

ADMINISTRATIVE AMENDMENT (PD) ADD2022-00139

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, West Sunrise Boulevard, LLC filed an application for an administrative amendment to a Residential Planned Development on a project known as Whispering Lakes I RPD f/k/a Bethany Trace II f/k/a Lehigh Corp RPD to revise the schedule of uses to allow townhouses and duplexes as approved dwelling unit types, amend property development regulations, add a new deviation to allow existing lakes to remain in their existing configuration, and provide a Master Concept Plan alternate for the Whispering Lakes I f/k/a Bethany Trace II f/k/a Lehigh Corp RPD development phase to show areas approved for single-family, two-family attached, or townhouse uses; and

WHEREAS, the subject property located at Sunrise Boulevard east of Homestead Road North, described more particularly with STRAP Numbers 04-45-27-00-00010.0000 and 09-45-27-00-00005.0000 (Attached as Exhibit "A"); and

WHEREAS, the property was originally rezoned by Resolution Number Z-89-100 with subsequent amendments in DCI2001-00018, ADD2002-00059, ADD2004-00258, ADD2005-00179, ADD2006-00197, and ADD2007-00139; 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, the applicant has provided a narrative detailing the nature of the request (Attached as Exhibit "B"); and

WHEREAS, the applicant states that the original zoning approval contemplated a maximum of 375 conventional single-family dwelling units and 300 multiple-family dwelling units; and

WHEREAS, as developed, there are approximately 510 dwelling units remaining for the development consisting of 290 single-family and 220 multiple-family units; and

WHEREAS the applicant proposes to develop the remaining density of 510 dwelling units with a mix of dwelling unit types, including a maximum of 150 two-family attached dwelling units; and

WHEREAS, the applicant has provided a conversion of the existing dwelling units to ensure that the total buildout does not exceed the traffic impact considered at the time of the original zoning approval (Attached as Exhibit "B"); and

WHEREAS, the applicant seeks a deviation from LDC Section 10-329(d)(4) which requires excavations to be sloped at a ratio not greater than six horizontal to one vertical to allow a ratio of four horizontal to one vertical for existing lakes approved in DOS2004-00282 (Attached as Exhibit "C"); and

WHEREAS, the applicant has provided a Master Concept Plan alternate for this phase of the residential development that shows deviation locations, existing lakes, and development tracts for the different residential unit types (Attached as Exhibit "D"); and

WHEREAS, property development regulations (Attached as Exhibit "E") and an amended Schedule of Uses (Attached as Exhibit "F") have been provided by the applicant to reflect the changes in the development plan; and

WHEREAS, the subject property is located within the Lehigh Acres Community Plan Area, and the applicant held a Public Information Meeting and provided the requisite meeting summary pursuant to LDC Section 33-1401 (Attached as Exhibit "G"); and

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 Residential Planned Development is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the site plan, entitled "Whispering Lakes I RPD", dated last revised 12/13/2022. This site plan is attached hereto as Exhibit D.**
2. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect.**
3. **The following deviation is hereby approved:**

Deviation from LDC Section 10-329(d)(4) which requires excavations to be sloped at a ratio not greater than six horizontal to one vertical to allow a ratio of four horizontal to one vertical for existing lakes approved in DOS2004-00282.

4. **The following property development regulations are hereby approved:**

LAND USES	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MIN STREET SETBACK (FT)	MIN SIDE SETBACK (FT)	MIN REAR LOT SETBACK (FT)	MAX BUILDING HEIGHT (FT)	MAX LOT COVERAGE (%)
SINGLE-FAMILY	3,500	35	100	20	5	5	35	80%
TWO-FAMILY ATTACHED	2,500	25	100	20	5/0	5	35	80%
TOWNHOUSE	1,440	18	80	20	5/0	5	35	80%
MULTI-FAMILY	6,500	65	100	20	10	10	35	80%

5. The Schedule of uses is hereby approved for the Whispering Lakes I RPD Tract:

SCHEDULE OF USES

DWELLING UNIT:

SINGLE FAMILY

TWO-FAMILY ATTACHED

MULTIPLE-FAMILY

BUILDING TOWNHOUSE

ENTRANCE GATES AND GATEHOUSE

ESSENTIAL SERVICES

ESSENTIAL SERVICES FACILITY-GROUP I ONLY

EXCAVATION-WATER RETENTION

FENCES, WALLS

HOME OCCUPATION

MODELS:

MODEL HOME

MODEL UNIT

DISPLAY CENTER

PARKING LOT, ACCESSORY

RECREATIONAL FACILITIES

PRIVATE, ON SITE

RESIDENTIAL ACCESSORY USES

SIGNS

TEMPORARY USES

TEMPORARY SALES CENTER

6. The Development Plan for the remaining density will allow for up to 510 dwelling units with a mix of approved residential uses. In no instance will the total development the trip threshold for 290 single-family and 220 multiple-family dwelling units.
7. 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 4/7/2023

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Exhibits –

Exhibit A – STRAP Numbers

Exhibit B – Request Statement

Exhibit C – Deviation Request

Exhibit D – Site Plan

Exhibit E – Property Development Regulations

Exhibit F – Schedule of Uses

Exhibit G – Public Information Meeting Minutes

EXHIBIT A

DESCRIPTION

ADD 2006-00197

A tract or parcel of land lying in Sections 4 and 9, Township 45 South, Range 27 East, Lee County, Florida and being part of lands described in deed recorded in Official Record Book 3487 at Pages 4491, and 4492, Lee County Records. Said tract or parcel being more particularly described as follows:

From the South Quarter corner (S1/4) of said Section 4 and the **Point of Beginning** run S87°41'18"W along the South line of said Section 4 for 189.91 feet to the Southeast corner of Lot 21, Block "A", of Bethany Trace Phase 1A, as recorded in Plat Book 55, Pages 83-85, of the Public Records of Lee County, Florida; thence run N02°17'35"W along East line of said Lot 21 and the plat limits as recorded in said Plat Book 55, Page 85 for 171.97 feet to the Northerly Right-of-Way line of Bethany Home Drive (60 feet wide) and a point on a non-tangent curve; thence from said point run Northwesterly along an arc of curve to the right of radius 30.00 feet (delta 24°53'07") (chord bearing N58°40'06"W) (chord 12.93 feet) for 13.03 feet to a point on the Southeasterly line of Lot 8, Block "E" of said Bethany Trace Phase 1A; thence run N42°54'05"E along said Southeasterly line of said Lot 8 for 200.22 feet to the Northeast corner of said Lot 8; thence run N53°58'00"W along Northeasterly line of said Lot 8 for 46.81 feet; thence run N00°48'08"W along the rear lot lines of Lots 7 to 1 of said Block "E" for 868.28 feet to an intersection with the South line of a Proposed Right-of-Way for Sunrise Boulevard Extension (100 feet wide) and a 100 feet South of the South right-of way line of a 100 foot wide canal for Willow Lakes Estates as shown in Plat Book 28, Page 79, Lee County Records; thence run S87°39'35"W along said Southerly Right-of-Way line for 110.10 feet to an intersection with the East Right-of-Way line for Richmond Avenue (60 foot wide); thence run N00°52'10"W along said East Right-of-Way line for 100.03 feet to an intersection with the North Right-of-Way line for said Sunrise Boulevard and the South line of said plat; thence run N87°39'35"E along the North Line of said Proposed Right-of-Way for Sunrise Boulevard Extension for 200.24' feet; thence run N87°41'45"E along the North line of said Proposed Right-of-Way for 1,283.31 feet to the Northeast corner of the Southwest quarter (SW1/4) of the Southeast quarter (SE 1/4) of said Section 4;

Continue on Page 2

REVIEWED
ADD2022-00139
Hunter Searson, GIS
Planner
Lee County Government
9/6/2022

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OCT 17 2006

COMMUNITY DEVELOPMENT

Continued from page 1

thence run $S00^{\circ}49'16''E$ along the east line of said Southwest quarter (SW1/4) for 1,317.74 feet to the Southeast corner of said Southwest quarter (SW1/4) of the Southeast Quarter (SE 1/4) of said Section 4; thence run $S01^{\circ}26'22''E$ along the East line of said Northwest quarter (NW1/4) for 1,339.47 feet to the Southeast corner of said Northwest quarter (NW1/4) of the Northeast quarter (NE 1/4) of said Section 9 and the Northwest corner of "Lehigh Acres Unit 3" as recorded in Plat Book 27, Page 182; thence run $S01^{\circ}25'40''E$ along the West line of a 100 foot wide canal as recorded in said plat for 1,340.16 feet to the Southwest corner of said Plat Book 27, Page 182; thence run $S87^{\circ}57'59''W$ along the North line of a 100 foot wide canal as recorded in plat book 27, page 181 for 1,283.41 feet to the center of said Section 9 and the Northwest corner of Lehigh Acres Unit 2 of Plat Book 27, Page 181; thence run $N01^{\circ}07'50''W$ along the West line of the Northeast quarter of said Section 9 for 2,673.86 feet to the **Point of Beginning**;

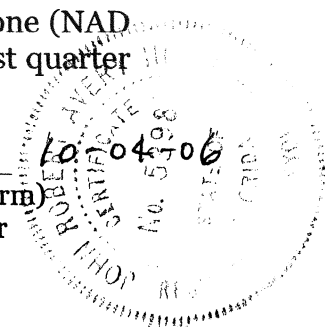
Containing 5,256,348 square feet or 120.67 acres, more or less.

Bearings hereinabove mentioned are state plane for the Florida West Zone (NAD 1983/1999 adjustment) and are based on the North line of the Northwest quarter of Section 9 to bear $S87^{\circ}41'18''W$.

