

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

Meeting Minutes –January 25, 2024

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

**Excused:**

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

**Minutes:** Melissa Barry

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

**Amending of the Agenda – Project A will be moved after E due to the presenter being in an accident**

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

**Motion: Passed**

**Approval of December Minutes:** 1<sup>st</sup> by Mohamed and 2<sup>nd</sup> by Laurie

**Motion: Passed**

**New Project Reviews:**

- A. Request for a Site/Project approval for 2722 4th St W Lehigh Acres. The applicant is requesting a Site/Project approval to permit a Chipotle Restaurant. Project is presented by Brendan Sloan w/ Avalon Engineering, Inc.**

Presenting: Mark Aral for Brendan Sloan. This is for another commercial lot where we will be adding a Chipotle. It will be 2500 square feet. There will be a right in on Lee Blvd. and share the same entrance as Star Bucks. We will also have a drive-through.

**Board Member Comments:**

Laurie – 1) What is the projected schedule?

Response to Laura – 1) DO early February and later this year in fall.

Tami – 1) No comment

Response to Tami – N/A

Derek – 1) What is the total seat count? 2) Are there bikes racks?

Response to Derek- 1) I am not sure about 30 seats. 2) Yes, on the south side. It will be detailed on the DO set.

Mike – We approve the master site when the others were there and when they submit, we will look it over but don't see a problem

Response to Mike – N/A

Thomas – No comment

Response to Thomas – N/A

Inke – Landscape plans elevation missing and what is the grey vegetation? Please put something in there to breaking it up. 2) Is the only exit only on 4<sup>th</sup> St.? 3) What about the signs and lights?

Response to Inke 1) I am not sure off hand right now. We have the tables there and it will look better. I will let them know 2) Yes, so that is there if you don't want to go through the drive through. 3) Yes, they are up to code for lee county.

Mohamed – I welcome it.

Response to Mohamed – N/A

Janis – No issues at this time.

Response to Janis -N/A

Public Comment: none

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

**Motion: Passes**

**B. Request for a Rezoning for 200-232 Joel Blvd., Lehigh Acres, FL. The applicant is requesting a Rezoning of 12.9 acres property from CPD and RS-1 to RPD to allow for the development of a multi-family community. Project is presented by Daniel DeLisi w/ DeLisi, Inc. 0 request rezoning 2032 12.9 acres**

Presenting: Daniel DeLisi – The site is on the south side of Joel Blvd and Kington St and is across from a church. It is not a commercial site and as of right now it sits vacant. There is a homeless camp that and we have been trying to be responsible. It is Central Urban. We are looking at 10 units an acre or 20 unites with TDRs. Proposed rezoning will allow 250 multi-family units. So, for the 13 acres that is about 20 units per acre with TDRs. There will be six apartment buildings – three facing Joel and 3 facing the south. The main access will be off Joel and there will be another one. We are going to be adding an 8-foot wall around the area.

**Board Member Comments:**

Laurie – 1) Did you conduct any traffic studies?

Response to Laura – 1) Yes, and they found no issues.

Tami – 1) Did the county require the wall? 2) There is a school being built and the school. 3) Those building are two- and three-story buildings that are already there.

Response to Tami - 1) no that is what we are purposing.

Derek – 1) How tall is the building? 2) How do you get the to the density units? 3) is it apartments or condos? 4) Have you heard about the incentive for affordable housing?

Response to Derek- 1) 2) That is the Lee County code. 3) Apartments – we are just in the rezoning process. 4) Yes, we have.

Mike – It was approved in 2008 commercial – 9.2 acres site and it give a buffer to that neighborhood and it already has multi- story areas. Drainage – was approved so I don't see why it would not go through. There are preserves. If the neighbors saw the prevision plan then they would be grateful

Response to Mike –

Thomas – 1) What about a turn lanes and traffic lights?

Response to Thomas – 1) when the DO comes out then the county will make the recommendation.

Inke – 1) What is the material for wall? Lehigh Code does not allow for concrete wall. 2) We are not talking about what buildings – there will be another meeting and we get to go into that stuff here. We are in a housing crisis and we need affordable housing. And a good use and it is empty. It is not impacting other streets – out on Joel

Response to Inke 1) it is specified

Janis – 1) 3 & 6 – Will roundabouts? 2) With this be marketed to the lower income? 3) Doesn't this border county club estate?

Response to Janis 1) yes 2) we don't believe so 3) Yes, we are and we have worked them

Mohamed 1) A little concerned on the other side a preserve and that we are putting in three story building and possibility putting up the walls. 2) is it a gated community

2) Right now we don't know – and when the owner goes to DO then we will know

Public Comment –

Marshe Elles – I have not been on Joel Blvd, are there sidewalks? What about bus stops? And we need more lower income not market rate apartments instead of affordable housing.

