

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – February 27, 2020 5:30 pm
Lehigh Acres Municipal Services Improvement District
601 East County Lane, Lehigh Acres, FL 33936

Call to Order 5:30 pm

Roll Call: Inke Schirmacher, Claude Spellman, Mike Cook, Thomas Pfuner, Mohamed Yasin, Deputy Kirk Patrick, Ernie Rolon, Ester Andalia, Tami Baker, Mike Cook, Thomas Pfuner

Excused:

Consulting: Ken Bennett

Minutes: Melissa Barry

Public attendance:

Public Comments on non-agenda items:

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

Motion passed

Approval of January Minutes: Table for next month

Motion

New Project Reviews

- A. Request for Special Exception and Pole Barn Building: 1880 Gunnery Road North, Lehigh Acres, FL 33971. The applicant is requesting a Special Exception and Pole Barn Building added to Development Order. Project is presented by Andres Boral P.E. with Boral Engineering
 - a. Cannon Sandora – We were here on behalf of Gunnery Road Baptist Church last year and that was for a development order for the new addition where Mike is pointing. So as submitted for development order we found out that if they want over hundred children during the day, they are going to need a special expectation. You like the project then so you still like the project now. The site is zoned AG2 which is agriculture. And you can have a place of worship is permit on AG2 but if you have over hundred students or children you have to go for the special expectation. Also instead of the little storage unit on site, they decided now would be the best time to add a storage barn right here. That is 2400 square feet that they can fit their outdoor lawn mower. They want to be able to have up to 200 students. It could be less but that is the high number what they are looking to do. They also have a nursery day care which had 20 children in the morning and 20 in the afternoon. Here is the new addition and there is additional parking. Then the storage. There is a lot of detention area on site. The site is well graded and they have plenty of room for it. The same color schemes on the buildings.

Comments from Board -

Inke Schirrmacher – 1) Are you planning of doing any improvement to the landscaping? 2) What about lighting? 3) The front part of the property is used for a multiuse field.

Canon's responses to Inke. 1) We are going to extent the landscaping. There is already landscaping there and it is up to code. 2) We will bring it up to Lee County Code.

Thomas Pfuner – 1) What were the comments from the county?

Canon's responses to Thomas – 1) We have not received comments from the county. We submitted but it takes about a month so we have not received.

Claude Spellman – 1) I would like to see what the county says first. When going from 100 to 200, I think you have to go through the State to get approved for that.

Ernie Rolon – Nothing at this time

Ester Andalia – 1) It is made out of metal, right?

Canon's responses to Ester – 1) I am not sure. We did not design the building. We just kind of show where it goes.

Tami Baker – 1) Is there a reason why they are doing a pole barn instead of an enclosed structure? Is it for recreation? What about if the children are curious?

Canon's responses to Tami – 1) For outdoor equipment. It might have enclosed walls. Pole barn is used for many different types of buildings. I am pretty sure it has walls. I can confirm. And I will make sure that any equipment has proper precautions to protect the children?

Mohommed Yasin – 1) I know last year you guys came and I know the plan you had submitted. If you can, when is this site projected to start?

Canon's responses to Mohommad – 1) I would say we are going through the special exp with the county that is going to take 4 more months. Then we are going to finish the development order and that could take a couple of months so we are looking at 6-8 months maybe. At the end of the year maybe.

Mike Cook – They are outside of our district.

Ken Bennett – Not is our district

Kirk Patrick – Nothing at this time

Motion to approve by Tami Baker 2nd by Mohommed Yasin

Thomas Pfuner – sustained

Motion passed

Project 2 – Request for Site/Project Approval 2625 Lee Blvd Lehigh Acres FL 33971. The applicant is requesting Site/ Project Approval: Lee County Development Order Application DOS2019-00610. Project is presented by Daniel Johnson with Maastricht Engineering.