Applicant's Legal Checked

by AMM 24 OCT 06

John Robert Avery III
John Robert Avery III (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5298



21941S04desc.doc

ADD 2006-00197

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OCT 17 2006

COMMUNITY DEVELOPMENT



**Whispering
Lakes I,
LLC,**
A Florida Limited
Liability Company

PROJECT DESCRIPTION

WHISPERING LAKES

(FORMERLY, BETHANY TRACE PHASE II)

PART OF SECTIONS 4 & 9
TOWNSHIP 45 SOUTH
RANGE 27 EAST
LEHIGH ACRES
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

ROBERT AVERILL
ENGINEER
REGISTERED SURVEYOR & MAPPER
STATE OF FLORIDA
NO. 5298
CERTIFICATE

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A

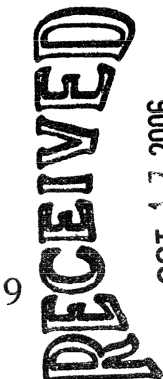
FLORIDA LICENSED SURVEYOR AND MAPPER	
FILE NAME	Z21835K01.DWG
LAYOUT	LAYOUT1
LOCATION	J:2121920/DWG/SURVEYING/SKETCH
PLOT DATE	WED. 10-4-2006 - 2:00 PM
PLOT BY	BRANDON HARDY
DRAWING DATA	
SURVEY DATE	10-04-06
DRAWN BY	Brandon Hardy
CHECKED BY	John Robert Avery III
SCALE	AS NOTED
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22193 4, 9-45S-27E	3 OF 3



JOHN ROBERT AVERY, III (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5298
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY

- NOTES:
-
-
1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. CH - CHORD BEARING AND DISTANCE
 3. INSTR. NO. - DENOTES INSTRUMENT NUMBER
 4. L.C.R. - DENOTES LEE COUNTY PUBLIC RECORDS
 5. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 6. PG. - DENOTES PAGE.
 7. SQ. FT. - DENOTES SQUARE FEET
 8. D.B.- DENOTES DEED BOOK, LEE COUNTY PUBLIC RECORDS.
 9. DESC.- DENOTES DESCRIPTION
 10. R/W - DENOTES RIGHT-OF-WAY
 11. BEARINGS HEREINABOVE ARE STATE PLANE FOR THE FLORIDA WEST ZONE (NAD 1983/1999 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE NW1/4 OF SECTION 9 TO BEAR SOUTH 87°41'18" WEST.



Professional Engineers, Planners & Land Surveyors

Whispering Lakes I RPD
Administrative Amendment to Planned Development
Narrative of Request
ADD2022-00139 – Revised November 2022

Background

The applicant is requesting an administrative amendment to the undeveloped eastern 120.67± acres of the approved Whispering Lakes I Residential Planned Development (RPD) f/k/a Bethany Trace II f/k/a Lehigh Corp RPD to amend the Master Concept Plan, reallocate approved density, add townhouse and two-family attached uses with conversion ratio, amend property development regulations and add new deviation requests to allow the existing lakes to remain in their current configuration where identified on the Master Concept Plan.

The property was originally rezoned from AG-2 to RPD by Z-89-100 on January 22, 1990 which approved 375 conventional single-family dwelling units and 300 multi-family dwelling units and denied a request for a rezoning from AG-2 to Commercial Planned Development (CPD). Subsequent Administrative Amendments to the RPD include:

- DCI2001-00018 – Extended Master Concept Plan
- ADD2002-00059 - Modify Master Concept plan Revised Aug 12, 2002, which includes 6 model homes on specific sites abutting main entrance road from Sunrise Blvd; Master Concept Plan added Entrance Gates and Gatehouse
- ADD2004-00171 – Administrative Deviation approval from LDC Section 10-285 connection separation requirements on local private roads from the required 125 feet to allow a minimum 50 feet for eyebrow medians, measured centerline to centerline.
- ADD2004-00258 - Revised Master Concept Plan for Bethany Trace Phase II
- ADD2005-00179 - Add excessive soil removal to the schedule of uses for up to 350,000 cubic yards to be shipped off-site for purposes of creating stormwater retention lakes on project known as Whispering Lakes I.
- ADD2006-00197 - Modify Master Concept Plan to relocate within the development a total of six model homes, an on-site 4,200 sq ft temporary sales center. And a

EXHIBIT B

temporary access road from Sunrise Blvd (proposed extension) to the on-site sales center

As demonstrated in the below table, a total of 510 dwelling units remain consisting of 290 single-family and 220 multi-family units.

	Approved	Developed	Remaining
Single-family	375	85 (Bethany Trace)	290
Multi-family	300	80 (Bethany Trace Villas)	220
Total	675	165	510

The property adjacent to the west is Bethany Trace Phase 1A (DOS91-01-008.00D which also included the subject property) containing 85 single-family dwelling units. The westernmost portion of the overall RPD received development order approval under case number DOS95-02-044.00D and is developed with Bethany Trace Villas containing 80 two-family attached individual condo units on a common element tract approved as multi-family dwelling units. The subject property received development order approval under Whispering Lakes case number DOS2004-00282 for a 288 single-family subdivision and constructed the lakes for the entire site and installed water and sewer along the northern portion of the site that exist today. The remnants of the parking lot for the temporary sales center are in the northeast corner of the site.

The request remains consistent with the Lehigh Acres Community Mixed Use Activity Center Node Policy 25.1.2. There are existing commercial uses such as a retail store, landscaping store and appliance repair along Homestead Road and public uses such as Lehigh Acres Middle School to the northeast and a church and non-profit business on Homestead Road all within this same Community Mixed Use Activity Center Node. The subject request adds two-family attached, multi-family or townhouse uses to the existing approved single-family uses on site and adds to the single-family and multi-family villas within the Community Mixed Use Activity Center Node.

Request Summary

The applicant is requesting to reallocate approved density, add two-family attached and townhouse use with a conversion ratio, amend property development regulations and add new deviation requests to allow the existing lakes to remain in their current configuration. There are 510 dwelling units remaining consisting of 290 single-family (SF) dwelling units and 220 multi-family (MF) dwelling units that remain undeveloped within the approved zoning and the subject property is the only remaining undeveloped portion of the RPD. The applicant proposes to maintain a maximum total of 510 dwelling units while allowing the following conversion ratios to allow up to 150 two-family attached (TF) units:

- Up to 100 SF units at 1 SF unit = 1.5 TF units
- Up to 100 MF units at 1 MF units = 0.8 TF unit

An example development scenario would be as follows:

190 SF + 210 MF + 110 TF* = 510 total dwelling units

*converted from 73 SF

The proposed conversion ratios are more restrictive than the following traffic generation comparison between these uses contained in the attached email. LDC defined two-family attached falls under ITE single-family attached.

- 1 Multi-Family (low-rise) = 0.90 Single-Family Attached
- 1 Single-Family Detached = 1.65 Single-Family Attached

The Master Concept Plan has been revised to reflect the location of the proposed single-family, two-family attached, multi-family or townhouse uses and to identify the location of the deviation requests.

Although Lee Plan Policy 25.1.7 allows development within the Specialized Mixed Use Nodes to utilize development standards allowed within the Mixed Use Overlay, the applicant proposes to provide property development regulations and buffers above and beyond what the Mixed Use Overlay allows.

LDC Consistency/Minimal Modification

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 administratively approve an amendment to a planned development in accord with Section 34-174. LDC Section 34-174(i)(2) provides that the Director must find the request complies with the following required findings/review criteria for an administrative amendment to a planned development: a. Does not increase height, density or intensity of the development, except as permitted in chapter 2; b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development; c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent; d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code; e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided; f. Does not adversely impact surrounding land uses; and g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

The request is consistent with the administrative amendment requirements contained in LDC Section 34-174(i)(2). The request reallocates the existing density that was originally approved as part of this development so it does not increase height, density or intensity of the development. The requested revisions do not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The requested revisions do not result in a reduction of total open space provided on the master concept plan by more than ten percent and do not decrease the amount of indigenous native vegetation preservation or open space areas below the amount shown on the existing MCP. The buffers identified on the MCP are equivalent or better by comparison with the approved MCP. The requested change does not adversely impact surrounding land uses. The request is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request. The requested amendment is the minimum necessary to the already approved planned development to allow the project to proceed with development. The approved and requested deviations continue to enhance the achievement of the objectives of the planned development; and protect the public health, safety and welfare. The proposed modifications do not result in any change to the project's consistency with the Lee Plan and the LDC. For these reasons, the applicant respectfully submits that this administrative amendment request should be approved.



Professional Engineers, Planners & Land Surveyors

Whispering Lakes I RPD

Schedule of Deviations and Justifications

ADD2022-00139 – Revised November 2022

The existing zoning deviations are proposed to remain:

Existing Deviation 1 from Z-89-100 regarding model homes is not applicable. See Condition 3 of ADD2006-00197.

Existing Deviation 2 from ADD2002-00059: Reduce cul-de-sac right of way radius to 50 feet.

Existing Deviation 3 from ADD2004-00171): From LDC Section 10-285 intersection separation for eyebrow medians to reduce connection separation on a local road from the required 125 feet to allow a minimum 50 feet separation with two-way traffic.

Proposed new deviation requests:

Deviation 4: From LDC Section 10-329(d)(4) which requires the banks of excavations to be sloped at a ratio not greater than six horizontal to one vertical; to allow to vest the ratio of four horizontal to one vertical for all the existing lakes (all lakes proposed on DO plans) that were constructed based on approved plans for DOS2004-00282.

