

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda September 2, 2020

5:30 pm

Virtual Meeting

Call to Order 5:30 pm

Roll Call: Inke Schirmacher, Tami Baker, Thomas Pfuner, Mohamed Yasin, Mike Cook, Ernie Rolon

Excused: Deputy Kirk Patrick, Ann Kelly

Consulting: Ken Bennett

Minutes: Melissa Barry

Public attendance: None

Public Comments on non-agenda items: None

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

Motion passed

Approval of May Minutes: Motion to approve by Ernie Rolon, 2nd Tami Baker

Motion passed

New Project Reviews

- A. Approval and Amendment to MP, Lehigh Fire Station 102; 44 Homestead Road, Lehigh Acres, FL, 33936: The applicant is requesting a DO/Site Approval and Amendment to Master Plan LDO for lot combo. Project is present by Jason White with Exceptional Engineering, Inc.
 - a. Jason White – What we have about 14.7 acres on Homestead Road that we are wanting to develop a new fire station on. The new fire station will be on 1.7 acres of that. And we are going to have some internal roads and development with about 3 acres. So we will be developing about 4.7 acres of the land. The remaining of the land will be for future fire department uses. The driveway is consisted with the Calusa Lakes PD except we have one drive way that is not is the drive way which we are lining up with the existing traffic light on homestead. That is for the fire station to be able to control that traffic light. The fire station will line up with that light, but the fire department does not own that plot of land so they have a contract with the neighboring property, Cookies and Crackers, to the west to do a land swap. They will be swapping some land to the south for this property. The land to the west is indigenous preserve area and that we will give back to them. We have water a sewer that we are purposing we run throughout the property. We will be connecting to the ?? Marvel Brook Blvd for the sewer and water main that FGUA owns. Irrigation will be on site with a well. There is no protective species or wetland. WE are ??? order through the county and we are doing a Zoning Administrative Amendment for the preserve allocation of the property and also adding an additional driveway.

Inke Schirrmacher – No Comment

Thomas Pfuner – No Comment

Ernie Rolon – No Comment

Tami Baker – No Comment

Mike Cook – We have not received anything yet, but once we do, we will review it then.

Ken Bennett – No Comment due to relationship with Fire Department

Mohamed Yasin - 1) Has the land been obtained by the Fire Districted?

Response to Mohamed – 1) Yes most of it has. The only land swamp is still in contract.

Motion to approve by Tami Baker, 2nd by Ernie Rolon

Motion passed

- B. Request for DO/Site Approval Hungry Howie's: 800 Leonard Blvd, Lehigh Acres, FL, 33971: The applicant is requesting a DO/Site Approval for 1860 SF carry out restaurant with pick-up window. Project is presented by Dean Martin, P.E. with TDM Consulting, Inc.
- a. Dean Martin – We are going to do a new Hungry Howie's on the corner of Lenard and Lee Blvd. on the southeast corner on that intersection. We are also on 8th SW where are entry point to the site is. It is an pick-up, carry out, delivery restaurant with a pick up window where people can't just come in and order off the menu, people have to ordered it ahead of time then come pick it up. We are getting water and sewer from FGUA and we have already applied them for review. And we meet all the storm water requirements that we have already applied for our development order.

Inke Schirrmacher – No Comment

Thomas Pfuner – 1) What are the opening hour?

Response to Thomas – 1) 11 to 11 except for Friday and Saturday and they close at Midnight

Ernie Rolon – 1) Is access off of Lenard?

Response to Ernie - 1) No, it is off of 8th SW on the south part of the property.

Tami Baker – No Comment

Mike Cook – We have did receive submittal on this and I did not receive any comments on this so this is going to the October Board Meeting for final approval.

Ken Bennett – No Comment

Mohamed Yasin - 1) Is this a 24/7 operation? 2) Will there be lighting around that area?

Response to Mohamed – 1) It will not be 24/7. 2) Yes. There is a lighting plan and we meet all the requirements for Lee County and light poles that meet the Lehigh plan.

Motion to approve by Mohamed Yasin, 2nd by Thomas Pfuner

Motion passes

- C. Request for DO/Site Approval, Model Home Project Parking: 4500 and 45002 Lee Blvd. Lehigh Acres, FL 33971. The applicant is requesting a So/Site Approval for the construction of a parking lot and water management system for a model home. Project is presented by D. Brent Addison with Banks Engineering.

- a. Brent Addison – We are proposing a model home parking lot on the north west corner of Gordon Ave and Lee Blvd. These are two single family lots and a total of ½ acre. We are purposing a home on the western lot, 45002. And the parking lot on 4500. We are providing water management for the site. Also, we have submitted our Development Order to Lee county and just received out first round of commitments. For the model home, we have provided the renderings and land scape plan. We are purposing a ??? bunk station to connect to the force main on the north side of Lee and a water service which connect on the south side of Lee. As part of our comments from Lee County, it was asked if we could add a fire hydrant to meet separation requirements and so we are in the processes of add one on the south side of Lee. Our access is one Gordon. There is an existing exception in place for a model home with this property which is allowing us to move forward with this Development order.

Inke Schirrmacher – 1) What type of material are you using for the driveway. 2) Are you planning on putting any lighting there? 3) What about signage?

Response to Inke – 1) Asphalt 2) We are not. We have limited hours of operation that would not allow us to have lighting there. 3) We are aware of the signage.

Thomas Pfuner – 1) I am correct in saying that they fall short to the .75 acreage. 2) Are there any plans after it is being developed?

Response to Thomas – 1) Yes. 2) Not plans as of now.

Ernie Rolon – No comment

Response to Ernie -

Tami Baker – 1) First of all this does not meet the ¾ acres on Lee Blvd. 2) the lot that is vacant that is north of the property, is that owned by you, too? 3) the other factor is that if they were to sell the land, they would have to look at putting a driveway on Lee Blvd and that is not allowed. 4) What about the homes that are surrounding the property, are the residential? 5) Have you thought about joining the two lots? 6) I remember a discussion a few years back where we had discussed not have any model homes on Lee Blvd. I know the County is saying something different, but that was something that was discuss at length.

Response to Tami – 1) It is owned by my client but it is not part of the special exemption. 4) We are unsure about one, but we are treating them as residential and we are addressing landscaping and buffer. 5) That has been not discuss yet. 6) We understand, but we approached the County and got the determination the use was allowed.

Mike Cook – 1) We haven't seen a submittal on this project yet. I can see they have their storm drainage but we will review this when we get it.

Ken Bennett – 1) I noticed in the opening remarks that you had said you had gotten the comments from the Lehigh Fire Department and putting a fire hydrant so we will look at that when they are resubmitted. 2) Is this the site plan that will be submitted with the Development Order as well?

Responses to Ken – 2) Yes, this is the plan that we submitted with the Development Order.

Mohamed Yasin - 1) If the lots are not joined yet, then the County and the utility company approved that.

Response to Mohamed – 1) Thank you.

Motion to approve by Thomas Pfuner

No Second – Motion Dies

Old Business -

New Business -

a. Board Member Comments –

- a. Inke– we got an email from Ken ??? and he is interested in joining our Board
- b. Inke – A HUGE thank you to Tami for doing this virtual meeting
- c. Mining – They are going to continue to add mines on 82. What are the impacts for Lehigh?

Motion to adjourn made by – 2nd by

Meeting adjourned @ 5:15 pm