

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – July 28, 2022

5:30 pm

In Person Meeting Minutes

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order

Roll Call: Tami Baker, Claude Spellman, Mike Cook, Mohamed Yasin

Excused: Inke Schirmacher, Thomas Pfuner

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District, Lee County Sheriff's Office

Minutes: Melissa Barry

Public Comments on non-agenda items: None

Approval of Agenda with New Projects: Mohamed Yasin 1st, Claude Spellman 2nd

Motion Passes

Approval of May Minutes: Mohamed Yasin 1st, Claude Spellman 2nd

Motion Passes

New Project Reviews:

A. Request for Zoning Amendment; 702/704 Leeland Heights Blvd. W, Lehigh Acres. The applicant is requesting a Zoning Amendment Approval to add Group 2 to allow for Pest Control office occupancy.

Project is presented by John Goodlad w/ Goodlad Insurance Agency, Inc ■

Presented by John Goodlad – We would like to add a classification to the building usages.. It will cost \$15000.

Comments and questions from the Board:

Tami Baker: No Comment

Claude Spellman: No Comment

Mike Cook: No comment

Mohamed Yasin: No comment

Janis Williams: No comment

Motion to approve: Mohamed Yasin 1st, Claude Spellman 2nd

Motion Passes

B. Request for Site/Project Approval Storage Facility 22 Beth Stacy Blvd, Lehigh Acres. The applicant is requesting a Site/Project Approval for a Development Order for a Storage Facility. Project is presented by Jemiah DeForge P.E /w Q Grady Minor & Associates, P.A. ■

Presented by Jeremiah DeForge – this was done with a PowerPoint presentation. There project is 1000 square feet and 3 floors. It is an outdoor storage. The access and exit are found on Beth Stacy. We will also be putting a side walk and concrete pad with a bike rack on Beth Stacy as well.

Comments and questions from Board:

Claude – 1) What security do you have?

Response – cameras inside and outside

Mohamed – 1) This is a great place for this.

Mike – 1) LAMSID received drainage submittal. We returned it with comments and are waiting for resubmittal. 2) What do you plan on doing about the high water when it rains? Beth Stacy is low and this part tends to floor easy.

Response - 1) We will be getting that to you. 2) Thank you and we will look into that .

Janis – 1) I do have questions for you. – What about the Fire Lanes? 2) Will you have electric gates? 3) Will you have fire sprinklers?

Response – 1) We will be looking at all of those.

Inke via Email to Tami – 1) Could you put more aesthetics on the building like false windows so the residents around you are just staring at a blank building?

Tami – 1) I think the 3 storages in residential the high? 2) 2) We would like something on the building not just plants. Maybe on the higher level.

Response – 1) Northwest corner not as abrupt. There will be overhead powerline but we can double the number of trees and plants so the building is not seen.

Motion to approve: Mohamed Yasin 1st, Claude Spellman 2nd

Motion Passes

C. Request for Site/Project Approval Rick Johnson Tire & Auto Service, 5571 Lee Blvd, Lehigh Acres. The applicant is requesting a Site/Project Approval for a Tire & Auto Service Store and Service Center. Project is presented by Austin Butts /w Boral Engineering.

No representative here

D. Request for Site/Project Approval Retail Strip, 3251 Nancy Court, Lehigh Acres. The applicant is requesting a Site/Project approval for a Retail Strip Center. Project is presented by Dean Martin P.E. /w TDM Consulting

Presented by Dean Martin with David Kulsven for the landscaping – There are roads on all four sides and it is horse shoe shaped. We are wanted a strip center with one restaurant. There will be two full driveways and we will be improving those because does not meet the width needed to meet code. We will be adding a sidewalk off of Sunshine. And there will be 15-foot buffers. This will have 24 parking spaces including handicap. We don't anticipate any traffic problems on Sunshine. We have submitted to LAMSID and now understand that there are floods in this area so we will moving it up about a foot. And will resubmitted to LAMSID. The drainage will go in the swell on Nancy Court and into the canal. There is no hook up to sewer or water so we have to do water tank and septic tank. We are planning on having sprinklers in the builder and will double check with the fire department the size of tank they will want. Right now what you see is what you get. No colors or materials. We will have a better vision when we get comments back from Lee County. This does not reflect the full vision

David Kulsven – landscape This site pretty straight forward with the code. The owner cleared the lot and took out all the natural trees so we will be putting in 14-foot trees and palms with staged height. It is your typed D buffers and Right-a-way buffers with native plants (97% on the shrubs and 100% with the trees) We will be adding color around the front. And pines to help blend with the bald cypress in the

dentation area. We will have water loving plants also near the dentation area. We will have coco plum and ground cover near the building. All terms of the code everywhere was met with safe visibility near the intersections.

Comments and questions from the Board:

Tami Baker: 1) The homes that are there usually don't get water in them. 2) Maybe a pizza shop in there. 3) I lived on a home on the Able Canal and there is a blind spot right over that bridge. You won't see the left-hand turn until it is too late. 4) Are you planning on putting any gas pumps there) 4) Can we put some decorative or faux windows so the residents see something nic.