Justification: The requested deviation is included in LDC Section 10-104(a)(12) list of provisions where the Development Services Director is authorized to grant administrative deviations. The project originally received development order approval pursuant to DOS2004-00282; amended approval dated March 15, 2007. Upon approval of the D.O. and vegetation removal permit, site construction commenced. Site work was subsequently stopped due to economic conditions. At the time site work was halted, these lakes had been constructed in compliance with the D.O. approval (see cross section and aerial on next page). On June 23, 2009, the Land Development Code was amended by Ordinance 09-23 which changed the design standards for new excavation bank slopes from a ratio of four horizontal to one vertical to six horizontal to one vertical. No changes are proposed to these existing lakes. Administrative deviations for lakes designed and approved by prior development orders have been previously requested and approved from the required six to one slope to allow a slope no steeper than four to one, consistent with the existing approvals and subject request. The requested deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety and welfare. The request is also consistent with the applicable criteria for administrative deviations contained in LDC Section 10-104(b). The alternative proposed is based on sound engineering practices and is no less consistent with the health, safety and welfare of abutting

EXHIBIT C

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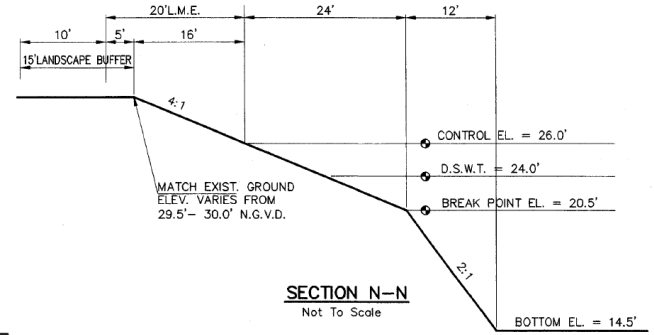
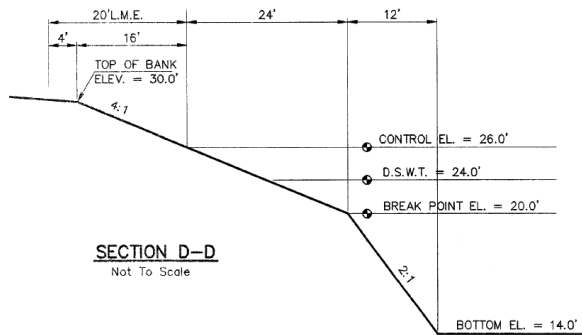
Surveying License LB 6690

10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966

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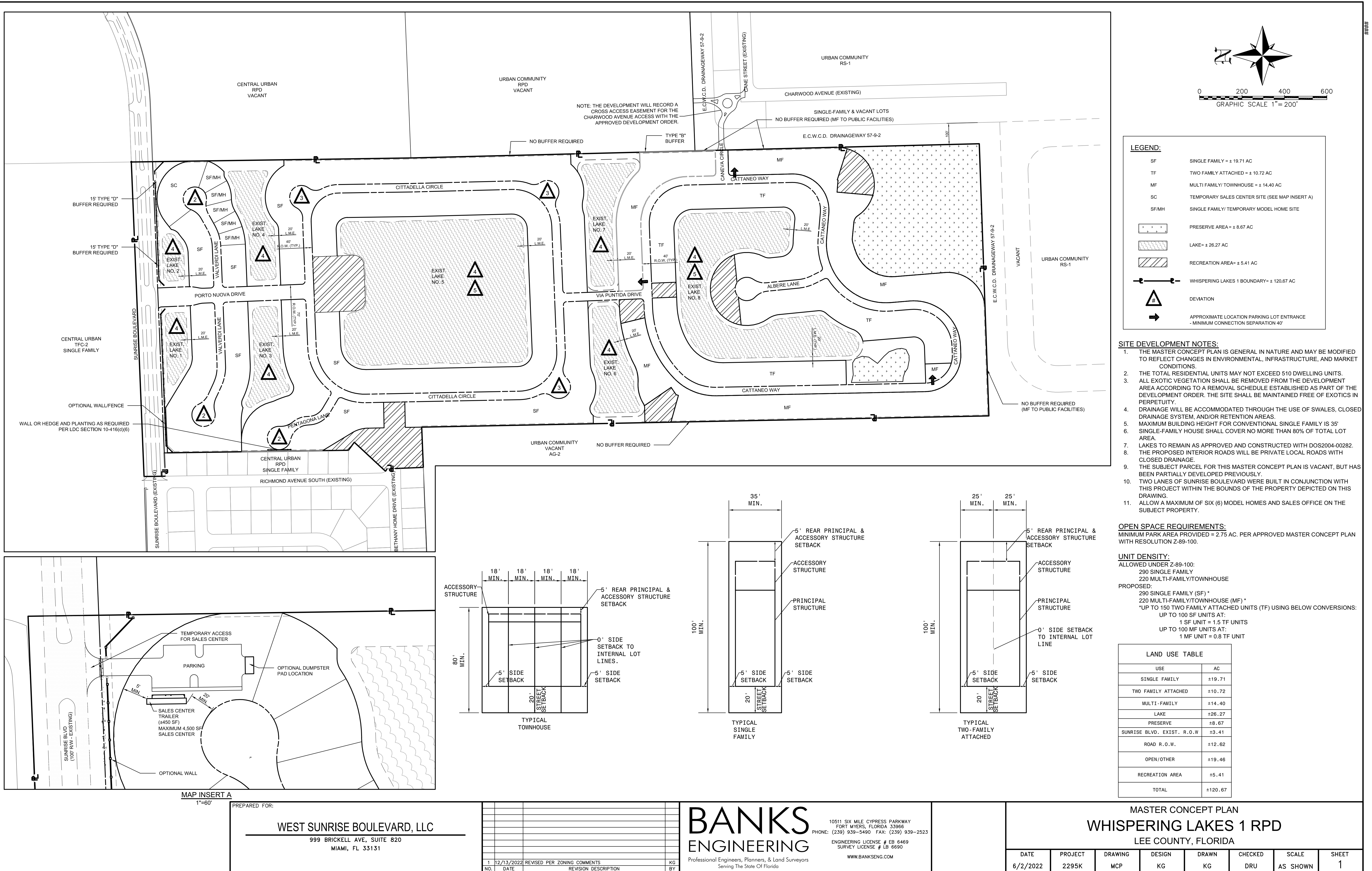
landowners and the general public than the standard from which the deviation is being requested. The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision.



Deviation 5: From LDC Section 10-418 which requires shorelines to be sinuous and littoral plantings to allow existing lakes to remain as constructed based on approved plans for DOS2004-00282.

Justification: The project originally received development order approval pursuant to DOS2004-00282; amended approval dated March 15, 2007. Upon approval of the D.O. and vegetation removal permit, site construction commenced. Site work was subsequently stopped due to economic conditions. At the time site work was halted, these lakes had been constructed in compliance with the D.O. approval (see aerial on prior page). No changes are proposed to these existing lakes. The requested deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety and welfare.

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Professional Engineers, Planners & Land Surveyors

Whispering Lakes I RPD

Property Development Regulations

LAND USES	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MIN STREET SETBACK (FT)	MIN SIDE SETBACK (FT)	MIN REAR LOT SETBACK (FT)	MAX BUILDING HEIGHT (FT)	MAX LOT COVERAGE (%)
SINGLE-FAMILY	3,500	35	100	20	5	5	35	80%
TWO-FAMILY ATTACHED	2,500	25	100	20	5/0	5	35	80%
TOWNHOUSE	1,440	18	80	20	5/0	5	35	80%
MULTI-FAMILY	6,500	65	100	20	10	10	35	80%



Professional Engineers, Planners & Land Surveyors

Whispering Lakes I RPD - Schedule of Uses & Density

SCHEDULE OF USES

DWELLING UNIT:

SINGLE FAMILY
TWO-FAMILY ATTACHED
MULTI FAMILY
TOWNHOUSE

ENTRANCE GATES AND GATEHOUSE

ESSENTIAL SERVICES

ESSENTIAL SERVICES FACILITY-GROUP I ONLY

EXCAVATION-WATER RETENTION

FENCES, WALLS

HOME OCCUPATION

MODELS:

MODEL HOME
MODEL UNIT
DISPLAY CENTER

PARKING LOT

ACCESSORY

RECREATIONAL FACILITIES-PRIVATE, ON SITE

RESIDENTIAL ACCESSORIES USES

SIGNS-IN ACCORDANCE WITH CHAPTER 30 & 33

TEMPORARY USES

TEMPORARY SALES CENTER

ALLOWABLE UNITS:

Maximum 510 total units:

290 SINGLE-FAMILY OR TWO-FAMILY ATTACHED UNITS*

220 TOWNHOMES/ MULTI-FAMILY*

*UP TO 150 TWO FAMILY ATTACHED USING BELOW CONVERSIONS:

- UP TO 100 SF UNITS AT 1 SF UNIT = 1.5 TF UNITS
- UP TO 100 MF UNITS AT 1 MF UNIT = 0.8 TF UNIT

DENSITY REQUIREMENTS:

BASED ON THE APPROVED DENSITY OF 375 SINGLE FAMILY UNITS AND 300 MULTI-FAMILY UNITS AND THE PHASE 1A DEVELOPMENT OF 85 SINGLE FAMILY UNITS AND BETHANY TRACE VILLAS DEVELOPMENT OF 80 MULTI-FAMILY UNITS, THIS DEVELOPMENT IS CONSISTENT WITH THE APPROVED MASTER CONCEPT PLAN DENSITY. SEE FOLLOWING TABLE

	Approved	Developed	Remaining
Single-family	375	85 (Bethany Trace)	290
Multi-family	300	80 (Bethany Trace Villas)	220
Total	675	165	510



Professional Engineers, Planners & Land Surveyors

Whispering Lakes I RPD

ADD2022-00139

Summary of Community Public Information Session

Consistent with Lee Plan Policy 17.3.5 and Lee County Land Development Code (LDC) Section 33-1401, a publicly advertised Public Informational Session within the Lehigh Acres Planning Community (LAAPZRB) was held on September 22, 2022 at 5:30 p.m. before the Lehigh Acres Architectural, Planning & Zoning Review Board at their monthly meeting held at the Lehigh Acres Municipal Services Improvement District (LAMSID) office located at 601 E County Lane, Lehigh Acres, FL 33936. During the meeting, the applicant provided a general overview of the project for any interested citizens.

Attached please find the following backup documentation:

- Affidavit of Public Notice for ad run in the Fort Myers News Press
- LAAPZRB Facebook Notice of agenda posted 9/20/22
- Copy of Application with PowerPoint attached
- Copy of Minutes
- Sign-in sheet

The following questions/comments were received from the Board, followed by the applicant's response.

Comment: This is a good use. Is there any projected dates? 2) What about the drainage or bridges?

Response: Thank you. The project is in for permitting and will be starting as soon as possible. Mike Cook answered that both the subject project and adjacent project will require easements and cul-de-sac.

Comment: The turn arounds are changed to dead end streets – the fire department will have problems with turn around. We will reject those.

Response: The dead end streets have been removed from the MCP and the deviation is no longer requested.

Comment: Are there amenities?

Response: Yes. Amenities are proposed for both the north and south portions.

Public Comment: Will this be gated?

Response: We believe that is the intent.

Discussion: *There was discussion about the bridge.*

Response: The existing approvals and MCP include this connection and no changes are proposed to the previously approved connection.

There was discussion regarding a bridge. Although no affirmative vote is required in the LDC, the Board approved the request pending the outcome of the bridge.

