

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – January 28, 2021

5:30 pm

Virtual Meeting

Call To Order

Roll Call

Tami Baker, Thomas Pfuner, Claude Spellman, Mike Cook, Mohamed Yasin, Ernie Rolon

Excused: Inke Schirrmacher

Consulting: Ken Bennett, Lee County Sheriff's Office

Minutes: Melissa Barry

Public Comments on non-agenda items (submitted by email): None

Approval of Agenda:

Approval of December Minutes:

New Project Reviews

- A. Request for DO/Site Project Approval for Providence Church: Williams Avenue, Lehigh Acres FL. The applicant is requesting a DO/Site Approval for Providence Church, 2 Building Development including Church and Office. Project is presented by Al Quattrone, PE, Quattrone & Associates Inc.

Al Quattrone: is local church that has been running their church every Sunday. The property is off of William's Avenue on the West side and north of Pelican's Snowballs. Their property is about 7 acres. They will be leaving 2.7 acres to the North as is and have no real plans for it. The plan for the rest of the land will be done in two phases. The first one is the main sanctuary is about 1200 square feet and located on the east side closest to Williams. Phase two the building is directly west and is adjacent to the first building and is 1 500 square feet. They are not sure what they are going to use for that second building. There will be a play ground area on the west side of the building. The drainage is already part of the master system there and storage on the south which will then go to the lake. All we have to do is provide the treatment which we will modify the existing permit to explained the tension and the changing the layout. We will have a small lift station through FGUA and it will be used for service both buildings. We will be connecting to the water main off of Williams. We will have fire sprinkler for safety. The maximum compacity for the first building is 300 seats. Landscape is going to be the typical 50 foot buffer in the front off of Williams and everything will be native trees however, there is a 30 foot buffer on the west side which is along the lake.

Questions for Al

Tami Baker: 1) Do they want to have a school there? We are asking people to stop building churches in Lehigh. 2) We don't have a lot of commercial property and we get no taxes or revenue from them. If they do make the second building more of an office building then hopefully people will be able to use those and not have to drive to Fort Myers.

Response to Tami: 1) there will not be a school. 2) Thank you. That is good for me to know.

Thomas Pfuner: no questions

Claude Spellmen: 1) What part was permitted? Was it the office or the parking lot?

Mike Cook- Nothing right now.

Mohmaned Yasin: No problem. What is the address for it?

Response to Mohmaned: 1) there is no address but we are asking the property appraisal for one.

Motion to approve the project as present: by Claude 2nd Thomas
Motions passes

- B. Request for DO/Site Project Approval for SW Trucking: 5540 4th St W, Lehigh Acres FL. The applicant is requesting a DO/Site Approval for SW Trucking, Fenced in Storage Yard. Project is presented by Al Quattrone, PE, Quattrone & Associates Inc.

Al Quattrone: This project was presented 2 -3 years back. The property is being used for truck storage. They sit there waiting for their next delivery which could be days or hours. So the property owner was able to buy the property behind it – which is located on the south. The drainage will be in two phases. The first will be an expansion of the ??? area. This is for big trucks. ????

Questions for Al

Tami Baker: No questions

Thomas Pfuner: no questions

Claude Spellmen: 1) What part was permitted? Was it the office or the parking lot?

Response to Claude: 1) So the first development order was for have the parking lot. This development order is for the southern parking and the building.

Mike Cook- Nothing right now.

Mohmaned Yasin: No questions

Motion to approve the project as presented. By Mohmaned 2nd by Thomas

Motion passes

Old Business:

Approval of 2021 Schedule, Application and Bylaws – Tami suggested moving the Change the December date to the December 16. Mohamed Yasin was concerned about the part of the by-laws that talks about the Community Council. It is up on hold until next month.

New Business:

a) Board Members Comments - Possible starting in-person meetings

b) New Board Member Recruitment

Adjourn:

Next LAAPZRB Meeting on February 25th, 2021 (if projects are submitted)

Project Submittal Deadline is February 15th, 2021