

ADMINISTRATIVE AMENDMENT (PD) ADD2022-00080

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, BG Land Holdings, LLC filed an application for an administrative amendment to a Mixed Use Planned Development on a project known as Caloosa Lakes MPD to amend the Schedule of Uses and Development Regulations to allow single-family dwellings on Parcel #2 located at 156 and 160 Homestead Rd S, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45 South, Range 27 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Z-05-080 and was amended by ADD2006-00097, ADD2008-00127, ADD2008-00008, ADD2018-00028, Resolution Z-18-032, ADD2019-00005 and ADD2019-00073); and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Parcel #2 of the development allows for up to 406 multifamily dwelling units; and

WHEREAS, the applicant is proposing to modify the Schedule of Uses for Parcel #2 to allow for up to 406 multifamily units or alternatively for up to 200 single-family dwelling units; and

WHEREAS, the applicant has provided a Traffic Impact Statement (TIS) that indicates 200 single-family dwelling units will generate a similar number of trips as 406 multifamily dwelling units and will have no net impact on the number of trips generated by this development; and

WHEREAS, an amendment to the Development Regulations is necessary to provide specific regulations for the development of single-family dwellings within Parcel #2; and

WHEREAS, pursuant to Land Development Code Section 33-1482, the applicant held a public informational meeting on March 24, 2022 in the Lehigh Acres Community and provided the County with the synopsis of the meeting (see Attachment "D")

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Mixed Use Planned Development to amend the Schedule of Uses and Development Regulations is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the Master Concept Plan approved via ADD2019-00005 (exhibit “B”), except for Parcel 2, which may alternatively be developed in substantial compliance with the Conceptual Plan, attached hereto as Exhibit “C”.**
2. **Condition 1 of Resolution Z-18-032 is hereby amended as follows:**

Maximum Dwelling Units: 800

SINGLE-FAMILY – Maximum 394 dwelling units may be single-family, zero-lot-line and/or two-family attached, limited to Parcel #1 only.

MULTIFAMILY OR SINGLE-FAMILY – a Maximum of 406 multifamily units OR a maximum of 200 single-family units on Parcel #2.
3. **The Schedule of Uses (Condition 2(a) of Resolution Z-18-032) is hereby amended to allow for up to 406 multifamily OR alternatively up to 200 single-family dwelling units on Parcel #2.**
4. **The Property Development Regulations (Condition 3 of Resolution Z-18-032) are hereby amended to provide for additional Development Regulations for Parcel #2 (See Exhibit “E”).**
5. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect, except as amended herein.**
6. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 7/26/2022

Anthony R. Rodriguez, AICP, Zoning Manager

Attachments: Exhibit A: Legal Description

Exhibit B: Master Concept Plan approved via ADD2019-00005

Exhibit C: Conceptual Plan for Parcel #2

Exhibit D: Summary of Public Informational Meeting

Exhibit E: Revised Development Regulations

Exhibit A

PROPERTY DESCRIPTION

(PER INSTRUMENT #2009000080596)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 89°08'31" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,462.65 FEET TO A POINT ON THE BOUNDARY OF CALOOSA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2006000358513 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 02°21'32" W ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 175.06 FEET; THENCE RUN N 89°08'31" E, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 125.05 FEET; THENCE RUN N 02°21'29" W, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 1,141.39 FEET; THENCE RUN S 89°08'13" W, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 984.25 FEET; THENCE RUN N 34°44'31" E, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 16.93 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE WEST; THENCE RUN NORTHERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 472.50 FEET, THROUGH A CENTRAL ANGLE OF 37°15'09", SUBTENDED BY A CHORD OF 301.83 FEET AT A BEARING OF N 16°06'56" E, FOR A DISTANCE OF 307.21 FEET TO THE END OF SAID CURVE; THENCE RUN N 02°30'38" W, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 187.63 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE EAST; FROM WHICH THE RADIUS POINT BEARS N.87°29'23"E. A DISTANCE OF 727.53 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 727.53 FEET, THROUGH A CENTRAL ANGLE OF 07°56'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A BEARING OF N.01°27'28"E., FOR A DISTANCE OF 100.77 FEET TO THE END OF SAID CURVE; THENCE RUN N.87°29'22"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 170.66 FEET; THENCE RUN N.89°32'47"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.86°20'24"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 32.48 FEET; THENCE S.84°16'59"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 494.91 FEET; THENCE RUN N.89°07'57"E., ALONG THE BOUNDARY OF SAID CALOOSA LAKES PHASE 1, FOR A DISTANCE OF 69.31 FEET; THENCE CONTINUE N.89°07'57"E. FOR A DISTANCE OF 687.47 FEET; THENCE RUN N.44°50'37"E., FOR A DISTANCE OF 100.69 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOMESTEAD RD (80' WIDE); THENCE RUN S.45°12'26"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 956.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S.02°29'49"E., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,239.27 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 64.973 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AS BEING S 89°08'31" W, AS STATED IN THE REFERENCED DEED.
2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH & DESCRIPTION MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