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

BANKS ENGINEERING
10511 BEN C PRATT/6 MILE
FORT MYERS, FL 33966

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared A. Kokott, 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

PUBLIC INFORMATION MEETING Lehigh Acres Planning Community The public is invited to attend a Public Information Meeting presentation within the Lehigh Acres PI

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 :

09/12/2022

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 12th of September 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

PUBLIC INFORMATION MEETING Lehigh Acres Planning Community

The public is invited to attend a Public Information Meeting presentation within the Lehigh Acres Planning Community by Banks Engineering, at the Lehigh Acres Architectural, Planning & Zoning Review Board (LAAPZRB) meeting held on:

Thursday, September 22, 2022 at 5:30 pm at
 Lehigh Acres Municipal Services Improvement District (LAMSID)
 601 E County Lane, Lehigh Acres, FL 33936

PROJECT NAME: Whispering Lakes I RPD

PROJECT LOCATION: 120.67± AC on south side of Sunrise Blvd just east of its intersection with Richmond Ave. S., ±0.41 mile east of Homestead Rd. N.

PROJECT ADDRESS: Not Assigned - STRAP Numbers 04-45-27-00-00010.0000 & 09-45-27-00-00005.0000

ACTIONS REQUESTED:

1. LEE COUNTY CASE NUMBER ADD2022-00139: Administrative amendment to the undeveloped eastern 120.67± acres of the approved Whispering Lakes I Residential Planned Development (RPD) f/k/a Bethany Trace II f/k/a Lehigh Corp RPD to amend the Master Concept Plan (MCP), reallocate approved density, add townhouse and two-family attached use, amend property development regulations and add new deviation requests to allow the existing lakes to remain in their current configuration and to allow internal private dead end streets without circular turnarounds where identified on the MCP

2. PENDING DEVELOPMENT ORDER APPLICATION: For 510 dwelling units consisting of single-family, two-family attached and townhomes/multi-family with amenities and associated infrastructure.

WE VALUE YOUR INPUT

During the meeting, the developer representative will provide a general overview of the project. All interested citizens are encouraged to attend the presentation and ask questions regarding the proposed action. Questions or comments can be directed to: Stacy Ellis Hewitt, Banks Engineering, 10511 Six Mile Cypress Pkwy, Fort Myers, FL 33966, (239) 770-2527, shewitt@bankseng.com.
 AD #5407511 Sept. 12, 2022

NICOLE JACOBS
 Notary Public
 State of Wisconsin

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – September 22, 2022

5:30 pm

In Person Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order

Roll Call

Tami Baker, Thomas Pfuner, Claude Spellman, Mike Cook, Mohamed Yasin

Excused: Inke Schirmacher

Consulting: Janis Williams, Ken Bennett – Lehigh Acres Fire and Rescue District, Lee County Sheriff's Office

Minutes: Melissa Barry

Public Comments on non-agenda items:

Approval of Agenda:

Approval of August Minutes:

New Project Reviews

- A. Request for Rezoning Approval for 4009 Lee Blvd & 4018 4th St W, Lehigh Acres 33971. The applicant is requesting a Conventional Rezoning Approval for 0.5 acres from Residential Single-Family District (RS-1) to Neighborhood Commercial (CN-3). Project is presented by David Underhill /w Banks Engineering. ■
- B. Request for Zoning Administrative Amendment for Whispering Lakes, of Sunrise Blvd, Lehigh Acres. The applicant is requesting a Zoning Administrative Amendment to 1. undeveloped eastern 120.67± ac of approved Whispering Lakes I Residential Planned Development (RPD) f/k/a Bethany Trace II f/k/a Lehigh Corp RPD to amend Master Concept Plan (MCP), reallocate approved density, add townhouse & two-family attached use, amend property development regulations & add new deviation requests to allow existing lakes to remain in current configuration & to allow internal private dead-end streets without circular turnarounds were identified on MCP. 2. Pending Development Order for 510 dwelling units consisting of single-family, two-family attached & townhomes with amenities & associated infrastructure. Project is presented by David Underhill /w Banks Engineering. ■

Old Business:

- A. Public meeting at Culvers -Tami

New Business:

- a) Board Members Comments
- b)

Adjourn:

Next LAAPZRB Meeting on October 27th, 2022 (if projects are submitted)

Project Submittal Deadline is October 17th, 2022

1 Comment



Like



Comment



Share

Most relevant ▼



Charlotte Rae Nicely
Thank you for sharing!!!



3w

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: Whispering Lakes I RPD
2. Street Address of Project: Sunrise Blvd/Access Undetermined
3. Strap No. 04-45-27-00-00010.0000 09-45-27-00-00005.0000
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
 1. Administrative amendment to undeveloped eastern 120.67± ac of approved Whispering Lakes I Residential Planned Development (RPD) f/k/a Bethany Trace II f/k/a Lehigh Corp RPD to amend Master Concept Plan (MCP), reallocate approved density, add townhouse & two-family attached use, amend property development regulations & add new deviation requests to allow existing lakes to remain in current configuration & to allow internal private dead end streets without circular turnarounds where identified on MCP.
 2. Pending Development Order for 510 dwelling units consisting of single-family, two-family attached & townhomes with amenities & associated infrastructure.
5. Applicant Name / Title: West Sunrise Boulevard, LLC
 Address: 201 S. Biscayne Blvd., Suite 800, Miami, FL 33131
 Phone: c/o 239-770-2527 Email: c/o shewitt@bankseng.com
6. Date of LAAPZRB meeting requested for presentation September 22, 2022
 (Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
 Name / Title: Banks Engineering - David R. Underhill, Jr., P.E., Vice President
 Address: 10511 Six Mile Cypress Pkwy, Suite 101, Fort Myers, FL 33966
 Phone: 239-939-5490 Email: dunderhill@bankseng.com
8. Provide name and contact information of additional persons to receive correspondence from the LAAPZRB.
Stacy Ellis Hewitt, Banks Engineering - shewitt@bankseng.com/239-770-2527

9. County staff Reviewer: Administrative Zoning Amendment: Dirk Danley Jr, AICP .
10. Has project been presented to Community Development or Lee County Hearing Examiner or other public presentations: Yes X No _____ Dates: _____
 Application No.: ADD2022-00139 - submitted to Lee County Zoning

Development Order pending submittal

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site:

From Homestead Road, head east on Sunrise Blvd. for 0.41± mile - site is on the south side of Sunrise Blvd just east of its intersection with Richmond Ave. S.

12. Proposed Use:

Residential

13. Adjacent Zoning and Land Uses: See attached Master Concept Plan

North: Sunrise Blvd then Central Urban, TFC-2, Single-family

South: Urban Community, RS-1, 100' drainage easement then Vacant lots

East: N 1/3: Central Urban, RPD, Vacant/S 2/3: Urban Community, RPD, vacant & RS-1, 100' drainage

West: N 1/3: Central Urban, RPD, Single-family, S 2/3: Urban Community, AG-2, Vacant easement then SF & vacant lots

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:

There are no commercial uses proposed. The request furthers Goal 25 to convert largely single use (single-family) area and provide housing alternatives such as two-family attached, multi-family and/or townhouse uses.

15. Project Checklist submitted: X Yes No

16. Application Fee Submitted: Type 1 \$50.00 Type 2: \$150.00 X

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:  _____

Date: 9/12/22

Print Name: Stacy Ellis Hewitt, Banks Engineering

Title: Director of Planning

ACTION TAKEN
☐ LAAPZRB

DATE

DECISION
_____ Initials: _____

Attachments: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

If applicable and appropriate to the specific request, the following items listed may be necessary to be provided by the applicant to permit sufficient review by this board.

Type 1 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
			Completed application.
			Site plan
			Photos of existing structures.
			Others
			Application Fee

Type 2 Projects submittal requirements TO INCLUDE:

