

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – February 25, 5:30 pm

Virtual Meeting

Call to Order 5:30 pm

Roll Call: Inke Schirrmacher, Claude Spellman, Thomas Pfuner, Mohamed Yasin, Tami Baker, Dave Lindsey

Excused:

Consulting: Ken Bennett with Lehigh Acres Fire Control and Rescue District.

Minutes: Melissa Barry

Public attendance:

Public Comments on non-agenda items: none

Approval of Agenda: Motion to approve by Tami Baker, 2nd Mohamed Yasin

Motion passed

Approval of January: Motion to approve Mohamed Yasin , 2nd by Claude Spellman

Motion passed

New Project Reviews

- A. Request for DO/Site Project Approval for Multi-tenant Subdivision: Lee Blvd. Hanna Ave and 4th St. Lehigh Acres, Fl. The applicant is requesting a Development Order/Site Approval with tow administrative deviations. The development is a multi-tenant subdivision with restaurants, dentist, and car wash. Project is presented by Brendan Sloan with Avalon Engineering, Inc.

Brendan Sloan – Southeast corner of Hanna Ave and Lee Blvd. It is approximately 3.77 acres. It is made up 14 strap number parcels. It will require plat?? to be submitted to Lee County to put all those parcels together and then to split the plat?? at into four tracks that we intend to develop. Today we have showing you a unified site development plan and that preposes (from west to east) a Starbucks, drive through restaurant, an Aspin Dental. The third parcel is undetermined as of right now but we have site planned multiple fast-food restaurants there but the developer is trying to figure out which on they are going to move forward with. And the car wash on the east side. So the development order we will be submitted to Lee County will include the full design for the Starbucks, the Aspin Dental, and car wash. A future development order amendment will have be made including whatever parcel three will be, but we are anticipation it will be fast food restaurant. The plan in front of you includes all the code requirements for Lee County's LDC with the expectation of a couple deviations we are going to request in order to make the site work from a tenant perspective. So we are proposing to deviate from Lee County Code to allow for a right turn-in only for a shared

multi-use driveway for these four development tracks. That turn lane is necessary for the development. It will lessen traffic impact at the corner of Hanna Avenue and Lee Blvd. I will not have an out-exit point onto Lee Blvd. It will just be a right hand to get traffic off the road. All the exit points from these four tracks will be along 4th Street and Hanna Ave. The other deviation we will be asking for is from a lesser code for landscaping. Because we are preposing fast-food and car wash, we are required to provide 25-foot landscape buffers along the perimeter and we are requesting to deviate from that to provide 15 feet buffers but we will still plant the same landscaping and everything else. All the code required trees per linear foot and everything that buffer would have had but just planted in 15-foot buffer instead of 25 so we have enough developable space for the car wash and the Starbuck and whatever the future restaurant will be. So that is what we are asking for.

Inke Schirmmacher – 1) I am a little bit hesitant about the access off of Lee Blvd. but I know about the traffic around that area. Lehigh Acres does not have a lot of commercial space compared to population we have so instead of the car wash were we already have several I would have rather see a building like a two-story office building that gives us more employment base for people. There is already a contract with car wash company or why is that a car wash?

Response to Inke – 1) Yes, the developer and the owner has a contact in place with a car wash company, Starbucks, and Aspen Dental. To answer your question about the turning lane, all the traffic would then go to Hanna which would then cause that to be busier and it is safer to put the turn lane in.

Thomas Pfuner – 1) On item 13 in the application, we are asking for the adjacent zoning and plan view and to the north you have Lee Blvd, to the south you have 4th St., and to the west you have Hanna Ave. Now, looking beyond the right-away, do you know uses are there? What zoning is there? 2) What about your lighting?

Response to Thomas – 1) Yes, I do. So our property is zoned C2, essential urban. And on the opposite side of all those is also C2. To the southwest corner of our property, all the way across that intersection which would be 4th St. and Hanna Ave there is a RS1. It is like candid corner across. 2) Yes, we have a plan which meets Lee County requirements.

Tami Baker – 1) I am happy to see this kind of project come into Lehigh. The only comment would be is that I only wish the second restaurant would something you can sit down and eat verse a fast-food restaurant. But I know that space is what space is. We just don't have enough restaurants in Lehigh. We have enough car washes – let's try to get something we don't have here. 2) My office is right across the street from this and there are crashes there all the time. At least two times a week and they are pretty bad. I don't know if Lee County require a traffic light there. But I know they were looking at requiring one there or at Joan and Lee. But another way to help might be a right had turn off of Hanna to Lee Blvd only opposed to being about to make a left there .

Response to Tami – 1) I understand. Thank you.

Claude Spellman – 1) I have the same suggestions as Tami does. Something we could look into to hopefully. And I don't have a problem with the 15-foot set back.

Response to Claude – 1) Thank you

Mohammed Yasin – 1) It would have been nice to have a large restaurant. A car wash is not beneficial to Lehigh, but you have to do what you have to do.

Response to Mohammed – 1) Thank you.

Dave Lindsey – 1) That narrowing of the buffer that won't cut into your drainage requirements, correct? 2) Do you know what your outfall will be? You have a culvert pipe under Lee Blvd on the west end but you also have drainage all along your property. 3) You will be building out the entire drainage even though you will not be developing the entire site right now, is that the case?

Response to Dave – 1) No, it will not and for drainage on this we will be required because of the size of it and the overall area of it to get both a Southwest Florida Management permit and the LAMSID permit as well. 2) There is an inlet that comes from Lee Blvd on the eastern side of the property where you can get drainage easement and dry area on the east side. 3) Yes, the only thing we will not be building is parcel three. You will have all the drainage from the western most track to the Starbucks then head east. We will put in the drainage including the pipes and inlets all the way to detention area and then the outfall. So, yes, we will be putting in all the drainage upfront.

Ken Bennet – 1) I have no additional comments to add to the project. Thank you.

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

Motion passed

Old Business

- A. Modified the December schedule and moved it up one week
 - a. Motion to approve the 2021 Schedule by Mohammed Yasin and 2nd by Tami Baker
- B. The Application – change to accept electronic plans and no paper plans
- C. By-Laws –
 - a. Community Council conflict of interest is not there because they are not approving plans. And change it so that it states that a board member can not be on any other board that is approving projects.

New Business

- A. Board Member Comments – None
- B. New Board – Ester gave in her resignation and Ernie is going to PR. Please, look for new members for our board.
- C. Farmer's Market at Richmond Ave.
- D. Lehigh Community Services Lobster Fest
- E. East Lee Chamber Golf tournament.

Motion to adjourn made by – 2nd

Meeting adjourned @ 5:59 pm