

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes –April 27, 2023

5:30 pm

In Person Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order:

Roll Call: Inke Schirmmacher, Tami Baker, Thomas Pfuner, Wade Weatherford, Derek Felder, Mohamed Yasin

Excused: Claude Spellman, Laurie Sternowski

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District

Minutes: Melissa Barry

Public Comments: None

Board Comments: None

Motion to Amend the Agenda and allow Project B to go first: 1st by Derek and 2nd by Thomas

Motion: Passed

Approval of Agenda: 1st by Tami and 2nd by Thomas

Motion: Passed

Approval of March Minutes: 1st by Tami and 2nd by Thomas

Motion: Passed

New Project Reviews:

- A. Request for Rezoning Approval for Mi Placita on 4400/4402 and 4404/4406 15th Street SW Lehigh Acres FL 33973. The applicant is requesting a Rezoning from RM-2 to C-2. An approximately 0.57-acre parcel. Project is presented by Veronica Martin w/ TDM Consulting.**
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Project presented by Veronica Martin – The request is simple. It is for 4400/4402 and 4404/4406 to be rezoned. It is Zoned RM-2 right now and we are looking to rezone it to C-2. This is part of the mixed-use overlay project. There is a well and septic because water is not available. There will be a north bound turning lane but no south bound turning lane. We will be having another meeting.

Board Member Comments:

Mohamed – Nothing at this time

Thomas – Nothing at this time

Tami -

Derek – 1) What is the intent use of the property?

Response to Derek – 1) The permits are mostly commercial and residential. Maybe a check cashing business and a taco restaurant. The size of the building will depend on the parking lot size.

Wade – They have submitted a water plan.

Janis – Nothing at this time.

Inke – 1) because of the residential we will want a buffer.

Motion to approve the project as presented: First – 1st by Tami and 2nd by Mohamed

Motion: Passed

- B. Request for Development Order Approval on Meadow Road Section 5, Township 45 South, Range 26 East), Lehigh Acres FL. The applicant is requesting a Development Order Approval to develop a SelfStorage Facility. The proposed project's scope includes the construction of a 28,800 square foot 3-story commercial building. Project is presented by Jeremiah DeForge w/Q. Grady Minor & Associates.**

Project presented by Jeremiah DeForge. Right now, we have the DO approved. The project will have 3 stories and will be a self-storage unit. There will be septic and well because FGUA does not go out that far. The project is on 2 acres. We have submitted to the water district and the County. There will be one way parking lot. And will have access for future businesses. The water retention area meets the County Code. We will have a small tank for the fire sprinkle system. The renderings of the building will meet all the county codes. There landscaping will have head rows of trees and berms for the residential side.

Board Member Comments:

Wade – The project is in review

Derek – 1) The traffic flow pattern in left on Meadow? The turn lane is coming in to the left?

2) When I talked to FGUA, they said that they are adding an interconnect at Ray Ave so you might want to check into that.

Response to Derek – 1) yes that is right. There will be a gate at the front for security and will screen the building from the residential properties.

Discussion was held about the traffic flow and it hindering the residential area when more house come in. It was suggested to flip the entry way.

2) I will look into that. When I called, they had said they were further down the road. Thank you.

Mohamed – I am fine with what is going on.

Tami – 1) I will make this comment – there are a lot of storage units coming in. There is one down the road at Gateway and 82. We are hoping for places of business with offices.

Response to Tami – 1) I will keep that in mind.

Thomas – Nothing at this time

Janis – Nothing at this time

Inke – 1) I am not liking the style of the building. Meadow road looks okay, but the side where lots of people are driving by isn't appealing. The side along 82. Like cosmetic windows or something. You can use the one on Gateway and 82 as an example. 2) Will you have a sign?

Response to Inke – 1) We will use the one on Gateway and 82 as an example for the outside of the building. 2) We will look into a sign.

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

Motion: Passed

Old Business:

a) Food Trucks

- a. Tami called code enforcement. It was shut down for a couple of days and then they were back working. The lot is zoned residential. Discussion was had and Janis with the Fire Department will send their inspector over to look. Food trucks have to be mobile that includes all the tables.

New Business:

a) Board Members Comments

1. Derek – Storage unit that we approved it is way different from what we approved. The project at 511 Lee Blvd. Discussion was had. Veronica who had just presented earlier this meeting is in charge of it. The project has already passed the zoning phase and is in the developmental stage. They have changed the look of the building. Tami will reach out to Veronica
2. Inke – there is construction at my bank. The whole lot will be a makeover. Where the ATM is right now, they will put a tempt bank. She had heard a rumor that they were going to tear down the current building and put a new building and then build a wawa. She is concerned with how many gas stations are all ready in the area. She will keep the board posted on what she hears.
3. Discussion was held about new projects and properties that have been sold. Knight of Columbus was sold to a doctor. Gas Buggies was sold but no one knows what the new owner plans on doing with it. The School Board is talking about building the school off of Tuckahoe Road in Alva in 2026-2027 year. Deb Fish Store was sold and should be opening a new restaurant.
4. Invitation to attend the Community Council Meeting on May 1 by Derek.

5. No May meeting – there will not be a quorum due to Memorial Day. Will be posted on the website and facebook.

Motion to Adjourn – 1st by Mohmad and 2nd by Thomas

Adjourn: 6:23 pm

Next LAAPZRB Meeting on June 22, 2023 (if projects are submitted)

Project Submittal Deadline is June 15, 2023