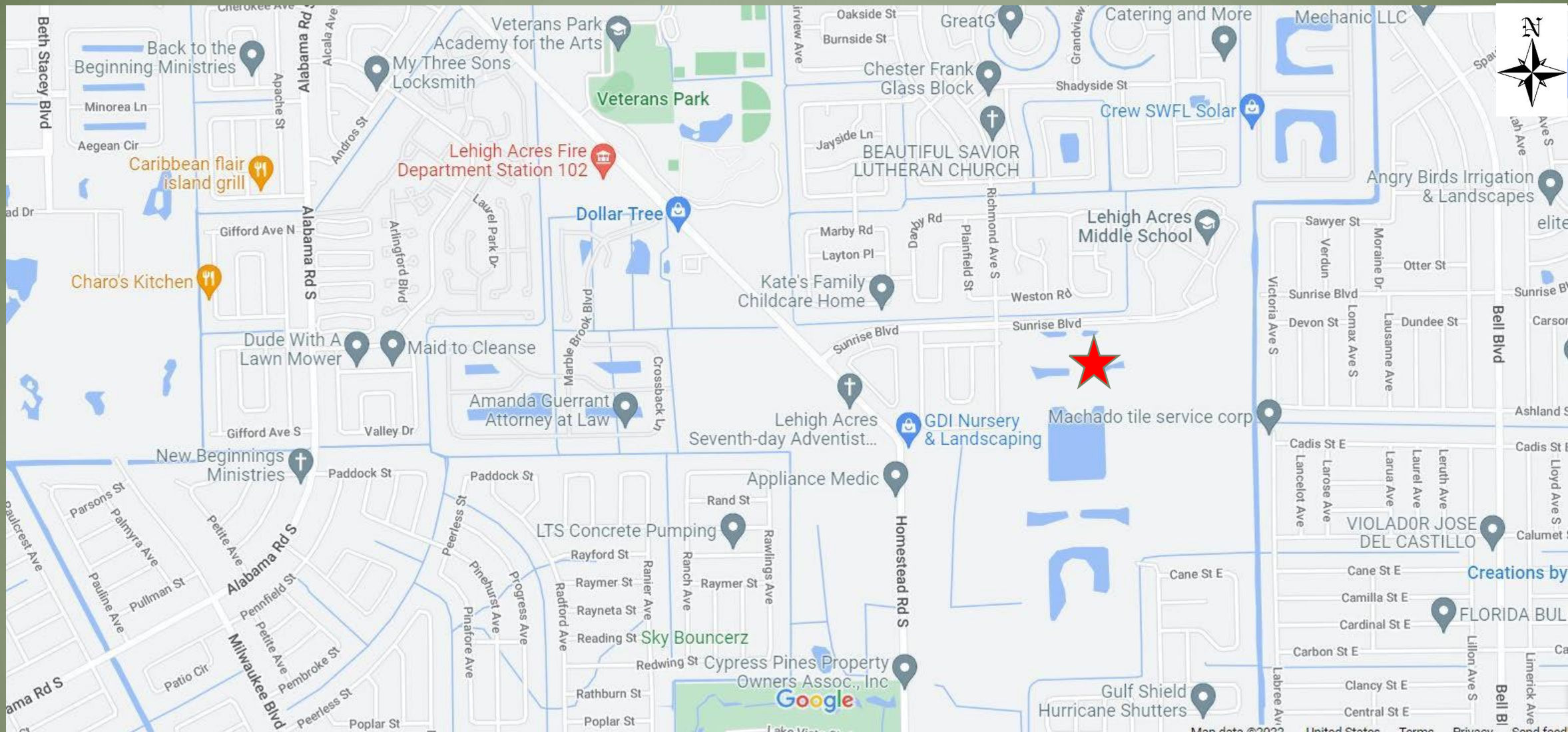
Provided	Not Applicable	Not Available	ITEM
X			Completed application
X			Site plan with Site features drawn to scale. (Location map, north arrow, scale, buildings, parking, vehicular circulation, trash enclosures, pedestrian circulation, water management area, utility corridors/layout, open space, indigenous preserves, signage, etc.)
	X		Photos of existing structures.
	X		Architectural Plans and building elevations: • Dimensioned floor plan(s). • Roof plan(s). • Elevations of all buildings (all sides) shall include: Floor to floor heights Elevation to top of roof, Building material • Screening for rooftop equipment (materials/colors to match or coordinate with buildings) • Rendered buildings and sign elevations/perspectives accurately depicting colors, materials, landscaping, parking and people. • Method of screening all service areas and ground mounted equipment (a/c compressors, backflow preventers, electric transformers, etc.). • Conceptual lighting plan (including specification sheets on proposed lighting fixtures). • Relationship of buildings to adjacent buildings on adjacent properties • Antenna, communications tower or microwave tower zoning or rezoning requests and antenna screening requests shall be required to submit all items in (1) through (4) above. In addition, elevations of the proposed tower shall be provided.
	X		Landscape Plans and calculations to include existing site trees (indicate species) and plant material – to remain/to be removed. Proposed landscaping schedule to include: Botanic and common name of trees/plants/bushes/ground cover, Planting size/full (mature) growth size, Quantity and size of all trees, shrubs and ground cover, Planting details
	X		Environmental studies (Protected Species, wetland determinations, etc)
	X		Lighting Plans with photometric levels
X			Adjacent property zoning and land uses.
	X		Signage Plans with sign elevations
	X		Building Colors
	X		Application Fee

Whispering Lakes I RPD

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD

**Public Information Meeting
September 22, 2022**

PROJECT LOCATION



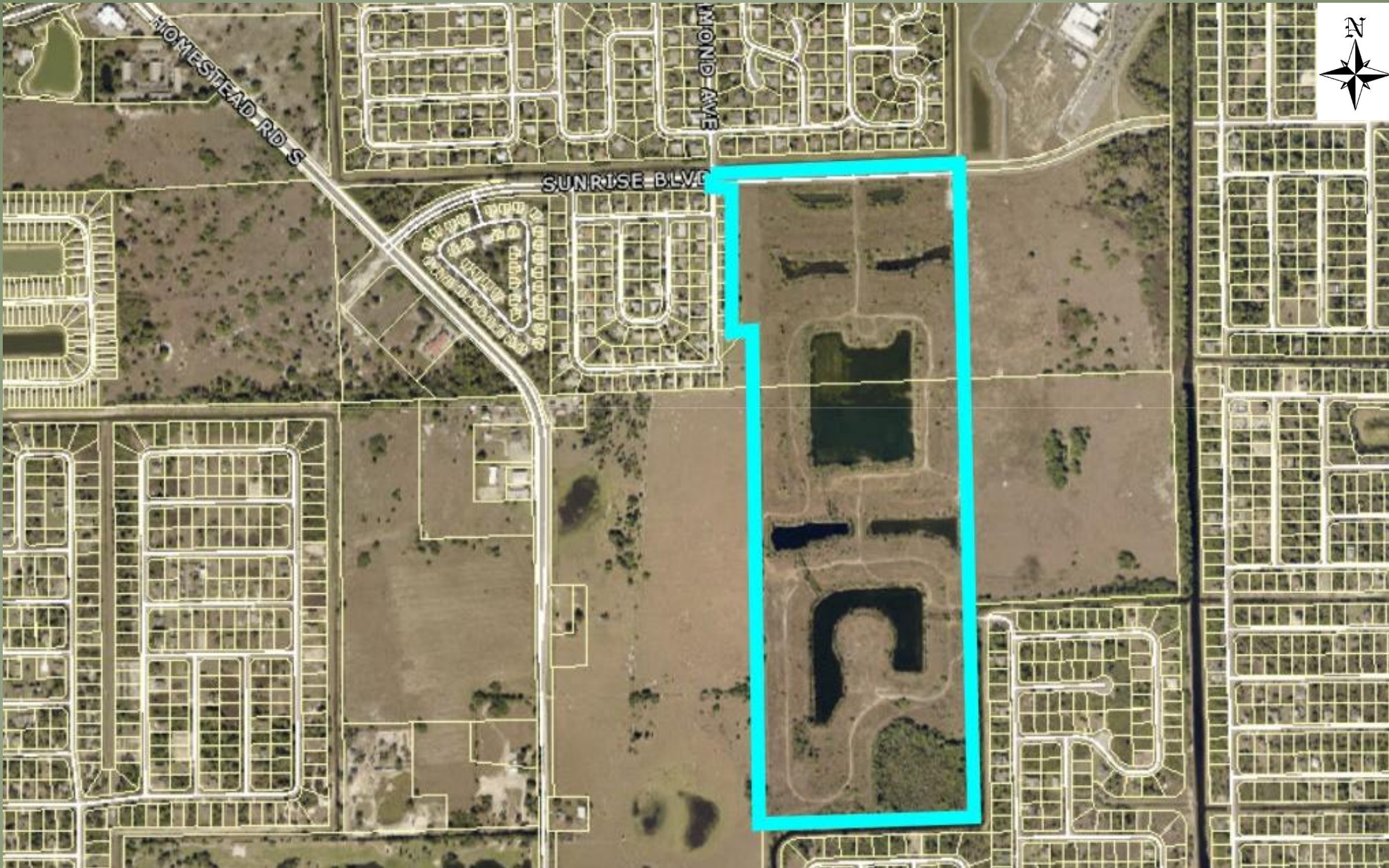
★ South side of Sunrise Blvd just east of its intersection with Richmond Ave. S., 0.41± mile east of Homestead Road

PROJECT SUMMARY

Requests:

1. Administrative amendment to undeveloped eastern 120.67± ac of approved Whispering Lakes I Residential Planned Development (RPD) f/k/a Bethany Trace II f/k/a Lehigh Corp RPD to amend Master Concept Plan (MCP), reallocate approved density, add townhouse & two-family attached use, amend property development regulations & add new deviation requests to allow existing lakes to remain in current configuration & to allow internal private dead end streets without circular turnarounds where identified on MCP.
2. Pending Development Order for 510 dwelling units consisting of single-family, two-family attached & townhomes with amenities & associated infrastructure.

AERIAL

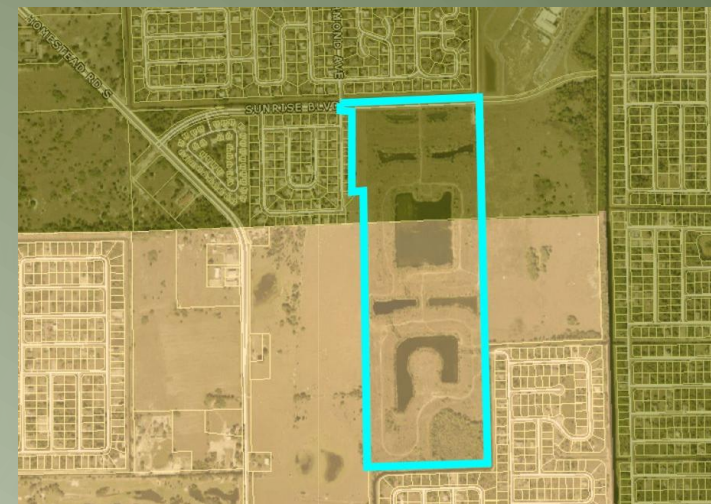


PROJECT SUMMARY

Requests:

1. Administrative amendment to undeveloped eastern 120.67± ac of approved Whispering Lakes I Residential Planned Development (RPD) f/k/a Bethany Trace II f/k/a Lehigh Corp RPD to amend Master Concept Plan (MCP), reallocate approved density, add townhouse & two-family attached use, amend property development regulations & add new deviation requests to allow existing lakes to remain in current configuration & to allow internal private dead end streets without circular turnarounds where identified on MCP.
2. Pending Development Order for 510 dwelling units consisting of single-family, two-family attached & townhomes with amenities & associated infrastructure.

PROJECT SUMMARY



Future Land Use: Northern 1/3 Central Urban
Southern 2/3 Urban Community
Lehigh Acres Community Mixed Use Activity Center Node

Maximum density that could be requested (up to 15 du/ac in Urban Community/up to 20 du/ac in Central Urban: 1,995± dwelling units

Consistent with the Lehigh Acres Community Mixed Use Activity Center Node Policy 25.1.2. There are existing commercial uses such as a retail store, landscaping store and appliance repair along Homestead Road and public uses such as Lehigh Acres Middle School to the northeast and a church and non-profit business on Homestead Road all within this same Community Mixed Use Activity Center Node.

Request adds multi-family or townhouse uses and two-family attached uses to the existing approved single-family uses on site and adds to the single-family and multi-family villas within the Community Mixed Use Activity Center Node.