*NOT VALID WITHOUT
SHEETS 1 OF 2*

DRAWN BY:	AH
CHECKED BY:	DLS
JOB CODE:	LGICLDD
SCALE:	N/A
DATE:	16 FEBRUARY 2022
FILE:	22-51-SL
SHEET:	1 of 2

THIS IS NOT A SURVEY

SKETCH AND DESCRIPTION**A PARCEL OF LAND**

LYING IN
SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

**GradyMinor**

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

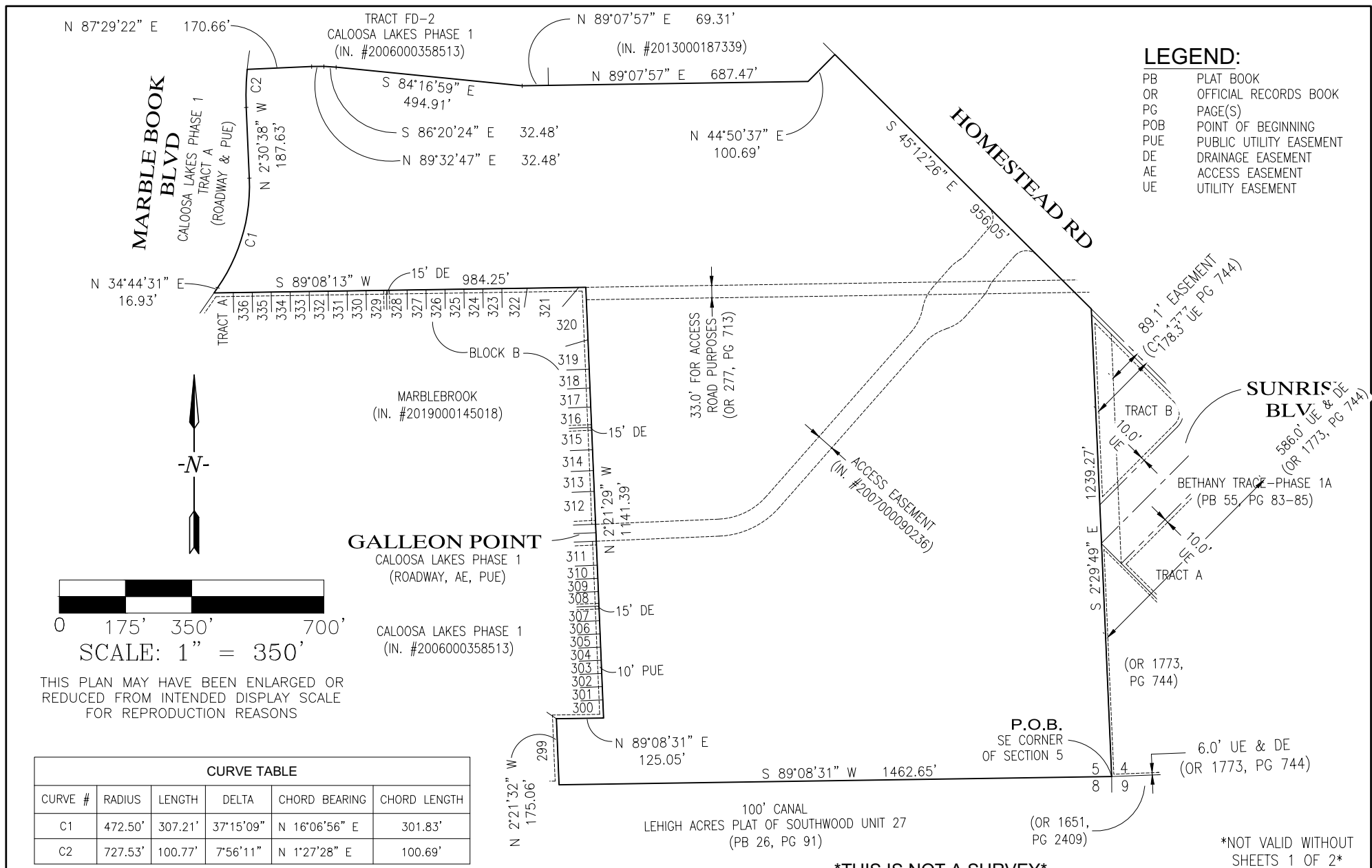
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380



