompanying this application indicates the location of the existing bus stop in the southwest corner of the Estero Parkway/Three Oaks Parkway intersection. LeeTran Route 60 will serve the proposed development, offering transportation to Florida Gulf Coast University, Gulf Coast Town Center, Miromar Outlets, and the South County Library, among other destinations.
- The proposed multi-family project is designed to be compatible with the surrounding Corlico property to the north and east.

Goal 11 of the Lee Plan is to ensure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order. The availability of service from Lee County Utilities addresses that water and sewer services are adequate for the site. The Traffic Impact Statement accompanying this application also provides that the traffic impacts proposed by this application can be accommodated on the surrounding road network within the standard Levels of Service. Environmental review has been conducted in the course of this application and no probability of environmentally sensitive areas is identified due to the nature of the site within a RPD/CPD in which overall conservation and indigenous preserve requirements are met.

The application is compliant with Objective 19.1 and Policy 19.1.1 of the Lee Plan which are related to the Estero Community. The project establishes a higher density with an integrated form of development which is encouraged within the Mixed-Use Overlay. Policies 19.1.1.c. and 19.1.3.a. The proposed text amendment also establishes an incentive to encourage re-development of underutilized commercial lands by providing for higher residential densities and mixed-use development within the Urban Community future land use designation and Mixed-Use Overlay in a manner consistent with Policies 19.1.1.d., 19.1.3.e., and 19.2.1.i.

The project will adhere to buffering, signage, and architectural regulations of the Land Development Code for projects within Estero. Policy 19.2.6 of the Estero Community Plan also provides that "Lee County encourages commercial developments within the Estero Planning Community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to bike paths and pedestrian access ways." The request will connect multi-family residential with the approved CPD commercial areas to the south and west.

Policy 19.3.2 also encourages higher density residential developments, with a mix of unit types and design forms, including affordable housing with three (3) types of three-story building types and designs, in close proximity to Florida Gulf Coast University. The project proposes a higher density within 3.1 miles of Florida Gulf Coast University at an affordable price point to meet the needs of current students and recent graduates and create opportunities for them to remain in the area. The subject site falls in the ½-mile service area of LeeTran Route 60 (Stop No. 457) with an existing bus stop in the southwest corner of the Estero Parkway/Three Oaks Parkway intersection. LeeTran Route 60 will serve the proposed development, offering transportation to Florida Gulf Coast University, Gulf Coast Town Center, Miromar Outlets, and the South County Library, among other destinations.

The Applicant is in the process of scheduling an informal presentation to the Estero Design Review Board (DRB). The Applicant anticipates that the DRB will be receptive to the project, especially as it relates to the Estero Community Market Assessment ("Market Assessment") commissioned by Estero Council Community Leaders and prepared by Richard F. Hunt of Peloton Research Partners. The Market Assessment found that the Estero market has a limited amount of land available for multi-family housing (p. 15). The Market Assessment also

provides that multi-family housing is an important housing choice for accommodating current university students and recent graduates (p. 15). The proposed project will help to fill this void, thereby supporting the area's growing workforce and helping to attract new residents to the area and sustain the existing and anticipated commercial uses in Estero. Employment opportunities are also in close proximity, including the Hertz Global Headquarters and Florida Gulf Coast University, which affords convenient access.

The proposed development is also consistent with the design and siting policies of the Estero Community Plan and provisions of the LDC. Policy 19.3.1 of the Estero Community Plan encourages higher density residential developments, with a mix of unit types, between Three Oaks Parkway and I-75 and connections to an adjacent RPD residential development to the east. The Subject Property is located east of Three Oaks Parkway and west of I-75 north of Estero Parkway and, while there is already single-family residential development located west of Three Oaks Parkway, these homes may be prohibitively expensive for some. By comparison, the multi-family homes proposed by the Applicant will be marketed to accommodate the needs of current university students and recent graduates. The proposed development also includes a connection to the approved RPD residential development to the east.

In addition, the proposed multi-family buildings will complement and be compatible with the surrounding Corlico property, north and east of the Subject Property, in color palette and design. Architecture renderings of the proposed multi-family buildings will be submitted to supplement this application. Light fixtures utilized throughout the proposed development will complement the overall design pursuant to Section 33-116(b), LDC.

