

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes –November 16, 2023

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: Mike Cook, Derek Felder, Inke Schirmmacher, Mohamed Yasin

Excused: Claude Spellman, Thomas Pfuner, 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 _____ and 2nd by _____
Motion: Passed

Approval of August, September, October Minutes: 1st by _____ and 2nd by _____
Motion: Passed

New Project Reviews:

- A. Request for a Rezoning on 4307 22nd St SW Lehigh Acres, FL 33976. The applicant is requesting a Rezoning approval 2.36 acres parcel from RS-1 to CC for a single building multi-occupancy commercial flex space. Project is presented by Greg Stuart w/ Stuart and Associates Planning & Design Services, Inc.**

Greg Stuart presented: This is 2.3 acres with a dedicated business. It is 1700+ square foot building. There will be 8 peak hours and with have onsite utilities. The landscape is the usually 15-foot buffer. The drainage will go to the east. When we get into the architectural, we will be compliant with the code.

Board Member Comments:

Mohomed – 1) Have you thought about expansion on Guner or maybe you can use 23rd. 2) What type of business are you going to put in there? 3) Since it is retail would it create a problem for traffic when it is retail? Would Floyd become over ran?

Response to Mohamed – 1) It is about the funding for paving. 2) It is for traditional services like custom wheels, custom windows and such. 3) I don't see that happening. This is more construction and custom jobs.

Derek – 1) This was first brought to us as a multifamily house. What changed? 2) Where the canal is, why is there no buffer for the residential? 3) You can't get into it off of Gunnery?

Response to Derek- 1) it was not feasible with the sewer and water. 2) the code does not require it. 3) No, it is not feasible. There will need to be a turn land and there a separation on the east.

Mike – 1) You still need to submit to us and they will use the canal to the east.

Response to Mike – 1) We will be submitting to you.

Inke – 1) How many flex unites? 2) With the drive way being on 23rd street. Please consider an additional drive way on 22nd and Floyd? 3) with there being not buffer on the canal side, I would like to see some architectural features.

Response to Inke. 1) about nine and they are about 25-foot-wide base. 2) Mike Cook – 23rd would be a right in and right out. Greg – would that not be a residential/commercial conflict? Right now, we are asking for the zoning and once that is done, we can come back for the others. 3) that will be east to do.

Janis – 1) nothing at this moment.

Response to Janis

Public Comment: none

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

Motion: Passes

B. Request for an Amendment to existing CPD for Town Lakes, 619/625 Williams Ave, SW Lehigh Acres. The applicant is requesting an Amendment approval for 21.1 acres. The Applicant seeks to amend the existing Town Lakes Commercial Planned Development (CPD) to allow for the development of a 140,000 square foot mini warehouse with open storage area for vehicles that is in addition to the existing mini warehouse. The request, therefore, is to allow for a total of 220,000 square feet of mini warehouse and open storage, eliminate the 2-story limitation found in the original zoning resolution and allow 45 feet building height on Parcel A-N. Project is presented by Fred Drovdlc w/ RVi Planning + Landscape Architecture

Fred Drovdlc presented – We are here for a CPD amendment. We have a couple of people here with us – Tom Sacharski and Michelle ????. This is a 3.3 acre which is part of the 21.1 acres of Town Lakes CPP. There are 9 acres not built out which is owned by the church. There are already storage units there and there is not enough room to build one like it. The remaining storage square footage for retail. We are asking for a deviation for the dumpster size. There will be a 30-foot buffer closer to the residents. There will be 4 buildings – building A will have an extra highest with 3 stories for 35 foot. We are asking for 45 feet for architectural relief. There other s are single stores. There is no access on Williams. The benefits are that a storage unit will generate 14 times less traffic. Our next steps will be submitting plans to Lee County and waiting on this round of comments. We are guessing that our first public hearing will be in March 2024. We will be back for the architectural portion of this.

Board Member Comments:

Mohamed– 1) Please make sure to let your voice be heard and go the Hearing Examiner’s meeting.

Derek – 1) Are you open to paying a fee for helping the road? 2) The foot print is about 45 with a flat roof? 3) Will you be putting a side walk on Williams? 4) On the corner, where the town lakes sign is. What is your plan with that? 5) What is your building security? Lighting? 6) What about the cars staking before coming into the gate. This is a big mistake. 7) Where is the office located at? 8) I am not sure about the 3-story going up to 45 feet. I would keep it 35 feet. 8) There are 29 bus stops in Town Lakes – I worry about the safety of the kids. 9) what are the hours of the gate? What about the roads? 10) Is it possible to switch with the church?

Response to Derek- 1) Mike Cook explains the agreement between Town Lakes Master Agreement. Fred response – we will go with the master agreement. 2) The height is 35 feet on the vast majority of the sides. But it will be 45 feet on the Williams side. 3) yes 4) With the existing agreement, we will work around the landscaping and sign and Town Lakes will be responsible for that area. 5) We are getting into the architectural portion. We will have lighting that will be full cut off, and wall lights for the security lighting of customers. 6) The average is 40 trips for a full operation day. There is a 100-foot set back which is code by the land development. 7) It is in the 3-story building. 9) the gate hours are from 8 am -10 pm. I will defer to the agreement when it comes to the roads 10) It is just not something that has been looked at.

Mike – 1) Drainage Permits not here yet.

Response to Mike – 1) that should be part of the original Town Lakes master agreement.

Inke – 1) You have a covered RV/Boat area. 2) I would suggest that you have sides on 3 of the covered area. It will better protect the RV and boats. 3) What about the signage? 4) Is there any other place to have the entrance?

Response to Inke 1) yes. It is covered on top which is the current CPO offered. 3) Yes, there will be signage on the building and a matching monument sign on Williams. 4) Lee County won’t allow any other entrance.

