

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD SUBMITTAL REQUIREMENT

Effective: January 2020

Dear Applicant:

On behalf of the Lehigh Acres Architectural Planning and Zoning Review Board (LAAPZRB) we would like to thank you for your interest in Lehigh Acres and in the design review and public meeting process for developments within Lehigh Acres. The residents of Lehigh Acres have been striving for years to adopt a set of development standards that will permit sustainable, aesthetically pleasing and viable development for future generations to enjoy. A goal of the community is to ensure developments will enhance the quality of life, economics, aesthetics and provide a benefit the community for years to come. Lee County codes now require the following:

As per County Policy 33 Planning Panel Community Regulations: Section 33-1401 Community Review

- (a) **Applications requiring review.** *The owner or agent applying for the following types of county approvals must conduct one publically advertised information session with the Lehigh Acres Planning Community prior to obtaining approval or finding of sufficiency of the following:*
1. **Development Orders.** *This includes all applications for development orders and Type 1, 2, 10 and 12 limited review development orders.*
 2. **Planned development zoning actions.** *This included administrative deviations amending the approved master concept plan or other provisions of the zoning resolution.*
 3. **Special exception and variance requests.**
 4. **Conventional rezoning actions.**
- (b) **Meeting Requirements.** *The applicant is responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. The meeting space will be determined by the applicant. Meetings may, but are not required to, be conducted before non-county formed Boards, Committees, Associations, or Planning Panels. During the meeting, the applicant will provide a general overview of the project for any interested citizens. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or approval of citizens present at the meeting*

The LAAPZRB was created in part to provide a comprehensive review forum for prospective developments to assist them in complying with the Lehigh Acres Comprehensive Plan and Land Development Code. It is an objective of the LAAPZRB to a regularly scheduled forum to for each applicant to comply with County Policy 33.1401. One goal of the LAAPZRB is to provide an applicant with a timely and thorough review of all development aspects of their project and provide a project review summary and recommendation to Lee County Staff, Community Council and/or the Lee County Hearing Examiner as may be applicable.

The LAAPZRB meets on the fourth Thursday of each month. Following the project review, the LAAPZRB submits their summary to the appropriate organizations.

The LAAPZRB recommends the items on the attached checklist be submitted for review by the LAAPZRB. While submitted items may be conceptual in nature based on the level of the application request, they are meant to provide the LAAPZRB with enough detailed information to review and

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD**SUBMITTAL REQUIREMENTS**

Submittal Date: Submittal packages shall be received (10) business days prior to scheduled Public Meeting. Presentation order shall be based on order of applications received. To be responsive to the development community, the submittal deadlines may be modified by the Chairperson on a case by case basis.

Application Fee: To offset the costs of transcription, application fees have been approved for two sizes of projects.

1. **Type 1 Projects:** A Type 1 project consists of developments that are normally existing and requesting a "Change of Use" or zoning change. Small projects are limited to up to 3,000 s.f. of building floor area. Fee: \$50.00
2. **Type 2 Projects:** Any development that does not meet the requirements of a Type 1 Project. Fee: \$150.00

(Checks are made payable to: Lehigh Acres Architectural Planning and Zoning Review Board or LAAPZRB)

(Note: Projects have been depicted as Type 1 or Type 2 so as not to conflict with "small project" as designated by the LDC.)

Total No. of Copies: Eight (8) paper copies of Submittal Package shall be provided by the applicant. Should the applicant prefer to submit electronically, then two (2) paper copies and an electronic submittal in PDF or PowerPoint format shall be provided.

Submittals shall be submitted to:

Lehigh Acres Architectural Planning and Zoning Review Board
2802 Lee Blvd #2
Lehigh Acres, FL 33971
laapzrb@outlook.com

The submittal requirements may vary based on the type of approval sought by the applicant. In some cases, the information provided may be preliminary in nature and minor revisions may occur as the project proceeds through the permitting process. In all cases, the submittal should contain sufficient information and level of development to permit a sufficient review by the LAAPZRB to comment on the development parameters and densities, aesthetic quality and intended functionality of the proposed development in accordance with the Lehigh Acres Comprehensive Plan and related Development Standards.

It is recommended that the information listed in the LAAPZRB Application be included in the submittal package for review. It is the intention of the LAAPZRB to have for review, the information which will be required by the permitting agencies as the development moves forward. The LAAPZRB reserves the right to request additional information, with reasonable justification, to fully determine the quality and impacts of the development.

Following the review and recommendation of the LAAPZRB, the applicant shall provide an electronic copy of the proposed plans subsequently submitted to Lee County for permit approval.