The water management system will be designed and permitted according to South Florida Water Management District Environmental Resource Permitting requirements, which ensures compliance with Objective 61.3 and supporting policies related to Surface Water Management Standards.

The proposed multi-family use is consistent with Housing Needs Objectives 135.1 and 135.4, and Policies 135.1.4 and 135.1.9 in that the proposed project itself contributes a mixture of housing types at a higher density to the Estero community.

The application is consistent with the Economic Element of the Lee Plan, specifically Policy 158.1.9, in that the project will introduce multi-family housing options to support a

mixture of housing types, sizes, prices, and rents in a location adjoining CPD businesses and workplaces.

Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map

Table 1(b) depicts the extent of development through the year 2030. No development orders or extensions to development orders are to be issued or approved by the Village which would allow Estero's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded. Estero has 450 acres allocated to Urban Community and 3,254 for residential.

The Market Assessment commissioned by Estero Council Community Leaders and prepared by Richard F. Hunt of Peloton Research Partners indicates that the Village has a surplus of land zoned for retail uses (p. 13) and found that has a limited amount of land available for multi-family housing (p. 15). The Market Assessment also provides that multi-family housing is an important housing choice for accommodating current university students and recent graduates (p. 15).

Estero is home to numerous high-end gated communities. Goal 135 of the Lee Plan indicates that a goal of the County is "to provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the county." Objective 135.1 indicates that there will be a need for 114,927 additional dwelling units in Lee County and only 39,637 will be provided in unincorporated Lee County. The incorporated areas need to provide 75,290 additional dwelling units by 2025. The trend since the beginning of the housing market recovery is decidedly toward single-family. The County has consumed more land for single-family residential development, thereby, reducing the available land in the urban areas to address population growth.

The City of Fort Myers is reaching build-out and as the Arborwood, Pelican Preserve, and Heritage Palms Developments of Regional Impact move toward build-out, they have shifted toward more single-family residential development and they are not likely to provide the number of units originally anticipated. Growth in Cape Coral has been slow since the recession and one

cannot anticipate that a significant amount of the 75,290 units will be located in Cape Coral. The City of Bonita Springs has limited room to grow as well, and they, too, have experienced a shift toward single-family residential in their developing communities to the east. The Subject Property in the Village of Estero will be able to provide some of the 75,290 additional housing units needed.

The requested amendment will help Lee County and the Village of Estero achieve the needed number of dwelling units and help fill the multi-family housing void. In so doing, the project will support the area's growing workforce and help to meet the needs of the expanding university and create opportunities for recent graduates to remain in the area, as well as sustain the existing and anticipated commercial uses in Estero.

Analysis of Parks, Recreation, and Open Space

Existing Condition – Regional Parks

The community surrounding the Subject Property has adequate levels of service related to parks, recreation, and open space. Specific community facilities available and adequate to serve the project within close proximity, include Estero Community Park within 2.4 miles, and schools that provide opportunity for recreation include Creative World School within 0.7 miles, Three Oaks Elementary School within 0.8 miles, Three Oaks Middle School within 1.8 miles, Estero High School within 3.2 miles, and Florida Gulf Coast University within 3.1 miles.

Policy 95.1.3 of the Comprehensive Plan establishes minimum acceptable level of service standards for regional parks at six (6) acres of developed regional park land open for public use per 1,000 total seasonal County population. The 2015 estimated functional population of Lee County was 768,127 based on 2010 Census data, the University of Florida Bureau of Economic and Business Research (BEBR) mid-range permanent population estimates, and a seasonal component of eighteen (18) percent of the permanent population. At that functional population estimate, the need for regional park acreage to meet minimum level of service standards calculated to 4,608.76 acres.

According to the Lee County 2015 Concurrency Report, there are 7,235 acres of existing regional parks currently operated by Municipal, County, State, and Federal governments. Therefore, the minimum level of service standards are currently met and exceeded for regional parks.

Future Condition – Regional Parks

The proposed addition of 60 dwelling units with 252 beds is equivalent to a need of 1.51 acres of regional parks. However, the minimum level of service standards for regional parks is already being exceeded by 2,624.73 acres. In other words, the existing supply of regional parks will meet the minimum level of service standard, as well as the "Desired Future Level of Service Standard" for the population through 2019, as stated in the 2015 Lee County Concurrency Report. In addition, the project also includes the additional of an on-site basketball court, which will further serve the recreational needs of residents.

