

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – August 26, 2021

5:30 pm

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order Roll Call Inke Schirrmacher, Tami Baker, Thomas Pfuner, Claude Spellman, Mike Cook, Mohamed Yasin Excused:

Consulting: Ken Bennett, Lee County Sheriff's Office

Minutes: Melissa Barry

Public Comments on non-agenda items:

Approval of Agenda:

Approval of July Minutes:

New Project Reviews:

A.Request for Rezoning: 3905 Lee Blvd Lehigh Acres FL 33971. The applicant is requesting a rezoning from RS-1 to CN-3 for Better Love Preschool Corp. Project is presented by Sylvia Alvarez w/ Blue Ocean Multi Services.

Presented by Sylvia Alvarez – This is to rezone from RS1 and CN3. The business has been in business for 13 years and they would like to expand. The owners are here to answer any questions. LDC – letter was sent about the meeting.

Mike Cook -Do you have a building permit before the building and drainage permit? There needs to be have a drainage permit for the rezoning.

Reponses to Mike - And we did not have a drainage permit for the drive way.

Tami Baker – you have to have a ¾ acres on Lee Blvd. and here is no permit and have two parking lot.

Responses to Tami – We submitted to Lee County and received a letter from them saying the next steps we needed to do was to have a public hearing. We did not receive any instruction or information based on a ¾ acre needed to be on Lee Blvd.

Claude Spellman – Who told you to come? Are you working with the County?

Responses to Claude - Yes, Peter Blackwall was working with you.

Tami Baker – can we call Mr. Blackwell?

Inke Schirrmacher responded to Tami's questions – yes, we need to call Lee County to find out what is going on with this.

Thomas Pfuner – We need to find out what is going on.

Motion – No motion was made because the applicate needs to have clarification on if they can expand with less than ¾ of an acre and the drainage for the drive way.

B. Request for Approval of Site/Project: 1430 -1440 Caywood Cir S. Lehigh Acres FL. The applicant is requesting an approval of a Site/Project for Caywood Villas, a Multi-Unit Development. Project is presented by Dean Martin w/ TDM Consulting, Inc. ■

Presented by Dean Martin – Civil drawings – This is a site plan for a 13plex and a 15plex. There are two different entrances and concrete driveways. They already have a permit for drainage but will resubmit because they updated the plans. The utility plan is for individual meters and backflows. There will be sprinklers. The lighting plan will have 16 poles

Tami Baker – Wood framed? -

Responses to Tami – No, there will be block on both stories.

Inke Schirmmacher – For rent? - Yes, for rent

Responses to Inke – Yes, they are for rent.

James Miller via phone – For the 13plex – single story units on the end and walk up on each side and court yard. Roof will be shingles. For the 15 plex – two story unit and walk up on the far left hand corner and similar style and we can add banding or color to fit with any the standards.

Inke Schirmmacher – color is that would be build? -

Reponses to Inke - it could change if needs be and be lighter colors

Landscape plans per phone David Colevan – we tried to keep with native trees and around the building. Fox tails, gumbo limbo, pigeon clump, black olive.

Tami Baker – Are there going to be shade trees? -

Response to Tami - Yes, a large portion create shade and the way that they are planted.

Inke Schirmmacher – Is there an Irrigation system –

Responses to Inke - yes, per plans

Thomas Pfuner – who is maintaining the lake?

Claude Spellman – No comments

Mike Cook – Nothing at this time

Motion to approve – 1st – Thomas, 2nd Claude

Motion Passes

C. Request for Approval of Site/Project Approval: 505 Gunnery Rd N Lehigh Acres FL. The applicant is requesting an approval of a Site/Project to develop this parcel into 8,000 SF commercial center with associated landscaping, surface parking, storm water detention, and utility infrastructure. Project is presented by Dean Martin w/ TDM Consulting, Inc.

Presented by Dean Martin – Site Plan – The site is surrounded by all streets. There will be a linear drive way and access from 6th. We will be improving both 5th and 6th streets. There will be buffers on the side with drainage for both roads and we will be improving the swells which will be discharging in to a LAMSID canal. We will be putting in a new fire hydrant and sprinkles with a 6-inch line. The lighting plan with 3 poles with single heads and wall packs on the building.

Robert – project located on underdeveloped and nothing around. Develop language and store fronts with canopy. And different elevation and different elements

Inke Schirmmacher – Will there be any signage out front?

Response to Inke Monument sign – Not yet, and keep in mind there are certain restrictions

David Per phone – There will be 15-foot buffers around the site. With a double stagger hedge, 10 trees per 20 feet in accordance with the code for Lee County. We will be using native plants for canopy and color. Those plants include fox tails for lower canopy, pigeon palm in the parking lot, and ball cypress and Indian Hawthorn for the detention areas.

Mike Cook, – we reviewed and they will resubmit

Inke Schirmmacher – to Sheriff's drive way and the drive way to come without any problem.

Response by Deputy - Yes

Tami Baker – No comments

Thomas Pfuner – No comments

Claude Spellman – No comments

Motion to approve – 1st Tami and 2nd by Thomas

Motion Passes

D. Request for Approval of a Special Exception: 1243 Cherry St E. Lehigh Acres FL. The applicant is requesting an approval of a Special Exception to build a single-family home using metal construction. Project is presented by Mike Roeder w/ Knott Law.

- Presented by Mike Roeder – This request has been withdrawn. The State said that the county can not review single family house so the county cannot require them to apply on the special exception

E. Request for Approval of a Development Order and Administrative Amendment: 7900 Buckingham Road, Fort Myers, FL 33905. The applicant is requesting an approval of a Development Order and Administrative Amendment. Project is presented by Ryan Shute w/ Morris-Depew Associates, Inc.

-Presented by Ryan Shute – This is 81 acres off of Buckingham and Gunnery. On the curve of Buckingham Road and to north some single-family homes and 2020 land. We are proposing 221 homes with the primary accesses off Sunset Road and off of homestead for resident only. The different is the lake is adjusted. We have consolidated the lakes and adjust the preserves. The drainage goes different ways depending on the location. There are several zonings for the sites including buffering and landscaping.

Inke Schirmmacher – What is the standard lot side? Has there been a traffic impact study? What will the structure of the homes be made out of? And did you have to bring any extra dirt?

Responses to Inke - some 40 -foot wide, 50 feet wide and depth is 100 feet exact lot count. We are putting in left- and right-hand turning lanes. We can not show the round-a-about because it is still 5 years out and the access will be far enough back that it will not affect the accesses. We do not know exactly but we believe it is concrete. Yes, we had to bring in dirt but not a lot.

Tami Baker – Had concerns with flooding. Is this a gated community?

Responses to Tami – Yes, this is a gated community.

Sherriff's office – traffic but it would help with the right and left turning lanes

Mike Cook, – looks better than the first time. Who are your utilities with?

Responses to Mike – Yes, FGUA

Thomas Pfuner – Looks good.

Claude Spellman – Nothing at this time

Motion to approve 1st Claude, 2nd Thomas

Motion approved

New Business – No comments

- New metal for building for single homes
- Shipping container homes/ Tiny house show?

Old Business

- New Members

Motion to adjourn – 1st Tami and 2nd Claude 6:46 pm

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