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: Panda Express Lehigh Acres
2. Street Address of Project: 2523 Lee Blvd., Lehigh Acres
3. Strap No. 25-44-26-00-00002.0000 (Walmart outparcel)
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
PD Amendment allowing restaurant use, Development Order, Plat Application for parcel split

5. Applicant Name / Title: Panda Restaurant Group
Address: 16683 Walnut Grove, Rosemead, CA 91770
Phone: 626-372-8151 Email: chris.pope@pandarg.com
6. Date of LAAPZRB meeting requested for presentation July 22, 2021
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAAPZRB:
Name / Title: Albert Lopez, Project Manager-CPH, Inc.
Address: 2216 Altamont Avenue, Fort Myers, FL 33901
Phone: 239.332.5499 Email: alopez@cphcorp.com
8. Provide name and contact information of additional persons to receive
correspondence from the LAAPZRB.
Kelly Pearce-Project Coordinator; kpearce@cphcorp.com

9. County staff Reviewer: TBD
10. Has project been presented to Community Development or Lee County Hearing
Examiner or other public presentations: Yes _____ No x Dates: _____
Application No.: _____

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11. Direction to the project site:
Lee Blvd. to Bella Court; make right

12. Proposed Use:
Restaurant

13. Adjacent Zoning and Land Uses:

North: Lee Blvd./ROW

South: CPD/Commercial Retail

East: CPD/Commercial

West: CPD/Commercial

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:

Proposed project is a 2,300+/- SF quick service single story Panda Express restaurant with patio and drive-thru

15. Project Checklist submitted: ☒ 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: 

Date: July 8, 2021

Print Name: Albert Lopez

Title: Project Manager

ACTION TAKEN
☐ LAAPZRB

DATE
07/26/2021 20:50 UTC

DECISION
Approved

Initials: 

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.
X			Site plan
		X	Photos of existing structures.
			Others
X			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.)
			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

 formstack sign Document Completion Certificate

Document Reference : 8e6f326a-82ba-4277-a810-5223d93ae592
Document Title : Panda Express
Document Region : Northern Virginia
Sender Name : tami baker
Sender Email : tamibaker6000@msn.com
Total Document Pages : 6
Secondary Security : Not Required
Participants

1. Inke Schirmacher (inkebaker@live.com)

Document History

Timestamp	Description
07/23/2021 15:40PM EDT	Document sent by tami baker (tamibaker6000@msn.com).
07/23/2021 15:40PM EDT	Email sent to Inke Schirmacher (inkebaker@live.com).
07/23/2021 15:40PM EDT	Email sent to tami baker (tamibaker6000@msn.com).
07/26/2021 16:49PM EDT	Document viewed by Inke Schirmacher (inkebaker@live.com). 107.77.215.131 Mozilla/5.0 (iPhone; CPU iPhone OS 14_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.1 Mobile/15E148 Safari/604.1
07/26/2021 16:50PM EDT	Inke Schirmacher (inkebaker@live.com) has agreed to terms of service and to do business electronically with tami baker (tamibaker6000@msn.com). 107.77.215.131 Mozilla/5.0 (iPhone; CPU iPhone OS 14_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.1 Mobile/15E148 Safari/604.1
07/26/2021 16:50PM EDT	Approved by Inke Schirmacher (inkebaker@live.com). 107.77.215.131 Mozilla/5.0 (iPhone; CPU iPhone OS 14_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.1 Mobile/15E148 Safari/604.1
07/26/2021 16:50PM EDT	Document copy sent to Inke Schirmacher (inkebaker@live.com).

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda –July 22, 2021

5:30 pm

In-person Meeting

Call to Order 5:30 pm

Roll Call: Inke Schirmmacher, Thomas Pfuner, Mohamed Yasin, Tami Baker & Mike Cook

Excused: Ken Bennett, Claude Spellman

Consulting: Ken Bennett, Kirk with Sheriff's office

Minutes: Melissa Barry

Public attendance: None

Public Comments on non-agenda items: None

Approval of Agenda: Motion to approve by Mohamed Yasin, 2nd by Tami Baker

Motion passed

Approval of April Minutes: Tami Baker, Mohamed Yasin

Motion passed

New Project Reviews

- A. Request for Approval of an Administrative Amendment: 1145 & 1251 Village Lakes Blvd Lehigh Acres FL. The applicant is requesting an approval of an Administrative Amendment to adopt a revised Master Concept Plan for the expansion of the Lehigh Acres Community Park. Project is presented by Michael Pavese w/ Lee County Facilities Construction & Management. ☐
 - a. Presented by Michael Pavese

