

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda –July 22, 2021

5:30 pm

In-person Meeting

Call to Order 5:30 pm

Roll Call: Inke Schirmmacher, Thomas Pfuner, Mohamed Yasin, Tami Baker & Mike Cook

Excused: Ken Bennett, Claude Spellman

Consulting: Ken Bennett, Kirk with Sheriff's office

Minutes: Melissa Barry

Public attendance: None

Public Comments on non-agenda items: None

Approval of Agenda: Motion to approve by Mohamed Yasin, 2<sup>nd</sup> by Tami Baker

Motion passed

Approval of April Minutes: Tami Baker, Mohamed Yasin

Motion passed

New Project Reviews

- A. Request for Approval of an Administrative Amendment: 1145 & 1251 Village Lakes Blvd Lehigh Acres FL. The applicant is requesting an approval of an Administrative Amendment to adopt a revised Master Concept Plan for the expansion of the Lehigh Acres Community Park. Project is presented by Michael Pavese w/ Lee County Facilities Construction & Management. □
  - a. Presented by Michael Pavese

Inke Schirmmacher – 1)

Responses to Inke – 1)

Thomas Pfuner – No

Tami Baker – 1)

Responses to Tami-

Mohamed Yasin –

Mike Cook –

Responses to Mike -

Motion to approve made by Mohamed , 2<sup>nd</sup> by Tami

- B. Request for Site Plan Approval: 1145 & 1251 Village Lakes Blvd Lehigh Acres FL. The applicant is requesting a Site Plan approval for the proposed expansion of the Lehigh Acres Community Park to include 3 lighted football/soccer fields, a concession building w/ restroom, park amenities (disc golf, picnic pavilions, playground, observation pier, pickleball courts}, parking, site infrastructure, stormwater management and offsite road improvements in compliance with the Land Development Code. Project is presented by Gregory Diserio w/ RLA David M Jones, Jr and Associates, Inc. □

Presented by Gregory Diserio – representing Lee County. What we are talking about is the expansion of Lehigh Acre Community Park which includes this parcel. Two projects on the same parcel on park lands. One for Site Plan and the second for administrative amendment of the master concept plan. Park expansion portion is adjacent to the park and future Lee Tran site. The master site plan shows central plans for the purposed facilities. The purposed drainages is for the existing lake in the center through pipping and swells and retention areas. Utilities are available off of Town Lakes Blvd. We will be bringing in water and sewage in through there. County wants to maintain as much vegetation as possible. The master site presented included more fields, pickle ball courts and more. We are going to meet or exceed the vegetation codes. We will be interconnecting with Lee Tran. Landscape is Florida natives and around the picnic area and concession stand. Paved pathway to the fish landing. We will be changing the fields and making it more parklike. Whole site will be irrigated. Park signs will be the same as the signs currenting being used by Parks and Rec now. Storage will be used for many different purposes. There will be a maintenance building along with picnic areas. Second, thing is for an administrative amendment to the Master Concept Plan. This administrative amendment is just for the park's lake. WE are not changing anything on the outside. Now we are at the end we are just cleaning up the lines and make sure everything is done right. Side by side comparison shown.

Inke Schirmmacher – 1) LAMSID has the plan the with the Abel Cancel. Where would be the access with the Abel Cancel.

Responses to Inke – 1) Right now it would be connected on the existing tennis courts. We are in the preliminary design for that project.

Thomas Pfuner – No questions from you.

Tami Baker – Great idea! Long overdue 1) Where are you putting extra parking? I am concerned that the people who are using the Lee Tran will park there.

Responses to Tami- 1) Tami was shown the parking lot – 264 parking spots.

Mohamed Yasin – 1) when are you projecting to start and end? 2) It is good for all of us.

Responses to Mohmand – 1) the date is sometime in 2022. We are almost ready. We want to have the Able Canal done in 2023

Mike Cook – It think is great idea and has some great ideas. We are in favor of it. 2) Would there be any way to connect the Abel Canal project to the West Side

Responses to Mike – 2) we can look into that

Kirk with Sherriff Department – Thinks it is a good idea. We see a lot of the homeless people in those woods. It is better for us and this will help clear it out and clean it up.

Public comment –

Shirly Golden from Town Lakes – Are there going to be access roads to the parking on Town Lakes Blvd? Because right now there is only one and traffic gets backed up trying to get out this street.

Response to Shirley – We have two accesses. This site does not have access to Williams because of Lee Tran.

Derek Felder – Is the pond and lake going to be maintained – because it is not right now.

Response to Derek – Yes,

Lee Grant – I am here to gloat. I begged and borrowed the previous administration. I kept calling and they said did not have the funds. I kept calling and they bought the land. I am here to claim my pound in flesh. This is awesome! I go to this park every morning!

