

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – January 26, 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: Bill Walker, Mohamed Yasin, Inke Schirmacher, Claude Spellman, Tami Baker, Thomas Pfuner

Excused:

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District

Minutes: Melissa Barry

Public Comments on agenda items:

Derek Felter – In August, a group of us started a group called Unite Lehigh with the goal to incorporate Lehigh. I contacted LAMSID on Tuesday and I have a meeting with David Lindsey. I want to talk with Commissioner Greenwell. I also have a meeting with County staff to discuss commercial and zoning in Lehigh. We are trying to gather information so we can answer questions so we can do the fundraising needed for a feasibility study. Will meet up with Tami after the meeting.

Inke Schirmacher reply to Derek – Are you planning on posting information about your meetings on Facebook?

Tami Baker reply to Derek – There is a huge box of information from the last few times they have tried to the feasibility study. And there is someone who might do it for a lot less. I have already been approached about it. There was one done in the 2000's. There is a bunch of stuff from the lawyers that will give you some idea of what you will have to do.

Mohamed Yasin reply to Derek - We have already had feasibility studies done and it might be cheaper that way.

Approval of Agenda with motion: 1st Mohamed, 2nd Tami

Motion Passes

Approval of December Minutes: 1st Claude, 2nd Mohamed

Motion Passes

New Project Reviews

- A. Request for Rezoning Approval for Multi Family Development on 4307 22nd St, Lehigh Acres FL 33976. The applicant is requesting a Rezoning Approval for multiple parcels from RS-1 to RML. Project is presented by Tom Slaughter, Cape Land LLC ■

Tom Slaughter presented: With me is Max Flording with Flording Planning. We made application to lee county first. Eight single family lots. Along the top there are 3 lots at 80x 125 and next to that there is a larger lot and the other side mirrors those lots. This property is multi-family. This is 2.43 acres and you can put in about 15 dwelling units and add more than what is there now. We wanted to look around the area and see what would fix this area. We didn't want come and jump the gun. We don't have a concept plan because we don't have an approval for conventical zoning. If we did, we would have something more put together. We looked to see if there were any environmental constraints and there were. Top left corner there are about 7 dormant nest for owl nest and one activity nest. We hire consults and basically there are two phases. Phase one – we know they are there and we saw comments from the county. And we will probably look are relocating the owls. We believe that there is only one activate nest. The county also shared with us that there might be a bus route and we are to do objected to having a bus stop there. We had initially applied for density bonus then found out that we are premature on that so we pulled that so your application should not show any of that. With this project, something we have talked to the client about is not trying to squeeze something too big or too small into that space. We talked about limiting curb cuts on 23rd for safety. And were you place the drive way and buffers.

Board Member Comments:

Claude Spellman: No question

Mohamed Yasin: I looked at what you are doing there and we do need reasonable rent.

Response to Mohamed: - We were going to do a concept plan, but the problem if that changes and then have a bait and switch. And in this case, we are trying to be fair to the board with what the project is. Multifamily and no single family and to make sure it fix in.

Inke Schirrmacher: What idea do you have on parking? We like multifamily and we need it. We don't expect it to look like some building in Naples – we want to something compact. Maybe a playground for families. 23rd street is a very dense and has a lot of traffic. You see the roundabout there because it was always backed up. Maybe to have more heavy landscaping towards 23rd and the rest towards 22nd street.

Response to Inke – we talked about structure parking and extra parking or guests.

Bill Walker: No Question

Tami Baker: No questions

**Motion to approve with driveway widened. 1st Thomas 2nd Inke
Motion passed**

Old Business: Nothing at this time

New Business: Nothing at this time

a) Board Members Comments

1. Nothing at this time

Adjourn: at 5:30 pm

Next LAAPZRB Meeting on January 26, 2023 (if projects are submitted)

Project Submittal Deadline is January 16, 2023