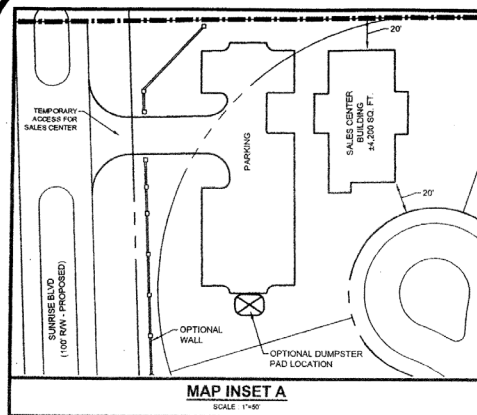
ZONING HISTORY

Rezoned from AG-2 to RPD by Z-89-100 on January 22, 1990 - approved 375 conventional single-family dwelling units & 300 multi-family dwelling units & denied a request for rezoning from AG-2 to Commercial Planned Development (CPD).

Subsequent Administrative Amendments to the RPD include:

- DCI2001-00018 – Extended Master Concept Plan
- ADD2002-00059 - Modify Master Concept plan Revised Aug 12, 2002, which includes 6 model homes on specific sites abutting main entrance road from Sunrise Blvd; Master Concept Plan added Entrance Gates and Gatehouse
- ADD2004-00171 – Administrative Deviation approval from LDC Section 10-285 connection separation requirements on local private roads from the required 125 feet to allow a minimum 50 feet for eyebrow medians, measured centerline to centerline.
- ADD2004-00258 - Revised Master Concept Plan for Bethany Trace Phase II
- ADD2005-00179 - Add excessive soil removal to the schedule of uses for up to 350,000 cubic yards to be shipped off-site for purposes of creating stormwater retention lakes on project known as Whispering Lakes I.
- ADD2006-00197 - Modify Master Concept Plan to relocate within the development a total of six model homes, an on-site 4,200 sq ft temporary sales center. And a temporary access road from Sunrise Blvd (proposed extension) to the on-site sales center

Existing Master Concept Plan

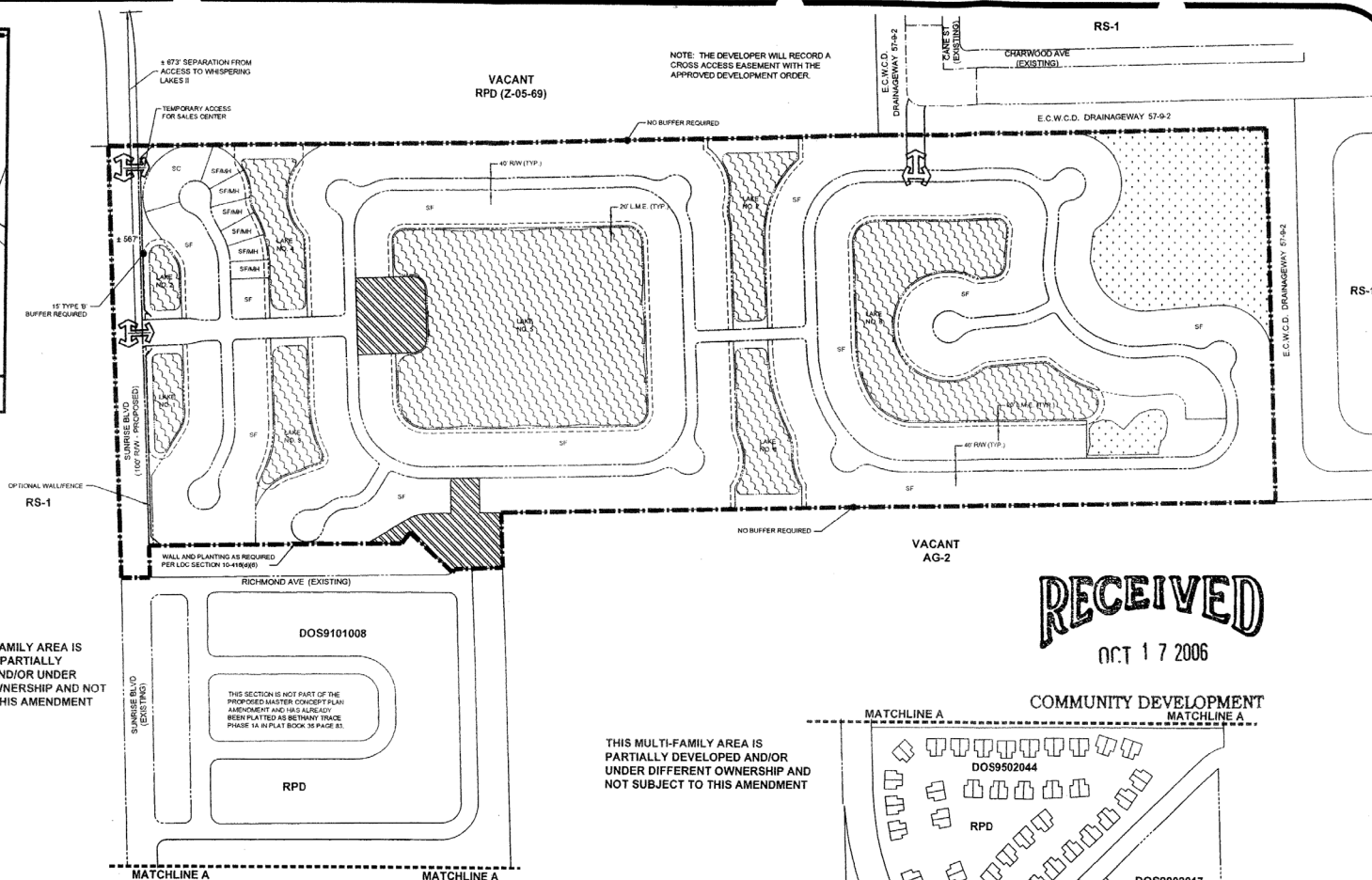


LEGEND:

- SC TEMPORARY SALES CENTER SITE (SEE MAP INSET A)
- SF/MH SINGLE FAMILY / TEMPORARY MODEL HOME SITE
- SF SINGLE FAMILY = ±61.43 AC.
- PRESERVE AREA = ±8.67 AC.
- LAKE = ±26.46 AC.
- RECREATION AREA = 3.0± AC.
- RPD BOUNDARY = 120.67± AC.

THIS SINGLE-FAMILY AREA IS PLATTED AND PARTIALLY DEVELOPED AND/OR UNDER DIFFERENT OWNERSHIP AND NOT SUBJECT TO THIS AMENDMENT

ADD 2006-00197

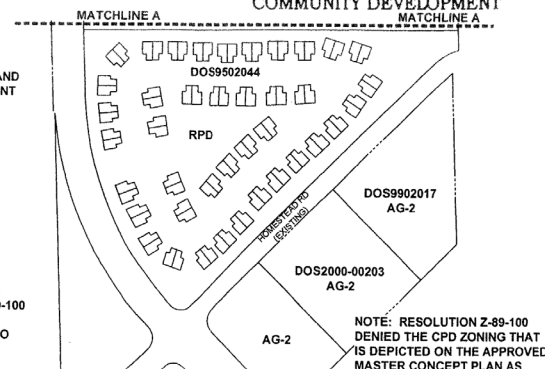


RECEIVED
OCT 17 2006

COMMUNITY DEVELOPMENT

THIS MULTI-FAMILY AREA IS PARTIALLY DEVELOPED AND/OR UNDER DIFFERENT OWNERSHIP AND NOT SUBJECT TO THIS AMENDMENT

THESE AREAS WERE DENIED CPD ZONING UNDER RESOLUTION Z-89-100 AND ARE UNDER DIFFERENT OWNERSHIP AND NOT SUBJECT TO THIS AMENDMENT.



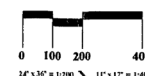
NOTE: RESOLUTION Z-89-100 DENIED THE CPD ZONING THAT IS DEPICTED ON THE APPROVED MASTER CONCEPT PLAN AS



10-16-06
4450 CAMINO REAL WAY
FORT MYERS, FLORIDA 33966
P 239.226.0024
F 239.226.0094
www.dbsconsultingonline.com

PROJECT:
WHISPERING LAKES I
TITLE:
MASTER CONCEPT PLAN

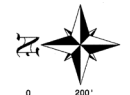
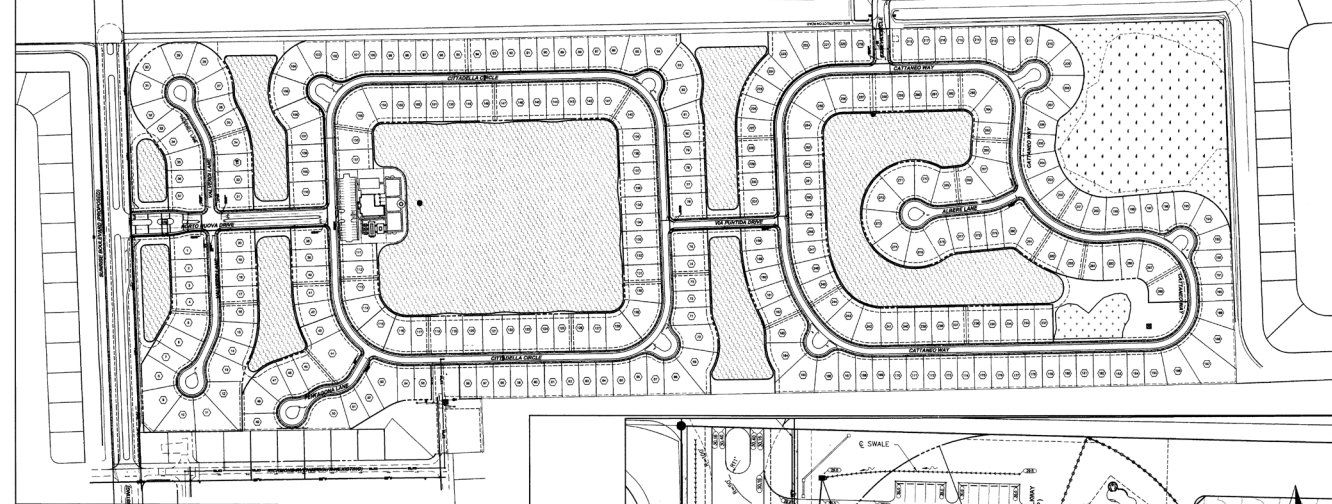
OWNER/CLIENT:
WHISPERING LAKES I, LLC
15100 NW 67th AVE., SUITE 210
MIAMI LAKES, FL 33014
PH: (305)-826-2244 FAX: (305)-826-2666



