

**LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD**

Meeting Minutes –June 22, 2023

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:** Inke Schirmmacher, Tami Baker, Thomas Pfuner, Mike Cook, Derek Felder, Mohamed Yasin, Laurie Sternowski

**Excused:** Claude Spellman

**Consulting:** Janis Williams – Lehigh Acres Fire and Rescue District

**Minutes:** Melissa Barry

**Public Comments on Non-agenda Items:** None

**Approval of Agenda:** 1<sup>st</sup> by Tami and 2<sup>nd</sup> by Derek

**Motion: Passed**

**Approval of April Minutes:** 1<sup>st</sup> by Derek and 2<sup>nd</sup> by Thomas

**Motion: Passed**

**New Project Reviews:**

- A. Request for a Site/Project Approval on 1261 Homestead Rd, Lehigh Acres FL 33936. The applicant is requesting a Site/Project Approval to develop a new Synovus Bank Building in Phase 1 of the 1261 Homestead Rd Site. The proposed project's scope includes demolishing the existing building after completion of the new building. Project is presented by Chris Lascano w/ Phoenix and Associates

Inke Schirmmacher is sustaining from the vote because she works at Synovus Bank.

Bret Nevaril with Engineering Group presenting. This going to be a phase project. We plan on squeezing in the prototype branch at the corner of Homestead and Plaza. We will maintain the old branch during the construction of the new branch. The goal is to build the new branch with landscaping and water management and we put it into service then we immediately close the existing branch and move everything over in a weekend. Then we will apply for a separate development order through Lee County to demo all the existing building and drive through. Then restore the property to grade. There is third phase to subdivide and sell off as an out parcel. We do plan on during phases one and two, we plan on building a massive retention pond. We will extend water and sewer to the remaining property. During phase two and three, we will be doing a turn lane on Homestead Road and on Plaza. New asphalt will be used and we will use the existing parking lot. We will keep the egress and turn lane on Plaza during phase one. But then once we demo the existing building, we will consolidate the two entry ways.

Homestead road would be right in and right out. Lee County DOT is in agreement. The retention pond will be moved after phase one. Water and sewer being provided by FUGA. Went through the architectural designs.

**Board Member Comments:**

Mohamed – Concern about the water tie in there with FGUA. That tie in as always been a concern and a problem because they have not fixed the total. The pipes are not the standard pipes and are 1970s.

Response to Mohamed – the good news is we are demoing a big building and going back to two small bathrooms. And it will be one tenth of what it is today.

Laurie – During phase three, are there any protentional customers?

Response to Laura – there are lots of discussion.

Tami – on the architectural plans, I don't see the where the person is in for the drive though.

Response to Tami – a lot of the banks now are remote cameras and a lot of banks have them now. No window any more. At the teller line will have the video screen here where they could talk to the customers. There is a tube system that will go up and over and that is all.

Derek – You said the pond is going to shift north, by north do you mean north on the paper?

Response to Derek – Yes, where the light and the parking lot is, it will go there. We are going to create a pad lane to the south. We are going to connect the parking lots from Homestead with water and sewer. It is part of the master plan.

Mike – They have submitted and in review.

Thomas – no Questions

Inke – No comments

**Motion to approve the project as presented: First – 1<sup>st</sup> by Derek and 2<sup>nd</sup> by Tami**

**Motion: Passed**

- B. Request for Variance Approval for Front Set-Back 1521 Prospect Ave Lehigh Acres FL 33972. The applicant is requesting a Variance to add a Carport. Project is presented by Richard Overberg w/ Owner. ■

Richard Overberg with Owner - I am looking at putting a car port in front of my house. It will be a 25-foot setback and go through the process. We don't have any neighbors. Asking for 12-foot variance. Our light poll is already there. We will make it pleasing.

**Board Member Comments:**

Mike – Nothing

Derek – 1) My only comment is that the typical truck is 18-20 feet long and your car port is 27. Why so long?

Response to Derek – We still want access to the garage and we need a walking path on the other side.

Mohomed – 25 feet of variance is a lot. I don't think I have a problem with it

Tami – You are at the very end of the street and to the right is a canal. You won't be blocking the neighbors.

Response to Tami - no

Thomas – We are basically talking about a screen enclosure on a pool without the screens? 2) I was just wondering the because if you do like a pool enclosure that is not counted as a structure. The only difference is one is back and one is front.

