

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda December 17, 2020

5:30 pm

Virtual Meeting

Call to Order 5:30 pm

Roll Call: Inke Schirmmacher, Tami Baker, Thomas Pfuner, Ernie Rolon, Claude Spellman, Mohomed Yasin

Excused: Erinie Rolon, Mike Cook

Consulting: Ken Bennett

Minutes: Melissa Barry

Public attendance: None

Public Comments on non-agenda items: None

Approval of Agenda: Motion to approve by Tami Baker, 2<sup>nd</sup> Thomas

Motion passed

Approval of September and November Minutes: Motion to approve by Mohomed Yasin 2<sup>nd</sup> Claude Spellman

Motion passed

New Project Reviews

- A. Request for DO/Site Project Approval for Carlton Park a 9 multi-Family Development: Rutgers Street, Lehigh Acres Fl 33936. The applicant is requesting DO/Site Approval for Carlton Park, 71 Unit Multi-family Development including Club House. Project presented by Al Quattrone & Associates Inc.
  - a. Presenting Al Quattrone – this is a piece of property that is just under 8 acres. It has a current Lee County Development Order that was approved a number of years back for ring of duplex lots around the perimeter of it. And a smaller multi-family development in the core of the center. What the applicant would like to do now is to get rid of the duplexes and just do multi-family homes in the center. So, we are currently modifying out Lee County Development order to reflect that. This project it is nicer in that it won't have the multiple drive-ways along the permit streets Perdue and Stanford. And Rutgers will have only one entrance into the multi-family portion and then we will have a large preserve area off to the west side. So we will have nine buildings of different sizes and they will all be one story multi-family homes for a total for 71 units. And we will have a small club house there as well. There will be a playground there for residents.

Inke Schirmmacher –1) Are the 71 units destined for lower income? 2) I really happy that there is a playground.

Response to Inke – 1) This will not be a low-income project.

Thomas Pfuner – No Questions/Comments

Tami Baker – No Questions/ Comments

Claude Spellman – No Questions/Comments

Mohammed Yasin – 1) This is a gated community?

Response to Mohammed – 1) Yes or it does can be one.

Ken Bennett – Have you figure out what you are going to do with the water supply for this project, the volume and pressure?

Response to Ken – yes, this is where the water pressure is fairly low in this area and we are looking at doing a pump and some supplement storage tank. So, we are still looking with the projects architect to try to determent what type of flows we will need to take care of the buildings. That is some last-minute stuff we are working through.

Motion to approve by Mohammed Yasin, 2<sup>nd</sup> by Thomas

Motion passed

- B. Request for Rezoning Approval for Rs-1 to RM-8, a multi-family development: South of George Canal and is bordered by Purdue for 28 lots. Projects is presented by Al Quattrone, PE Quattrone & Associates

Presenter Al Quattrone – this project is a Brownie Incorporated. They own 135 lots that are contiguous to each other on East 7<sup>th</sup> Street between Glenn Ave and North Ave. It is a platted subdivision with platted roads but for the most part the internal roads were never built. So there are about 73 internal lots that are probably going to be deemed wetland lots. Then there are about 34 -35 lots that have access to roads. Then there are another 27 -28 lots that are upland but don't have access to any roads. So the plan for this project is to take the 28 lots that are around the perimeter and rezone them to RM2 and then some of the area that uplands and wetland and convert it into a lake for a couple of purposes. One for fill and for water management storage. Then the wet land itself will be perversed and put into a conversion easement. We are currently in talks with LAMSID to take over maintenance of the wetland and the lakes. So the rezoning case we have in now is to rezone the 28 of the 34 buildable lots to RM2 so we have the option to do what which is a twin villa type homes. The reason we are pursuing the RM2 zoning is that would give us the ability to create separate ownership of each side of the unit so they could target more of an end user instead of a strict rental community. The good this is the lots are all continuous and hopefully they will all be built by one person.

Inke Schirmmacher –1) I want to make sure the developer understands that there are new guidelines for duplexes going up in Lehigh Acres, including paved driveways.

Response to Inke – 1) Yes, we understand that each unit should have a least single garage should have a paved driveway.

Thomas Pfuner – No Questions/Comments

Tami Baker – No Questions/ Comments

Claude Spellman – No Questions/Comments

Mohammed Yasin – 1) how many acres is that? 2) how many entrances are you going to have to that?

Response to Mohammed – 1) The average lot size is about 95 by 135 feet deep and the total oof all the lots is just over 40 acres that includes the unbuilt roads and the platted lots. 2) we are not changing the plat or lot configuration. We are leaving the platted lots the way the are. The drive ways will have connection to those roads that they are on.

Ken Bennett – No Questions/Comments

Motion to approve by Mohammed Yasin, 2<sup>nd</sup> by Claude

Motion passed

C. Request of Bentley Crossing –

Presented by Heather - I am here to present an amendment to the Bentley Crossing. It has both a commercial component and a residential component. The amendment does not affect the commercial component which is to the south. The project is located at the corner of Buckingham road and Gunnery Road and there is Northern portion and a Southern portion. The Southern portion is the commercial piece and this piece is not included in the amendment process. The northern 81.7 acres is part of the amendment. And what is being requested on this amendment is to modify where the twin villas or attached housing is allowed. Just north of the east-west corridor there was approval to limit that to single family conventional zoning and we are requesting to allow twin villas in that area as well. That would be to the north, east-west of the collector roadway. We are not requesting the number of units change, just where you can put the twin villas. Additionally, we are also asking for a deviation from the standards from within the community plan to allow for front loaded garages on those twin family attached units only. We are also requesting additional DVP to the sidewalks to allow single side of the street to the project. That will only affect the internal sidewalks. This property was rezoned back into 2015 and it has been on the market since then and we now have a developer who is very interested and has a great vision for what this community can become so they are asking for the flexibility in the twin villas. The property will be done in Florida vernacular that is due to the community statues. This is a gated community. There will be a wall that will go around it and there will be landscaping around it with the buffers needed. Sidewalk and landscaping on Buckingham road is being provided to promote pedestrian patriation.

Inke Schirmmacher –1) Keep an eye on the road because of all the new units. What is the main access point?

Response to Inke – 1) There are two access points.

Thomas Pfuner – No Questions/Comments

Tami Baker – 1) I know that residents were very concerned about flooding of their homes around where this community was located. I assume you have done something to address that? 2) I assume the Key West buildings are going to be built with concert block as apposed to frame, is that correct? 3) And is there going to be city water there? I also suggest Hip roofs and cbs buildings for Insurance purposes.

Responses to Tami – 1) This is Tina – at this time we have not done an engineering design related to the flooding however, that is a permit we need to obtain from the water management district. That is one of the next step so yes, we are addressing that. 2) While there is an architectural requirement in the community, we are required to adhere to the Florida building codes so if concert block is require in that area then that is what we will use. 3) we are proposing to extend service through the FGUA.

Claude Spellman – No Questions/Comments

Mohommed Yasin – 1) The was concern about the road there.

Response to Mohommed – 1) We have been coordinating with Lee County DOT, they do have a design plan in the works.

Ken Bennett – No Questions/Comments

Motion to approve by Mohommed Yasin, 2<sup>nd</sup> by Claude

Motion passed

Old Business -

New Business -

- a. Board Member Comments –
  - a. By-laws in January
  - b. Covid – Be careful
  - c. Happy Holidays

Motion to adjourn made by Tami Baker – 2<sup>nd</sup> by

Meeting adjourned @ 6:03 pm