



LACPP-ARCHITECTURAL REVIEW BOARD

PROJECT REVIEW REPORT MARCH 24, 2011

PROJECT INFORMATION: 3716 & 3718 Lee Boulevard. (27-44-26-05-00060.0110 & 0120)

Thomas Pfuner, I & E Business, Inc., on behalf of I & E Business, Inc. presented a request to rezone property located at 3716 & 3718 Lee Boulevard. (27-44-26-05-00060.0110 & 0120) from RS1 residential to CS-2.

The project site is .5 acres in size (two lots) and located at the corner of Lee Boulevard and Xelda Avenue. The site is immediately west of the Jim Fleming Park on Lee Boulevard. There is an existing two story residential structure and a gravel parking lot, which served as a permitted model home center. Mr. Pfuner attempted to obtain the residential unit to the west but was unsuccessful.

The property abuts residential single family homes to the north and west. Public right of ways abuts the east and south property lines.

The intent is to rezone to CS-2 to permit office/light retail as permitted by CS-2 zoning. Mr. Pfuner currently has an attorney looking to locate their offices at the site. Mr. Pfuner had an informal meeting with Lee County where the County recommended the CS-2 zoning and was told a limited review development order (LDO) would be required.

The project will be converting the residential structure to a commercial structure. A pedestrian bridge connecting to a residential unit to the west, which was formerly a part of the model home center, is proposed to be removed. The gravel parking lot is proposed to be paved. The project is served by potable water but is currently on septic. A force main does exist along Lee Boulevard. The project lies outside the commercial nodes as shown on the future commercial land use map.

DISCUSSIONS:

Mr. Weiner stated a concern over the CS-2 zoning. The CS-2 zoning category includes retail uses that may not be appropriate for the site.

Mr. Diserio also expressed a concern. Given the existing conditions on the site with the location of the existing structure, variances will be required. The required buffers under the commercial zoning can't be met; therefore an application for a variance would be required. There may be additional variances required upon further review as well. The question as to why a Commercial Planned Development (CPD) was not requested. Mr. Pfuner stated he thought the County thought the property was too small and CS-2 would be appropriate. Mr. Weiner and Mr. Diserio stated the county had approved CPD zoning for vary

similar projects along Lee Boulevard. It was suggested that Mr. Pfuner talk again with appropriate staff at Lee County.

Mr. Weiner also stated he believed the CPD zoning would be more appropriate. Deviations for existing condition could be listed and the proposed uses could be refined to delete retail uses that may not be appropriate or requested by the applicant.

Mr. Weiner inquired as to whether there was a fire hydrant close to the project. Mr. Pfuner thought there was one down the street a little, but couldn't confirm exact location.

Mr. Weiner stated a sidewalk may be required along Xelda Avenue and the project connected to the force main once the project is zoned to commercial.

Mr. Diserio inquired as to the applicants plan for the partial drive in front of the structure. Mr. Pfuner stated it would not be connected to Lee Boulevard. Mr. Diserio stated it should be removed or could be converted into a pedestrian area with plantings, benches, etc.

Mr. Diserio also believed a complete Development Order (D.O.) may actually be required in lieu of a LDO. The two parcels should also be combined into one lot and perhaps it would benefit the applicant to vacate the easement between the two properties. The structure will need to comply with the architectural commercial standards which may include additional detailing on the exterior, access modifications and others which usually isn't a difficult thing to obtain. Pedestrian access, meeting ADA requirements, to Lee Boulevard will be required.

Lieutenant Loethen inquired as to whether the parking lot would have lighting. Mr. Weiner stated the commercial standards would require it. Lt. Loethen commented that the lighting would provide additional safety for the site and adjacent properties. Lighting will be required to meet the local ordinances for light pollution.

Ms. Baker stated there is existing vegetation on the site, but additional vegetation would be required, particularly along the sides abutting residential. She inquired as to the plans for the existing free standing sign on the project. Mr. Pfuner said it would be converted to a low monument sign with tenant information. Mr. Pfuner is aware of the types of signs desired by the community.

ARB MOTION:

Mr. Weiner made a motion to approve the project and move it forward to the LACPP with the following conditions: the application be submitted as a CPD in order to ensure that uses can be controlled, parking lot lighting be provided, nuisance exotic vegetation be removed, connection to the sanitary force main, lots be combined into a single parcel, a sidewalk be installed along Xelda Avenue, pedestrian access to be connected to Lee Boulevard and the revised floor plans be provided in an electronic format for use by police in emergency situations.

Motion was seconded by Inka Baker

Motion called and passed unanimously.

Should there be any omissions or corrections, please notify Greg Diserio at Gjdiser@msn.com.

Greg Diserio
Chairman
LACPP-ARB