

**LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD**

Meeting Minutes –February 22, 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:** Tami Baker, Thomas Pfuner, Tim - LAMSID, Derek Felder, Laurie Sternowski, Inke Schirmmacher, Mohamed Yasin

**Excused:** Claude Spellman

**Consulting:** Janis Williams – Lehigh Acres Fire Control and Rescue District

**Minutes:** Melissa Barry

**Public Comments on Non-agenda Items:** None

**Approval of Agenda:** 1<sup>st</sup> by Tami and 2<sup>nd</sup> by Derek

**Motion:** passes

**Approval of December Minutes:** 1<sup>st</sup> Laurie and 2<sup>nd</sup> by Tami

**Motion:** Passed

**New Project Reviews:**

- A. Request for a Limited Review DO Approval on Kenilworth Blvd, Lehigh Acres, FL. The applicant is requesting an update to the existing DO to construct two-unit complexes instead of four-unit complexes. Project decreases the number of units from 74 to 70. Project is presented by Paul M. Torocco w/ Quattrone & Associates, Inc. ■**

Project presented by Al Quattone - This is project partially constructed in 2005. There were two buildings built back then. The new owners are planning on 31 buildings. We will put in sidewalks. There will be duplex instead of quads. The roads are already there.

**Board Member Comments:**

Laurie – 1) I am good.

Response to Laura – N/A

Tami – 1) We would like the four units instead of 2 units.

Response to Tami - There will be more building.

Derek – 1) These are 2 stories, correct? 2) What about the play ground? 3) how is the stacking?

Response to Derek- 1) Yes, can you see the new duplexes. (Tim will download and sent it to the board) 2) No, there will not be a play ground or swimming pool 3) It is good.

Mike – 1) A request resubmit.

Response to Mike – N/A

Thomas – N/A

Response to Thomas – N/A

Inke – 1) Any comment from the county 2) Will they be the same height as the others? 3) What is the lay out?

Response to Inke 1) Just adding sidewalk. 2) Most will be the same. 3) I believe it will be 3 bedrooms with the bedrooms upstairs and the dining room and living room down stairs

Janis – 1) Is there a court yard in the middle?

Response to Janis 1) It is a detention area.

Mohomed – 1) We would like updates 2) is it gated?

Response to Mohamed - 2) We have not decided.

Public Comment: none

**Motion to approve as presented: First – 1<sup>st</sup> by Tami and 2<sup>nd</sup> by Laurie**

**Motion: Passes**

**B . Request for a Development Order Approval for Meadowbrook Park Lake Lehigh Acres. The applicant is requesting a DO approval for lake excavation and special exception for soil removal. Project is presented by Al Quattrone w/ Quattrone & Associates Inc. ■**

Project is by Al Quattrone – The DO for the second lake and special exception for the dirt remove for 40 -50. This will help us keep the wetland area. We are hoping to turn them over to LAMSID.

**Board Member Comments:**

Laurie – 1) The purpose of the scope? 2) Is LAMSID working with you? 3) Where does fill go?

Response to Laura – 1) For the lake frontage – using non-wet land 2) We are working with them next week. 3) For other projects

Tami – 1) What is the bubble around the land? 2) Just the lake? Not the density

Response to Tami - 1) It was the first homes we are building. 2) Just the lake

Derek – 1) The vacated lots? 2) Have you talk to the fire department? 3) Do the small lots require the protective species. 3) What is this?

Response to Derek- 1) The roads are gone and conservation lots. 2) We have talked. 3) We did have an original and Lee County will come out again. 4) Two lots we acquired after project was started.

Mike – We have not got any plans submitted  
Response to Mike – N/A

Thomas – 1) N/A  
Response to Thomas – 1) N/A

Inke – 1) How is the embankment looking around there. Are the neighbors going to get wet  
Response to Inke 1) This part of the highest part of Lehigh. And most homes are high  
will the septic system.

