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Public Information Meeting Summary
2910 Lee Blvd. – Tommy's Express Car Wash

A Public Information Meeting was held on May 26, 2022 at the Lehigh Acres Municipal Services Improvement District, 601 East County Lane, Lehigh Acres. The meeting was advertised in the News-Press and presented to the public at the monthly Lehigh Acres Architectural, Planning & Zoning Review Board meeting. A copy of the meeting minutes is included.

Dean Martin, P.E., with TDM Consulting, Inc. presented the civil site construction plans and the variance requests. David Kulsveen, with Landesco, presented the landscaping plans and also reviewed the variance requests in the buffer presentation. Jessica, with Tommy's Express, presented the architectural plans.

There was only one question by the public, which was to have the lighted signage turned off at closing so it doesn't impact the residential homes to the north. No questions were asked regarding the proposed variances/deviations. The LAAPZR Board voted to approve the proposed development.

The News-Press media group

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Customer: TDM CONSULTING, INC

Ad No.: 0005261714

Address: 43 BARKLEY CIR STE 200
FORT MYERS FL 33907
USA

Net Amt: \$127.46

Run Times: 1

No. of Affidavits: 1

Run Dates: 05/18/22

Text of Ad:

LEGAL NOTICE

Notice of Public Meeting of the Lehigh Acres Architectural Planning & Zoning Review Board.

Public Presentation Date: May 26, 2022 at 5:30 pm.

Location: Lehigh Acres Municipal Services Improvement District, 601 East County Lane, Lehigh Acres, FL 33936

Applicant: Paul Sevene, Vice President of Development and Construction.
Project Name: 2910 Lee Blvd

Action Requested: Request to demolish the existing self-serve car wash and develop a Tommy Express car wash with associated landscaping, surface parking, storm water infrastructure, and utility infrastructure.
AD# 5261714

May 18, 2022

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – May 26, 2022

5:30 pm

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call to Order 5:31 pm

Roll Call: Inke Schirmmacher, Tami Baker – on the phone, Thomas Pfuner, Claude Spellman, Mohamed Yasin, LAMSID – Dave Lindsey

Excused: Claude Spellman

Consulting: Janis Williams - Lehigh Acres Fire Control and Rescue District

Minutes: Melissa Barry

Public Comments on non-agenda items: No

Approval of Agenda: Motion to add 2910 Lee Blvd, Car Wash made by Mohamed Yasin and 2nd by Thomas Pfuner

Motion passed

Approval of Minutes: Motion made by Mohamed Yasin and 2nd by Thomas Pfuner

Motion Passed

New Project Reviews

- A. Request for rezoning: 1520 Clark Ave, Lehigh Acres. The applicant is requesting a rezoning approval for a church. Project is presented by Libini Morals

Libni Moraes- Many people in the congregation have come to have view to take care of the kids with a Bible school. We have youth and assist in the church with having a place for professionals. We also want to help people in need and with a food pantry. We are doing it in a place that is not ours.

Board comments/questions

Inke Schirmmacher – 1) How many people in the daycare and the church? 2) there are 3) residential lots combined and the access to the road is a drive through by Clark Street? 4) Usually we use caution because it is a church. However, services aren't there all the time, but the issues with the service and with it being in a residential area.

Response to Inke – 1) We are looking at having one building with different areas. We have 80 people right now but we are hoping to grow to 200. 2) there are to entries – one on Clark for the project and one on Acade Ave for the resident for the pastor. 4)

We don't have any option. The place we are at now we have restrictions. We can't do what we want to do. We have to do this.

Thomas Pfumer – 1) What are the plans for public water and sewer

Response to Thomas – 1) that will be figured out during the building process. We were told that we needed this meeting before we proceeded.

Dave Lindsey – 1) What about fire suppression?

Response to Dave – 1) that will be figured out during the building process.

Mohamed Yasin – 1) How big is the lots in acres? 2) currently it has to have 2 acres. 3) who owns the land? Does someone in the church own it? 4) Access is not been fully developed there could have other residents. 4) the Church might buy the other lot and that can be an option.

Response to Mohamed – 1) 1.5 acres. And 1 acre for the church. 3) yes, the pastor owns it. 4) We have been trying to buy it.

Janis Williams – 1) There is a dead-end street and we will need a turnaround for the apparatus. Lee County should require a cul-de-sac and have to improve the payment. This is something we will discuss during the DO stage.

Tami Baker – 1) This is in the heart of a residential area and what is will be the size of the building?

Motion was made to NOT approve – by Mohamed, 2nd by Thomas

Motion Passes

Inke explained that we are an advisory board and that they need still need to go to the Hearing Examiner.

- B. Request for Project Amendment: Savanna Lake., Lehigh Acres, FL. The applicants is requesting a Project Amendment to the Savanna Lakes, MPD. Project is presented by Kenrick Gallander /w RWA Engineering.

Presented by Ken Gallander. There was a Power Point presentation. They want an administrative amendment for specific lots with applicable portion of tracts A and H. They are still single family and no change of the amount of people. There is no change to the greenery or preserve. There is an interconnection between H and I going into Mirror Lakes. This has been submitted to the County Staff.

Russell Smith with Lennar – Clarification - The platted lots are already there in H and I with roads. This is a change to the concept plan to change to what is already there. We want to use Mirror Lakes and continue to the same.

Board comments/questions

Inke Schirrmacher – 1) No comments

Thomas Pfumer – 1) What is the purpose of the amendment right now?

Response to Thomas – 1) We are looking to be consistent with Mirror Lakes and the plotted lots.