Motion to approve made by Tami , 2<sup>nd</sup> by Mohammed

- C. Request for Rezoning: 17928-976 State Road 82. The applicant is requesting a Rezoning from Commercial (C-1A) and Agricultural (AG-2) to Community Commercial (CC). Project is presented by Stacy Ellis Hewitt, AICP w/ Banks Engineering. □

Presented by Stacy Ellis Hewitt – This request is for a current application already filed with Lee County. The site consists of two parcels – there is a small strip that is encumbered by an existing LCEC easement and the rest of the site is already commercial district C1A. And we are requesting that both be rezoned to Community commercial district to expand the uses on the property. There is already a development order on the property application in. We are planning on coming back to you when we have the development order back.

Inke Schirmmacher – 1) The owner owes several other properties, and it says you are working on a development order. Is something happening

Responses to Inke – 1) I don't know. I don't have all the details. I do know they are looking on with four building.

Thomas Pfuner – What is the reason behind the regress? What are you trying to achieve?

Response to Thomas – We are trying to expanded the uses.

Tami Baker – 1) The buffer against where the home owners – what is it going to be? Do you know the depth of the buffer from 82?

Responses to Tami- There are different regulation in the code and we would have to comply to those. The current the development order is for preposing native vegetation and then if it goes not meet the buffer but that depends on the code. I believe it is 330 feet deep.

Mohamed Yasin – Thankful that you are doing this because there will be future use of 82

Mike Cook – No questions – we will review the drainage when it comes.

Responses to Mike -

Motion to approve made by Tami , 2<sup>nd</sup> by Mohmaed

- D. Request for Rezoning: State Road 82/ Parkdale (307 Parkdale, 406 La Perouse St). The applicant is requesting a Rezoning from Commercial (C-1A) and Agricultural (AG-2) to General Commercial (CG). Project is presented by Stacy Ellis Hewitt, AICP w/ Banks Engineering. ☐

Presented by Stacy Ellis Hewitt – This one does not have a pending application. This is two other site off 82. This request is for four parcels on the northwest lots. About 4.63 acres and about 9.72 on the other two lots. The same ownership and they want the same zoning.

Inke Schirmmacher – 1) No comments

Thomas Pfuner – No questions

Tami Baker – 1) Are there homes there?

Responses to Tami- Yes, there are.

Mohamed Yasin – No questions

Mike Cook – No questions

Kirk – No Comment

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

- E. Request for Limited Review Development Order: Allison St E / Troy Ave S. The applicant is requesting a Limited Review of a Development Order for replat of 6.19 acres into 12 ½ acre lots. Project is presented by Stacy Ellis Hewitt, AICP w/ Banks Engineering. ☐

Presented by Stacy Ellis Hewitt – This is for Limited Review of development order. Deep off of Jaguar Blvd and Homestead Road and East. Surrounded by right-a-ways. WE are asking to rezone it into 12 ½ lots. It is zoned multi-family and it has been that for a while and nothing is happening so we are wanting to change that. This is a pending development order lots but nothing turned in.

Inke Schirmmacher – 1 I agree with parts with others have said. We really need multi-family parts. The location is good. It might be a good idea to look into it again, but there are other people who are looking for larger lots.

Responses to Inke – 1)

Thomas Pfuner – Nothing at this point

Tami Baker – 1) no questions

Responses to Tami-

Mohamed Yasin – that is stage – if you are going to use it, but I don't like that idea. I own my a couple of lots. It would be probably cheaper if someone wants buy this land.

Mike Cook – in the last few months there are having multi-family properties trying to popup all over Lehigh. WE have people trying to put up apartment buildings in Lehigh. So I that means that there are developers are prime for but they don't know it. There is one off of Joel Blvd.

Responses to Mike –

Kirk – nothing for us

Motion to delined

- F. Request PD Amendment: 2523 Lee Blvd, Lehigh Acres. The applicant is requesting a PD Amendment allowing restaurant use, Development Order, Plat application for parcel split. Project is presented by Albert Lopez w/CPH, Inc. ☐

Presented by Albert Lopez - This is off of the Walmart Parcel. All the applications will be represented. It is a Panda Express restaurant. WE will applying for a change in the buffers. We will be using the same storm water as Walmart and a few additional inlets to help with the drainage. There will be 45 parking spots however, we will have a shared parking agreement with Walmart. We will make it look more Oriental style.

Inke Schirmmacher – 1) What is type of sign do you have?

Responses to Inke – 1) Monument sign

Thomas Pfuner – Nothing at this time

Tami Baker – 1) Are you in front of the Murphy Gas Station? Seating inside? I know Walmart has had some problems with retention, will this be a problem?

Responses to Tami- Yes. Yes seating inside and outside. Walmart does not maintain the retention pond in the back and so this group will submit a different project and we will look it over. (Mike Cook)

Mohamed Yasin – Go and

Mike Cook – Nothing at this time

Responses to Mike –

Kirk – Nothing at this time

Motion to approve Mohamed , 2<sup>nd</sup> by Tami

Old Business

A. Board Member Recruitment

New Business

A. Board Member Comments – None

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

Meeting adjourned @ 6:48 pm