Janis –1) no comments  
Response to Janis 1) N/A

Mohomed – I am okay with it and it will look like with the land

Public Comment – N/A

**Motion to approve presentation as presented: First – 1<sup>st</sup> by Mohamed and 2<sup>nd</sup> by Laurie**

**Motion: Passes**

- c. Request for an Administrative Amendment to planned development Z-18-032 for Homestead Rd, Lehigh Acres, FL. The applicant is requesting an Administrative Amendment to allow for the addition of Health care Facilities Groups I, II, and III. Project is presented by Lindsay Robin w/ Morris Depew ☐**

Project Presented by Lindsay Robins – The owners are Lee Health. It is off of Homestead Road. There will be a commercial office and a full clinic. We will be using Health Care I, II, and III – but not adding IV which is a hospital. (I – is nursing and personal care, II -is skilled nursing and III – is outpatient care. Lee health is trying to keep people out of the emergency room and Level III will help with that. This is a great location

**Board Member Comments:**

Laurie – 1) I have no issue – what is the timing?  
Response to Laura – 1) not sure

Tami – 1) I have to abstained from the vote but, thrilled Lee Health is coming to Lehigh.  
Response to Tami – N/A

Derek – 1) No issue  
Response to Derek- N/A

Mike – 1) No problems  
Response to Mike – N/!

Thomas – N/A

Response to Thomas – N/A

Inke – Personal thrilled

Response to Inke – N/A

Janis – 1)We think it is great. And an asset to the community

Response to Janis N/A

Mohamed – happy to have them here.

Public Comment –

Donald Schanuth – 1) What is the square footage?

Reply to Donald - We don't know

**Motion to approve as presented: First – 1<sup>st</sup> by Laurie and 2<sup>nd</sup> by Mohamed**

**Motion: Passed**

**Tami Baker - Abstained**

**D. Request for a Development Order Approval for 554 Meadow Road Lehigh Acres. The applicant is requesting a Development Order Approval for 0.79 acres for construction of a 664 SF Coffee Shop & associated infrastructure improvements and associated Administrative Variance application as allowed by LDC Sec. 34-1354 for fast food parcels under 3 acres requesting relief from LDC Sec. 34-135345' arterial setback on SR 82 and reduce buffer widths along SR 82 and Ray Ave S and no berms. No reduction in buffer planting. Project is presented by D. Brent Addison w/ Bank Engineering.**

Project present by Brent Addison – This project is for Scooter's Coffee Shop off of Meadow Road. It will be across from Gateway and next to the built dollar general. Currently it zoned C2 so there no change. This will be drive-through coffee shop. We are using the mixed use overlay. We are asking for an Administrative Variance of 50-foot set back and we would it 45-foot set back. So we can get more room between us and the residents. We are asking for 15-foot off of South Road 82 and 18.5 foot off of Ray. There will be no berm because of the road but we will be using native plants. The shop is 640 square feet. This is only drive through and no open indoor seating. There is a patio. Parking is for most employees. We are getting ready to submit to LAMSID. We will be connecting the sidewalks. This will be well and septic. There is a purposed water main and we are hoping to use that. For fire protect we will have a reserve space for tank. We are hoping we won't have to use that because they will be installing fire hydrants with water main. There is a site plan with the sidewalks and height – we are going to be 19 feet high. Architectural plans were shown. The Monument sign will be on 82 and Ray. There will be no parking lot lighting but there will be building lighting.

**Board Member Comments:**

Laurie – 1) lighting? And hours

Response to Laura – open at 6 and 7 2) no additional lighting

Tami – 1) no questions

Response to Tami – N/A

Derek –1) only order via through the drive through 2) how many parking spots  
Response to Derek- 2) I believe it is separate window 2) we meet the parking posts

Mike – He said he will submit to us  
Response to Mike – N/A

Inke – I think the shape of the lot being there –it is good.  
Response to Inke 1) N/A

Janis – no public restrooms? 2) what kind of kitchen appliances 3) bus stop on Ray  
Response to Janis – 1) It is inside and my understanding they can enter for the restroom  
2) I don't know

Mohamed – I welcome projects and I am afraid there will be a lot a of kids missing school

Public Comment –

**Old Business:**

- a. **Derek – minutes update cosmetic by-laws**
  - i. **Reviewing the by-laws and corrections**

**New Business:**

- a. Lehigh Acres 'Overlay discussion and changes
  - a. Possible workshop
- b. Annexation apartment in fort Myers discussion meeting
  - a. When Lee Health had a meeting, they had more participation in Lehigh any other meeting.
- c. Financial Report
- d. Board Member Comments
  - 1. Donald – Kingston project
    - Will hurt Lehigh
  - 2. Derek – I have seen updating plans and it might be up to 20 years before
    - Discussion on Kingston and federal environmental
  - 3. Inke – bank and permitting
  - 4. Mohamed – United Lehigh formed and the \$55,000 for study  
Discussion on study

**Motion to Adjure – 1<sup>st</sup> by Mohamed and 2<sup>nd</sup> by Laurie**

**Next LAAPZRB Meeting on March 28, 2024  
(if projects are submitted)  
Project Submittal Deadline is March 18, 2024**