Existing Condition – Community Parks and Recreation Centers

Policy 95.1.3 of the Lee Plan establishes minimum acceptable level of service standard for community parks at 0.8 acres of developed standard community parks open for public use per 1,000 permanent population, unincorporated County only. The subject site is within the incorporated Village of Estero and within the South Community Park Benefit District. The 2015 Lee County Concurrency Report lists Estero Community Park and Rec Center, Karl Drews Community Center and Park, San Carlos Pool, and Three Oaks Community Park, totaling 113 acres within this Benefit District. Also listed are two existing community parks jointly used with the School District: Estero High School and San Carlos Elementary School, totaling 19 acres. The cumulative total of 132 acres is approximately triple the minimum level of service requirement for the Benefit District.

The Estero Community Park located within 2.4 miles of the subject site encompasses 65 acres. At 65 acres, Estero Community Park is adequate to serve a population of up to 81,250 permanent residents according to the minimum level of service standard.

Within the Census-designated boundary for Estero, the 2010 permanent population was 22,612, which generated a minimum community park demand equivalent to 18.09 acres based on Level of Service of 0.8 acres per 1,000 permanent population.

The Estero Community Park contains a 40,000 square foot community recreation center. Objective 83.2 of the Comprehensive Plan states that four (4) Community Recreation Centers of 25,000 square feet or more will be provided for the need of unincorporated Lee County residents. The recreation center at Estero Community Park is an adequate facility, well exceeding the minimum size by 15,000 square feet.

Future Condition – Community Parks and Recreation Centers

The Estero Planning Community population distribution per Table 1(b) Year 2030 Allocations is 25,577, which generates a minimum community park demand of 20.46 acres (at 0.8 acres of community parks per 1,000 permanent population). The proposed addition of 60 dwelling units with 252 beds is equivalent to a need of 0.20 additional acres of community parks.

Given a 2030 allocation of 25,577 resulting in a Community Parks requirement of 20.66 acres, the Estero Community Park exceeds minimum level of service standards for community parks for the Planning Community of Estero by over 44 acres. The proposed project calculates to a community park need of 0.20 acres, so the existing facilities are more than adequate to satisfy the level of service needed for the proposed development.

The recreation center at Estero Community Park satisfies the community's need for a recreation center and exceeds the minimum size by 15,000 square feet, therefore, it should appropriately provide for the recreation center needs generated by the proposed 60 multifamily units.

The 2015 Lee County Concurrency Report reflects that the Estero/San Carlos/Three Oaks Community Park Benefit District has resources to meet the minimum level of service standards, as well as the "Desired Future Level of Service Standard" for Community Parks through 2019, and those resources will accommodate the proposed additional population associated with the proposed project well into the future.

ADJACENT LOCAL GOVERNMENT, STATE, AND REGIONAL POLICY PLAN CONSISTENCY

The proposed amendment is consistent with the development patterns and trends in the surrounding community and will not have significant impacts on the adjacent local government of Bonita Springs or its comprehensive plan. The Bonita Springs Comprehensive Plan Intergovernmental Coordination Element provides for a coordination system that is maintained between the City and Lee County on planning and land use matters.

The State Comprehensive Plan (Section 187.201, Florida Statutes) Land Use Policy 1 aims to enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping and recreation activities. The proposed change to allow a mixture of multi-family dwelling types with an on-site recreational amenity in proximity to commercial development and the university supports the intent of this Policy by allowing for residents to live near their schools, workplaces and shopping opportunities in an appropriate location where urban services are available and adequate. Environmental and structural quality has been assured through the permitting process for defining the potable water, sanitary sewer, and stormwater systems in order to reduce the impact of the proposed land use on water quality and quantity, as well as preventing flooding.

The Southwest Florida Strategic Regional Policy Plan Affordable Livability Goal 5 calls for the creation of livable communities with an implementation strategy of promoting a good environment for driving, walking, bicycling, and public transit through a highly-connected network. Transportation Goal 1 calls for the construction of a multi-modal transportation system in order to support community goals, increase mobility, and enhance Southwest Florida's regional competitiveness. The proposed project furthers these goals in that it provides compact development in proximity to commercial and residential uses, employment centers, bike paths and pedestrian access ways, roads, emergency services, recreational amenities, and public transit as detailed in the Request Statement accompanying this submittal.

