



1520 Royal Palm Square Blvd, Suite 100
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Certificate of Authorization # 29086

Elliano's Coffee
PIM Meeting Summary

A Public Information Meeting was held on July 24, 2025 at the LAMSID offices during the Lehigh Acres Architectural, Planning and Zoning Review Board's monthly meeting. Aaron Martin with TDM Consulting presented the zoning amendment, Master Concept Plan, and requested deviations. The DO plans were also presented, including the site construction plans, architectural plans, and landscaping plans.

A Notice of Meeting ran in the News-Press on July 10, 2025. The Board members had minimal questions, mostly related to the difference in the PD Amendment MCP versus the DO plans. The LAAPZRB voted to approve both the PD Amendment and the DO, even though approval isn't required by Lee County. The LAAPZRB didn't provide a sign-in sheet; however, in addition to the design team, the LAAPZRB members were in attendance.

Attendees:
Aaron Martin
Greg Diserio
Marc Foker

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

**LEHIGH ACRES ARCHITECTURAL PLANNING AND
ZONING REVIEW BOARD APPLICATION**

Date Received: _____

File Name : _____

LAAPZRB Date: _____

(1) GENERAL INFORMATION (Use additional sheets if necessary)

1. Name of Project: Elliano's Coffee
2. Street Address of Project: 3513 Lee Blvd
3. Strap No. 26-44-26-L4-07029.0030
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
Amendment to a Planned Development and Development Order
5. Applicant Name / Title: Chris Salemi, Manager, Aileron Lehigh, LLC
Address: 3401 W Cypress St, #201, Tampa, FL 33607
Phone: 727-278-5028 Email: csalemi@aileroncap.com
6. Date of LAAPZRB meeting requested for presentation July 24, 2025
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAAPZRB:
Name / Title: Aaron Martin, Project Manager, TDM Consulting, Inc. *MARC FOKER*
Address: 1520 Royal Palm Square Blvd, Suite 100 *GREG DISERIO*
Phone: 239-433-4231 Email: amartin@tdmconsulting.com
8. Provide name and contact information of additional persons to receive correspondence from the LAAPZRB.
Veronica Martin, vmartin@tdmconsulting.com
Michelle Addario, maddario@tdmconsulting.com
Greg Diserio, gdiserio@dmjafl.com
9. County staff Reviewer: Zoning - Joe Sarracino and DO - Lee Tallaksen
10. Has project been presented to Community Development or Lee County Hearing Examiner or other public presentations: Yes X No _____ Dates: _____
Application No.: ADD2025-00114 and DOS2025-00068

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site:

On the south side of Lee Blvd between Gunnery Rd and Sunshine Blvd, south of Sunshine Elementary. More precisely, east of Terry Ave N, west of Sara Ave N, and north of 4th Street W.

12. Proposed Use:

Coffee Shop

13. Adjacent Zoning and Land Uses:

North: Lee Blvd right-of-way

South: CPD: single-family home, vacant lot, and 4th Street W right-of-way

East: CS-1: State Farm and other commercial businesses and RS-1: vacant lot

West: CPD: Family Dollar

14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built:

The applicant is amending the Commercial Planned Development zoning resolution to permit a coffee shop. This includes revisions to the master concept plan and potential deviations. The Development Order includes the civil site construction plans, landscape plans and architectural plans.

15. Project Checklist submitted: X Yes No

16. Application Fee Submitted: Type 1 \$50.00 Type 2: \$150.00 X

PROPERTY OWNER/APPLICANT

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: Veronica Martin

Date: 6-27-2025

Print Name: Veronica Martin

Title: Senior Planner, TDM Consulting, Inc.

☒ **ACTION TAKEN**
LAAPZRB

DATE
7/24/25

DECISION
Approved

Initials: B

Attachments: Inclusion of the entire 10 acres parcel.

Schedule for ad number LSAR03302570

Thu Jul 10, 2025

Fort Myers News-Press

All Zones

NOTICE OF MEETING

TDM Consulting, Inc. will hold a Public Information Meeting at the Lehigh Acres Architectural and Zoning Review Board's monthly meeting on Thursday, July 24, 2025. The meeting will be held at LAMSID, 601 East County Lane, Lehigh Acres, FL at 5:30 p.m. The applicant is requesting to amend the zoning resolution to permit a coffee shop and to revise the master concept plan. The design team will also present the development order plans for the Coffee Shop. For additional information contact Aaron Martin with TDM Consulting at 239-433-4231.

July 10 2025

LSAR0330257