Inke Schirmmacher – 1)

Responses to Inke – 1)

Thomas Pfuner – No

Tami Baker – 1)

Responses to Tami-

Mohamed Yasin –

Mike Cook –

Responses to Mike -

Motion to approve made by Mohamed , 2nd by Tami

- B. Request for Site Plan Approval: 1145 & 1251 Village Lakes Blvd Lehigh Acres FL. The applicant is requesting a Site Plan approval for the proposed expansion of the Lehigh Acres Community Park to include 3 lighted football/soccer fields, a concession building w/ restroom, park amenities (disc golf, picnic pavilions, playground, observation pier, pickleball courts}, parking, site infrastructure, stormwater management and offsite road improvements in compliance with the Land Development Code. Project is presented by Gregory Diserio w/ RLA David M Jones, Jr and Associates, Inc. □

Presented by Gregory Diserio – representing Lee County. What we are talking about is the expansion of Lehigh Acre Community Park which includes this parcel. Two projects on the same parcel on park lands. One for Site Plan and the second for administrative amendment of the master concept plan. Park expansion portion is adjacent to the park and future Lee Tran site. The master site plan shows central plans for the purposed facilities. The purposed drainages is for the existing lake in the center through pipping and swells and retention areas. Utilities are available off of Town Lakes Blvd. We will be bringing in water and sewage in through there. County wants to maintain as much vegetation as possible. The master site presented included more fields, pickle ball courts and more. We are going to meet or exceed the vegetation codes. We will be interconnecting with Lee Tran. Landscape is Florida natives and around the picnic area and concession stand. Paved pathway to the fish landing. We will be changing the fields and making it more parklike. Whole site will be irrigated. Park signs will be the same as the signs currenting being used by Parks and Rec now. Storage will be used for many different purposes. There will be a maintenance building along with picnic areas. Second, thing is for an administrative amendment to the Master Concept Plan. This administrative amendment is just for the park's lake. WE are not changing anything on the outside. Now we are at the end we are just cleaning up the lines and make sure everything is done right. Side by side comparison shown.

Inke Schirmmacher – 1) LAMSID has the plan the with the Abel Cancel. Where would be the access with the Abel Cancel.

Responses to Inke – 1) Right now it would be connected on the existing tennis courts. We are in the preliminary design for that project.

Thomas Pfuner – No questions from you.

Tami Baker – Great idea! Long overdue 1) Where are you putting extra parking? I am concerned that the people who are using the Lee Tran will park there.

Responses to Tami- 1) Tami was shown the parking lot – 264 parking spots.

Mohamed Yasin – 1) when are you projecting to start and end? 2) It is good for all of us.

Responses to Mohmand – 1) the date is sometime in 2022. We are almost ready. We want to have the Able Cancel done in 2023

Mike Cook – It think is great idea and has some great ideas. We are in favor of it. 2) Would there be any way to connect the Abel Canal project to the West Side

Responses to Mike – 2) we can look into that

Kirk with Sherriff Department – Thinks it is a good idea. We see a lot of the homeless people in those woods. It is better for us and this will help clear it out and clean it up.

Public comment –

Shirly Golden from Town Lakes – Are there going to be access roads to the parking on Town Lakes Blvd? Because right now there is only one and traffic gets backed up trying to get out this street.

Response to Shirley – We have two accesses. This site does not have access to Williams because of Lee Tran.

Derek Felder – Is the pond and lake going to be maintained – because it is not right now.

Response to Derek – Yes,

Lee Grant – I am here to gloat. I begged and borrowed the previous administration. I kept calling and they said did not have the funds. I kept calling and they bought the land. I am here to claim my pound in flesh. This is awesome! I go to this park every morning!

Motion to approve made by Tami , 2nd by Mohammed

- C. Request for Rezoning: 17928-976 State Road 82. The applicant is requesting a Rezoning from Commercial (C-1A) and Agricultural (AG-2) to Community Commercial (CC). Project is presented by Stacy Ellis Hewitt, AICP w/ Banks Engineering. ☐

Presented by Stacy Ellis Hewitt – This request is for a current application already filed with Lee County. The site consists of two parcels – there is a small strip that is encumbered by an existing LCEC easement and the rest of the site is already commercial district C1A. And we are requesting that both be rezoned to Community commercial district to expand the uses on the property. There is already a development order on the property application in. We are planning on coming back to you when we have the development order back.

