

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – January 23, 2020 5:30 pm
Lehigh Acres Municipal Services Improvement District
601 East County Lane, Lehigh Acres, FL 33936

Call to Order 5:32 pm

Roll Call: Inke Schirrmacher, Claude Spellman, Mike Cook, Thomas Pfuner, Mohamed Yasin,

Excused: Esther Andalia, Tami Baker, Ernie Rolon, Kirk

Consulting: Ken Bennett

Minutes: Melissa Barry

Public attendance:

Public Comments on non-agenda items: No

Approval of Agenda: Motion to approve by Mohamed Yasin, 2nd by Thomas Pfuner

Motion passed

Approval of October Minutes: Motion to approve by Mohamed Yasin, 2nd by Thomas Pfuner

Motion passed

New Project Reviews

- A. Request for Amendment to the Savanna Lakes MPD: No addressing provided, Lehigh Acres, FL. The applicant is requesting an Amendment to the Savanna Lakes MPD. Project is presented by Kenrick S. Gallander, AICP/ Director of Planning with RWA Engineering.
 - a. Ken Gallander with RWA Engineering here in behalf of a petition we have with Lee County for an amendment to Savanna Lakes MPD. I want to do a quick overview. A little history, Lenoar has had this property for a while and they had the opportunity to fort with this and often times amendments are needed. WE are going through and working with Lee County staff as an administrative amendment process. The Savanna Lakes MPD was approved back in 1999 and so over the last several years there have been amendments. The possibly the last coming through amending ZO6074 in the adopted master plan. What is opposed amendment is seeking is outlined in the cover letter, but I will easily go through this. I do have up here on the board. In the portion that we call the North Phase have has the residential tracks have been adjusted based on market needs. We are also adding and amenity track to this North Phase. There were previously three access points to the North Phase and those have been reduced to two. And with any amendments to open space and number those have all needed to be adjusted to the master plan. Notes and figures have been updated as well. And lastly, as I have mentioned before there have been a few zonings amendments that have affected the Savanna Lakes and one in particular is there was commercial tracks per the original

master plan and an action or petition came through and removed those commercial tracks and created a whole separated commercial track. As we are working through this, that is not reflected on this master concept plan. Other key factors, are the maximum number of key dwelling units for this was 1477 and that is staying consistent. There is no further impact to this. I am happy to answer an questions.

Comments from Board -

Inke Schirmmacher – 1) You said that there were three access points. Which one did you eliminate? 2) I know that in the other phase, I know that there was a townhouse and recreational area, if our portion, you said that is it for single family homes. Is it more upscale or is it families with children? This there a plan for a playground for the kids? 3) That little portion is going to be commercial? 4) Are you connecting to water and sewer?

Ken responses to Inke – 1) We are eliminating the middle one. 2) I think it is more moderate income and not necessary for retires. Typically, we include a playground. 3) Yes, I do believe that some of that has already been improved. 4) I believe so.

Thomas Pfuner – 1) What is the nature of the amendment? You said the reconfiguration, what kind of reconfiguration? 2) So, you as in Lennar is not switching products? You are just reconfiguring the amenities or the layout basically.

Ken's responses to Thomas – 1) It is complex. If you look at this potion it is all within this area? The reconfiguration is adjusting lake dimensions, cul-de-sac, readjusting roads, making it more appropriate for the type of unit that Lennar is wanting in here. 2) We are changing the cul-de-sac, and roads. We are doing strictly single family homes.

Claude Spellman – Nothing at this time

Mohammed Yasin – I don't see anything

Mike Cook – Nothing, they are incorporating our existing preserves. They will be in to talk to us when they get into the development stage.

Ken Bennett – 1) I noticed that there is a lot of lakes in there. Where is the fill going and how deep are the lakes going to be?

Ken's response to Ken – 1) Unfortunately I am not able to answer that question accurately at the time, but that will detail will be provided in a later stage. (Turned the question to Daniel) The Southern potion of this is conceptual at this time. On the Northern portion, we are trying to balance the site so most of the fill will be used on site for roads. The Southern Part there is a lot more lake but here is a lot of preserve.

Motion to approve by Mohammed Yasin 2nd by Claude Spellman

Motion passed

Old Business

A. None

New Business

A. Board Member Comments – None

- a. Inke Schirrmacher – Business Bios. I posted all the meetings on facebook and I move the November and December meeting schedule. We have a phone and we never used it so we stopped paying it. So we are using Tami's business phone number on it so we can keep in contact with those who would call in.
- b. Mohamed Yasin – If we can put it on our Facebook, about the census it would be good. The Census would be good for us as a community.
- c. Ken Bennett
- d. Mike Cook LAMSID – WOW this weekend.
- e. Esther Andalia -
- f. Thomas Pfuner – My family and I moved to Fort Myers

Motion to adjourn made by Mohamed Yasin– 2nd Thomas Pfuner

Meeting adjourned @ 5:56 pm