



Ibis Landing a/k/a Copperhead f/k/a Classic Hills MPD Summary of Public Information Session

Administrative Amendment to Planned Development: ADD2024-00046 Development Order – DOS2023-00161

The subject property is located within the Lehigh Acres Community Planning Area. 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 was held on March 28, 2024 at 5:30 p.m. before the Lehigh Acres Architectural, Planning & Zoning Review Board (LAAPZRB) 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 above project requests for any interested citizens.

Attached please find the following backup documentation:

- Affidavit of Publication for ad run in the Fort Myers News Press 3/18/24
- LAAPZRB Facebook Notice of agenda posted 3/27/24
- Sign in Sheet/Attendee List

No public provided any questions or comments at the meeting. The following questions/comments were received from the Board, followed by the applicant's response.

Comment: How old is the traffic study?

Response: Recent traffic studies have been submitted to Lee County.

Comment: A permit from LAMSID was issued with some maintenance work noted.

Response: Acknowledged.

Comment: Is the T turn okay with the Fire Department

Response: The applicant has obtained a letter of no objection from the Fire Department and submitted it to Lee County.

Comment: Request to install a traffic signal somewhere to slow things down on Beth Stacey Blvd.

Response: Traffic signals are up to the county based on signal warrants.

Comment: Request to provide a playground as part of private amenity package.

Response: We have shared this feedback with the client for consideration.

Although not required, the Board approved the project, including Board Members Tami Baker, Derek Felder who approved the project by email.

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www.atwell-group.com



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PROOF OF PUBLICATION

Banks Engineering
10511 Ben C Pratt/6 Mile Cypress PKWY
Fort Myers FL 33966-6547

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03/18/2024

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PUBLIC INFORMATION
MEETING

The public is invited to attend a presentation to the Lehigh Acres Architectural Planning & Zoning Review Board by Banks Engineering held on: Thursday, March 28, 2024, at 5:30 pm at Lehigh Acres Municipal Services Improvement District (LAMSID), 601 East County Lane, Lehigh Acres, FL 33936

PROJECT NAME: Ibis Landing f/k/a Copperhead f/k/a Classic Hills MPD

PROJECT LOCATION: 298± acres south of intersection of Beth Stacey Blvd S & 23rd St. SW, Lehigh Acres, FL

ACTIONS REQUESTED: (1) Zoning administrative amendment to existing Mixed Use Planned Development (MPD) to update Master Concept Plan, conditions of approval & deviations to reflect current development plan with no change to existing approved intensities; (2) Concurrent Development Order for overall development of 109 existing dwelling units & 796 proposed dwelling units (single-family, two-family attached, townhomes & multi-family) with private amenities & associated infrastructure including minor adjustments to existing tracts, golf course & lakes.

During the meeting, developer representative will provide a general overview of the project. All interested citizens are encouraged to attend the presentation & ask questions regarding the proposed development. Should you have any questions or comments, they can be directed to: Stacy Ellis Hewitt, Banks Engineering, 10511 Six Mile Cypress Pkwy, Fort Myers, FL 33966, (239) 770-2527, shewitt@bankseng.com.

March 18 2024
LSAR0074012

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – March 28, 2024 * 5:30 pm

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order

Roll Call

Inke Schirmacher, Thomas Pfuner, Mohamed Yasin, Laurie [Stemowski](#)

Excused: Tami Baker, Derek Felder, Janis Williams – LAFRD

Consulting: Mike Cook – LAMSID

Minutes: Melissa Barry

Public Comments on non-agenda items:

Approval of Agenda:

Approval of February Minutes:

New Project Reviews

- A. Request for an Administrative Amendment to existing Mixed Use Planned Development (MPD) for Ibis Landing f/k/a Copperhead f/k/a Classic Hills MPD at 296 acres south of intersection Beth Stacy Blvd S & 23rd St W. The applicant is requesting an Administrative Amendment to existing Mixed Use Planned Development (MPD) to update the Master Concept Plan conditions of approval & deviations to reflect current development plan with no change to existing approved intensities & current Development Order for overall development including 109 existing dwelling units & 796 proposed dwelling units (single-family, two-family attached, townhomes and multi-family) with private amenities & associated infrastructure including minor adjustments to existing tracts, golf course & lakes. Project is presented by David R. Underhill Jr, PE w/ Banks Engineering ■

Old Business:

- A. Updates to By-Laws

New Business:

- a) Board Members Comments
b) FDOT Public Meeting for SR 82 Safety Improvements 04/09/24 6pm or 04/11/24 5:30 pm

Adjourn:

Next LAAPZRB Meeting on **April 25th, 2024** (if projects are submitted)
Project Submittal Deadline is April 15th, 2024

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Sign In Sheet/Attendee List

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

March 28, 2024 5:30 pm In Person Meeting at Lehigh Acres Municipal Services Improvement District,
601 East County Lane, Lehigh Acres, FL 33936

Board Members Present: Thomas Pfuner, Laurie Sternowski, Inke Schirmacher, Mohamed Yasin

Consulting Present: Mike Cook - LAMSID

Minutes Present: Melissa Barry

Applicant Presenter: David R. Underhill Jr, PE w/ Banks Engineering

No public attendees