

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – May 23, 2024

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: Tami Baker, Thomas Pfuner, Mike Cook, Derek Felder, Laurie Sternowski, Mohamed Yasin
(arrived at 5:45 pm)

Excused: Inke Schirrmacher

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda: Tabled

Approval of Minutes: Tabled

**need to approve the minutes from December to now

New Project Reviews:

A. 2631 1st Street

Presented by This is .27 acres by Alva and Lee Blvd. It is currently RS1 central urban and mixed-use overlay. We are wanting to change it to CN3 for an office building. There is a canal at the rear of the site. The CN3 will limit the hours are night.

Board Member Comments:

Laurie – 1) what type of entities are you looking to put in there? 2) how about traffic? Do you have a buffer?

Response to Laura – 1) It will be a small office building? More like a doctor so that it won't be too high traffic. There are not end users as of right now. The parking will have to be constrained

Tami – No comment

Response to Tami -

Derek – 1) this is a small parcel with everything it is.

Response to Derek-

Mike – 1) I agree with Derek – you haven't submitted drainage. I can't see how you can have a building, drainage, parking, storage, and septic all on this small parcel.

Response to Mike –

Thomas – 1) what about utilities?

Response to Thomas – 1) We will not have direct FGUA but it is small so it won't be too much.

Mohomed – 1) I am concerned about not knowing the end use. This has gotten us into trouble before.

Response to Mohamed

Public Comment: none

NO Motion was presented – they weren't against it, but they were worried about the size of the lot.

B. Lehigh Water Treatment for FGUA – Mike Currier

Christine Fisher with Johnson Engineering. Mike Currier explained how the water treatment works and the purpose of it. Christine – 14,000 water customers. There are 19.97 acres at this site. It was approved in 2008 for a special exception for a deep injection well but it was not constructed. Back in 2013, we put a portable water storage. Now we would like to update. We are asking to rezone from RNA to CFPD. It is surrounded by urban community. We are looking at doing this in phases including recommission reverse osmoses system, deep injections wells, constructing offices, and storage tanks, there are 50-foot setbacks from the residential for saline concentrate. There is a 30-foot buffer and a buffer with a wall with a tree preserve. The lighting is down. We need a deviation for the entrances gate. There is no way to move it and it is only 20 feet from the road.

Board Member Comments:

Laurie – No questions

Response to Laura –

Tami – 1) Do you purchase and update then sell? 2) what about noise pollution? And Flooding?

Response to Tami - 1) No 2) There is a wall for noise pollution. And the wells are construction for flooding

Derek – 1) What about septic to sewer? How soon? 2) The existing well – what is the depth 3) Where does it pull from? 4) In Phase 3, what is the compacity?

Response to Derek- 1) we are working on making that trade o sewer. Within a year. 2) The sandstone well is deeper than then a residential well. 3) The only one putting down is deep water injection well. The others are pull out. 4) When we fall under the 75% with the rate of 3.86 we have to start working on it.

Mike – Have received drainage and they will have comments. How does the entrance work?

Response to Mike – 1) FGUA owns the south east side and trucks can us that for turning around.

Thomas – 1) Are you going to explained in Lehigh? 2) in Phase 3 what is the time line for that?
Response to Thomas – 1) Yes, but only by contacts. There is no mandate to tie into the water line like there is a for the sewer line. 2) we are looking at greater to 5 years.

Public Comment – None

Motion to approve as presented: First – 1st by Derek and 2nd by Laurie

Motion: Passes

C. This is a simple rezoning. I am looking to rezone from single family dwelling to multifamily dwelling.

Board Member Comments:

Laurie – 1) Is there multifamily around? 2) what is the access
Response to Laura –) yes 2) the driveways are on opposite sides

Tami – No Comment
Response to Tami -

Derek – 1) It is showing that it is zoned RN-2
Response to Derek-

Mike – 1) the single-family dwellings do not need drainage. There are not any duplexes in that area.
Response to Mike – 2) the future land use will stop the building of more and there are rules for this.

Thomas – 1) when were these lots bought? 2) What about the traffic – are you doing anything to improve it? 3) What about the water and sewer.
Response to Thomas – 1) about 6 years ago 2) I will pay impact fees. There will be two wells and septic to help with the impact.

Mohamed – 1) there is multifamily about 6 blocks away from this lots. We have plenty of duplexes and I don't think I is right to rezone single family lots for multifamily. We are doing a disservice to the single families.
Response to Mohamed 1) the future land use meets the multifamily units.

Public Comment – None

Motion to deny based on not wanting to rezone from a single-family lot when there multifamily lots available.: First – 1st by Laurie and 2nd by Thomas

Motion: Passed

C. 839

Presenting – the same as the last presentation

Board Member Comments:

Laurie – Same comments as last presentation
Response to Laura –

Tami –
Response to Tami -

Derek – this is the same as the last presentation. Has this been submitted to the county
Response to Derek- 1) It does fall in to the comprehensive plan

Mike – It looks like the closest Multifamily units are off of Bell Blvd and that is not close to this
Response to Mike –

Thomas – same comments as last presentation
Response to Thomas –

Mohamed – Same as before.
Response to Inke

Public Comment – None

Motion to deny based on not wanting to rezone from a single-family lot when there multifamily lots available.: First – 1st by Laurie and 2nd by Thomas

Motion Passes

Old Business:

- a. **Please make sure the minutes are approved. Make sure there is a motion for the approval of all the minutes since December.**

New Business:

- a) Board Members Comments
 - a. Mohamed – have a safe Memorial Day and remember to observe Freedom
 - b.

Motion to Adjure – 1st by Derek and 2nd by Laurie

Adjourn: 6:31 pm
Next LAAPZRB Meeting on 2023 (if projects are submitted)
Project Submittal Deadline is