

Caloosa Lakes MPD

Meeting Summary

The Lehigh Acres Architectural Planning & Zoning Review Board (LAAPZRB) was advertised and scheduled for March 24, 2022 at 5:30 PM.

Enclosed is a copy of the meeting advertisement that was posted in the Fort Myers News Press, a copy of the meeting presentation and approval from the LAAPZRB.



The News-Press media group

news-press.com A GANNETT COMPANY

RECEIVED
MAR 25 2022
Q. Grady Minor
& Associates, P.A.

Attn:

**Q. GRADY MINOR & ASSOCIATES, P
3800 VIA DEL REY
BONITA SPRINGS, FL 34134**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared
Nicole Jacobs, who on oath says that
he or she is a Legal Assistant of the News-Press, a daily
newspaper published at Fort Myers in Lee County, Florida; that
the attached copy of advertisement, being a Legal Ad in the
matter of

NOTICE OF PUBLIC INFORMATION MEETING A public
information meeting pursuant to Section 33-1482, Lee County
Land Development Code will be held March 24, 2022, 5

In the Twentieth Judicial Circuit Court was published in said
newspaper editions dated in the issues of or by publication on
the newspaper's website, if authorized, on :

03/14/2022

Affiant further says that the said News-Press is a paper of
general circulation daily in Lee County and published at Fort
Myers, in said Lee County, Florida, and that the said newspaper
has heretofore been continuously published in said Lee County,
Florida each day and has been entered as periodicals matter at
the post office in Fort Myers, in said Lee County, Florida, for a
period of one year next preceding the first publication of the
attached copy of advertisement; and affiant further says that
he or she has never paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for the
purpose of securing this advertisement for publication in said
newspaper editions dated:

Sworn to and Subscribed before me this 14th of March 2022,
by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

My commission expires

of Affidavits 1

This is not an invoice

NOTICE OF PUBLIC INFORMATION MEETING

A public information meeting pursuant to Section 33-1482, Lee County Land Development Code will be held March 24, 2022, 5:30 p.m. before the Lehigh Acres Architectural Planning & Zoning Review Board (Lehigh Acres Municipal Services Improvement District, 601 East County Lane, Lehigh Acres, FL 33936). The public information meeting will provide general information regarding a proposed amendment to the Caloosa Lakes MPD to permit single family dwellings in addition to multiple-family dwelling units on a portion of the MPD identified as Parcel 2 on the Master Concept Plans. The existing MPD permits development of up to 407 multiple-family dwelling units on Parcel 2. The applicant is proposing to modify that condition of the approved zoning resolution to allow for the 407 multiple family dwelling units or up to 200 single-family dwelling units on Parcel 2. Development standards for the single family dwelling unit type will be established for Parcel 2. The subject property (STRAP Number 05-45-27-00-00005.0000 and 05-45-27-00-00007.0010) is located at 156 and 160 Homestead Rd S in Section 05, Township 45 South, Range 27 East, Lee County, Florida. If you have questions or comments, please contact Sharon Umpenhour at Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134, email: sumpenhour@gradyminor.com, phone: 239-947-1144, fax: 239-947-0375. Project information is posted online at www.gradyminor.com/planning. The public information meeting is for informational purposes only, it is not a public hearing.

AD#5171422 3/14/22

SARAH BERTELSEN
Notary Public
State of Wisconsin

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

**LEHIGH ACRES ARCHITECTURAL PLANNING AND
ZONING REVIEW BOARD APPLICATION**

Date Received: _____

File Name : _____

LAAPZRB Date: _____

(1) GENERAL INFORMATION (Use additional sheets if necessary)

1. Name of Project: Caloosa Lakes MPD
2. Street Address of Project: 156 and 160 Homestead Rd S
3. Strap No. 05-45-27-00-00005.0000 and 05-45-27-00-00007.0010
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
Planned Development Administrative Amendment
5. Applicant Name / Title: BG Land Holdings
Address: 6150 Diamond Centre Ct., Suite 801, Fort Myers, FL 33912
Phone: 941-216-0369 Email: mdhondt@bglandholdings.com
6. Date of LAAPZRB meeting requested for presentation March 24, 2022
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
Name / Title: D. Wayne Arnold, AICP with Q. Grady Minor & Associates, P.A.
Address: 3800 Via Del Rey, Bonita Springs, FL 34134
Phone: 239.947.1144 Email: warnold@gradyminor.com
8. Provide name and contact information of additional persons to receive correspondence from the LAAPZRB.
Sharon Umpenhour, sumpenhour@gradyminor.com
9. County staff Reviewer: Not determined at this time
10. Has project been presented to Community Development or Lee County Hearing Examiner or other public presentations: Yes _____ No x _____ Dates: _____
Application No.: Not determined at this time

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site:

Northwest intersection of Homestead Road South and Sunrise Boulevard

12. Proposed Use:

Single Family Residential

13. Adjacent Zoning and Land Uses:

North: RM-8 and Caloosa Lakes MPD

South: Caloosa Lakes MPD and RS-1

East: AG-2 and CN-3

West: Caloosa Lakes MPD

14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built:

See Narrative of Request included with this application

15. Project Checklist submitted: ☒ Yes ☐ No16. Application Fee Submitted: Type 1 \$50.00 ☒ Type 2: \$150.00 ☐**PROPERTY OWNER/APPLICANT**

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: D. Wayne Arnold

Digitally signed by D. Wayne Arnold
Date: 2022.03.14 08:30:56 -04'00'

Date: March 14, 2022Print Name: D. Wayne Arnold, AICP

Title: _____

☒ **ACTION TAKEN**
LAAPZRB

DATE
3-24-22

DECISION
Approved

Initials: JS

Attachments: _____

CALOOSA LAKES MPD ADMINISTRATIVE AMENDMENT

March 24, 2022, LAAPZRB Meeting

Project information and a copy
of this presentation can be
found on our website:



www.gradyminor.com/Planning

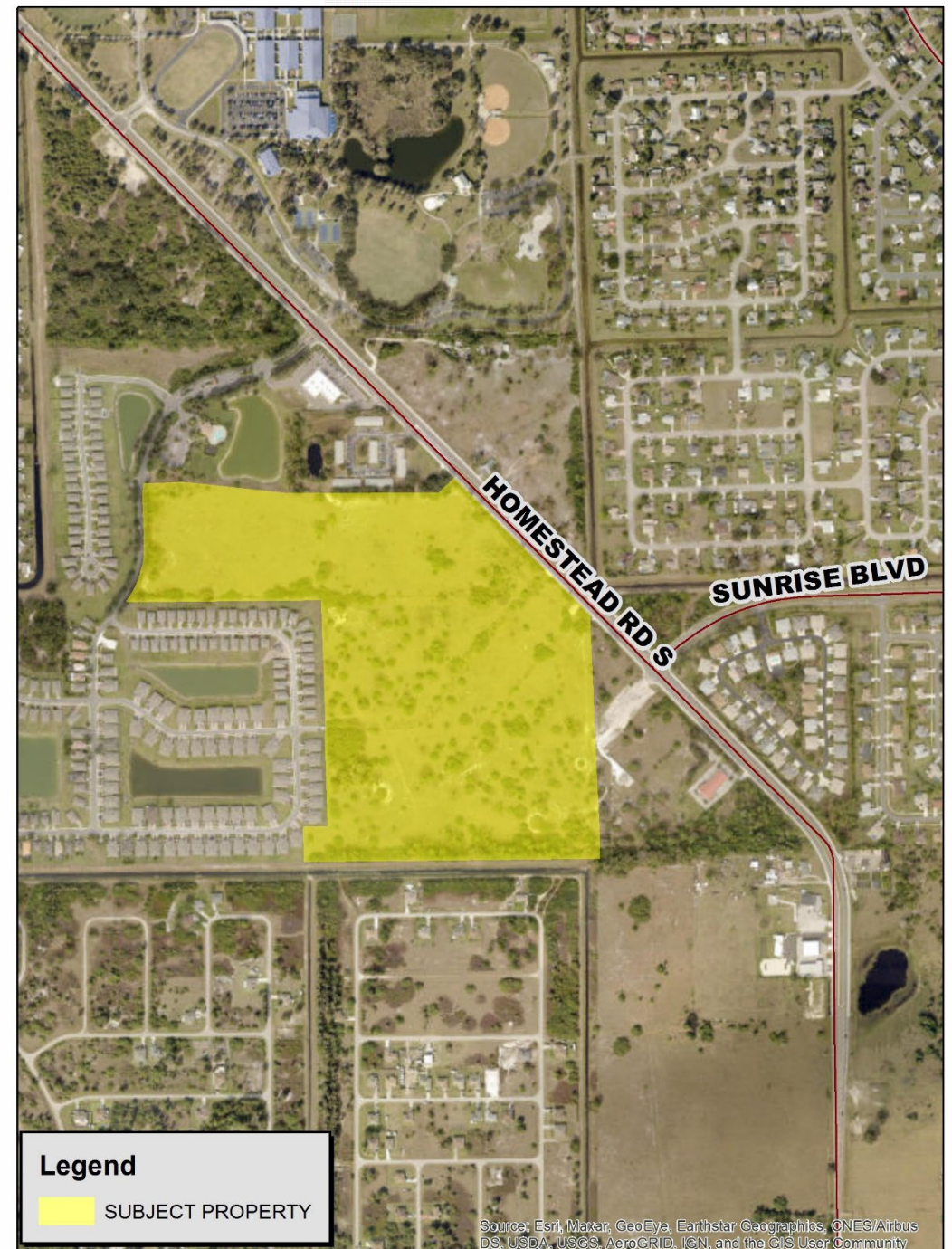
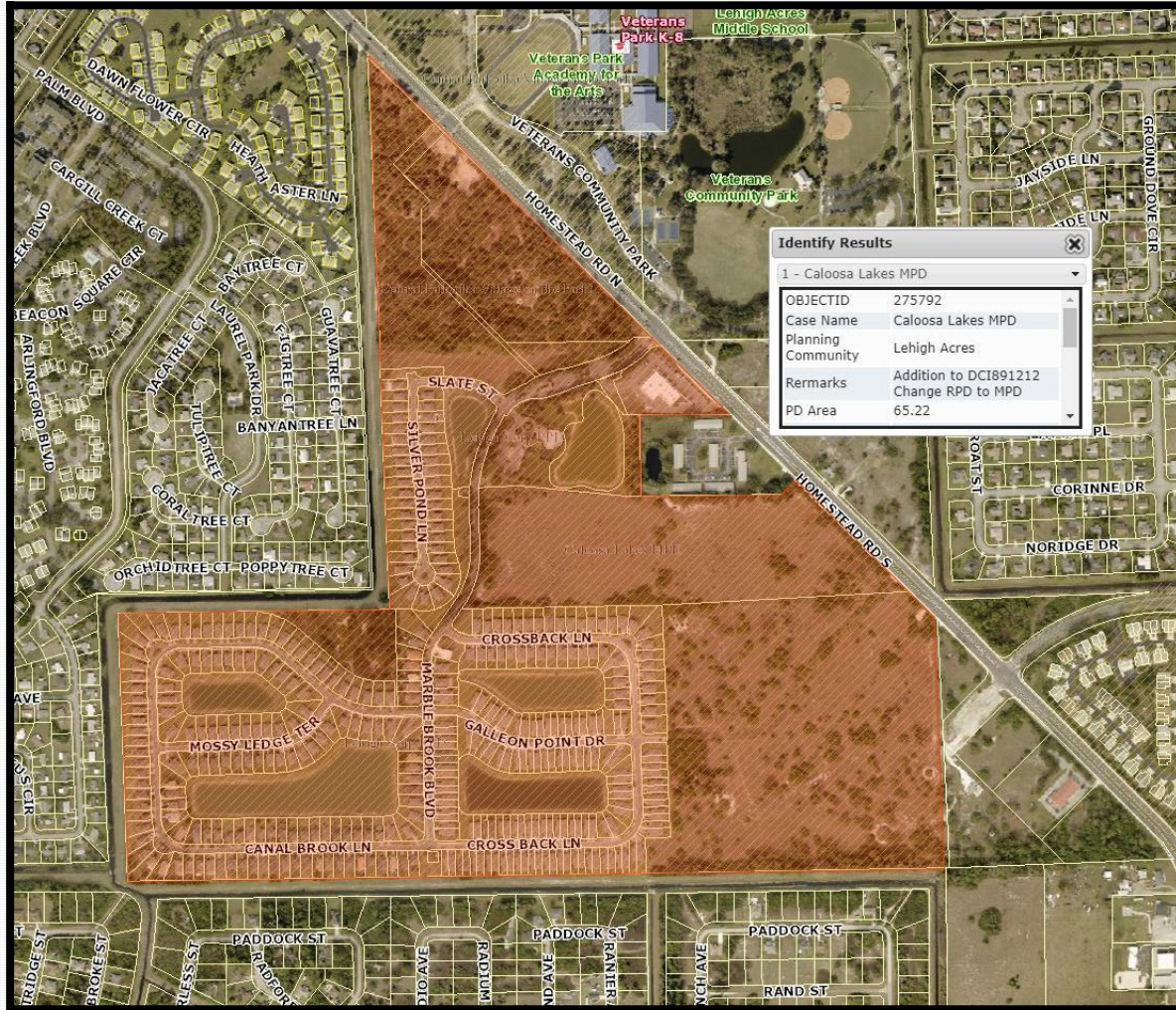
INTRODUCTION