"THE REEF" - PHASE II
MASTER CONCEPT PLAN

DENSITY SUMMARY

NPD AREA	DWELLING UNITS	LAND USE	BUILDING HEIGHT
DEV. AREA "A"	60 UNITS	60 UNITS	35 FEET/ 2 STORIES
DEV. AREA "B"	168 UNITS	168 UNITS	35 FEET/ 2 STORIES
DEV. AREA "C"	126 UNITS	PUBLIC	35 FEET/ 2 STORIES
TOTAL	294 UNITS	224 UNITS	

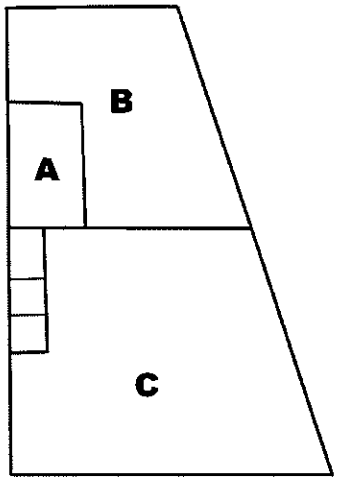
CPD AREA	BUILDING AREA	LAND USE	BUILDING HEIGHT
~~DEV. AREA "A"~~	~~[illegible]~~	~~VACANT~~	~~35 FEET/ 2 STORIES~~
OUTPARCEL #1	12,000 S.F.	PUBLIC	35 FEET/ 2 STORIES
OUTPARCEL #2	10,000 S.F.	PUBLIC	35 FEET/ 2 STORIES
OUTPARCEL #3	10,000 S.F.	PUBLIC	35 FEET/ 2 STORIES
TOTAL	78,000 S.F.	0 SQ. FT.	

