

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes August 24 , 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, Wade Weather, 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 with Change to Delete Project A: 1st by Mohamed and 2nd by Derek
Motion: Passed

Approval of Ap Minutes: 1st by Der and 2nd by
Motion: Passed

New Project Reviews:

- A.** Request for a Rezoning and Development Order Approval on 5105 Leonard Blvd, Lehigh Acres FL. The applicant is requesting a Rezoning from RM-2 to CF and a Development Order Approval to develop a Lehigh Acres Fire Station 107. Project is presented by Jason White w/ Exceptional Engineering.

Jason White with Exceptional Engineering presenting: This is the Fire Station 107. It is like the other new fire station with the exception that it will have two more bays. There will be a Fire Tower that will be at the top 50 feet tall. There is discussion about what the fire tower will look like and this is what they would like (picture shown). They are starting with the training facility. First, they need a clear and fill permit. And when the funding becomes available, then the training pad first. Followed by Station 108 and the training back buildings.

Board Member Comments:

Laurie – 1) The extra two bays, is it for storage or for the use of the community?

Response to Laurie – 1) Right now for storage. But nothing is set in stone.

Mohamed – 1) It is critical for us to have a training center. I have a concern about the two more bay when there are two other fire stations around. 2) Two bays to put in place and when they are in times of need. Maybe a shelter. Are we planning on putting a light there?

Response to Mohamed – 2) if that affects the timing, they might put a light there.
(Derek mentioned that the County is looking at putting a round-a-bout there)

Inke – 1) why two more bays? 2) what about the large concert pad? And the foam and chemicals? 3) do they recycled the shipping containers 4) what about lighting? 5) What about control burns? Will they be informing the public? 6) How is the area securited?

Response to Inke – 1) With the training being held there, they will be storing one more fire truck and ambulance depending on funding. 2) they will still have to follow EPA guidelines. 3) the shipping containers hold up very well. 4) there will be lighting for the fire station only. No floor lighting. We are not required to have all the guidelines, but there will be not lighting for the training area? 5) I would think that there would be some way to let them know about the burns. One of the Chief's big things is that they are congenious of the neighbors. The Chief is big on keeping towards the park. 6) There will be a fence and the parking lot for employees will be fenced. And there will be security cameras. But I don't know what else they will be using.

Derek – 1) Why 5 stories on the fire tower? 2) Would it be for Lehigh or would other departments use it as well? 3) Will they be using the lake for training? 4) Is it used as dry storage? 5) Wouldn't it be better and use the fill? 6) Where is the offside? 7) Will they be training on city water? 8) Would they be using the water from Town Lakes?

Response to Derek – 1) They looked at eight training towers and they like this one the model the best. The one on Daniels is the same height. 2) I believe that it would be for just the fire department. Not the sheriff's. They do right now visit other fire departments but this is just for Lehigh. It is needs. They were going to building one at the new 102 but then this property became available. 3) They could. There are many different methods they can use. One is where they have a concert pond then they can use that for drafting. 4) Yes, but they are still discussing options. 5) LAMSID is providing the fill. 6) it will be the same as the park with a dry retention system. 7) They are talking about a well because city water is expensive. They thought about the pit and using well and city water. 8) no.

Wade – 1) You have not submitted a permit yet.

Response to Wade – 1) We are looking at the zoning approval in one month. Then the Clear and fill when we would come to LASMID. They are hoping to start 107 and have it open in 2024.

Public Comment:

Vicky – 1) What about a traffic light there? 2) and will they be pulling out of Town Lakes?

Response to Vicky – 1) There is no talks about a traffic light, but it will depend on if it effects response times. 2) Chief was hesitant to use the water from Town Lakes Lake. We would build our own lake.

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

Motion: Passes

B. Request for a Rezoning and Development Order Approval on Village Lakes Blvd, Lehigh Acres FL. The applicant is requesting a Rezoning Amendment and a Development Order Approval to develop a Lehigh Acres Fire Training Facility including Fire Station 8. Project is presented by Jason White w/ Exceptional Engineering.

Board Member Comments:

Mike –

Derek –

Tami –

Thomas –

Laurie –

Public Comment – None

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

Motion: Passes

B. Request for a Development Order Approval on 5521 4th St W, Lehigh Acres FL 33971. The applicant is requesting a Development Order Approval to develop SW Truck Service Expansion. Project is presented by Josh Eisenhoff w/ Quattrone & Associates, Inc..

Josh Eisenhoff with Quattrone & Associates, Inc presenting: This is for an outdoor storage and service area by the west gate on 4th Street West. The company already owns the property and would be putting a gravel area and asphalt storm water management with the overfall on the north east into Jack Canal. There will be lighting and landscaping. The site will be gated and fenced with a 4 foot fence. And there will be lighting for security purposes.

Board Member Comments:

Mohomed – 1) I like the idea and it is needed.

Inke – 1) What is the compacity? 2) We need these things. We have more and more trucking companies.

Response to Inke – 1) I am assure

Derek – 1) Yes, this will help get them off of residential streets.

Wade – We will need a permit. And a permit for 20?

Response to Wade – 1) We went to the County and South Florida Water. And I believe that it was put with the other one.

Laurie –1) The one across the street is the same?

Response to Laurie – 1) yes, both will have gravel and asphalt.

Public Comment –

Vicki- There are more and more trucking companies. You have to call it in and it is not anonymous any more. You have to type in your name and address. Or you can call the Sheriff's department if they are in the road way.

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

Motion: Passed

Old Business: None

New Business:

a) Town Hall

- a. Derek - There is a Town Hall Meeting September 12th about incorporation. And there is talk about East School are having 85000 students right now. They are making a list of schools for the next 10 years. There will be 12 new schools. Discussion was held about the new schools. It was also brought up about no charter schools or alternative schools.
- b. Mohamed – The extension from Alico Road will be coming fast and there are other projects heading this way

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

Adjourn: 6:27 pm

Next LAAPZRB Meeting on September 28, 2023 (if projects are submitted)

Project Submittal Deadline is September 18, 2023