

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes –July 27, 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: Tami Baker, Thomas Pfuner, Mike Cook, Derek Felder, Laurie Sternowski

Excused: Claude Spellman, Inke Schirmmacher, Mohamed Yasin, Janis Williams

Consulting: None

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda: 1st by Thomas and 2nd by Derek

Motion: Passed

Approval of April Minutes: 1st by Laurie and 2nd by Derek

Motion: Passed

New Project Reviews:

A. Request for a Development Order Approval on 1100 Lee Blvd, Lehigh Acres FL 33936. The applicant is requesting a Development Order Approval to develop a Commercial/Retail Shopping Center. Project is presented by Stephanie Caldwell w/ Greensite Engineering.

Stephanie Caldwell with Greensite Engineering is presenting – We are here as a part of the development order process. This property is on the northeast corner of Lee Blvd and Williams Ave. It is slightly over 50,000 square feet or about 1.2 acres. The zoning is C1 with a urban. The property was developed in 1950 according to property records. And we are proposing to demolish the original structure which was functioning as a funeral home and completely redevelop the site. There were not environmentally sensitive areas. We are proposing a single building to be used as a commercial/retail center which will be between 8,500-9,000 square feet. The back side from Lee Blvd and Williams Ave. We are working with the architectural to make sure the building is attractive from all angels. The parking lot is largely screened from view of Lee Blvd. We are working with our neighbor to the east and Lee County to provide a connection that will work for everyone. Lee County made it clear that they would encourage the interconnection to reduce the driveways on Lee Blvd. The site plan purposes 59 parking places. Buffers only the eastern and western sides. Able Canal borders us on the north. The architect is currently planning the design and we don't have a full set for plans yet. But we will be conforming to the regulations and pleasing features including site lights and screen features. I expect in the next few months we will have forward momentum for the plans and the sign design.

Board Member Comments:

Laurie – Once you get permitted, what do you plan on putting there?

Response to Laura – Property owner - we are planning on a restaurant, maybe a cell phone store and a dispensary.

Tami – There is a food truck, a car wash, and fruit stand already there. 2) thank you for putting the building up to the road like we have asked in our compensative plan, but I am not sure that is going to work with this layout. If you come down Lee Blvd, it is backed up at Williams Ave during rush hour and this will cause more back ups.

Derek – I am not opposed to the entrance on Williams but it if was a right in and right out. This should be a right in and right out with all the traffic that is around there. Radiology Reginal gets backed up. 2) Is there room for the food trucks, car wash, and fruit stand with new stores you want to put in?

Mike – We have lots of problems. We are the drainage district and nothing has been submitted to us yet. I see a hundred percent development with no detention. You have to submit to us and we approve it. We own all the drainage in Lehigh. We have our own process. The other thing I see is that Lee County does not own the bridge over Williams Ave. we do. We bought that parcel off the funeral home to build the bridge. We have a problem with this driveway now. And it backs up the Lee Blvd and Williams light night now. I don't know if we are going to want to approve a new commercial driveway at the same location. I don't know if you have talked to Lee County now, but it is going to get worse. You can't even get out of our driveway at the end of the day because it backs up to Homestead. 2) It would be perfect if it was a right in and right out. But both driveways need to be right in and right out. There has to be to something more than just paint. It needs to be something concert. 3) that is a good place for retail.

Response to Mike – We going to use ??? trenches. We had a preapplication meeting with DOT and they indicated that we could use that access.

(Mike's response – that is fine, but they don't own that land and the funeral home used Lee Blvd as their access. Lee County did this when they widen Lee Blvd and moved their access to Williams without our permission. I know it has been a sticking point since it was widened back in 2005? So, I think we need to have a meeting to discuss this before you get too far.)

So, you are suggestion that we do a join access with the neighboring. Because Lee County would not let us have access on Lee Blvd. –

Mike, we have tried to give that to Lee County because it is road related. But they don't want it. But they can't set the rules on land they don't own.

Stephanie – This is the first I have heard about this because they acted like it was theirs. I will reach out to you. Are you saying if this was a right in and right out then it would work?

Mike – it is up to our 5 Commission Board to vote. But in my opinion that both entrances had a right -in and right-out, but it would have to be more than just paint. Maybe sticks or concrete

Thomas – How many units will go in there?

Response to Thomas – there will be 7 units.

Board discussion was held about the right in and right-out possibilities with both this project and Radiology Regional. How both would benefit and help with the traffic in that area. The Board concluded that it is their recommendation to Lee County that a right in and right out with physical barriers be put in at this project's location and also Radiology Regional location on Williams Ave.

Public Comment: none

Motion to approve the project as presented pending a traffic study and the recommendation for Lee County to put in a right in and right out for both this project and Radiology Regional. First – 1st by Derek and 2nd by Laurie

Thomas – Substant

Motion: Passes

B. Request for a Development Order Approval on 2130 Fairway Drive Lehigh Acres FL 33973. The applicant is requesting a Development Order Approval to develop a Residential Multiple Family. Project is presented by Michelle Salberg w/ Quattrone & Associates, Inc.