DATE SIGNED

Digitally signed by
Donald L. Saintenoy
III, PSM
Date: 2022.02.17
10:30:30 -05'00'

DONALD L. SAINTENOY III, P.S.M.
FL LICENSE #6761
FOR THE FIRM



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

LYING IN
SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

DRAWN BY: AH
CHECKED BY: DLS
JOB CODE: LGICLDD
SCALE: 1" = 350'
DATE: 16 FEBRUARY 2022
FILE: 22-51-SL
SHEET: 2 of 2

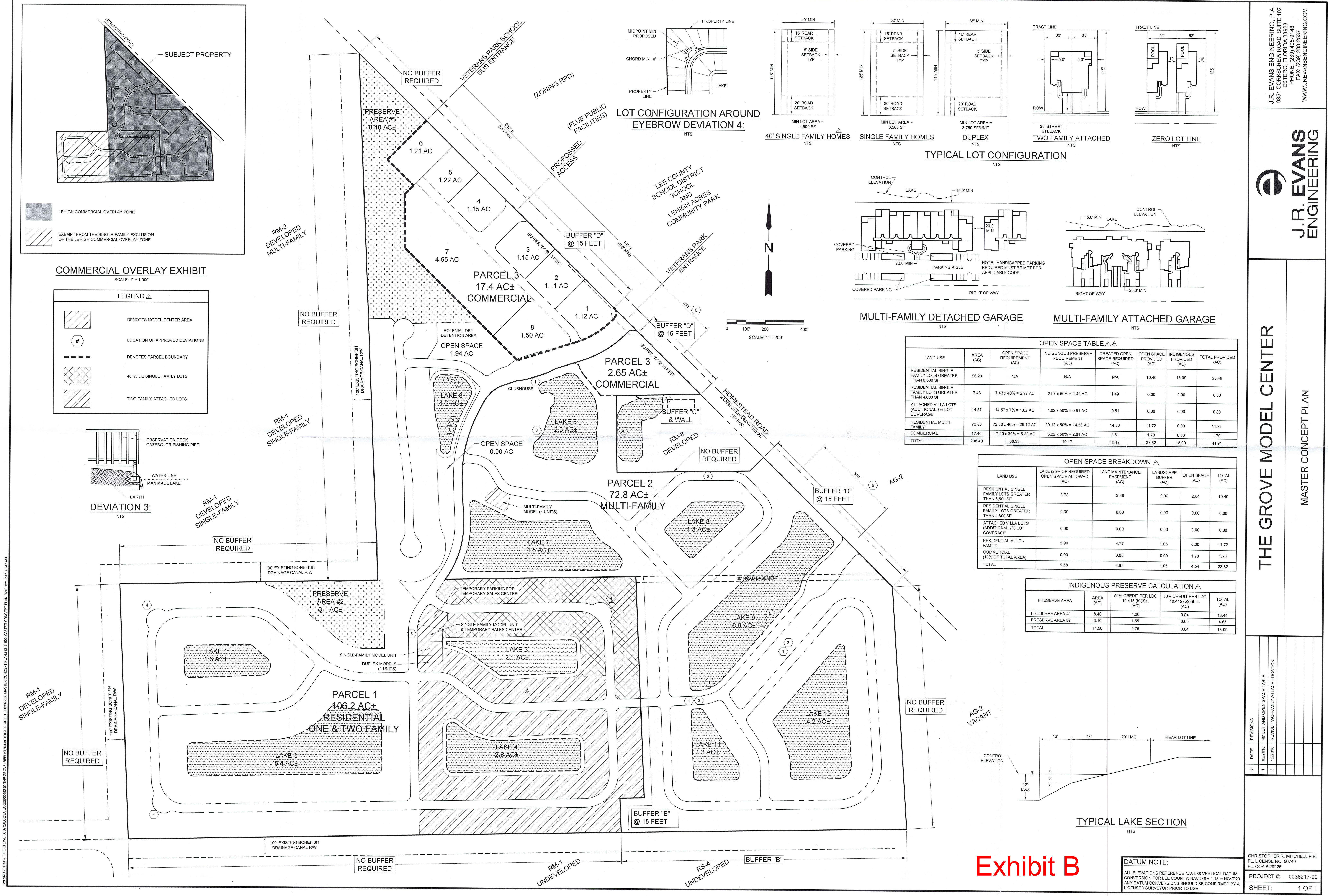


Exhibit B

PROPOSED CONCEPTUAL PLAN (DRAFT)



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.

Exhibit "D"

Date
Meeting Summary.docx



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Q. Grady Minor & Associates, P.A.