11-3-06
1 of 2
Project Number: 1059-01
Cad File: 1059-01-MCP01

Prior Development Order Approval

PROPERTY DEVELOPMENT REGULATIONS TABLE											
LAND USE	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE	SETBACKS (FT.)					BUILDING SEPARATION (FT.)	MAX. HEIGHT (FT.)
					FRONT (F.W.)	SIDE (S.W.)	SIDE (S.W.)	REAR	EDGE OF WATER		
SINGLE FAMILY	7,200	60'	120'	48%	20'	22.5'	7.5'	5'	10'	N/A	N/A
ACCESSORY STRUCTURES (RESIDENTIAL)											2
POOLS, DECKS, SCREEN ENCLOSURES, AMENITY CLUBHOUSE	N/A	N/A	N/A	N/A	20'	22.5'	7.5'	20'	25'	N/A	35'



LAND USE AND SUMMARY:

IMPERVIOUS:		
ROADS, CURB & SIDEWALK:	10.63 AC	8.81%
BUILDINGS:	23.85 AC	19.80%
LAKE:	28.45 AC	21.92%
TOTAL IMPERVIOUS:	62.73 AC	50.33%
PERVIOUS:		
OPEN SPACE:	51.27 AC	42.49%
CONSERVATION AREA:	6.87 AC	7.19%
TOTAL PERVIOUS:	58.14 AC	48.67%
TOTAL AREA FOR WHICH PERMIT IS SOUGHT	120.87 AC	100.00%

OPEN SPACE REQUIREMENTS:

ALL LOTS OVER 6500 SQUARE FEET, NO OPEN SPACE REQUIREMENTS

PROJECT PHASING:

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN ONE PHASE.

SIGNS LEGEND:



AMENITY CENTER PARKING CALCULATIONS:

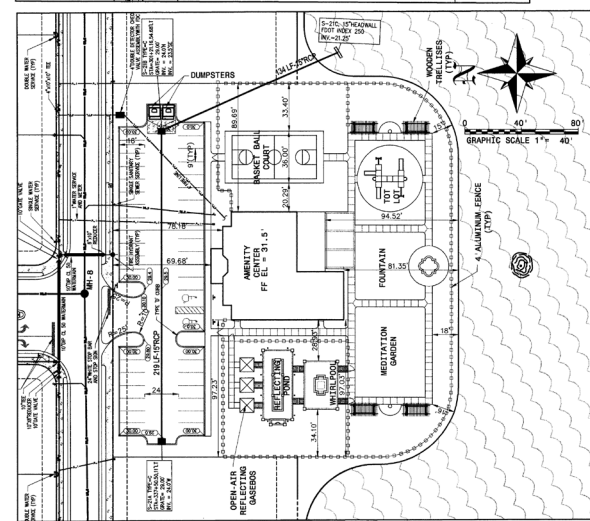
RECREATIONAL CENTER	
GROSS FLOOR AREA = 4,893	
NET FLOOR AREA = 3,978 (GROSS FLOOR AREA LESS BATHROOMS AND STORAGE)	40 SPACES
3,978 S.F. AT 1 SPACE / 100 SF	41 SPACES
TOTAL SPACES REQUIRED:	40 SPACES
TOTAL SPACES PROVIDED:	41 SPACES
(INCLUDING 2 HANDICAP PARKING SPACES)	

REFUSE AND SOLID WASTE DISPOSAL FACILITIES:

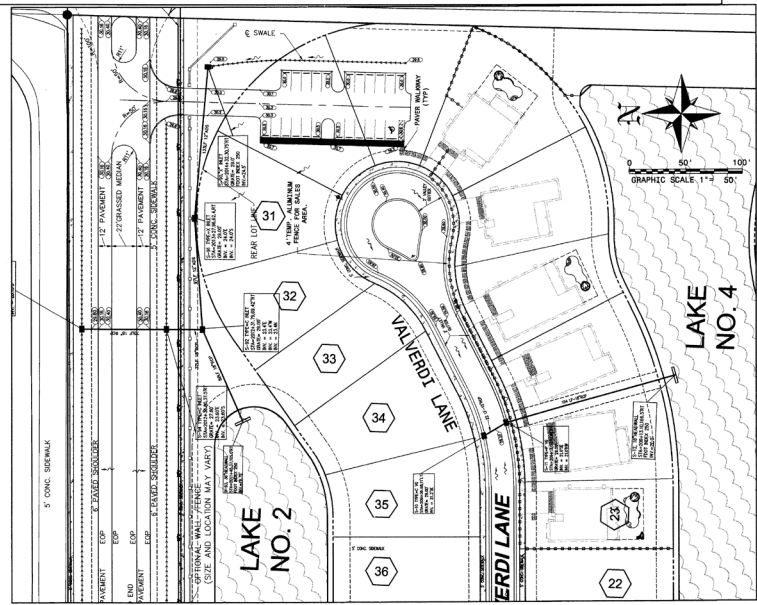
1. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
2. ALL STORAGE AREAS / CONTAINERS SHALL BE ADEQUATELY SHIELDED BY LANDSCAPED SCREEN OR FENCING ALONG AT LEAST THREE SIDES.
3. ALL STORAGE AREAS / CONTAINERS SHOULD SHALL MEET LEE CO. LAND DEVELOPMENT CODE SEC. 10-281
4. THE CONFIGURATION AND LOCATION OF DUMPSTER / RECYCLING AREAS MAY BE MODIFIED DURING CONSTRUCTION AS LONG AS THE ABOVE REQUIREMENTS AND AREAS BELOW ARE MAINTAINED

SIGNING AND PAVEMENT MARKING NOTES :

1. ALL STOPPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGNS LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. ALL STOPPING PAVEMENT MARKINGS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
8. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.



AMENITY CENTER DETAILED PLAN



SALES CENTER PLAN

PREPARED FOR:
PRIDE ROCK DEVELOPMENT GROUP
15100 NW 67th AVENUE SUITE 210
MIAMI LAKES, FLORIDA 33014
PHONE: (305) 826-2244
FAX: (305) 826-2666

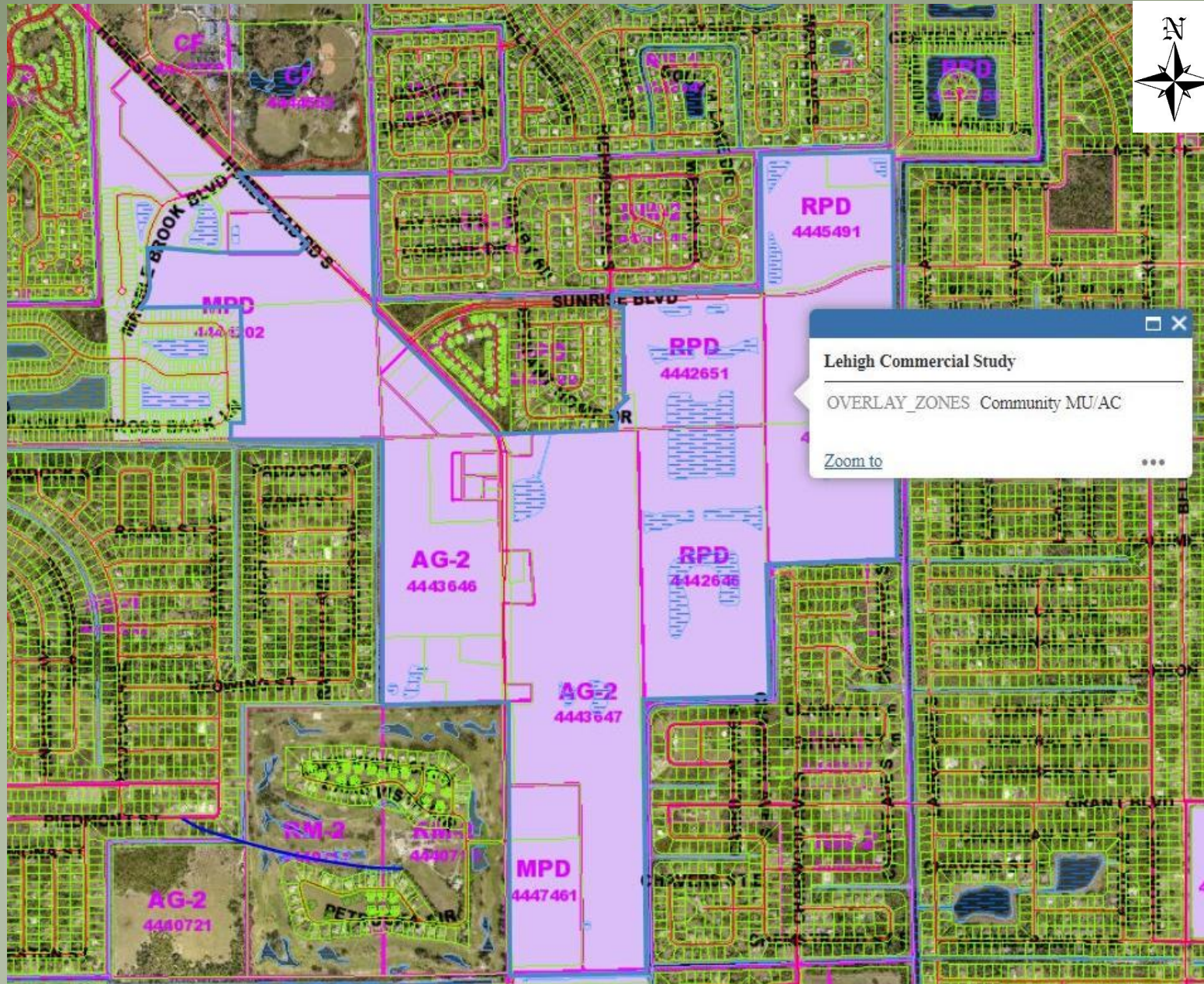
Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA
3914 NORTHBROOK PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34110
PHONE: (239) 897-2961 FAX: (239) 897-3082
ENGINEERING LICENSE # 18 6469
SURVEY LICENSE # 18 8990