Response – 1) Okay. 2) that is a great idea. 3) Discussion held** 4) No gas pumps

Claude Spellman: 1) Concern for the traffic there.

Mike Cook: 1) The Able Canal Bike trail will be going right passed this spot. It might be good to have something in there that can cater to the bikers or those using the path. It will be starting with in two years.

Mohamed Yasin: 1) This is be nice tourist stop. 2) How is the lighting?

Response 2) We have our light plan and it meets code but it does not go above code.

Janis Williams: You answered my questions in your presentation.

Discussion Held**

Board members expressed concern about the corner on Sunshine Road where the Able Canal bridge is. It was mentioned that there are many accidents there because of the low visibility coming over the bridge and the curve. Mike Cook said that there will be a lighted pedestrian crossing with DOT when the Able Canal bike trail is done. He also suggests that maybe DOT would elevate the road to help with the flooding which could help with visibility. Tami Baker suggested that maybe the exit on the right out on Sunshine only and using that to force everyone to come in using the second entrance. There were also public comments about this curve and it was suggested that a left turn lane would help

Motion to approve with comments – Mohamed -Yasin 1nd – Claude Spellman 2nd
Motion Passes

E. Request for Site/Project Approval Self-Storage Warehouse, 511 Lee Blvd, Lehigh Acres. The Applicant is requesting a Site/Project Approval for a self-storage warehouse with associated landscaping, perimeter fencing, security gate, surface parking, utility infrastructure and storm water detention. Project is presented by Dean Martin P.E. w/ TDM Consulting.

Presented by Dean Martin with David Kulsven for the landscaping - This is for a self-storage on 2.7 acres site. It is 3 storages mini with 12,000 square feet. There is a single access on Lee Blvd. It is full access with 46 space and 4 loading stations. There is a 15-foot buffer on 3 sides and on the residential side there is a 25-foot buffer. The other streets are Ohio and Main Streets. We have approval from LASMID on 6/29 approval. We will be using the swell on site off of Lee Blvd. There is water and sewer available. And a fire hydrant already there. The water main on side of street and we will be using a 12-inch force main for sewage across the street. The architectural rendering looks like an apartment building. It had to be rezoned to get this site and there are 915 storage units on there.

David Kulsven – Landscaping – The detention area to the north and there will be an upgrade to the south buffer. A 25-foot-wide buffer for the residential side. There will be native plants and trees. And color around the building.

Comments and questions from the Board:

Tami Baker: No Comment

Claude Spellman: 1) likes the look of the building.

Mike Cook: 1) We issued the permit and this is a good use of the property.

Mohamed Yasin: 1) I like it and I don't usually like storage units

Janis Williams: 1) Will this building have stairwells?

Comments and questions from the public

1) Will there be a wall?

Response 1) no

Motion to approve: Mohamed Yasin 1st, Claude Spellman 2nd

Motion Passes

F – 250 Project Road

Presented by – This project is off of Homestead and has 40 residential development. It is on 40.53 acres and it is almost cleared. There is no zoning history. We are looking to build 243 homes. The surrounding areas there is Homestead, Beth Stacy and Lee County Schools. There is Majestic Golf Course to the south. There is a small canal on the site and to the east is it zoned AG. There will be portable water from FGUA and we will have two wet detention areas. We are looking for a few deviations. One is to allow us the use of hammer heads. Second this is within the mix use overlay and it is just residential. We would like relief so we don't have to put buffers between homes. We are thinking about a mix between duplex and single-family homes. Third is to have the lake slope 4 to 1 for better water quality. Fourth It usually requires a 25-foot setback. We are asking instead for a 15 setback. An example of why is like pool cages in the 15 feet. Fifth is the for the architectural we would like the twin villas to look like twin villas. We are also asking for back out parking at the amenity site. We had a traffic analysis and it will still be a C which is consistent with Lee County Plan and maximum of 243 units but that does not mean they will not request it.

Comments and questions from the Board:

Tami Baker: No Comment

Claude Spellman: 1) There is a lot coming and I don't have a problem with this.

Mike Cook: 1) Nothing on drainage yet.

Mohamed Yasin: 1) Will this be a gated community

Response 1) Currently offering gates but the developer does not know.

Janis Williams: 1) Where is the access in? What about the turn arounds at the hammer head and where is the playground?

Response 1) I will go over the plan.

Comments and questions from the public -

1) Is this the area on the right on Homestead where the road is changes to two lanes?

Response – Mike Cook – 1) yes, and there will be a widening of that road.

Motion to approve: Mohamed Yasin 1st, Claude Spellman 2nd

Motion Passes

Old Business:

A. No Old Business

New Business:

a) Board Members Comments – None

b) Public Comment – Derek – 1) I was wondering if you could put the new projects on Facebook?

Adjourn: Motion by Mohamed Yasin 1st, Claude Spellman, 2nd

Next LAAPZRB Meeting on August 25th, 2022