Dave Lindsey – 1) Is there a connector for the sewer to Milwaukee and this? 2) It does not seem to have a very good exit for East or West. They have to go to Alabama. 3) LAMSID has a one-time remove excavation removal agreement

Response to Dave – 1) Yes, there is a existing connection from Milwaukee and that also has sewer. That will be with the Nory Phase and the homes will be built by the same company. 3) that is something we might have to talk to LAMSID about again.

Mohamed Yasin – No comment

Janis Williams – 1) What are the access roads?

Response to Janis – 1) There is an opportunity to have connecting roads.

Tami Baker – No comment

Public Comments –

Eric from Town Lakes – 1) will there be sewers with this? Right now, Lehigh is getting bigger and we have need to have sewer and water.

Motion to approve – by Tami & 2nd by Mohammed

Motion Passes

- C. Request for Site/Project Approval Lee Memorial Park 12777 SR 82 Fort Myers FL 33913. The applicant is requesting a site approval for an expansion of existing Funeral Homes operations. Project is presenting by John Wokdak with DeLisi Fitzgerald Inc.

Greg with Dave Jones - We Would like to build behind the existing building. This will not have any impact on the sewer. There will be no increase in the chapel. The drainage will stay the

same and the over growth will be regraded. We will submit and development order and plan for LASMID. There will be no impact on the heritage trees or palms. This building will be all internal so there is no need for a buffer. The public will be in allowed in and the building can not be seen from 82. This building is for extra help with our business.

Board comments/questions

Mohammed Yasin – No comment

Thomas Pfumer – 1) Will the existing building stay the same?

Response to Thomas – 1) Yes, the building will stay the same.

Inke Schirrmacher – No comment

Tami Baker – No comment

Dave Lindsey – No Comment

Janis Williams – No Comment

Publix comment –

Eric from Towns Lakes – 1) Is there a crematorium on site?

Response to Eric – 1) Yes, there is one on site.

Eric Englehart – 1) There are already some many house going up. We need to work on not using up all the water. This is going to bring in a lot more people.

Motion to approve – by Mohmmmed and 2nd by Thomas

Motion Passes

- D. Request for Site Approval Zaxby's Westgate, 5557 Lee Blvd, Lehigh Acres. The applicant is requesting a Site/Project Approval for a Zaxby's Restaurant. Project is presented by Al Quattrone with Al Quattrone Engineering.

Al Quattrone - We are all ready for the permitting and the traffic study. We are waiting for 1st round of comments from Lee County. The landscaping is already done and buffer will be standard. Site was pulled up to show where it would be located at.

Thomas Pfumer – 1) Looks good.

Mohammed Yasin – 1) I like this here. This area is really taking off.

Inke Schirrmacher – 1) Where will the drive way be? 2) what signage will you use? We don't use pole signs?

Response to Inke – 1) we tried to use the Dollar Tree, but Lee County doesn't like the idea so we will use the other access. 2) yes, we are aware and will be using monument signage.

Tami Baker – 1) What about the other building?

Response to Tami – 1) We don't know what it will be.

Dave Lindsey – No Comment

Janis Williams – 1) With the landscaping, just make sure that there is actura space for the fire hydrant.

Publix comment – none

Motion to approve – by Tami and 2nd by Thomas

Motion Passes

E. 2910 Lee Blvd, Car Wash – presented by Dean Martin

Dean Martin – There is a car wash already there, but we will be demoing that and putting in ew one. The access will be off Lee Blvd. We will be using the control structure into the swell off of 5th Street for the drainage. There will also be access on 5th Street and there is road that goes all the way through to access Joan. We have our demo plan. We will be forcing traffic to go to 5th street so Lee isn't overloaded. We already have our LAMSID permit – on the first time. We will have 3 foot deep in the front. We are waiting on comments from the County. We will have basic utilities. And will have ne 2 inch water tabs. We will use recycle water.

David with Landscaping – The owners are very specific about their theme so we will use plants that accent that. There will landscape on the east and the west. There will be crab trees and evergreens with a red berry. The parking lot will have a hedge to help screen from residents. Near the vacuums, we will have river rock and cabbage palms near the building.

Jessica with Architectural – (on the Phone) The first side is the back (west) is facing the other business is where the vacuums will be at. The exit is the tunnel is towards Lee Blvd. The entrance to the tunnel is towards the residential side. It will be Tammy Red which is our standard color. To the east side will be grass.

Board comments/questions

Thomas Pfumer – No comment

Mohammed Yasin – No comment

Inke Schirrmacher – 1) On the one in Fort Myers, there is red lighting in the front of the tunnel when it is closed. Can we get this turned off at night so it is not bright towards the residential side? And can we have the sign turned off at the time of closing.

Response to Inke – 1) That is not a standard and will not be part of this project. We can have the lighted signage turned off at then time of closing.

Tami Baker – No comment

Dave Lindsey – No Comment

Janis Williams –No comment

Publix comment –

Eric with Towns Lake – 1) that is not a road that goes all the way through.

Motion to approve – by Mohammed and 2nd by Thomas

Motion Passes

Old Business: No old business

New Business:

Inke Schirrmacher: On June 2nd, there is a hearing day for the gas station project off of Williams. This Board has not approved this project twice because of the bottle neck it will cause on Williams with the park and then new Leetran project. If you can go, please go and state our case about why we do not want this here.

Mohammad Yasin: I will be going to this and will make comments for us.

Public Comments on this

Eric Englehart: These are the projects I need to know about so I can help with. I am running for the State Legislator and need to know about stuff like this.

Meeting adjured: 6:59 pm