FEB 14 2007
DAVID H. UNDERWELL, JR.
P.E. #20328

SITE AND PHASING PLAN									
WHISPERING LAKES									
LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG. 2006	2295	MSP	DRU	KJL	DRU	AS - SHOWN	2	36	480-455-27E

LDC
MAR 15 2007
APPROVED

Community Mixed Use Activity Center



DENSITY

	Approved	Developed	Remaining
Single-family	375	85 (Bethany Trace)	290
Multi-family	300	80 (Bethany Trace Villas)	220
Total	675	165	510

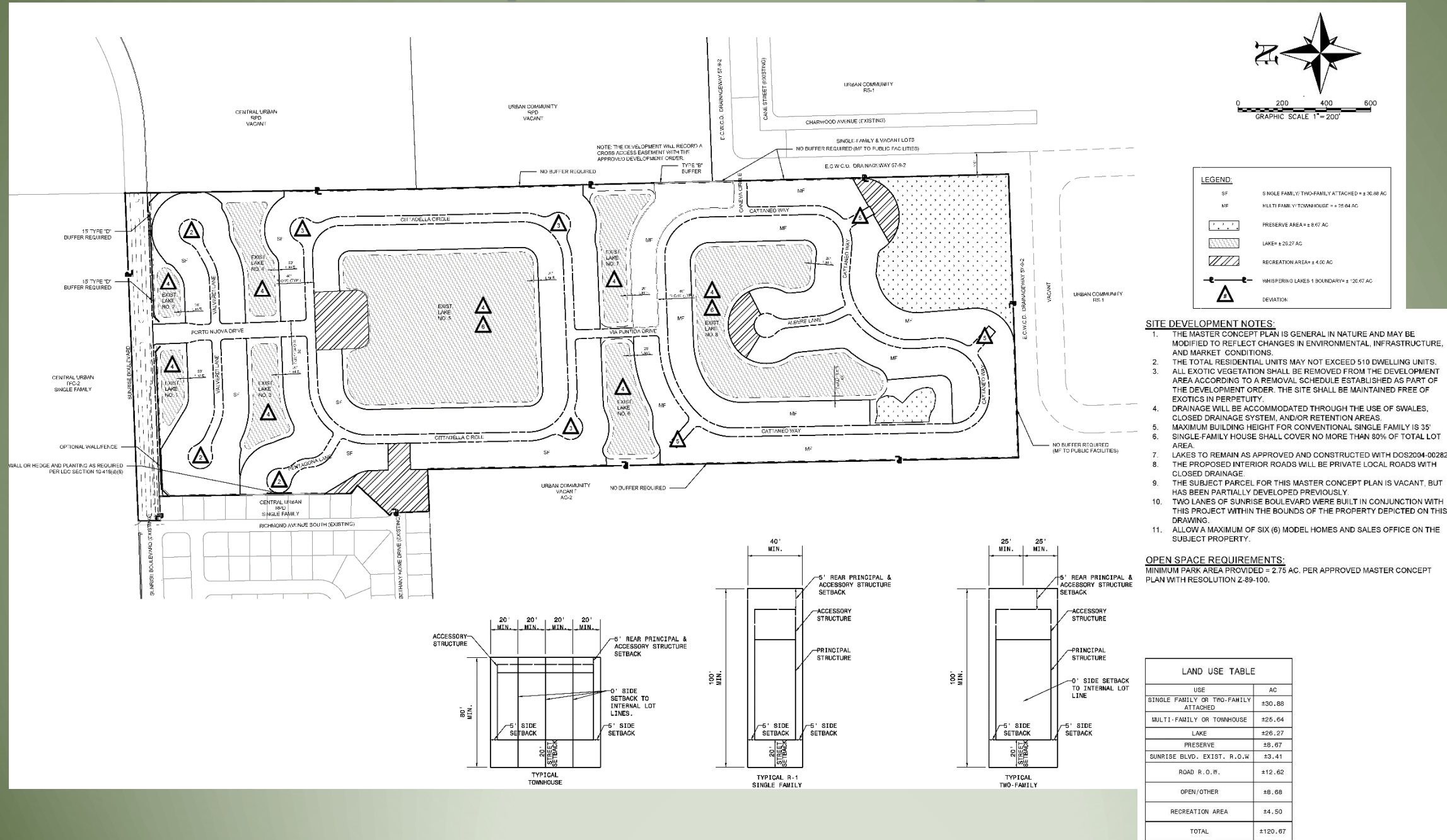
ALLOWABLE UNITS:

290 SINGLE-FAMILY OR TWO-FAMILY ATTACHED UNITS*

220 TOWNHOMES/ MULTI-FAMILY

*UP TO 100 SINGLE-FAMILY OR TWO-FAMILY ATTACHED UNITS CAN BE CONVERTED TO MULTI FAMILY OR TOWNHOME UNITS AT A RATIO OF ONE SINGLE FAMILY UNIT = ONE TOWNHOME OR MULTI FAMILY UNIT.

Proposed Master Concept Plan



Questions?

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – August 25, 2022

5:30 pm

In Person Meeting Minutes

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order 5:34 pm

Roll Call: Tami Baker, Claude Spellman, Mike Cook, Mohamed Yasin, Thomas Pfuner

Excused: Inke Schirmmacher

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District, Lee County Sheriff's Office

Minutes: Melissa Barry

Public Comments on non-agenda items: None

Approval of Agenda with New Projects: Claude Spellman 1st, Mohamed Yasin 2nd

Motion Passes

Approval of May Minutes: Mohamed Yasin 1st, Claude Spellman 2nd

Motion Passes

New Project Reviews:

A - Requested for Rezoning Approval for 4009 Lee Blvd & 4018 4th St W, Lehigh Acres 33971. The applicant is requesting a Conventional Rezoning Approval for .5 acres from Residential Single-family District (RS-1) to Neighborhood Commercial (CN-3). Project is presented by David Underhill with Banks Engineering.

David Underhill with Banks Engineering. Banks Engineering is representing Lennar, the owner. Project is off of Lee and Curtis. It is two lots. All the houses around the lots that have Ms on them and were model homes. The owners want to build office to sell homes out of it. It would be an office with a small parking lot. We can't build a model home but they can't because of code. We are asking to change it to CN-3 - small scale commercial for neighborhood homes. This comes with limit hours (7 am – 9pm) and limited size.

Comments and questions from the Board:

Tami Baker: 1) they don't own land to the east? 2) I ask because it is asked that there be at least ¾ acres for commercial property on Lee Blvd.

Response to Tami: 1) Yes two lots on 4th street 2) The other lots have already had construction start on them.

Claude Spellman: 1) No questions

Mike Cook: 1) LAMSID hasn't seen anything on drainage.

Mohamed Yasin: 1) I am okay with it as long as we are keeping as the office building

Janis Williams: 1) Will the front of the building on Lee Blvd and parking on Curtis? 2) How many spaces? About 20 cars?

Response to Janis 1) Yes 2) Only 10 cars. We have not submitted an application yet.

Thomas Pfuner: Nothing at this time

No motion made.

B - Request for Zoning Administrative Amendment for Whispering Lakes of Sunrise Blvd, Lehigh Acres. The Applicant is requesting a Zoning Administrative Amendment to 1. Undeveloped eastern 120.67 +/- ac of approving Whispering Lakes I Residential Planning Development (RPD) F/K/a Bethany Trace II f/k/a Lehigh Corp RPD to amend Master Concept Plan (MCP), reallocate approved density, add new deviation request to allow existing lakes to remain in current development regulations and add new deviation requesting to allow circular turnarounds were identified on MCP 2. Pending Development Order for 510 dwelling units consisting of single-family, two-family attached and townhomes with amenities and associated infrastructure. Project is presented by David Underhill with Banks Engineering.

David Underhill with Banks Engineering. This was originally zoned back into 1989. It is between Homestead and Sunrise. It was fully permitted and construction permitted 2008. But due to the economic downturn in 2008 and 2009 it stopped. This is 120.67 acres with lakes already done so not a lot being done with roads so they will stay the same. We are transferring the rest of our allowed lots to this project. All will be single family except for the southern part which will be townhouse and two-family attached. There will be up to 520 units. About 290 will be single family and 220 will be townhouses and two-family attached. There are amenities there for both areas. Access will be at Sunrise and the second will be adjacent to the other project off the bridge.

Comments and questions from Board:

Claude – Not at this time

Mohamed – 1) This is a good use. Is there any projected dates? 2) What about the drainage or bridges?

Response to Mohamed – 1) Talking about permitted and starting as soon as possible.

- 2) Mike Cook answered this question - Both projects will require easements and cul-de-sac.

Mike – Nothing at this time

Janis – 1) The turn arounds are changed to dead end streets – the fire department will have problems with turn around. We will reject those.

Response to Janis – 1) We will work with you on that.

Tami – 1) Are there amenities?

Response to Tami – 1) Yes on both sides

Thomas – Not at this time

Public Comment – 1) Will this be gated?

Response to public comment – 1) I believe that it will be gated.

***Discussion – There was discussion on this bridge that will connect the last two subdivision projects over the last two months. Mike Cook reported that the bridge is off of Sunrise and it will come off onto Bell. and It is an older bridge (constructed in 1989). None of the new projects want to take responsibility for this bridge. This includes the school districts and the two new developments. Janis said that new elementary school changed its entrance. Everyone expressed concern for the bridge and the new traffic what would be going over it and who would be responsible for it. Tami said she would call Anthony Rodriguez at the County and talk to him

Motion to approve pending the outcome with the bridge: Mohamed Yasin 1st, Thomas Pfuner 2nd
Motion Passes

Old Business:

- A. Culver's had their meeting about their two lanes.

New Business:

- a) Board Members Comments – None
- b) Public Comment – None

Adjourn: Motion by Mohamed Yasin 1st, Claude Spellman, 2nd

Next LAAPZRB Meeting on

	A	B	C	D
#	name	email	business/organization	
1	Dave Underhill	dunderhill@bankseng.com	Banks Engineering	
2	Tony Burnett	Tony.Burnett@centra.com	FLORIDA SL	
3	Derek Felder	derekfelder87@gmail.com		
4	Yasir Mohamed			
5	Darius Williams	Darius@lehighfd.com	LAFCD	
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