PROJECT TEAM:

- **BG Land Holdings, LLC – Applicant**
- **Michael Delate, P.E., Civil Engineer** – Q. Grady Minor & Associates, P.A.
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor & Associates, P.A.

**Please note, all information provided is subject to change until final approval by the governing authority.*

LOCATION MAP



PROJECT INFORMATION

STRAP Numbers: 05-45-27-00-00005.0000 and 05-45-27-00-00007.0010

Address: 156 and 160 Homestead Road South

Project Acreage: 65+/- Acres

Current Zoning: Caloosa Lakes MPD

Future Land Use Designation: Central Urban

Proposed Request:

The applicant is seeking an administrative amendment to the Caloosa Lakes MPD in order to permit single family dwellings in addition to multiple-family dwelling units on a portion of the MPD identified as Parcel 2 on the Master Concept Plans.

The MPD is approved for 407 multiple-family dwelling units, the proposed single family conversion results in no new increase in vehicular trips.

PROPOSED CONCEPTUAL PLAN (DRAFT)



Concept Yield
185 (50'x130') SF Lots
Lake Area - 17.6 Acres

CONCLUSION

Documents and information can be found online:

- Gradyminor.com/Planning

Contact:

- **Q. Grady Minor & Associates, P.A.:** Sharon Umpenhour sumpenhour@gradyminor.com or 239.947.1144 extension 1249

Project information and a copy of this presentation can be found on our website:



www.gradyminor.com/Planning