Derek -yes, there are busses and sidewalks

Maralen Casnear - I have a concern about the homeless. They have been removed but what about the trash. Can you place no trespassing signs to help deter the homeless. I live in the area. Along with the neighbor, we have been trying to keep the area safe. There was an elderly lady that had her house broken into. We are worried about this.

Response to Maralen - Daniel – When we hear something from the neighbors, we do something.

Terry Kraner (lawyer for the owner) – we have put out to Lee County Sheriff that anyone can be trespassed if on this property. I am not aware of any trash; we will get on that. Please, meet with me after the meeting so we can exchange contact information.

**Motion to approve with a new traffic study at the time of next presentation as presented: First – 1<sup>st</sup> by Mohamed and 2<sup>nd</sup> by Laurie**

**Motion: Passes**

- C. REVIEW Request for an Amendment to existing CPD for Town Lakes, 619/625 Williams Ave, SW Lehigh Acres. The applicant is requesting an Amendment approval for 21.1 acres. The Applicant seeks to amend the existing Town Lakes Commercial Planned Development (CPD) to allow for the development of a 140,000 square foot mini warehouse with open storage area for vehicles that is in addition to the existing mini warehouse. The request, therefore, is to allow for a total of 220,000 square feet of mini warehouse and open storage, eliminate the 2-story limitation found in the original zoning resolution and allow 45 feet building height on Parcel A-N. Project is presented by Fred Drovdlc w/ RVi Planning + Landscape Architecture. θ**
- Presenting by Fred Drovdlc – We also have Steve and Michelle with us. There has been a lot of public discussion and we have made changes. The self-storage will be only 35 feet and not the requested 45 feet. We will have a shared access point with the church that will be off of Williams. We have checked with Lee County and they have approved it. The RV storage will be enclosed. We have made aa cut out in the plans for the sign. The hours will be from 6 am – 10 pm. There will be shielding lighting for the dark sky standards. The new access off of Williams will have connected sidewalks and we will keep the bike rack that is there. We will be submitting for the zoning application and hopefully in June for approval.

**Board Member Comments:**

Laurie – Thank you.

Response to Laura – N/A

Tami – Nothing at this time

Response to Tami - N/A

Derek – Where you are connecting the sidewalk, could you make a bench and sitting area. It is a parking area right now? 2) Thank you so much for the changes.

Response to Derek- 1) There are 19 busses at the corner and people have been waiting. And carving out something with a benches and waiting area is a idea we can take back.

Mike – We will look at the drainage and it is awesome that they worked together. A win for everyone.

Response to Mike – N/A

Thomas – N/A

Response to Thomas – N/A

Inke – It is great that you listened to the people.

Response to Inke – N/A

Mohamed – Thank you.

Response to Mohamed – N/A

Janis – Looks like they did everything they asked and a great job and no issues.

Response to Janis – N/A

Public Comment –

Marsha Elles – This is really good with the kids and this will be great. I am really impressed.

Jessica – You said the hours were 6 am to 10 pm. Why storage? Most storage units all close by 6 -7 pm. 2) It is very dark there. Is there a way you could put a light there?

Steve – 1) Our office is open from 8-7. And the gate hours are 6-10. 2)

That is for the street lighting not the business and the lights from the business can't go into the streets.

Vicki Vay – 1) Big improvement however, I am concerned about sidewalk, lighting, and bike rack.

**Motion to approve as presented: First – 1<sup>st</sup> by Mohamed and 2<sup>nd</sup> by Thomas**

**Derek – Abstained**

**Motion: Passed**

- C. Request for Amendments for 17900 SR 82. The applicant is requesting a Comprehensive Plan Map Amendment to change Community Plan Area & Planning District from Southeast Lee County to Lehigh Acres, add to Lehigh Acres Commercial Overlay, change future Land Use from Density/Groundwater Resources to Commercial, and remove from Private Recreational Facilities Overlay, and request to Rezone from AG-2 to Commercial Planned Development for 90,000 SF commercial with max height of 35' or 140,000 SF of self-storage use with max height of 45 feet, or combination of use not to exceed traffic for 90,000 SF of Commercial. Project is presented by Stacy Ellis Hewitt w/ Banks Engineering. v**

Presented by Stacy Ellis Hewitt – This is located south of road 82 and Alabama south. This land has been in the family since 1988. It is 15.58 acres. We could not develop it due to the Lee County has hit its quota in that area. We are requesting to be able to use the Lehigh Acres Commercial Overlay to change the land usage DR/GR. We are looking to put a 90,000 square foot and 45 feet high self-storage unit there. This site is previously disturbed. It was used in WWII for target practice and the designation did not take into consideration the condition of the land. The Lehigh Overlay allows for appropriate uses. It is directly adjacent to Lehigh. We are planning to use the required buffer and dry detention. We have done a traffic study and this will be within the required limits. This will also help offset the need for commercial in Lehigh.

