



Professional Engineers, Planners & Land Surveyors



PORTOFINO VINEYARDS VILLAGES OF SAN CARLOS DRI, PARCELS B, C, D & E

Minor Administrative Amendment to Planned Development Narrative of Request

Request Summary

The applicant is requesting a minor administrative amendment to add new Deviations 15 through 18 for Portofino Vineyards, Villages of San Carlos parcels B, C, D & E. These new deviations have become necessary during the review of the concurrent development order application currently under review (DOS2016-00059). There is an approved MCP for the overall Villages of San Carlos DRI that is not proposed to be revised. No changes are proposed to the existing approved deviations. New deviation requests 15 through 17 are the result of the original development order being partially constructed via existing approval that has since expired. Deviation request 18 is a site design specific request pursuant to Land Development Code Chapter 10-104.

Background and Approval History

The project is located on Three Oaks Parkway, just south of the Winn Dixie Shopping Center. The subject property is located in the Urban Community future land use category within the San Carlos Planning Community.

The overall 495 acre ± Villages of San Carlos project originally received DRI approval on February 16, 1981 pursuant to zoning resolution Z-81-047 which also rezoned the property to conventional zoning districts. The property was later rezoned to Residential Planned Development, Commercial Planned Development and Community Facilities Planned Development by zoning resolution Z-91-083.

The zoning was later amended on August 20, 2007 by zoning resolution Z-07-027 which is the current zoning approval and allocated 1,170 dwelling units to parcels B, C, D & E as part of the DRI D.O. This approval also revised the property development regulations for multiple-family and townhouse building types.

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The DRI was later amended on January 25, 2017 by zoning resolution Z-17-001 which is the current approval and allocated 1,170 dwelling units to parcels B, C, D & E as part of the DRI D.O. This approval revised Map H to address access points for parcel M-2 and the park.

The project was originally approved under DOS2006-00115, which expired October 29, 2013. There is a new development order application for the subject property (DOS2016-00059) currently under review for 838 residential units in 66 buildings with streets, utilities, stormwater management facilities, clubhouse, a swimming pool, and related minor site improvements.

LDC Consistency/Minimal Modification

LDC Section 34-377(a)(5) in part provides that applications for administrative approval will be processed as administrative amendments in accordance with Section 34-380. This section also states that administrative amendments may be granted by the Director upon a finding that public health, safety, and welfare will not be adversely affected by the request. LDC Section 34-380(a) provides that amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development. LDC Section 34-380(b) provides that the Director may approve any change to the interior of the development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area). This section of the code further specifies that “the Director may not approve a change that will result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.” In addition, this section provides that “the Director may not approve changes that will result in a reduction of total open space, buffering, landscaping and preservation areas or that will adversely impacts on surrounding land uses.”

The request is consistent with the administrative amendment requirements contained in LDC Section 34-380(b). The request is specific to portions of the development located in the interior of the planned development. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The requested amendment is a minimal necessary modification to the already approved planned development to allow the project to proceed with development.

Conclusions

The request increases development potential and economic viability of the site. The request affects interior portions of the approved planned development. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The proposed amendment is a necessary minimal modification to the approved planned development to allow development to proceed. The proposed modifications do not change the fact that the project is consistent with the Lee Plan and the LDC.