- a. Daniel Johnson – We have our applicants here. Larry Woods Family Business. The site is in the out parcel of Walmart. It is in the CPD. It is also in the Mix use overlay. The site is occupied as you can plainly see with a building and a parking lot. It will all be demoed to accommodate a proposed Captain D's Sea Food Restaurant. The site is bordered on the north by Lee Blvd. The West by Alva Ave North. There is an access road to the Walmart to the south. And an existing parking lot to the East. Access will be provided at the same location as presently existing by Alva Ave. There is a secondary access that comes down the same as the existing one and that is required as part of the mix used overlay. As far as traffic is concerned there is seven-foot sidewalk on Lee Blvd. Lee County code requirements require us to put a sidewalk up on Alva Ave but as you can see that corner right here. You can not put a sidewalk in Lee County right-of-way. I have spoken with Lee County Transportation about this. We are going to ask for a Fee in-lieu waiver. In other words, we pay for the sidewalk but we can build it because it is physically impossible to build it. We are provided a predestined access from Lee Blvd to the site. And there is will access to a bicycle rack that we plan on putting up on the southeast corner of the building. There is bus stops some 800 feet down here by Walmart. And 640 feet this way there is another bus stop that is there because they put a sign there. We are required by code to improve that to Lee Trans standards unfortunately there is not right-a-way to do it. So, after discussion with them on it, they decided that a fee in-lieu waiver of that would be appropriate. As far as the internal, it is self-evident. The perimeter is coming back through Lee Blvd and the front North side of the restaurant for the food pick-up and the stacking. The basic code requirement is 10 so we have 10 shown on the plan. The rest of the parking is in the front. The code requirement is 31 spaces but since this is in a mixed use overlay you get a reduction credit so the actual requirement becomes 21 but we want to put as many as we could so we put in 31. The water management system is the shaded area here and we have detention areas around the perimeter of the site. This is not a part of the Walmart soft water permit. So I am tying into Lee Blvd. drainage system. Landscaping, there is no buffer requirement on the east side nor the south side because it is in a mixed-use overlay district. However, we are offering a 25 buffer along Lee Blvd and Alva Ave. There is a lot of existing trees out there and after our architect looked for a while decided that none of those trees are in an area where we can do anything with them so they are all coming down and replanting the whole site. These trees should not be in the easement but we are having a survey so we know and if there is any conflict, we will make adjustments. As far as the utilities goes it is pretty easy. There is an existing line here. There is existing water and fire hydrant which is adequate for code. We have towers accentuate the doors. That would be on the west side. Then we have canopies windows to meet the façade. The towers for the drive through windows. I know the colors are indicated in the written description but I do have renderings. That shows the color scheme. We did send in the lighting and fixtures of the building.

Comments from Board -

Inke Schirrmacher – Please give us to next week to review the plans. 1) When is the building be torn down.

Daniel's responses to Inke – 1) We still have to get a few things okay and close on the contract with the current owner.

Thomas Pfuner – Nothing at this time

Claude Spellman – Nothing at this time

Mohommed Yasin – 1) My only concern is waivers. I have no problem with the building.

Mike Cook – Are you close to submitting to us for your drainage? Are you doing through your DO with review first.

Daniel's responses to Mike – 1) I was waiting for the final approval for the transportation issues but I will submit the way they are.

Ken Bennett – I am pretty sure we have reviewed and already signed off on this project.

Tami Baker – Nothing at this time.

Ester Andalia – Nothing at this time.

Kirk Patrick – Nothing at this time.

Ernie Rolon – 1) What is the time line for you getting started on this

Daniel's responses to Ernie -1) We are two months get the permits and then a month to get everything organized. So it is usually an 90 day build once we get the site build.

Motion to approve by 2nd by

Motion

Old Business

A. None

New Business

A. Board Member Comments – None

- a. Tami Baker – Updated application and new number
- b. Ester - Moved to Buckingham but we are okay with the move.

Motion to adjourn made by – 2nd

Meeting adjourned @ 5:57pm