

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – December 16, 2021

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 Schirmmacher, Claude Spellman, Thomas Pfuner, Mohamed Yasin, Mike Cock

Excused: Tami Baker

Consulting: Ken Bennett with Lehigh Acres Fire Control and Rescue District, Kirk Hetrick with Lee County Sheriff's Office

Minutes: Melissa Barry

Public attendance: no

Public Comments on non-agenda items: none

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

Motion passed

Approval of October: Motion to approve Mohamed Yasin, 2<sup>nd</sup> by Claude Spellman

Motion passed

New Project Reviews

- A. Request for Site Approval for 300 Livingston Way, Lehigh Acres, FL. The applicant is requesting a Site Approval for Tibbits Lumber Building Expansion. Project is presented by Greg Stuart with Stuart Urban Design
  - a. Representee did not show.

- B. Request for Site Approval for 3107 23<sup>rd</sup> Street SW. Lehigh Acres FL. The applicant is requesting a Site Approval for commercial retail. Project is presented by Linda Biro with Hix Snedek Companies

Linda Biro – We are looking for an additional store. The plans are for a wooden building with 10640 square feet. Fresh produce will be offered at this store.

Inke Schirmmacher – 1) Have you talked DOT about turning lanes? 2) Elevation looks like a barn can we make it look more appealing like the one on Alabama and 82?

Response to Inke – 1) Yes, we are working with a traffic consultant and with Lee DOT. 2) Notes and suggestions were taken.

Thomas Pfuner – 1) No questions at this time.

Claude Spellman – 1) I don't like that we are using this for another Dollar General

Response to Claude – 1) Thank you.

Mohamed Yasin – 1) What is the acreage this is on? 2) Did not like the elevation and thought there was too many Dollar Generals in Lehigh.

Response to Mohamed – 1) it is on 1.74 acres.

Mike Cook – 1) We are waiting for the site plan and will probably request a fire hydrant for fire protection.

Response to Mike – 1) The plan should be in Monday or Tuesday.

Ken Bennet – 1) The fire station over there has a fire system and a 3000-gallon tank. We will review the plans when we get them.

Motion to approve by Thomas Pfuner, 2<sup>nd</sup> by Claude Spellman

Vote is 3-1. Motion passed

- C. Request for Project Review for 7900 Buckingham Road, Fort Myers, FL.. The applicant is requesting a Project Review for residential development with 221 single-family units. The Project is presented by Michael Ekblad with Morris-Depew Associates, Inc.  
Michael Ekblad – Presented a slide show. New community amenity center with a pool, bathrooms, and mailroom. There will be drainage that will go into the master storm drainage system. The landscape will be cold tolerant and comply with the Lee County Code. The style and lighting will be consistent with the rest of the community.

Inke Schirmmacher – 1) Where will the lighting be?

Response to Inke – 1) It will be coming from poles and from the building.

Thomas Pfuner – 1) Who will be maintaining the plants after the building is done.

Response to Thomas – 1) HOA

Claude Spellman – 1) No questions.

Response to Claude – 1)

Mohamed Yasin – 1) Happy with the project.

Response to Mohamed – 1) Thank you.

Mike Cook – 1) This is outside our District but it looks good. They also have taken in account for the round-a-bout.

Response to Mike – 1) Thank you.

Ken Bennet – 1) Looks nice

Response to Ken – 1) Thank you.

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

Motion passed

Old Business

None

New Business

A. Board Member Comments

- a. Inke -Copperhead Golf Course sold and reopening the gold course
- b. Mike - Section 10 Video for LAMSID
- c. Inke -Opportunity Zones in Lee County
- d. Mohamed - Gas station off of Williams and 5<sup>th</sup> approved by Lee County and moving on to the next stage
- e. Ken Bennett – introduced Janis Williams with the Lehigh Acres Fire Control and Rescue District. She will be attending the meetings more.

Motion to adjourn made by Thomas – 2<sup>nd</sup> Claude

Meeting adjourned @ 5:55 pm