

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD

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

Date Received: _____

File Name : _____

ARB Date: _____

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

1. Name of Project: Lehigh Assisted Living Facility
2. Street Address of Project: undetermined
3. Strap No. 06-45-27-10-00007.0000
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
Administrative Zoning Amendment
5. Applicant Name / Title: Banks Engineering
Address: 10511 Six Mile Cypress Pkwy, Suite 101, Fort Myers, FL 33966
Phone: 239-770-2527 Fax: 239-939-2523 Email: SHewitt@BanksEng.com
6. Date of ARB meeting requested for presentation March 23, 2017
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
Name / Title: Stacy Ellis Hewitt, AICP, Director of Planning, Banks Engineering
Address: 10511 Six Mile Cypress Pkwy, Suite 101, Fort Myers, FL 33966
Phone: 239-770-2527 Fax: 239-939-2523 Email: SHewitt@BanksEng.com
8. Provide name and contact information of additional persons to receive
correspondence from the ARB.
N/A
9. County staff Reviewer: Pending
10. Has project been presented to Community Development or Lee County Hearing
Examiner or other public presentations: Yes X No _____
Dates: _____
Application No.: n/a meeting only
11. Direction to the project site: From Lee Blvd., head south on Homestead Road N. for
0.3± mile & turn right on Beth Stacey Blvd., head 1.4± mile and turn left on
Leatherwood Loop. Destination is on the left.
12. Proposed Use: The applicant is requesting to maintain the option for 108 multi-family
units with an option of a lower intensity conversion to a maximum of 324 ALF or CCF

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units or 162 ILU units, or any combination of ALF, CCF or ILUs, so long as the project's density equivalent does not exceed 81 standard dwelling units.

13. Adjacent Zoning and Land Uses:

North: Zoning: RPD, Land Use: Two-Family Attached

South: ROW then Zoning: MPD, Land Use: vacant residential

East: Zoning: MPD, Land Use: vacant residential

West: Zoning: MPD, Land Use: golf course

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:

The request is simply to amend the schedule of uses to allow the option of a conversion for the existing approved 108 multi-family units for the site to a lesser residential equivalent density of Assisted Living Facility (ALF), Continuing Care Facility (CCF) or Independent Living Units (ILU) utilizing the density equivalents in LDC Section 34-1414(c) but limiting to equivalent of 81 standard dwelling units. No changes are proposed to the approved Master Concept Plan or property development regulations for the parcel.

15. Project Checklist submitted: X Yes _____ No

16. 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: Stacy E. Hewitt Date: 3/8/17

Print Name: Stacy Ellis Hewitt

Title: Director of Planning, Banks Engineering

ACTION TAKEN

☒ LACP-ARB

☐ LACPP

DATE

3-23-17

DECISION

Approved

Initials: JS

Initial: _____

Attachments: _____

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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
X			Completed application.
N/A			Site plan
N/A			Photos of existing structures.
			Others
X			Application Fee

Type 2 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
			Completed application
			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.)
			Photos of existing structures.
			Architectural Plans and building elevations: <ul style="list-style-type: none"> • 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.
			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
			Environmental studies (Protected Species, wetland determinations, etc)
			Lighting Plans with photometric levels
			Adjacent property zoning and land uses.
			Signage Plans with sign elevations
			Building Colors
			Application Fee