

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – July 19, 2023

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, Bill Walker, Derek Felder, Laurie Sternowski,

Excused: Inke Schirrmacher and Mohamed Yasin

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda with amendment that the Project A will not be here tonight: 1st by Laurie
and 2nd by Thomas

Motion: Passed

Approval of January through May Minutes: 1st by Derek and 2nd by Laurie

Motion: Passed

New Project Reviews:

A. Not here

B. Town Lake CPD Administrative Amendment for 625 Williams Ave. Amend the recently approved Town CPD zoning to allow for a modified site plan that reduces height and changes the internal configuration of the parcel dedicated to mini-warehouse use.

Fred Drovdlc is presenting. There have been some changes since the last we met. The warehouse uses have changed. The church did not want as much property as they first did. So, it was offered to us, and we took it. With this we are going to take the two story down to one story.

Board Member Comments:

Laurie – No comments

Response to Laura –

Tami – No comments

Response to Tami -

Derek – 1) to be clear, it is one storage and improvements with a sidewalk. Is there a wall?

Response to Derek- 1) yes that is correct. There is no wall just a buffer.

Bill – No Comment

Response to Mike –

Thomas – No Comment

Response to Thomas –

Janis – No Comment

Response to Janis

Public Comment – None

**Motion to approve as presented: First – 1st by Thomas and 2nd by Laurie
Derek abstained**

Motion: Passes

**C. Request to change from RS-1 to Commercial PD. This is for 712 Adams Ave, Lehigh Acres, FL.
AJ Sitti is presenting. This project is on Adam Ave and Homestead Road. This has residential
zoning and we would like change it to commercial. We are hoping to add another call center
to this property. It is on a ½ acre lot. Ant this is one of the uses already approved. The
drainage is straight forward and there will be improvements to the roads. These will all come
through the DO stage.**

Board Member Comments:

Laurie –

Response to Laura –

Tami – 1) Is this building for a pest control business?

Response to Tami - 1) Yes

Derek – 1) What about the drive way? 2) What is the height of the structure?

Response to Derek- 1) It will be shut off and the other one used. 2) single story

Bill – Nothing at this time

Thomas – 1) have you applied for the drainage?

Response to Thomas – 1) we will apply for the drainage after this

Janis – 1) Asked about the bus stops that are along California Road

Response to Janis: 1) Discussion

Public Comment – None

Motion to approve as presented: First – 1st by Derek and 2nd by Laurie

Motion: Passed

D. 1390 Lee Blvd

This is a long parcel with two buildings that will have 10 offices in one building and there will be there retail stores in the other building. There will be two entrances to the parcel. The retention has already been approved. The building will be sprinkled with the utilities tied into the existing utilities. The designs were shown

Board Member Comments:

Laurie – 1) What are the hours? And how about lighting ?

Response to Laura – 1) it will depend on who rents them and yes, there will be parking lot lighting.

Tami – 1) It is a dead end road and is it paved. 2) what buffer do you have for the daycare?

Response to Tami - 1) yes, and yes 2) just a regular buffer.

Derek – 1) Is the sidewalk going to be connected And the building that you can drive behind, are you going to add a new drive way. 2) what type of buffer?

Response to Derek- 1) that is something we will have to look into. 2) Greg explained the buffer.

Bill– Nothing at this time

Response to Bill –

Thomas – Nothing at this time

Response to Thomas-

Janis – Nothing at this time

Response to Janis

Public Comment – None

Motion to approve as presented: First – 1st by Derek and 2nd by Laurie

Motion Passes

Old Business: None

New Business:

a) Board Members Comments

a. Derek – talked about the projects that are before the hearing examiners. This led to discussion about lenar homes and their model home.

- b. Tami – discussed the wall that has been put up on Lee Blvd for traffic.
- b) Website renewed for 275.85

Motion to Adjure – 1st by Derek and 2nd by

Adjourn: 6:10 pm
Next LAAPZRB Meeting on 2023 (if projects are submitted)
Project Submittal Deadline is