

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda –July, 2020

5:30 pm

Virtual Meeting

Call to Order 5:30 pm

Roll Call: Inke Schirmacher, Thomas Pfuner, Mohamed Yasin, Mike Cook, Claude Spellman, Ester Andalia

Excused: Deputy Kirk Patrick, Tami Baker

Consulting: Ken Bennett

Minutes: Melissa Barry

Public attendance: None

Public Comments on non-agenda items: None

Approval of Agenda: Motion to approve by Claude, 2nd Thomas

Motion passed

Approval of May Minutes: Motion to approve Thomas Pfuner, 2nd Claude

Motion passed

New Project Reviews

- A. Request for Approval of Site Development for a Church: 341 Dania Street, Lehigh Acres. The applicant is requesting an Approval for Site development for a worship facility. Develop this property into a 10,333 SF Church facility with banquet hall with surface parking, landscaping, storm water detention, and utility infrastructure. Project is presented by Dean Martin, P.E. TDM Consulting, Inc.

Dean Martin – We sent you as set of the engineering drawing, landscaping, and architectural drawings. So the civil engineering drawing we sent you shows a place of worship. The site is a roughly 2.5 – 2.7 acres. WE are using a good part of that for the worship center, parking and drainage. We are leaving a little bit for future expansion or play area for the kids in the church. If you look at the drawings, we have a right in, right out drive way right off of Country Club Park Way. Then we come through the parking lot and we also have a full drive way on Dania Street. So we have a pretty good traffic flow through the site. We have plenty of drainage. The way we have the drainage set up is south of parking lot with the control structure south west corner of the site. And David can talk about the buffers and that landscaping he has picked. Andrew is here to talk about the actual elevation of the building. Two other things, per County code we are putting in sidewalks along Country Club and Dania. We are doing a pedestrian connection from the church to east to the sidewalk along Country Club. David ?? – Starting with the buffers

around the perimeter, we got 15 foot buffer. We are going to put 5 trees and a double staggered hedger. Those buffers are primary made out of flash palms, dallol hollies, and a lot of the interior is made up of elbow limbo around the parking lot landscape island. The building front entrance there is Christmas Palms to dress up the entrance and will be used as general trees. There is a variety of trees, shrubs that have been added to the site to add color. This partial domination needed to leave a wide corridor between the worship and the banquet area. The banquet area has no kitchen so everything will be catered. But it will be more for performance then eating. The two rooms on the end are dressing rooms with bathrooms. The building will be a metal building with 8 inch stucco on the outside with ornamental features.

Inke Schirmmacher – 1) Why are there only doors and no windows in the whole building? 2) Is there some place in the banquet hall for a designated garbage? 3) I am not very happy with the elevation. Because it is not going to very attractive for the area that is goes in. It will be visible from Joel Blvd. I know you put decorative blocks and a nice color scheme on there. 4) Is there any signage?

Responses to Inke – 1) We do have window on the East Wall. 2) These is not, but that is a good point and I will discuss it will the owner. 4) I have not talked to the client about signage.

Thomas Pfuner – 1) What is the lighting situation in the parking lot? 2) When will there be 100% lighting and when it is reduced? 3) Can you put a time on when the lights will be reduced or does it verify?

Responses to Thomas – 1) We did a photometric plan that is on the last page of the civil drawings. We have not received any comments back from the County, but now I see this I don't believe we meet your light criteria because we have just have a standard pole and Lehigh always asks for a special pole. So that will have to changed out to a different pole. 2) We do have in the notes that all light until close of business and the 50% reduction after close of business. 3) We are not sure, they might have some programs after work. But we do not know for sure.

Tami Baker – After reviewing this building, I think this building is way too contemporary for the area for where it is being built. More specifically, you are placing in the area surround by condos. And my other concern in lighting? Will it be directed away from the homes? With that being said, they have banquet space that outsiders might be able to use.

Mike Cook – We have received their drainage submittal. It is still under review.

Ken Bennett – 1) In regarding to the landscaping on the north side of the building, where the exit doors are purposed; is there going to be some sort of sidewalk to take you back to the public way? 2) My next question is about the parking, what you have provided it shows your intent to provide 150 parking spots. Is it also the intent of this project to utilize grass parking for overflow? Because my calculations show you have 413 required parking spots need for the occupant load for the building based on the County criteria. An overall criterion for the building is over 1200 people for both buildings combine.

Responses to Ken – 1) We have not received any comments back from the County, but as I was reviewing the plans I notice that the rear doors did not have anything. We will be putting in a sidewalk between the building and Joel to get those people who use that door back to the covered breeze way. It is not on this, but the next revision will be showing a sidewalk. 2) The occupant load never translates to the parking requirements for Lee County. The parking requirement based on the number of seats so we have designated 150 seats in the worship area which translate to 50 parking spots which is we have provided. As this point we do not have any grass parking, we can certainly expand the parking lot with the way we have it designed and move the dumpster and expand to the west if we needed.

Claude Spellman – 1) When will we know the receive the lighting diagrams and the hours of service?

Responses to Claude -1) We can change out the lighting pole easy. But I don't know how we would answer the service questions. It is going to be random.

Motion to approve by Thomas , 2nd by Claude

Motion passed

Old Business

New Business

a. Board Member Comments – None

Motion to adjourn made by Claude – 2nd by Thomas

Meeting adjourned @ 5:33