**Board Member Comments:**

Laurie – 1) The output limiting the usages you can have? 2) 45 foot high for storage high? Is that too high for school?

Response to Laura – 1) No 2) I don't have that information – are you worried about the height? (Inke – get restaurants, movie theater, and employment opportunities – Publix – underserve area.) I will bring self-storage all over and I will bring that back to the owner.

Tami – 1) I am opposed to another self-storage.

Response to Tami - 1) What do you think should go there? – (Tami's Response -we need retail and something that will give jobs)

Derek –1) limit 300000 square and full? (what is the Florida ??) 2) Being removed DR/GR and what are they? 3) Should the map should be changed for single family? 4) Normally, I am opposed to this but there is nothing there.

Response to Derek- 2) I could but I would not? 3) I could email and have it updated.

Mike – 1) Not is LAMSID – drainage is the problem – FDOT drainage has to get a permit to us. Anex in or 25% surcharge. The Anex process takes about a year. – if you discharge into State 82

Response to Mike – 1) Leave it the same or better 2) not that I know of

Thomas – no comments

Response to Thomas – N/A

Inke – Better usage of retail and employment, not a fan of 45 feet and industrial for employment.

Response to Inke- 1) I want to respect DR/GR.

Mohamed – 1) the presentation was long and big and I am not fully sure I have wrapped my head around it all.

Response to Mohamed – 1) I wanted to cover all the bases.

Janis – 1) Maybe a daycare? There is a big need and 5 ready to open but they can't open.

Response to Janis -N/A

Public Comment –

Marsha Elles – When is there going to be a changed. There has to be a meeting in Lehigh and the south areas. I am concerned about taking the land out of the DR/GR and allowing the wet land to be used when there isn't a plan for the water use. I asked the County to hold a meeting about the aquifer levels. I have prepared a letter and comments about this.

Discussion was held on this matter. Mike explained what LAMSID is doing with the wet land that is near this property and the water issues that they are running into. He also explained that they don't know how the water is getting from one place to another place. This property could be used to help with the water issues. Board discussed how they need more information about this issue.

Inke – Suggested that maybe this projected should be tabled until owner can think about selling to LAMSID or at least have this issue discussed with him

Response to discussion - Stacy – I will definitely pass it along. This is going to be news to the owner.

No motion was made – the applicant requested to not have a motion made until she could bring the information back to the owner.

**D. Request for a DO Amendment on 22 Beth Stacey, Lehigh Acres, FL. The applicant is requesting an additional indoor storage instead of an outside storage. Project is presented by Jeremiah DeForge w/ Q. Grady Minor & Associates.**

Presented by Jeremiah DeForge – This project is at 22 Beth Stacy. We would like to add an additional indoor storage where we had originally an outdoor storage. We will be replacing that one storage building instead of a wall.

**Board Member Comments:**

Laurie – N/A

Response to Laura – N/A

Tami –N/A

Response to Tami – N/A

Derek – N/A

Response to Derek- N/A

Mike – They have a permit and submitted for a minor change and we will look

Response to Mike – N/A

Thomas – N/A

Response to Thomas – N/A

Inke – N/A

Response to Inke – N/A

Mohamed – This is similar to the ones already there.

Response to Mohamed N/A

Janis – Is this a sprinkled building? I won't see anything changes until the revisions

Response to Janis 1) yes.

Public Comment – None

**Motion to approve as presented: First – 1<sup>st</sup> by Mohmand and 2<sup>nd</sup> by Laurie**

**Motion Passes**

**Old Business: None**

**New Business:**

- a) Board Members Comments
  - a. Tami – Brandon at Lee County to pay more attention to us a board. They want more details to the addendums. Another will be handing this. We are doing the best in if we put them in the email with the minutes.
- b) Schedule – moved up Thanksgiving and Christmas dates if meetings are need – Double check with LAMSID if the room is available.
- c) By-laws
  - a. Derek on email your ideas to me and I will comply and put the suggestion in and then I will me and I will send out to the board.
- d) Application – nothing change
- e) Update on website
  - a. Mohamed – Financial report
    - i. Inke will get it.
- f) As board members get information then forward it.
- g) Mike – Funeral home – they want a left turn into there on Williams. That will be on LAMSID land so before they can do it will come before the LAMSID board.

**Motion to Adjourn – 1<sup>st</sup> by      and 2<sup>nd</sup> by**

**Adjourn: 7:32 pm**

**Next LAAPZRB Meeting on February 22, 2024 (if projects are submitted)**

**Project Submittal Deadline is February 12, 2024**