

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes April 25, 2024

5:31 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, Mike Cook, Derek Felder, Laurie Sternowski, Inke Schirmmacher, Mohamed Yasin

Excused: Claude Spellman, Thomas Pfuner,

Consulting: Wade Weatherford - LAMSID

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda to Table the March Minutes: 1st by Derek and 2nd by Laurie
Motion: Passed

Approval of March Minutes: Tabled

New Project Reviews:

- A. . Request for a Special Exception and Development Order Approval for 5541 Brookfield St, Lehigh Acres FL 33971. The applicant is requesting a Special Exception and Development Order Approval and Administrative Deviations to the LCDOT for access points. Project is presented Brendan Sloan w/ Avalon Engineering ☐

Albert Martez with Avalon – MH Development to submit DO for commercial development. The first insulation will be with a 7/11 with car wash. There will be five lot commercial subdivision in the stripe mall. (they have already been asked about them) It sits on 6.44 acres. There will be 2 access points off Lee Blvd. The Exception is for 7 pumps at gas station. The deviation for drive way separation – east most drive way meet the code from Alvin but there is a right lane that will need the deviation. There will be two more driveways off to east. FGUA, South West Florida District, LAMSID are all already submitted. The DO submitted and we are waiting for comments.

Board Member Comments:

Laurie – 1) Brookfield – is there appropriate lighting for the safe – is too much for the residential? 2) What about buffers for sight and lighting?

Response to Laura – 1) yes, we have to follow the code. The REI comments from the county. There is a light pole near there and if Lee county DOT suggested they can put more lighting but they will not do that on private property. And we have sidewalk to help keep people off the road.

Tami – 1) the people on Brookfield Street will see a lot of traffic because they will have to exit 7/11. There are a lot of gas station. 2) that Brookfield and Alvin – go back to Lee Blvd – it can get backed up. Are they doing anything about a light or round-a-back. The medium is going to be a problem.

Response to Tami - 1) we are aware of the increase in traffic and are looking at doing somethings to help with that. There is no speed limit sign now which means it is 35. We are posting it at 25. Intersection are Lee Blvd. and Alvin; we are doing improvement to ADA code and new pedestrian crossing. 2) I have not heard anything. We have someone who looks traffic.

Derek – 1) You have a turn lane heading west bound. Would lane turn that continue to Alvin? 2) What about the sidewalks around it? 3) What about the last out access – they will get jump over the lanes to turn left.

Response to Derek- 1) yes, - Theres is the site plan that shows it better. There is a turning right on lee and the exit is on lee Blvd. 2) yes

Wade – 1) we are reviewing the application 2) what about speed bumps

Response to Wade 2) We will looking into that.

Inke – 1) I don't like it – I don't like another gas station. I think it is dangerous here at the intersection. We already have one like this at Gunnery and Lee and it is dangerous. 2) It is just going to be horrible. 3) what about the 7/11 on the east end of the property.

Response to Inke 1) It will add traffic. There turn lane comes in uninstructive, and there shouldn't be a reason to have it backed up. 2) They will be able to have the first of the gas station, The 7/11 is the anchor and that is why they are starting with that.. 3) that is something I will take to the owners.

Mohamed – 1) very concerned with the access point – and there are a lot of gas stations in that here. I would want to reduce the amount of traffic in that area. I have no problem with the other commercial.

Response to Mohamed – 1)

Discussion about the access and the traffic.

Response – the development to help improve the residential area. Width of the road – we are widening the road that is required and there will be a sidewalk – 6 feet wide.

Public Comment:

1) This is before Alvin. And there will be a turn off before Alvin. And it is very congested.

Motion to not recommend more pumps or the access on Lee Blvd: First – 1st by Derek and 2nd by Tami

Motion: Passes

- B. Request for a Site/Project Approval for 2503 1st St W, Lehigh Acres FL 33971. The applicant is requesting a Site/Project Approval for Power Delivery. Project is presented Mark Aral w/ Avalon Engineering ☐

Albert – LCEC substation to construct and new vault. The one purposed in on the right. This is a very simple plan. We will bring up the buffering including a 6-foot wall with buffer. We will be upgrading storm water system. There is a gravel drive, but we have request to pave it. Driving way connects to Lee Blvd. and purposing a dumpster.

Board Member Comments:

Laurie – 1) I am fine with this
Response to Laura –

Tami – 1) what is inside the vault?
Response to Tami - 1) They are looking to expand on this site. I think there is a bathroom and electrical.

Derek – 1) Could you put a landscape in this area?
Response to Derek- 1) We can block this off.

Wade – No submittal
Response to Wade –

Inke – N/A
Response to Inke

Mohamed– 1) I welcome the improvement.
Response to Mohamed -

Public Comment – None

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

Motion: Passes

- C. Request for a Development Order Approval for 4009 Lee Blvd & 4018 4th St W, Lehigh Acres FL 33971. The applicant is requesting a Development Order Approval and Associated Deviations and Administrative Variance. Project is presented David R Underhill, Jr w/ Atwell LLC ■

David Underhill – application for Lennar. This is a small office building with parking lot. There will be a drain field, parking and retention. Model sales office. We are asking for a deviation for the sidewalk encroachment. They are asking for the 8 feet so we are asking for the 8 feet as well. Second we asking not require to have a dumpster enclosure. Just like a couple of garbage cans like the residential.

Board Member Comments:

Laurie – Other than code, what are the traffic you are looking at.

Response to Laura – 1) There will be really no change in traffic.

Tami – 1) I have a problem says you have to have $\frac{3}{4}$ acres and it does not meet the code. Off by a quarter acre.

Response to Tami - 1) not familiar with the code – I haven't heard.

Derek – No comment

Response to Derek-

Wade – We are waiting for submittal 2) It does not look like a model home.

Response to Wade –

Inke – 1) Why this site? Would it be more convenience to be put in one of the communities?

Response to Inke 1) It is the office and site 2) It would be for the lot homes and not the community

Mohomed 1) How big is it?

Response to Mohamed – 1) size of the three-bedroom house. It is planned to be the office.

Public Comment –

1) The code has to be $\frac{3}{4}$ of acre.

Motion to approve as presented, with the understanding that Lee County must approve this project, even though it does not meet the Lehigh Comprehensive Plan requirement that there must be at least $\frac{3}{4}$ of an acre to build on Lee Blvd. First – 1st by Mohamed and 2nd by Laurie

Motion: Passes – 3/2 vote

Old Business:

- a. **Vote on By-laws – changes made motion 1st by Derek and 2nd by Tami (with the change on the revise for date)**

New Business:

- a) Board Members Comments
 - a. Mohamed – new faces and learning about the process. And please let them asks questions
 - i. President of Dominio Club – we want to build a home and it was interesting how it the process
 - ii. Discussion makes about the process
 - b. Derek –
 - i. Update on the Sunniland –
 - ii. upcoming dates for events in Lehigh
- b) County and State Updates

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

Adjourn: 6:49 pm

Next LAAPZRB Meeting on May 23, 2024 (if projects are submitted)

Project Submittal Deadline is May 13, 2024