Inke Schirmmacher – 1) The owner owes several other properties, and it says you are working on a development order. Is something happening

Responses to Inke – 1) I don't know. I don't have all the details. I do know they are looking on with four building.

Thomas Pfuner – What is the reason behind the regress? What are you trying to achieve?

Response to Thomas – We are trying to expanded the uses.

Tami Baker – 1) The buffer against where the home owners – what is it going to be? Do you know the depth of the buffer from 82?

Responses to Tami- There are different regulation in the code and we would have to comply to those. The current the development order is for preposing native vegetation and then if it goes not meet the buffer but that depends on the code. I believe it is 330 feet deep.

Mohamed Yasin – Thankful that you are doing this because there will be future use of 82

Mike Cook – No questions – we will review the drainage when it comes.

Responses to Mike -

Motion to approve made by Tami , 2nd by Mohmaed

- D. Request for Rezoning: State Road 82/ Parkdale (307 Parkdale, 406 La Perouse St). The applicant is requesting a Rezoning from Commercial (C-1A) and Agricultural (AG-2) to General Commercial (CG). Project is presented by Stacy Ellis Hewitt, AICP w/ Banks Engineering. □

Presented by Stacy Ellis Hewitt – This one does not have a pending application. This is two other site off 82. This request is for four parcels on the northwest lots. About 4.63 acres and about 9.72 on the other two lots. The same ownership and they want the same zoning.

Inke Schirrmacher – 1) No comments

Thomas Pfuner – No questions

Tami Baker – 1) Are there homes there?

Responses to Tami- Yes, there are.

Mohamed Yasin – No questions

Mike Cook – No questions

Kirk – No Comment

Motion to approve made by Thomas , 2nd by Mohamed

- E. Request for Limited Review Development Order: Allison St E / Troy Ave S. The applicant is requesting a Limited Review of a Development Order for replat of 6.19 acres into 12 ½ acre lots. Project is presented by Stacy Ellis Hewitt, AICP w/ Banks Engineering. ☐

Presented by Stacy Ellis Hewitt – This is for Limited Review of development order. Deep off of Jaguar Blvd and Homestead Road and East. Surrounded by right-a-ways. WE are asking to rezone it into 12 ½ lots. It is zoned multi-family and it has been that for a while and nothing is happening so we are wanting to change that. This is a pending development order lots but nothing turned in.

Inke Schirmmacher – 1 I agree with parts with others have said. We really need multi-family parts. The location is good. It might be a good idea to look into it again, but there are other people who are looking for larger lots.

Responses to Inke – 1)

Thomas Pfuner – Nothing at this point

Tami Baker – 1) no questions

Responses to Tami-

Mohamed Yasin – that is stage – if you are going to use it, but I don't like that idea. I own my a couple of lots. It would be probably cheaper if someone wants buy this land.

Mike Cook – in the last few months there are having multi-family properties trying to popup all over Lehigh. WE have people trying to put up apartment buildings in Lehigh. So I that means that there are developers are prime for but they don't know it. There is one off of Joel Blvd.

Responses to Mike –

Kirk – nothing for us

Motion to delined

- F. Request PD Amendment: 2523 Lee Blvd, Lehigh Acres. The applicant is requesting a PD Amendment allowing restaurant use, Development Order, Plat application for parcel split. Project is presented by Albert Lopez w/CPH, Inc. ☐

Presented by Albert Lopez - This is off of the Walmart Parcel. All the applications will be represented. It is a Panda Express restaurant. WE will applying for a change in the buffers. We will be using the same storm water as Walmart and a few additional inlets to help with the drainage. There will be 45 parking spots however, we will have a shared parking agreement with Walmart. We will make it look more Oriental style.

Inke Schirmmacher – 1) What is type of sign do you have?

Responses to Inke – 1) Monument sign

Thomas Pfuner – Nothing at this time

Tami Baker – 1) Are you in front of the Murphy Gas Station? Seating inside? I know Walmart has had some problems with retention, will this be a problem?

Responses to Tami- Yes. Yes seating inside and outside. Walmart does not maintain the retention pond in the back and so this group will submit a different project and we will look it over. (Mike Cook)

Mohamed Yasin – Go and

Mike Cook – Nothing at this time

Responses to Mike –

Kirk – Nothing at this time

Motion to approve Mohamed , 2nd by Tami

Old Business

A. Board Member Recruitment

New Business

A. Board Member Comments – None

Motion to adjourn made by – 2nd

Meeting adjourned @ 6:48 pm

[illegible]