3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

Page 1 of 1

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

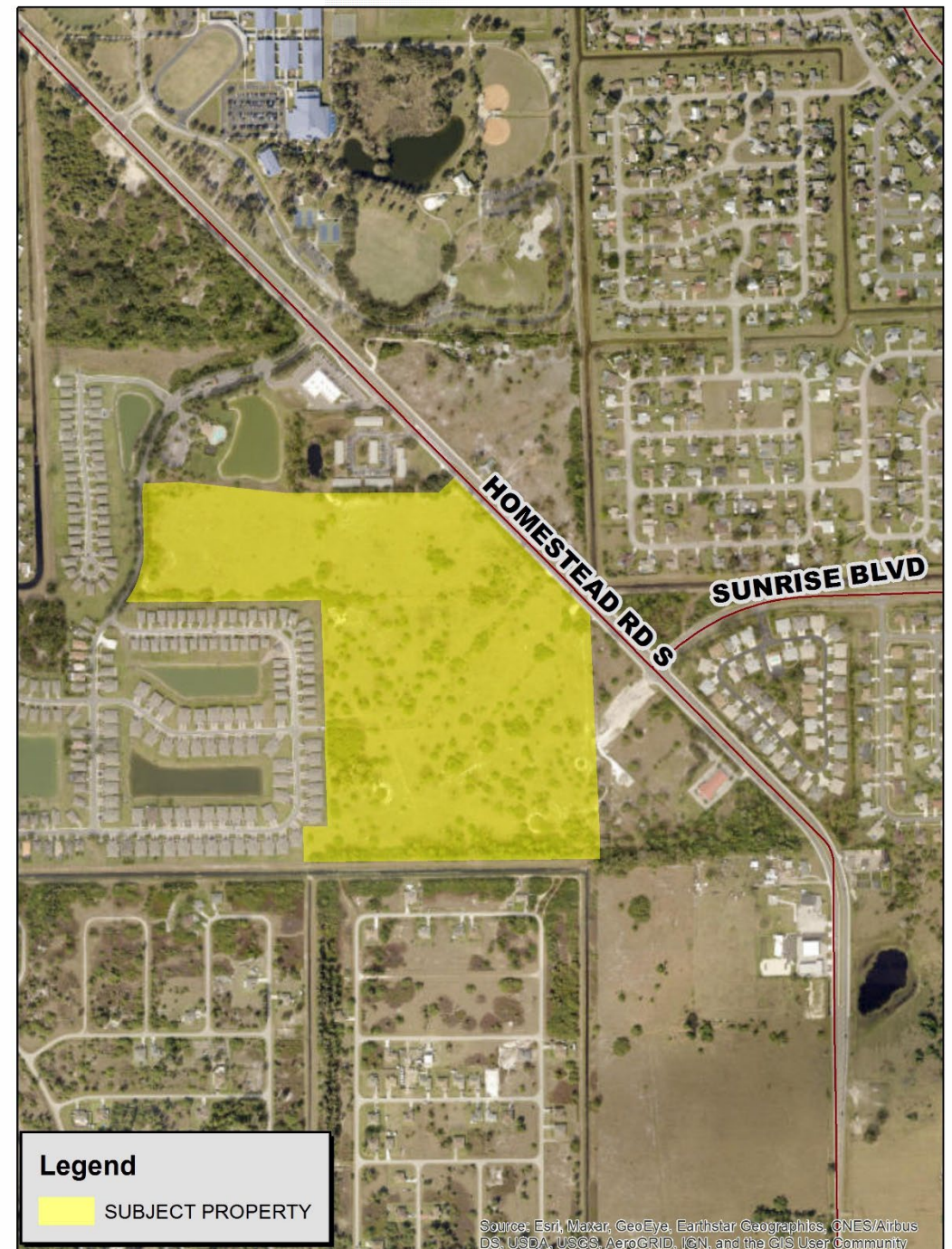
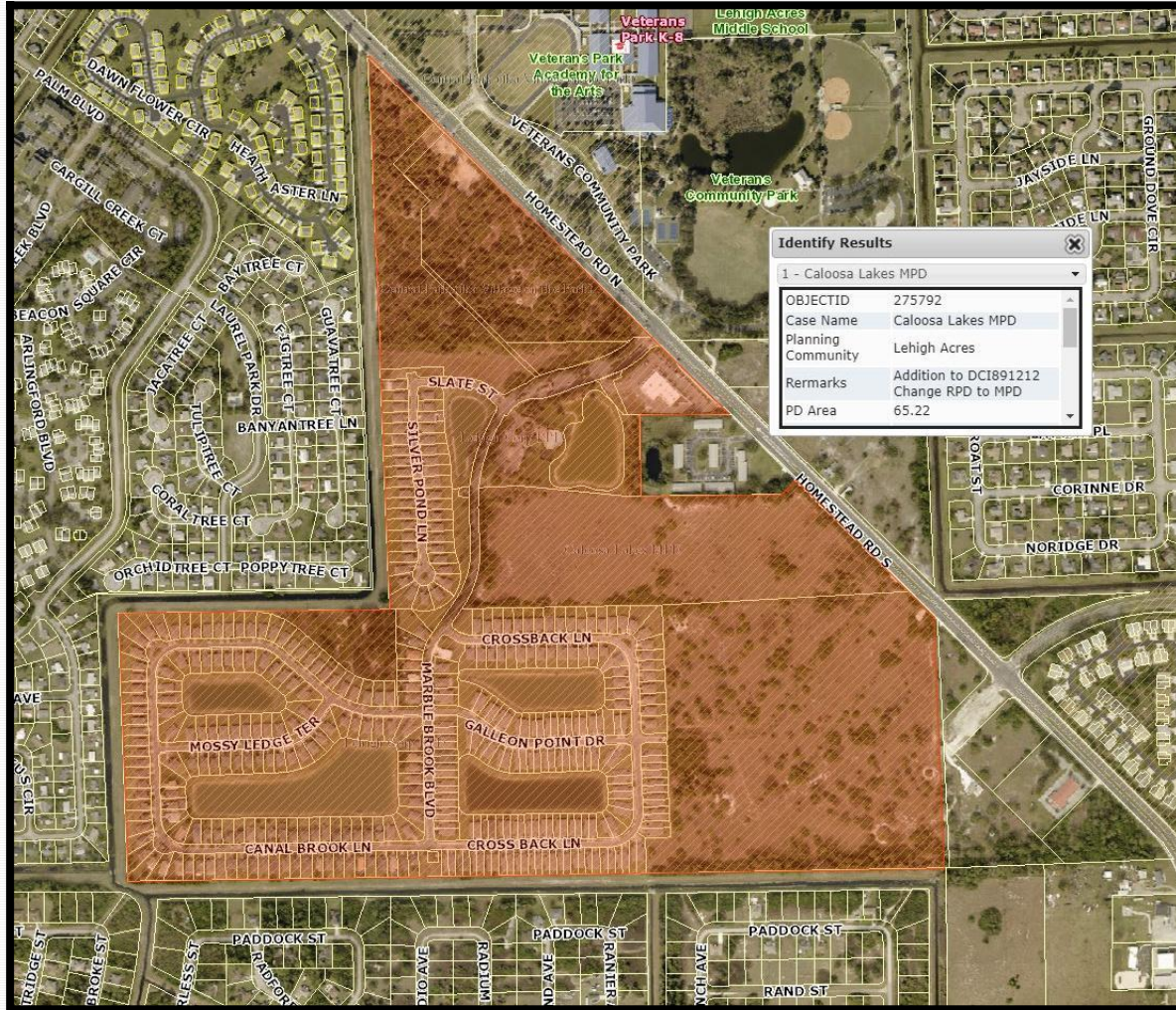
INTRODUCTION

