

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

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Project: Estero Oaks MPD
Case: ADD2014-00151
STRAP: 22-46-25-00-01001.1020 & others

The Division of Environmental Sciences (ES) staff has reviewed the proposed amendment to Estero Oaks Mixed Planned Development (MPD) and offer the following analysis and recommendation:

PROJECT REQUEST:

The applicant is requesting to amend the Master Concept Plan (MCP) to adjust the provided open space table. The overall required open space and provided open space totals are not being changed. The adjustments are corrections to the open space allotments in the residential tract and commercial tracts to be consistent with DOS2014-00047.

OPEN SPACE:

LDC Section 34-935(g)(5) requires MPDs must contain the amount of applicable open space as set forth in Section 34-935(g)(1-4) for the proposed large project with commercial and residential uses. The 36.3 acre property contains a 15.4 acre commercial tract, and 20.9 acre residential tract. Therefore, the proposed project must provide a minimum of 12.98 acres ($30\% \times 15.4 + 40\% \times 20.9$) of open space. The MCP open space table indicates required open space is calculated based on the residential and commercial footprint acreage and their fractional use of lake and right-of-way areas for a total of 12.98 acres.

The MCP open space table further illustrates that open space is provided through 9.22 acres within the Residential Tract and 3.76 acres within the Commercial Tract to meet LDC Section 10-415(d) use of open space requirements and LDC Section 34-414(c) requirements to allow each

commercial lot (1-8) to provide a minimum 22% open space. Thus, the MCP indicates a total of 12.98 acres open space is to be provided which meets minimum LDC requirements.

ES staff finds the open space as indicated on the MCP open space calculation table is in compliance with the LDC and consistent with the following Lee Plan Objectives:

Objective 77.1: Development regulations will continue to require that new residential developments provide sufficient open space to meet the needs of their residents.

Objective 77.2: Development regulations will continue to require that new commercial and industrial developments provide sufficient open space for the benefit of their patrons and the general public.

ES staff recommends the following condition to ensure open space as required by the LDC is met:

Development order plans must depict open space in compliance with the approved MCP open space calculations table.