

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – August 28, 2025

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, Derek Felder, Inke Schirrmacher, Laurie Sternowski

Excused: Mohamed Yasin

Consulting: Matt – Lehigh Acres Fire and Rescue District, Wade – Lehigh Acres Municipal Services Improvement District

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda: 1st by Tami and 2nd by Derek

Motion: Passed

Approval of July Minutes: 1st by Derek and 2nd by Tami

Motion: Passed

New Project Reviews:

A. 601 Leeland Heights Blvd W – Rezoning –Steve Enquita, Crown Key Investments, LLC

Steve Enquita presented: I just purchase recently. It is just shy of a ½ acre on the northeast corner of Leeland Heights and Kentucky road. There are lots of residential and commercial. Future land use is urban. Requesting from RS1 to CPD. It is about 2100 square feet of land. We don't know what it is going to be right now, but we want to serve the area. What we are looking to do; we will put a solid fence around it and if there was a restaurant in it we would there would be about 14. We will have one entrance. Parking will be at an angle to make it easier – and have more spots on the side. Depending on what the development is will depend on what is going on in there.

Board Member Comments:

Laurie – Depending on what the use is will depend on if we have more questions.

Response to Laura –

Tami – no questions

Response to Tami -

Derek – 1) 15 foot buffers? 2) is the house stay? 3) long list of uses for a house

Response to Derek- 1) yes, 15-foot buffer 2) yes. Nothing adds to it. 3) yes, we don't know what it is going to be.

Wade – No questions – submit to LAMSID

Response to Mike –

Thomas – No questions

Response to Thomas –

Inke – I agree with the Laurie and Derek – what the uses will be and depending on the uses might affect the traffic

Response to Inke

Matt – No comment

Response to Matt

No public comment.

Motion to approve with the removal of the restaurant or drive-thru: First – 1st by Tami and 2nd by Laurie

Motion passed 4-1

B. Sunshine Kids Center 3312 10th St W –Special Exception to allow a daycare in RS-1 Zone- Veronica Martin TDM Consulting

Veronica Martin TDM Consulting – We are requesting a special exception to allow a daycare in RS-1. In addition, we are requesting a companion variance application for reduced buffers to the north and the east. It is on the corner of 10th St W and Ruth Ave. The future land use is urban community. The applicant will make improvements to the site. The drive way into a handicap parking and then adding more parking along with a drop off area and play ground. The variance is for the required 25-foot buffer to make it 7 1/5-foot buffer so we will have to do a solid wall or fence. This will not be a large daycare.

Board Member Comments:

Laurie –

Response to Laura –

Tami –

Response to Tami -

Derek – 1) How many kids? 2) to connect to sewer?

Response to Derek- 1) depends on their ages 2) if DCF required it.

Wade – No questions – just submit to LAMSID

Response to Wage –

Thomas –

Response to Thomas –

Inke –

Response to Inke

Matt – Nothing that won't be addressed during the DO.

Response to Matt

Public Comment – None

Motion to deny as presented: First – 1st by Derek and 2nd by Thomas

Motion to deny was passed – the project was denied due to the concerns about the conformity with surrounding neighborhood. There were also concerns about the number of children that could be in the daycare.

C. Lehigh Acres Batch Plant- 551 4th St W -Rezone to IPD to allow for a concrete batch plant & DO- Jhonny Foronda P.E.

Jhonny Foronda P.E. presented: a property from industrial light to industrial planned development (IDP) to allow for a concrete batch plant. The plant would produce 5-10 trucks of concrete daily. The site will include a 1000 square foot modular office and is expected to create 5 -10 jobs.

Public Comment – None

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

Motion: Passed

D. Betan Builders-2412 Meadow Rd- Development Order- Jhonny Foronda, P.E. presenter

Jhonny Foronda, P.E. presenter: the request of a development of a 8400 sq ft building for manufacturing and selling concrete/stone countertops. There will be a 30-foot high building that will include an indoor truck well, showroom, office space. This operation involves water cutting slabs inside the building.

Board Member Comments:

The Board wanted clarification on the use, confirming it was manifesting with a sales component. Noise was a consideration, but it was noted that all the cutting would be done indoors,

Public Comment – None

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

Motion Passes

**E. El Car Wash- 2701 Lee Blvd and 2700 4th St W- Site/Subject approval & Variance approval
reduction of 50 ft required street setback –Michael Pannell , Engineer of Record Stonefield
Engineering & Design**

Michael Pannell presented: Approval for a new car wash, including a variance for reduced 50-foot street setback for the pay stations. The plan is to demolish the existing funeral home at Lee Boulevard and Elva Avenue. The construct a single-tunnel automatic car wash with access only from Fourth Street. Improvements will be made to the property including sidewalks in Elva Ave and Fourth street.

Board Member Comments:

Public Comment – None

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

Motion Passes

Old Business: None

New Business:

- a) Board Members Comments
 - a. Board Member announce her semi-retirement for LA Insurance
 - b. There will be a business coaching class staring in October – See Inke for more details
 - c. Updates on local construction projects

Motion to Adjure – 1st by and 2nd by

Adjourn: pm

Next LAAPZRB Meeting on September 25, 2025 (if projects are submitted)

Project Submittal Deadline is September 15, 2025