



1520 Royal Palm Square Blvd, Suite 100

Fort Myers, FL 33919

Phone: 239-433-4231

www.tdmcivilengineering.com

Certificate of Authorization # 29086

**Varsity Commercial Center
PD Amendment
Public Information Meeting Summary**

A public information meeting was held at the monthly Lehigh Acres Architectural, Planning and Zoning Review Board meeting on December 18, 2025 at the LAMSID building in Lehigh Acres. The request to add Recreational Facilities, Commercial, Group I to the permitted schedule of uses per zoning resolution Z-07-041 was presented to the board and public. There was little discussion since the site is currently developed with commercial uses and the permitted Schedule of Uses already includes similar uses.

Questions and Responses:

1. Is this going to be a martial arts studio?
Not that we know of.
2. Do you know what business will be there?
Not yet.
3. Will the facility be sound proofed?
Not that we're aware of.
4. Is there enough parking?
Yes, the parking lot was built to accommodate the existing commercial plaza.
5. There's already too much traffic on Gunnery Road.
The zoning resolution permits medical office, which generates more traffic than the proposed use.

No one from the public attended the meeting. Only the members of the LAAPZRB were there to hear the presentation, ask questions, make comments, etc., so a sign-in sheet wasn't provided. A copy of the LAAPZRB application, signed by Tami Baker, chair, is provided in lieu of the sign-in sheet. No motion, was made. The Board isn't required to approve or deny the PD Amendment request.

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: Varsity Center
2. Street Address of Project: 505 Gunnery Road North
3. Strap No. 28-44-26-L3-05054.0010
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
Amend Zoning Resolution to add Recreational Facilities, Commercial, Group I
5. Applicant Name / Title: Vu Pham for Zayla Investment, LLC
Address: 11636 Stone Creek Cir, Fort Myers, FL 33913
Phone: 239-810-3139 Email: masterpham@hotmail.com
6. Date of LAAPZRB meeting requested for presentation December 18, 2025
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
Name / Title: Veronica Martin, TDM Consulting, Inc. ^(ARCHITECT) ROSIE RESTREPO, TDM CONSULTING.
Address: 1520 Royal Palm Square Blvd, Suite 100, Fort Myers, FL 33919
Phone: 239-433-4231 Email: vmartin@tdmconsulting.com
8. Provide name and contact information of additional persons to receive correspondence from the LAAPZRB.
N/A
9. County staff Reviewer: None yet
10. Has project been presented to Community Development or Lee County Hearing Examiner or other public presentations: Yes _____ No X Dates: _____
Application No.: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site:

Travel east on Lee Boulevard, turning north onto Gunnery Road N at the intersection.
The existing commercial plaza is on the west side of Gunnery Road at the intersection
with 5th Street W. 6th Street W is located along the north property line.

12. Proposed Use:

Recreational Facilities, Commercial, Group I

13. Adjacent Zoning and Land Uses:

North: 6th Street W ROW, then RS-1 zoning

South: 5th Street W ROW, then CPD zoning

East: Gunnery Road N ROW, then RS-1 zoning

West: 60' wide drainage easement, then RS-1 zoning

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 proposed use is permitted in most commercial zoning districts; however,
must be included in the permitted schedule of uses for planned development zoning
districts. Recreational Facilities, Commercial, Group IV is already a permitted use in the
CPD zoning district per the zoning resolution.

15. Project Checklist submitted: X Yes No

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

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: 12-1-2025

Print Name: Veronica Martin

Title: Senior Planner, TDM Consulting, Inc.

ACTION TAKEN

☒ LAAPZRB

DATE

12/18/25 -

DECISION

No motion

Initials: JB

Attachments:

News-Press.

Govt Public Notices

Originally published at news-press.com on 12/08/2025

NOTICE OF MEETING

TDM Consulting, Inc. will hold a Public Information Meeting at the Lehigh Acres Architectural, Planning, and Zoning Review Board's monthly meeting on Thursday, December 18, 2025. The meeting will be held at LAMSID, 601 East County Lane, Lehigh Acres, FL at 5:30 p.m. The applicant is submitting an Amendment to a Planned Development application to Lee County Development Services for the existing commercial development located at 505 Gunnery Road N, Lehigh Acres. For additional information contact Veronica Martin with TDM Consulting at 239-433-4231.

Publication Dates

LSAR0418187