Response to Thomas – no – he showed the pictures.

Janis – My concern is hurricanes and stand-alone carport. But your is fixed to the house?

Response to Janis – it is tied to the house and has hurricane straps.

Inke – What materials are you using? 2) it is an open care port? 3) are you bring the any more dirt?

Response to Inke – it will be the matching shingles. 2) there is nothing along the sides. It is open. 3) no.

Laurie – no issue

**Motion to approve the project as presented– 1<sup>st</sup> by Thomas and 2<sup>nd</sup> by Laura**

**Motion: Passed**

- C. Request for a Development Order Approval on 300 Livingston Way, Westgate Commerce Park, Lehigh Acres FL 33971. The applicant is requesting a DO Approval to develop an expansion of the existing, south adjoining Tibbetts Lumber Company's Truss assembly plant for 60,000 sf truss assembly and storage on a 6-lot combination site consisting of 8.5 acres +/- . Applicant previously brought this site before the LAAPZRB for zoning which was approved by Lee County under Zoning Resolution Z-23-012. Applicant is now back before the LAAPZRB for the

Development Order. Project is presented by Megan Knight w/ Banks Engineering. ☐

Sam Marshall with Banks Engineering and Mike Bones with Tibbetts Lumber – We are back! This is an existing company that is already there. It is located south of Lee Blvd and east of West Gate Blvd. All of the infrastructure is in place right now. They purchased the last lots, 5,6, 7,8, 4 and 9 – they are busy. So now they have assembly of lots and purpose to construct a truss assembly plant. The building is 60,000 square foot assembly building. And there are some off sights storage buildings. We also have some preliminary elevations and architectural plans to show you. On lots 6, 7, 8; we are going to treat that as one lot so the main assembly building is here and have an open building with a roof and a back for materials on the north edge here. The plant will have assembly lines that are east -west so when the project comes out, they will go to lots 4 and 9 for storage and shipping them out. Lot 5 already has a development order on it right now – but we rolled into the over all plan here. There is some office place on the

end of the building. Traffic this will cut down the traffic. Landscape plan show and explained. This is preliminary elevation plans. It is a metal building. It is going to be very similar to the buildings that are out there today. We submitted for upper water management and development order.

**Board Member Comments:**

Mike – We review two other projects. Very straight forward. They built the lake and the drainage. Each building does their own water quality and then sends the storm water to the pond.

Derek – You go the existing building – there are going to fork lift traffic going back and forth. Are you looking at trying to get limited access to this U shape road.

Response to Derek – that is something we have explored if security becomes an issue.

Mohamed – I am happy that is area will be taken by Tibbets. I remember when that area was abandoned.

Tami – No comment

Thomas – I was just surprised you didn't abandon the U shape road? Is there a lot of use for it?

Response to Thomas – it is really only going to be used by Tibbets traffic. It was explored but there are public utilities in there. It did function fine like this.

Janis – No questions

Inke – 1) the storage area – do you put up the big racks or something there? 2) how many more employees are you going to employ

Response to Inke – 1) yes are racks 2) depending on the business that comes in. It could employ additional 20-30 employees.

Laurie – Has there been any problem with your open buildings?

Response to Laura – I don't think we have any problem. But we are leaving it open so if the County or Tibbets thinks it is necessary then we can explore that.

**Motion to approve the project as presented– 1<sup>st</sup> by Mohamed and 2<sup>nd</sup> by Derek**

**Motion: Passed**

- C. Request for a Zoning Amendment Approval on 3614 & 3650 5th St W, Lehigh Acres FL 33971. The applicant is requesting to amend the Sunniland CPD to revise the site plan and permit a mixed-use commercial and residential development including either 250,000 sf of commercial floor area or 150,000 sf and 300 multi-family residential units on 33.3 acres. Project is presented by Daniel DeLisi w/DeLisi Inc. ☐

Daniel DeLisi with DeLisi Inc. presenting -This is the early stage where we are just getting the zoning on the site. Property on Lee Blvd and Sunshine. The

existing zoning includes this parcel here and the oil well. We are not part of the oil well. The owner does not own the oil well. We are asking to rezone the existing certain parcels. The part by Lee Blvd is central Urban land use category. And further from Lee is in the urban community. The only between the two is intent language. Already zoned for 232,000 square feet for commercial and for like a shopping center. We are looking at either 250,000 square feet of commercial or 150,000 square feet commercial space and 300 multi-family residential units. It is a pretty straight forward plan. We will have the preserve for a buffer for the residential.

