

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – March 3, 2023

5:30 pm

In Person Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order: Inke Schirrmacher, Tami Baker, Thomas Pfuner, Bill from LAMSID, Derek Felder, Laurie Sternowski

Excused: Claude Spellmaner,

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District via Email Comments

Minutes: Melissa Barry

Public Comments: None

Board Comments: None

of Agenda with motion: 1st by Tami and 2nd by Thomas

Motion: Passed

Approval of February Minutes: 1st by Tami and 2nd by Thomas

Motion: Passed

New Project Reviews:

- A. Request for Development Order Approval on 33-44-26-07-00017.0330 (access undetermined), Lehigh Acres FL 33973. The applicant is requesting a Development Order Approval to develop El Corazon Supermarket. The proposed project's scope includes the construction of a 8,855 square foot commercial building that will contain a supermarket and 3 other retail units Project is presented by Richard DuBois P.E. w/RDA Consulting Engineers.**

Richard DuBois – This building is retail commercial building and main supermarket. It will be up to code for everything including proper sewer, parking, lighting and water. There will be a sidewalk and pedestrian interception. We have submitted to the county and are waiting on comments.

Board Member Comments:

Derek – Is this project on city or well?

- Response to Derek – This is on a well. It meets the requirements to be on a well. The water stops down by the Dollar General

Bill – What is going on with the water retention not submitter

- Response to Bill – It is under the parking lot.

Thomas – Will the other three spaces be for commercial?

- Response to Thomas - Yes

Laurie – What is the impact on traffic?

- Response to Laurie – There will be no impact on traffic. We have already had the impact study done.

Inke – I was also going to ask about the traffic impact. What about the signage and where are they are going to be and how are they are doing to be lite

- Response to Inke – This has not decided but signs will be according to Lee code.

Motion to approve the project – 1st by Thomas and 2nd by Laurie

Motion: Passed

B. Request for Development Order Approval for Multi Family Townhomes Development on Unice Ave N Lehigh Acres FL. The applicant is requesting an Amendment Approval for Multiple Family Townhomes. Lehigh Townhomes is a proposed residential development that will consist of 58 townhouse buildings (356 total units) on an approximately 58.5± acre parcel. Project is presented by Justin Ham w/ Kimley Horn and Associates, Inc.

Justin Ham – Presented a Powerpoint with the location of the site, the Harn Marsh Schools. The Master Site Plan with will match the existing PD in the plan. There were a couple of units that will be lost because of the ponds and drainage and storm discharge requirements. We are currently trying to be annexed into the LAMSID District in the next few years. We have submitted to the water districted and working on the comments we got back. We are down to 310 unites because of the change in the plan. We have chosen to have more open space than is required – we will have 60 percent. We will have amenities including a pool and pickleball. The landscaping have some existing trees and will meet the requirements for the code. We are looking at environmental including gopher tortoise removal. There are not wet lands on the site. There will be multi-family and single family residents. We are looking into the building rendering and are leaning towards modern site look but will wait until the marketing study is done. The traffic study shows no additional amendments or improvements. This project fixes in naturally in this pocket and will meet the needs of Florida as a growing area.

Board Member Comments:

Laurie – What is the starting price for these?

- Response to Laurie - I don't know and that will be due to the market.

Thomas – Thank you. This was a great presentation. Wanted to double check the traffic? Any plans to increase Sunshine

- Response to Thomas - No improvements required and not needed according to the traffic study.

Tami – What about sidewalks?

- Response to Tami- Yes, there will be sidewalks

Derek – There are 356 total allowed, is this density bonus? Sidewalk ends 50 feet before the school can you extent it to the school? How wide are the roads in the community? Where can you park in the road?

- Response to Derek – You are correct the sidewalk ends before the school. There is a canal there and it is someone's property. There will be parking spots by the entrance and town house. It is a balancing act to fix everything in and have open space. Then come the questions how many is enough and how many per united. We feel have we have provided adequate parking space. We don't know if there are any code requirements for that.

More discussion was held about the traffic pattern and the concern about how many more vehicles will be on the road in this area. Justin Ham will forward the traffic study that was done.

Inke – It does not seem to be anything for kids like play grounds. Will you have access plan to Harns Marsh? Is it gated? Will it be for just 55 and older?

- Response to Inke - Pickle ball not for seniors. They have pool and open spaces and we can look at putting a playground. We having discussion about the recreation area. We will have fencing around so I don't believe there will be access to Harns Marsh. I believe that the housing price will start in the \$300 and it is not a 55 and older community.

Bill – nothing from

Email from Janis – Fire department might have a comment about hammer heads

Motion pending the traffic study, play grounds added, and concerns from the Lehigh Acres Fire Control and Rescue Districts met. Fire – 1st by Thomas and 2nd by Tami

Motion: Passed

Old Business: None

New Business:

a) Board Members Comments

1. Derek – Concerned about the food trucks on East Gunnery and Lee and the tax building next to the lot where the food trucks are set up. They are both zoned residential. Is there a proper way we should go about helping them get up to code?
- Discussion held about this being private property and what is the code for food trucks. What should the Board do in this situation? It was decided that Tami would reach out to the County.
2. Inke – There is a group called On the Table Southwest Florida which are popping up all over. They are local groups where residents can talk about a topic and brain have brain storming session. There are none in Leigh.
- Discussion was held about the Community Council and or this Board hosting one of these meetings. With possible topics including the how to grow Lehigh using the preplan for Lehigh, Opportunity Zones, and incentive areas.
3. Businesses that have sold – Knights of Columbus, Gas Buggies, Synovus Bank building (Synovus will still be there)
4. We already have one project for April's Meeting

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

Adjourn: 6:31 at pm

Next LAAPZRB Meeting on April 27, 2023 (if projects are submitted)

Project Submittal Deadline is April 17, 2023