Janis – 1) Chief Bennett and I reviewed it and have no concerns

Public Comment –

Marti Reed – I don’t live in Town Lakes, but we go down Williams and I don’t want a storage unit there. We do not need one. I have a map in Lehigh where I have put dots on all the places with storage units and I have called all of them. They all have open spaces to rent.

INKE explained to visitors – reminded everyone that the plan is already approved – the hearing is to approve the change in height from 35 to 45. And that if the visitors want to express their concerns, they can go to the Hearing Examiners. There will be red signs put up telling them of the date and time of the meeting.

Jamie Sanchez – There are already a lot of houses in Town Lakes and it is hard to get in and out already. I am retired and I don’t like the space that is required to get in there. I don’t like the entrance where it is at. If there was a different entrance then I would be okay with it. There will be lots of trucks coming through and they will be big. The storage unit will be an eye sore.

David Redecki – I am concerned about the entrance. There will be kids walking in to the bus and with the increase of traffic going there, it will be a risk for the kids. Putting the entrance on Williams would make sure that it would be safe.

Emily Houser – I am the Board President of Town Lakes. The entrance is not good and with an RV it will cause a traffic jam there. The roads are maintained by Town Lakes and the increase of traffic will cause the road to degraded faster. We object to the 45 feet instead of the 35 feet. I have a petition from the people of Town Lakes objecting to this. (Petition was handed in)

Brenda Holverson – This was approved 20 years ago and things have changed. There are more house and more traffic. There is already a long line waiting and this would add to it. I would like to see the architectural features. (Inke let her know that would be during the DO phase) I am opposed to the 45 feet.

Alecia Sinclair – I have been at Town Lakes for one year. I am disappointed – we don't need any more storage units. Our property values will go down because of it. It will be dark when the kids are either dropped off or picked up and the entrance is dark. It is not safe.

Jessice Redrick – I am the Treasure of Towne Lakes. I knocked on the doors for 45 homes and I did not get anyone to agree to this project. They all objected to it. We bought into Town Lakes to be in a residential area. I object to this.

Ester Shaw – I live in Town Lakes and just like all the other people that have spoken I object. It is not safe for the kids. Williams is only a two-lane road and it will cause back up. Why is the entrance not located on the Williams? I object.

Wade Bosley – I live in Town Lakes and a couple of my concerns are what type of buffers do you have for light pollution and for noise pollution?

Ron Rawkin – If this committee does not recommend this amendment, will it kill it?

Inke responded to Ron – no, we are an advisor committee and Lee County has the final say. We give our recommendation and sometimes they are followed and sometimes the are not.

Developer response to concerns – This project is an approved usage. Traffic is far less than a regular retail store. Please take a look at our other projects – we pride ourselves in how our building looks. As for the light pollution, we will be in the dark sky compliance. There will be gate hours. Research has shown most of our customers will be with 3 miles of the storage unit. It is not for commercial use.

Derek – Abstained from the vote

No motion was made – the project was not recommended.

- C. Request for a Site/Project Approval on 125 Gretchen Ave S Lehigh Acres, FL 33973. The applicant is requesting a Site/Project Approval to develop this property into a flex warehouse

with office suites, with associated landscaping, surface parking, storm water detention, and utility infrastructure. Project is presented by Dean Martin w/ TDM Consulting

Dean Martin presenting – I bought with me Greg, our landscaper. This is a flex warehouse. The site plan has already been submitted to the county. One of the store will be 7560 square feet and there will be 4 units. The entrance is off of Gretchen. We will have underground storage unit for the water and the discharge will be in the swell off of Gretchen. It has passed with LAMSID. There will be utilities onsite including septic which has already been approved by the Health Department. There will be water off of Gretchen, but not sewer connection. We will be putting a fire hydrant in front of our place and along with a sidewalk that goes to nowhere. We have a lighting plan and we will use the same light poles we were approved to use before. The architect is in Tennessee and we can call if you have any questions. I will try my best – there are 4 units with ac in the rear pad. The building will be shielded with the landscaping. Each unit will have a bathroom, office, main door and an overhead door. There will be a slope driveway for the drainage. These will be contractor and builders' offices. The owner of the building will have an office in the building.

Greg- the landscaping plan will have type D and A buffers. There will be native plants and it will not conflict with the lights.

Board Member Comments:

Mohamed – 1) What is on the back of Gretchen?

Response to Mohamed – 1) a fire code for an emergency exit.

Derek – 1) what is the size of a dump truck? Will it fit two dump trucks?

Response to Derek- 1) No, it is about the size of the truck and trailer.

Mike – It was reapproved and will go onto the board.

Inke – 1) the rear is facing Gunnery. What are the architectural features on the building? 2) Are the plants high enough to block it?

Response to Inke 1) We can put some stucco windows or extra signs. 2) there will be a septic mound and regular plants. The landscape will show the windows.

Janis – We have not any issues and we love the hydrant.

Public Comment – None

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

Motion: Passed

Old Business: None

New Business:

a) Board Members Comments

- a. Derek – the Black Stone Corporation will meet December 31st. And the development map for Leelands Heights is coming in
- b. Inke – with it being the end of the month, we need to look over the by-laws. The only change I would recommend it that we are not allowed to talk about the projects before our meeting. And we need to discuss the board meeting dates for next year.
- c. Mohomed – John Talmenge will be the Community Council. Please share the date and time with everyone.
- d. Reminder of the Lehigh Rotary Thanksgiving Dinner

Motion to Adjure – 1st by and 2nd by

Adjourn: 7:31 pm

Next LAAPZRB Meeting on December 14, 2023 (if projects are submitted)

Project Submittal Deadline is December 4, 2023