Michelle Salberg with Quattrone and Associates, Inc presenting. This is a 9 plus acre property. It is on Fairway Drive near Westminster Golf Club and Lenard. We are surrounded by single family homes. It is multifamily zoning. The original order has 128 multi-family units. We looking at now a 3-story apartment building with 168 apartments. It is currently in review with Lee County. We probably need to give LAMSID an updated plan. We also have landscape and architectural elevations. We have a development order and have applied for a new development order but the two are very similar.

Board Member Comments:

Mike – This that the main entrance there. We have not received the application.

Derek – I am just looking at the over all right now. Where is the main entrance going to be? 2) it says a fence along this area? What type of fence.

Response to Derek – Yes, the fairway will be the main access point. 2) There is a landscape buffer and fence around the property not on the residential side. The fence is around our property. We don't have plan right now. More of a privacy fence.

Tami – I sent the plan this afternoon. I think it will be best if we give the board the time to review the projects and we will vote by email.

Thomas – I cannot comment I did not have a chance to review this project.

Laurie – Will there be a new order and a new traffic study? 2) What is your time line for construction?

Response to Laurie – Yes, we already have one. 2) I don't know. We would have to get approval on the old plans and we are waiting for approval for the new order.

Public Comment – None

Motion to table the project until the board can review the plan. There will be an email vote – 1st by Laurie and 2nd by Thomas

Motion: Passes

C. Request for a MPD Amendment on 336 Blackstone Dr., Lehigh Acres FL. The applicant is requesting to amend the Blackstone MPD to revise the site plan include the corner commercial parcel at SR 82 and Blackstone Drive and change the distribution of industrial and commercial uses to add more commercial floor area so that the commercial is north of the power line and the industrial south of the power line. Project is presented by Ron Inge w/ Inge and Associates.

Ron Inge with Inge and Associates is presenting. This is part of the mix use plan. It is 98 acres on the south side of 82 and is adjacent to Blackstone Drive. We have residential, commercial, and preserve usage around us. We are in the industrial and wetland use for Lee County. The Current plan has been approve for 810,000 square feet of industrial, 200,000 square feet of office, and 250,000 square feet of retail. We are looking to modify the site plan because we acquired this 5-acre parcel adjacent to 82. So, the plan is to add this 5 acres lot and modify the site plan. We are looking to do 500,000 commercial and 350,000 industrial. The plan is to have all the commercial north of this power line and all the industrial on the south side. We have retention on site and we have done extensive study in the preserve land. All of our preserve land will be on the west and southwest sides adjacent to the residential. The preserve land will be open to the residential side. We are going through the process with Lee County. We are getting information and responded back with to that.

Board Member Comments:

Mike – This is an improvement on the original site plan. I like that the wetlands are on that west side.

Derek – Does this area flood?

Response to Derek – Mike – there is an outfall in/out 78 acres preserve. And we are trying to reestablish the wetlands there. We are pumping canal water in and recharge the area. I am not aware of any house out there flooding. Their backyards are getting wet but the houses are built up high and they don't flood.

Ron – that is where our preserve will be

Tami – No comment

Thomas – No comment

Laurie – No comment

Public Comment - None

Motion to approve the project as presented– 1st by Thomas and 2nd by Derek

Motion: Passed

D. Request for a Rezoning Approval on Talavera Estates, Access Undetermined, Lehigh Acres FL. The applicant is requesting a LDO Plat Submittal, and Conventional Rezoning to RM-8 for the purpose of Residential multi-family. Project is presented by Paul Torocco w/ Quattrone & Associates, Inc.

Michelle Salberg with Quattrone and Associates, Inc. presenting. This is a 35-acre piece of property with a storm water pond on it. We are going to move forward with the flat and do a rezoning to allow duplexes and single family. The plat has 53 lots on it. We will be under the maximum. The lots are 125x155.

Board Member Comments:

Mike – Are they duplexes or single? 2) We will need a submittal and then review it. I did see the drainage permitted and we will just have to see. The outfall was plugged. They were not paying their assessment. They were outside the district then boundary changed and they have not paid it. And we will have to make sure that is unplugged.

Response to Mike – they are single lots right now, but we are purposing to change them to duplex lots.

Derek – You are currently at 53 lots right now, are you looking to increase the density? How many would be allowed.

Response to Derek – we are looking to increase the density within the allowable density. That is where the mix of single family and duplexes would come into play. There would be around 80 and with the duplexes there would be 106 so we need a combination.

Tami – This is off 18th and Desoto

Response to Tami – Yes

Thomas – Not enough information

Laurie – How many lots are there?

Response to Laurie – 50 lots

Public Comment: None

Motion to table this project until the board could look over the project more and then there will be an email vote – 1st by Derek and 2nd by Laurie

Motion: Passes and the project will be emailed to the board meetings. There will be an email vote for this project.

