



Engineers, Planners & Development Consultants

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January 13, 2025

Ms. Brianna Schroeder, Technician I
Lee County Community Development
Department of Community Development
Zoning Section
P.O. Box 398
Fort Myers, FL 33902-0398

RE: **Special Exception**
SEZ2024-00010
Project Name: Ray Avenue Gas Station

Dear Ms. Schroeder,

Please find attached responses from comments dated January 8, 2025.

Zoning

Please provide the meeting summary for the meeting that was held on 11/21/2024 pursuant to the response letter.

Response: Please see the meeting minutes attached. from 11/21/2024.

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting Manager
Email: Sharon@qainc.net
Attachments:

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes November 21, 2024

5:30 pm

In Person Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order: 5:30 pm**Roll Call:** Thomas Pfuner, Mike Cook (LAMSID), Derek Felder, Mohamed Yasin, Inke Schirrmacher**Excused:** Tami Baker, Laurie Sternowski,**Consulting:** Janis Williams – Lehigh Acres Fire and Rescue District**Minutes:** Melissa Barry**Public Comments on Non-agenda Items:** None**Approval of Agenda:** 1st by Mohamed and 2nd by Derek**Motion: Passed****Approval of October Minutes:** 1st by Mohamed and 2nd by Derek**Motion: Passed****New Project Reviews:**

A. Request for a Special Exception and DO Approval for 602 Meadow Rd, Lehigh Acres 33973. The applicant is requesting a Special Exception Approval for a Ray Avenue Gas Station to allow Self Serving Fuel Pumps and a Development Order for a gas station with 12 fueling pumps and a 2,220 sf convenience store with associated landscaping, lighting, drainage and utilities. Project is presented by Josh Eisenhoff w/ Quattrone & Associates, Inc. ☐

Board Member Comments:

Derek – N/A

Response to Derek-

Mike – 1) Commented on the roof flow and drainage on the ground. An update was submitted and it is being reviewed.

Response to Mike –

Thomas – Came in the during the presentation.

Response to Thomas –

Inke – 1) Wanted to make sure the lighting by the code.

Response to Inke

Mohomed – N/A

Response to Mohamed

Janis – No comment at this this time

Response to Janis

Motion to approve as presented: First – 1st by Derek and 2nd by Mohamed

Motion: Passes

B. Request for a Site and DO Approval for 619/625 Williams Ave., Lehigh Acres FL 33972. The applicant is requesting a Site and Development Order Approval for Arcland Self Storage. The proposed project includes construction of 4 Mini-warehouse/self-storage buildings constructed in one-phase on a 4.5-acre lot within the commercial development located at the entrance to Town Lakes. The finished site will have approximately 665 self-storage units with associated parking. Project is presented Michelle Salberg w/ Quattrone & Associates, Inc. ☐

Board Member Comments:

Derek – 1) this is the first that I am seeing this as a one-story building, do you know why it was changed? 2) The entrance off of Town Lakes and it is labeled construction, my concern is that you are using this private road and what is being done to reimburse Town Lakes? And what about the sidewalk connection? You are connecting it by the backside of this parking area but it is never going to be used and we thought it would be connected upfront and then adding benches to that area.

Response to Derek- 1) the presenter was unsure about why it was changed. 2) Is that area for that you are wanting the sidewalk connected being maintained by Town Lakes? (Derek answered this – yes, but there is a debate on where the property line is.) I can talk to the engineer about adding this but we can see what we can do. And the construction can be moved around

Mohomed – 1) Happy with the change in the drive way. As far as the land acquisition that would be new to me but would be welcome.

Response to Mohamed -

Mike – 1) Drainage is part of the master concept plan. I don't know if they have gotten the association and the commercial in agreement about the drainage. I don't know how we or Southwest Florida is going to approve it. There was supposed to be a master drainage association that was set up and it never was by the developer who went out of business. 2) Who is going to maintain the system?

Response to Mike – 1) so you are telling me that there is no association that is set up? 2) With the new water maintenance rules there are asking for the operation and maintained paperwork so they are going to say to us that we need a signed agreement for who is maintaining it.

Discussion about the water drainage and the history of this water drainage agreement.

Thomas – No comment

Response to Thomas –

Inke – 1) I am concerned about the landscaping on the north end. Can we add some bushes or something on the bottom.

Response to Inke: 1) It is a double staggered bush

Janis – No comment at this stage.

Response to Janis

Public Comment – Jackie – Resident of Town Lakes – 1) just wanted to make sure that the construction entrance will be moved out of Town Lakes?

Response – 1) I am going to bring it to the engineer.

Motion to approve with recommendations for changes including the sidewalk and construction entrance and the association drainage plan is passed: First – 1st by Derek and 2nd by Mohamed

Motion passed

Old Business: None

New Business:

- a) Board Members Comments
 - a. Derek – shared community meetings
 - b. Inke – meeting time – do you want to move it to 5:30.
 - i. We will be leave it here
 - ii. Officers – let Inke know if they want to be officers for December meeting
 - iii. Payment before the meeting
 - iv. Facebook – Add Derek as a monitor
 - c. Happy Thanksgiving – Lehigh Rotary does a Thanksgiving dinner

Motion to Adjure – 1st by Mohamed and 2nd by Derek

Adjourn: 6:10 pm

Next LAAPZRB Meeting on December, 19, 2024 (if projects are submitted)

Project Submittal Deadline is December 9, 2024