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Certificate of Authorization # 29086**

Lehigh Acres Self Storage Public Information Meeting Summary

A public information meeting was held during the Lehigh Acres Architectural, Planning and Zoning Review Board's (LAAPZRB) monthly meeting. The meeting was held on January 27, 2022 at 5:30 pm at the LAMSID building located at 601 East County Lane, Lehigh Acres. The meeting was advertised in the News-Press on January 13, 2022, as required.

Veronica Martin, the Authorized Representative, presented the rezoning request to the LAAPZRB, including the proposed use, building height, increase in square footage, master concept plan, access on Lee Boulevard, traffic, proposed buffers, and requested deviations.

Questions:

1. A representative from the Lehigh Acres Fire Dept. asked about the turning radius to allow for fire truck access.

Response: An auto-turn exhibit had been completed using a fire truck and we will be making a minor adjustment near the loading zones to allow for better traffic circulation and turning movements.

Comments:

Members Inke Schirmacher and Mike Cook spoke in favor of the rezoning. They liked the full 25-foot buffer to the south and thought a self-storage warehouse was a better fit than the previously approved uses in the original CPD.

Member Mohamed Yasin voted to not approve the rezoning request.

The public information meeting was advertised as required. The members of the LAAPZRB were in attendance (both in person and virtually); however, no members of the general public attended the meeting. It is our understanding that attendance was down due to Covid.

The members voted to approve the rezoning request with one nay. A copy of the News-Press Notice of Meeting, the LAAPZRB agenda with attendees, and LAAPZRB application with action taken is included with this meeting summary.

The News-Press media group

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Please contact us with changes or cancellations as soon as possible, otherwise no further action needed.

TOLL-FREE
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Local #
239-335-0258

Email
FNPLegals@gannett.com

Customer: TDM CONSULTING, INC

Ad No.: 0005076644

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

Net Amt: \$57.35

Run Times: 1

No. of Affidavits: 1

Run Dates: 01/13/22

Text of Ad:

LEGAL NOTICE
NOTICE OF PUBLIC MEETING. TDM Consulting, Inc. will be presenting a rezoning application at the Lehigh Acres Architectural, Planning & Zoning Review Board meeting on January 27, 2022 at 5:30 pm. The meeting will be held at the Lehigh Acres Municipal Services Improvement District, 601 East County Lane, Lehigh Acres. The applicant, H&M Development, intends to rezone 2.74 acres at 511 Lee Blvd. from CPD to CPD in order to develop the site for a self-storage warehouse.
AD# 5076644 1/13/22

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – January 27, 2021

5:30 pm

Virtual Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order

Roll Call

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

Excused:

Consulting: Ken Bennett – Lehigh Acres Fire and Rescue District, Kirk Hetrick - Lee County Sheriff's Office

Minutes: Melissa Barry

Public Comments on non-agenda items:

Approval of Agenda:

Approval of December Minutes:

New Project Reviews

- A. Request for Rezoning Approval for 511 Lee Blvd, Lehigh Acres FL. The applicant is requesting a Rezoning Approval for 2.74 acres for development of a self-storage warehouse. Project is presented by Veronica Martin /w TDM Consulting. ☐
- B. Request for Rezoning Approval for Meadow Brooks Lots, Lehigh Acres FL. The applicant is requesting a Rezoning Approval for a lake. Project is presented by Al Quattrone /w Al Quattrone. ☐

Old Business:

A.

New Business:

- a) Board Members Comments
- b) Reviewing Board Documents

Adjourn:

Next LAAPZRB Meeting on **February 24th, 2022** (if projects are submitted)
Project Submittal Deadline is February 14th, 2022

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: Lehigh Acres Self Storage
2. Street Address of Project: 511 Lee Boulevard
3. Strap No. 32-44-27-11-00054.0030
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
Rezone 2.74-acres from Commercial Planned Development (CPD) to Commercial
Planned Development (CPD) in order to develop the property for a self-storage
warehouse.
5. Applicant Name / Title: Veronica Martin, Senior Planner, TDM Consulting, Inc.
Address: 43 Barkley Circle, Suite 200, Fort Myers, FL 33907
Phone: 239-433-4231 Email: vmartin@tdmconsulting.com
6. Date of LAAPZRB meeting requested for presentation Thursday, January 27, 2022
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
Name / Title: Veronica Martin, Senior Planner, TDM Consulting, Inc.
Address: 43 Barkley Circle, Suite 200, Fort Myers, FL 33907
Phone: 239-433-4231 Email: vmartin@tdmconsulting.com
8. Provide name and contact information of additional persons to receive
correspondence from the LAAPZRB.
None

9. County staff Reviewer: Adam Mendez, Zoning
10. Has project been presented to Community Development or Lee County Hearing
Examiner or other public presentations: Yes X No _____ Dates: 12-16-2021
Application No.: DCI2021-00052

- The property is located on the south side of Lee Boulevard, approximately 1,000 feet east of the Lee Boulevard/Williams Avenue intersection. Ohio Road is to the west and Maine Place is to the east.

- ### Self storage warehouse

- North: C-2/Lee Boulevard ROW, then commercial use

South: RS-1/single-family use

East: CPD/Maine Place ROW, then commercial use

West: RS-1/Ohio Road ROW, then single-family use

- The property currently has CPD zoning for a mix of commercial retail and office uses. This rezoning application has self-storage warehouse as the primary use, which creates fewer impacts to the residential properties. In addition, the applicant is providing the full 25 foot buffer along the south property line per Ch. 33 where the original CPD zoning only provided a 14-foot wide buffer with wall.

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

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.

Date: 1-5-2022

Title: Senior Planner
TDM Consulting, Inc.

☒ LAAPZRB

DATE
1-27-22

DECISION
Approved

Initials: JS

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 Master Concept Plan			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 Building Elevations Only			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
			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
			Building Colors
X			Application Fee