E. Request for a Special Exception of Use Approval on 3905 Lee Blvd, Lehigh Acres FL 33971. The applicant is requesting a Special Exception of Use Approval for a Day Care / Preschool. Project is presented by Mildred Osorio w/Better Love Preschool Corp.

Mildred Osorio with Better Love Preschool Corp presenting. The owner could not be here. I am learning the whole process and they didn't know they needed to rezone the area because it is already zoned RS1. We found out that we needed a special exception. The plan has parking, a playground, a garden, and a house that is used for the daycare. They only have a ½ acre. We do have a handicap parking and other parking spots on the other side. We had done a traffic impact study. There is residential on all sides but Lee Blvd. The preschool and care day is not a like a classroom, it is set up by working with one on one.

Board Member Comments:

Mike – We have not received a drainage submittal. The parking lot was built before this was all started. They put in a commercial parking lot and so we are going to have to do some backtracking. Unless the County approves it, we are going to have to object. I know that Lee County has not been approving commercial driveways on Lee Blvd. They are having them go into the back. And the size of the property is the issue. The site should be big enough if they add a detention center, swells and some landscaping. There are going to be a few more items like a control, but we can talk about that. But we will go over that when we look over the submittal.

Derek – Is there already an existing daycare? I see there are arrows for the driveway and there are handicap spaces. But with the angles of the handicap and the arrows, it will be hard for someone to park in the handicap parking spots. Are you going to put a ramp in? There are three stairs in there right now?

Response to Derek- No, we are not in operation. The arrows were suggested and I don't know who did the site plan. The owners plan on putting in a door where the bushes are in. Do we need a ramp? (It was stated that if it is a commercial business that they will need to be ADA compliance.

Tami – The comprehensive plan says that a business off of Lee Blvd has to have at least ¾ acres.

Response to Tami –

Board Discussion – there was discussion held on if anyone knew if Lee County has approved less than an ¾ acre for a project. And how long this this has been in effect.

Thomas – No Comment

Laurie – No Comment

Public Comment: None

No motion for approval was made.

F. Request for a Rezoning and DO Approval on Owen Ave S and Leonard Blvd S, Lehigh Acres FL. The applicant is requesting a Rezoning from RM-2 to CF and a DO approval for Lehigh Fire Station 107. Project is presented by James Ink or Jason White w/Ink Engineering Inc. ☐

Jason White with Exceptional Engineering presenting – Fire Station 107 on Owen Ave S and Leonard Blvd. It is about 1.7 acres. We have submitted a development order and rezoning. We are currently to CF. The driveway on Leonard to be an exit only for the fire station. The other entrance will be to come into the station and employee parking. On the right-hand side will have a couple of spaces for visitor parking. We are proposing dry retention on the site. We will out-falling to Owen Ave. This fire station will be on septic there is no is not forced main off of Leonard. The closest is by the church about 1800 feet and just passed the church. (Mike talked about the Funeral Home putting a sewer and water main going right passed the fire station. Jason said if it was done quickly then they would be interested. It is the time issue. They are coming right past our place on Owen.) There will be sidewalks there as well. We do have the building elevation. And landscape the same as the other ones. We have been trying to set up a prototype so the newer stations will be the same.

Board Member Comments:

Mike – We have already approved this project

Derek – Are you doing the training tower and the fire station that over by Williams Park?

Response to Derek – The upcoming project of the training tower and fire station was presented and talked about.

Tami – When are you going to start construction?

Response to Tami – As soon as possible. We are going to the Hearing Examiner next week.

Thomas – How many firefighters will this house? Who is the property owner?

Response to Thomas – There is capacity of 7 firefighters. With 14 parking spaces. The Lehigh Fire District is the property owner.

Laurie – No Comments

Board Discussion – The Fire District’s training facility and a fire station behind Williams Park.

Public Comment: None

Motion to approve the project as presented– 1st by Derek and 2nd by Laurie

Motion: Passes

Old Business: None

New Business:

a) Board Members Comments

- a. Tami – Questioned about the lot in front of where LeeTran was going on at Williams Park.
 - i. There was discussion on what was happening or suggestions made.
- b. Laurie – It would be nice if Lee County would be clearer to those who are apply for an application if they meet the requirements before they go through the process.
- c. Derek –Lehigh Community Council meeting will be August 7 at the Sherriff's Department community room. We are expecting Commissioner Greenwell to be there.
- d. Thomas – the project where we did not have all the information, does this meeting still qualify as meeting her meeting obligation?
 - i. Tami apologized and explained that there was a miscommunication with her and the projects presenter.
 - ii. There was also discussion about how one can advertise a meeting and where others have held their meetings.

Motion to Adjure – 1st by Laurie and 2nd by Thomas

Adjourn: 7:09 pm

Next LAAPZRB Meeting on August, 24, 2023 (if projects are submitted)

Project Submittal Deadline is August 17, 2023