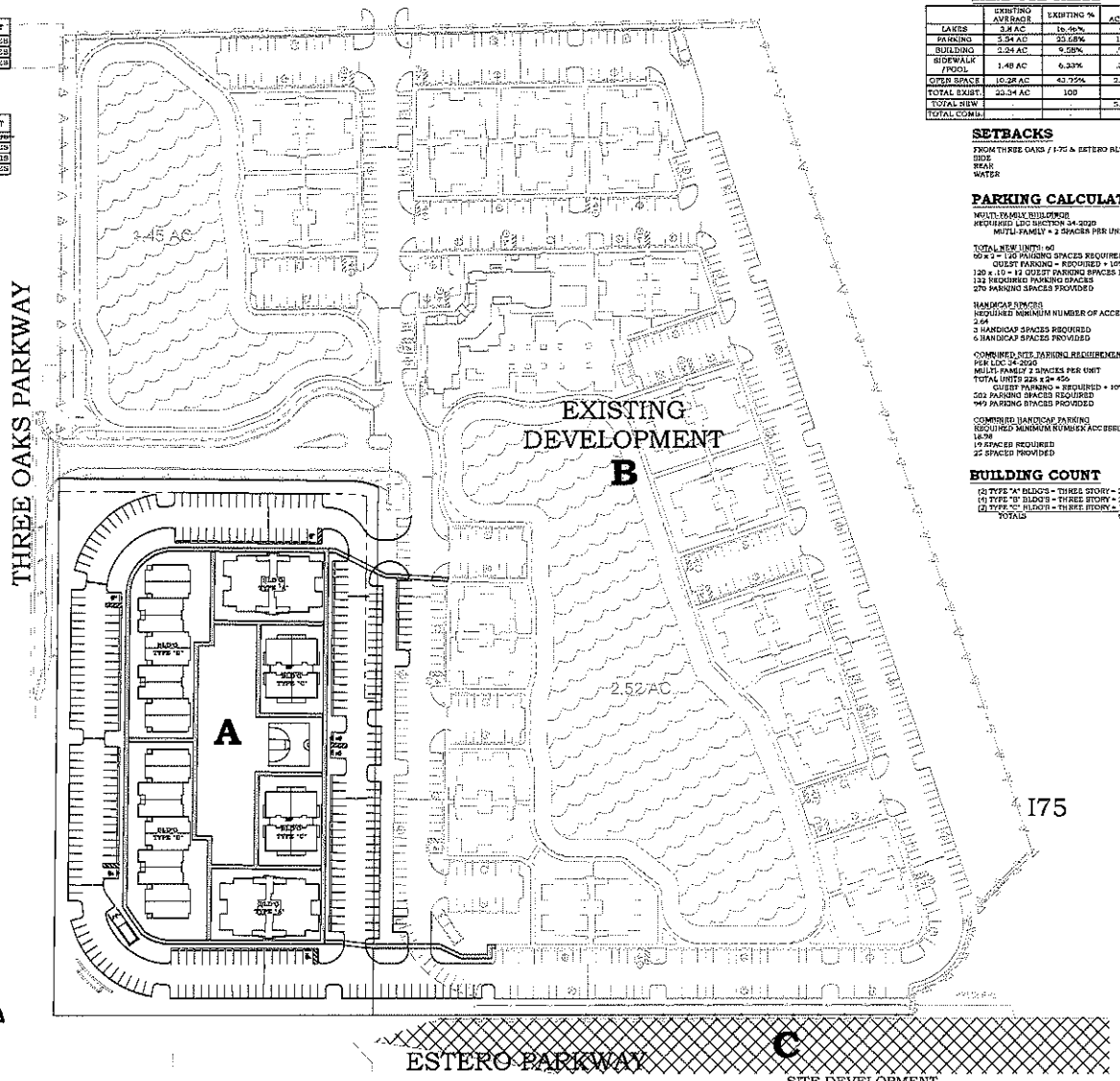
APPROVED EXISTING DENSITY PER RESOLUTION Z-02-071 REQUEST DENSITY

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
DWELLING UNIT
- Single-family
- Duplex
- Two-family attached
- Townhouse
- Multiple-family building
- Zero lot line

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





SITE DEVELOPMENT
SCALE 1"= 60'

LAND USE TABLE

	EXISTING AVERAGE	EXISTING %	NEW ACREAGE	NEW %	COMBINED ACREAGE	COMBINED %
LAKES	3.8 AC	16.46%	0 AC	0	3.8 AC	13.20%
PARKING	5.34 AC	23.58%	1.8 AC	35.00%	7.34 AC	25.80%
BUILDING	2.24 AC	9.58%	.98 AC	18.00%	3.22 AC	11.20%
SIDEWALK /POOL	1.48 AC	6.33%	.30 AC	5.00%	1.78 AC	6.20%
OPEN SPACE	10.28 AC	43.75%	2.20 AC	42.00%	12.48 AC	43.60%
TOTAL EXIST.	23.34 AC	100	-	-	-	-
TOTAL NEW			5.28 AC	100		
TOTAL COMB.		-	-	-	28.62 AC	100

SETBACKS

FROM THREE OAKS / I-75 & ESTERO BLVD	20 FT MIN.
SIDE	20 FT MIN.
REAR	20 FT MIN.
WATER	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
270 PARKING SPACES PROVIDED

HANDICAP SPACES
REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES = 2% OF TOTAL SPACES = (270 x .02) = 2.64
3 HANDICAP SPACES REQUIRED
6 HANDICAP SPACES PROVIDED

COMBINED SITE PARKING REQUIREMENTS
PER LDC 34-2020
MULTI-FAMILY 2 SPACES PER UNIT
TOTAL UNITS 228 x 2= 456
GUEST PARKING = REQUIRED + 10% (456 x .10) = 45.6
502 PARKING SPACES REQUIRED
949 PARKING SPACES PROVIDED

COMBINED HANDICAP PARKING
REQUIRED MINIMUM NUMBER ACCESSIBLE / HANDICAP SPACES 2% OF TOTAL (949 x .02) = 18.98
19 SPACES REQUIRED
25 SPACES PROVIDED

BUILDING COUNT

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

McHARRIS PLANNING & DESIGN

"THE REEF" PHASE II
@ COSTAL VILLAGE
19655 THREE OAKS PKWY
FORT MYERS, FL 33967

Project No. C16-0003
MASTER CONCEPT PLAN
MCP