**Board Member Comments:**

Mike – We will review the drainage when it is submitted.

Derek – I agree with Tami. Is this the same developer as in 2016? 2) Is the plan market dependent? 3) Does that connect with 5<sup>th</sup> street? 4) It shows that there is a grocery store, dentist, and restaurant.

Response to Derek – 1) no it is not. 2) it is possible to follow the commercial route. 3) Yes.

Mohamed – Left the meeting before this presentation.

Tami – the project is fine, but I could not back it for residential use. We have so little commercial use. 2) I thought the code was in Lehigh you could not go above three stories in height? 3) Is the light on Sunniland? And the right turn lane off Lee Blvd. I don't think that is a good idea because traffic gets backed up there because of the school and Waffle House is going in there.

Response to Tami – 3) That would be a right in – right out. If it goes that way, there will be a turn lane before that so we are adding more road.

Thomas – You were asking for a mixed use? 2) how much is remaining after you sell off these parcels?

Response to Thomas – We are asking for a mixed use commercial and residential 2) about 10.7 acres left

Janis – 1) the front part of the parcels off Lee Blvd are the commercial and the residential being that? 2) The restaurants in the reserve plans? 3) From a resident of Lehigh Acres perspective - with the residential – that is a lot of traffic that will be there with a parking lot there. I would prefer commercial as well.

Response to Janis – it depends how it is designed.

Inke – 1) the 300 residential units are they apartment buildings? 2) do you have any anchor stores ideas? 3) Traffic is a really good point. What are you doing for traffic there? 4) The comment I have is if we can really combine it with both residents and commercial. Where there was a multi-level building with commercial on the bottom, and residential on the top. If that would work, we would be getting both for the same foot print.

Response to Inke – 1) multi-family buildings 2) we don't have any this point in time. 3) We have had discussion with Lee County DOT and my client is favor of a traffic light in this area. If it goes the way we plan, there would be a traffic light and Sunniland would be redone with turn lanes. That will hopefully make it safer. 3) I don't think that that is something the owner is thinking about right now. But we are just starting out.

Laurie – 1) what is your purposed time line. 2) is there an impact study? There is also a purposed traffic light at Jones and Lee.

Response to Laurie – We want to get this moving. 12 -18 months we break ground. 2) We will look at that.

### **Public Comment**

As a concerned citizen can you tell me how you are going to make this safer?

Response to - One thing is the left turn that goes to nowhere will be going away. Then this left turn will have a signal with pedestrian improvements. We are going to four or five lanes for the cars to get in. I think with a traffic signal there it will be safer. And with the right turn lane it will be getting cars off the road.

Public Comment Jeff Beach– have you been there during rush hour? I have people pass me in the turn lane. Going on the grass and maybe adding 100-200 cars to that. There needs to be a serious consideration through the traffic. I would like to figure it out before people die.

Response to - no, but our traffic guy has, It is hard to design out stupidity. We are having our traffic guy coming out during peak hours and we still have to figure out our use. They might have different peak hours. We look at the use then we figure out what traffic and then putting a turning lane and traffic light, hopefully, that will help.

Inke – When they come back with a development order then they will be able to present what will be going in there.

**Motion to approve the project as presented– 1<sup>st</sup> by Derek to recommend the property be used for Commercial Space only. No Residential use and 2<sup>nd</sup> by Thomas**

**Motion: Passed**

**Old Business: None**

**New Business:**

a) Board Members Comments

- a. Tami – asked about the food trucks and what Janis with the Lehigh Fire Control and Rescue District found out. Discussion was held about the process of siting the food trucks, inspections, and what we can do about it. Food trucks are all over Lee County.
- b. Derek – Purposed to LAMSID to put an right in-right out on Williams.

**Motion to Adjure – 1<sup>st</sup> by Tami and 2<sup>nd</sup> by Laurie**

**Adjourn: 6:57 pm**  
**Next LAAPZRB Meeting on July 20, 2023 (if projects are submitted)**  
**Project Submittal Deadline is July 13, 2023**