

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – September 22, 2022

5:30 pm

In Person Meeting Minutes

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order 5:34 pm

Roll Call: Tami Baker, Claude Spellman, Mike Cook, Mohamed Yasin, Thomas Pfuner

Excused: Inke Schirrmacher

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District, Lee County Sheriff's Office

Minutes: Melissa Barry

Public Comments on non-agenda items: None

Approval of Agenda with New Projects: Claude Spellman 1st, Mohamed Yasin 2nd

Motion Passes

Approval of May Minutes: Mohamed Yasin 1st, Claude Spellman 2nd

Motion Passes

New Project Reviews:

A - Requested for Rezoning Approval for 4009 Lee Blvd & 4018 4th St W, Lehigh Acres 33971. The applicant is requesting a Conventional Rezoning Approval for .5 acres from Residential Single-family District (RS-1) to Neighborhood Commercial (CN-3). Project is presented by David Underhill with Banks Engineering.

David Underhill with Banks Engineering. Banks Engineering is representing Lennar, the owner. Project is off of Lee and Curtis. It is two lots. All the houses around the lots that have Ms on them and were model homes. The owners want to build office to sell homes out of it. It would be an office with a small parking lot. We can't build a model home but they can't because of code. We are asking to change it to CN-3 - small scale commercial for neighborhood homes. This comes with limit hours (7 am – 9pm) and limited size.

Comments and questions from the Board:

Tami Baker: 1) they don't own land to the east? 2) I ask because it is asked that there be at least ¾ acres for commercial property on Lee Blvd.

Response to Tami: 1) Yes two lots on 4th street 2) The other lots have already had construction start on them.

Claude Spellman: 1) No questions

Mike Cook: 1) LAMSID hasn't seen anything on drainage.

Mohamed Yasin: 1) I am okay with it as long as we are keeping as the office building

Janis Williams: 1) Will the front of the building on Lee Blvd and parking on Curtis? 2) How many spaces? About 20 cars?

Response to Janis 1) Yes 2) Only 10 cars. We have not submitted an application yet.

Thomas Pfuner: Nothing at this time

No motion made.

B - Request for Zoning Administrative Amendment for Whispering Lakes of Sunrise Blvd, Lehigh Acres. The Applicant is requesting a Zoning Administrative Amendment to 1. Undeveloped eastern 120.67 +_ ac of approving Whispering Lakes I Residential Planning Development (RPD) F/K/a Bethany Trace II f/k/a Lehigh Corp RPD to amend Master Concept Plan (MCP), reallocate approved density, add new deviation request to allow existing lakes to remain in current development regulations and add new deviation requesting to allow circular turnarounds were identified on MCP 2. Pending Development Order for 510 dwelling units consisting of single-family, two-family attached and townhomes with amenities and associated infrastructure. Project is presented by David Underhill with Banks Engineering.

David Underhill with Banks Engineering. This was originally zoned back into 1989. It is between Homestead and Sunrise. It was fully permitted and construction permitted 2008. But due to the economic downturn in 2008 and 2009 it stopped. This is 120.67 acres with lakes already done so not a lot being done with roads so they will stay the same. We are transferring the rest of our allowed lots to this project. All will be single family except for the southern part which will be townhouse and two-family attached. There will be up to 520 units. About 290 will be single family and 220 will be townhouses and two-family attached. There are amenities there for both areas. Access will be at Sunrise and the second will be adjacent to the other project off the bridge.

Comments and questions from Board:

Claude – Not at this time

Mohamed – 1) This is a good use. Is there any projected dates? 2) What about the drainage or bridges?

Response to Mohamed – 1) Talking about permitted and starting as soon as possible.

- 2) Mike Cook answered this question - Both projects will require easements and cul-de-sac.

Mike – Nothing at this time

Janis – 1) The turn arounds are changed to dead end streets – the fire department will have problems with turn around. We will reject those.

Response to Janis – 1) We will work with you on that.

Tami – 1) Are there amenities?

Response to Tami – 1) Yes on both sides

Thomas – Not at this time

Public Comment – 1) Will this be gated?

Response to public comment – 1) I believe that it will be gated.

***Discussion – There was discussion on this bridge that will connect the last two subdivision projects over the last two months. Mike Cook reported that the bridge is off of Sunrise and it will come off onto Bell. and it is an older bridge (constructed in 1989). None of the new projects want to take responsibility for this bridge. This includes the school districts and the two new developments. Janis said that new elementary school changed its entrance. Everyone expressed concern for the bridge and the new traffic what would be going over it and who would be responsible for it. Tami said she would call Anthony Rodriguez at the County and talk to him

Motion to approve pending the outcome with the bridge: Mohamed Yasin 1st, Thomas Pfuner 2nd
Motion Passes

Old Business:

- A. Culver's had their meeting about their two lanes.

New Business:

- a) Board Members Comments – None
- b) Public Comment – None

Adjourn: Motion by Mohamed Yasin 1st, Claude Spellman, 2nd

Next LAAPZRB Meeting on