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

Caloosa Lakes MPD

SITE DEVELOPMENT REGULATIONS
PROPERTY DEVELOPMENT REGULATIONS

LAND USE	Min. Lot Area (SF)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage	Setbacks (ft) ⁽⁶⁾				Max. Height
					Street	Side	Rear	Water	Feet/Stories
RESIDENTIAL – Two-family & Multi-family Plan									
Two-Family Attached	7500	65	115	<u>52%</u>	20	5/0 ⁽³⁾ / 5 ⁽¹⁾	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	2 stories
Multi-Family ⁽⁷⁾ (3 or more units)	3,750/unit 10,000 3,000/unit	100	100	45%	20	10 ⁽⁴⁾ / 5 ⁽¹⁾	20/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	50/ 4 stories
Townhouse ⁽⁷⁾ (3 or more units)	10,000 2,400/lot	100	100	45%	20	10 ⁽⁴⁾ / 5 ⁽¹⁾	20/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	50/ 4 stories
RESIDENTIAL – Alternative Zero-Lot-Line & Single-family Plan									
40' Single-Family Lots	4,600	40 ⁽⁵⁾	115	45%	20	5/ 5 ⁽¹⁾	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	35/ 2 stories
Single-Family	6,500	52	125	45%	20	5/ 5 ⁽¹⁾	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	35/ 2 stories
<u>Single-Family (Parcel 2)</u>	<u>6250</u>	<u>50</u>	<u>125</u>	<u>50%</u>	<u>20</u>	<u>5/ 5 ⁽¹⁾</u>	<u>15/ 5 ⁽¹⁾</u>	<u>20/ 5 ⁽¹⁾</u>	<u>35 / 2 stories</u>
Zero-Lot-Line	6,500	52	125	45%	20	0/10 ⁽²⁾ / 5 ⁽¹⁾	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	35/ 2 stories
COMMERCIAL	-	-	-	-	-	-	-	-	-
RETAIL	7,500	75	100	40%	20	10	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	40/ 3 stories
OFFICE	7,500	75	100	40%	20	10	15/ 5 ⁽¹⁾	10/ 5 ⁽¹⁾	40/ 3 stories
RECREATIONAL FACILITIES									
Recreational Facilities, Private On-Site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of 34-1176 & 34-2474 (b) (6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family MCP. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.								

LAND USE

**MINIMUM
BUILDING
SEPRATION**

RESIDENTIAL – Two-family, Multi-family & Townhouse Plan

Two-Family Attached	10
Multi-Family (3 or more units)	20/10 ⁽¹⁾
Townhouse	20/10 ⁽¹⁾

RESIDENTIAL – Alternative Zero-Lot-Line & Single-Family Plan

Single-Family	20
<u>Single-Family (Parcel 2)</u>	<u>10</u>
Zero Lot Line	20

COMMERCIAL

-

RETAIL

10

OFFICE

10

RECREATIONAL FACILITIES

20

Caloosa Lakes MPD

Notes to Site Development Regulations:

1. Accessory structures.
2. Side opposite zero-lot-line.
3. Interior side only.
4. Exterior side only, with minimum building separation of 20 feet.
5. Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the chord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
6. All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the MCP.
7. Fee simple lots for two-family attached, townhouse and multi-family attached dwelling units with 3,750 s/f, 2,400 s/f and 3,000 s/f per dwelling unit, respectfully, will be allowed and deemed consistent with the minimum lot area and frontage requirements for two-family attached and multi-family housing structures not withstanding the actual frontage of each respective dwelling unit.
 - a. Single-family, zero-lot line, duplex, and two-family attached development will be limited to the areas identified on the approved MCP as "Residential-one and two-family" (Parcel 1). Multi-Family and single-family development will be permitted on Parcel 2 on the approved MCP.
 - b. Single-family, zero-lot-line, duplex and two-family development are all inconsistent with Policy 1.8.1 of the Lee County Comprehensive Plan and will be prohibited on property within the Lehigh Commercial Overlay zone.
 - c. Commercial development will be permitted within the Lehigh Commercial Overlay Zone on this property.
 - d. A clubhouse will be permitted within the Lehigh Commercial Overlay Zone on this property.