

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes December 19, 2024

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: Thomas Pfuner, Bill Walker, Derek Felder, Laurie Sternowski, Inke Schirrmacher and Mohamed Yasin

Excused: Tami Baker

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda: 1st by _____ and 2nd by _____
Motion: Passed

Approval of November Minutes: Moved to next meeting
Motion:

New Project Reviews:

- A.** Request for a Variance and Site/Project Approval for 2800 Meadow Rd, Lehigh Acres 33974. The applicant is requesting a Variance and Site/Project Approval for a Garcia Restarea. Project is presented by Alfredo Julien w/ Amjulien Architect. ☐

Board Member Comments:

Laurie – 1) there will only be one food truck at this location? 2) what are the hours of operation? 3) will there be lighting? 4) Is there water at the site?

Response to Laura – 1) yes. 2) 11 am to 6 pm 3) yes the site will have lighting around the perimeter. 4) Yes there will be bathroom there and we are looking to put in septic with ADA compliance.

Derek – 1) what are you asking for?

Response to Derek- 1) we are asking to change from 75 to 60.

Mike – no comment

Response to Mike –

Mohamed – 1) Is this designated as for a food truck? Will Meadow Road get more congested because of the this project. 2) will you put in stop signs

Response to Mohamed 1) it is designated commercial and it was okayed by the County.
2) Yes, we will put in stop signs

Thomas – 1) Food trucks have a bad reputation. 2) what is the list of uses
Response to Thomas – 1) this man and his food are impeccable. 2) we will get that for you

Inke – 1) Does he own the truck? 2) are there benches, tables and parking spaces? 3) what about parties? 4) will there be loud noises like music being played 5) how about signage? 6) will the bathrooms be locked after hours?

Response to Inke – 1) yes, 2) yes 3) no parties 4) no loud noises including music 5) this will be by referral only and we are thinking a gazebo might be nice. 6) yes the bathrooms and the fence will be locked after hours.

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

Thomas abstained from voting

Motion Passes

- B.** Request for an Administrative Zoning Amendment Approval for Crescent Walk f/k/a Whispering Lakes 1 RPD., Lehigh Acres FL. The applicant is requesting
- a. Administrative Zoning Amendment to undeveloped eastern 120.67± acres of approved Whispering Lakes I Residential Planned Development (RPD) fka Bethany Trace II fka Lehigh Corp RPD to change name to Crescent Walk, codify & update conditions previously approved per Z89-100 & subsequent amendments; update Master Concept Plan (MCP) alternate; proposed unit mix; property development regulations; add deviations regarding lake bank slopes, internal private road configuration & secondary resident only access & gate configuration.
 - b. Development Order for construction of residential subdivision consisting of 218 twin-villas, 216 single-family units, amenity center & associated infrastructure improvements. Project is presented by Stacy Ellis Hewitt w/ Atwell, LLC. ☐

Dave Underhill presenting: we are updating the master concept plan. Removing the multifamily because they did not see a market for it. There are a few deviations like the lake slopes. The first one address the slopes to stay the same they are right now. And the second is the back entry by lake 2 with a round-a-bout. We are asking for 10-foot-wide streets which will convert into less traffic.

Board Member Comments:

Laurie – 1) what about a traffic study?

Response to Laura – 1) no, we did a converse and comparison with the original plan

Mohamed- No questions

Response to Mohamed-

Derek – What about sidewalks? 2) clarification on the roads – so it is 20 foot roads with no on street parking? This is a concern for me – lots of homes have more than two cars and what about guests?

Response to Derek- The sidewalks will be on our side and for school safety.

Bill – We received it and gave comments back.

Response to Bill – We have submitted to LAMSID and are working on it

Thomas – 1) so the slopes are 4 to one, what about maintenance issues? 2) what about ramp for boats

Response to Thomas – 1) no maintenance issues and we will do more than what the code requires. 2) no they can use the slopes

Inke – 1) Where is the guest parking? 2) there will be families what about a playground

Response to Inke – 1) no guest parking 2) there will be a playground.

Public Comment – None

Discussion about guest parking and on street parking. This was a concern for the board.

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

Motion: Passes

Old Business:

A) Office Election

- a. Inke - President, Tami - Vice President, Thomas- Treasurer**

New Business:

- a) Board Members Comments
 - a. Derek will be made a Facebook Administer
 - b. Blackstone looking at getting a Lowes and Walmart
- b) Timber Creek Meeting 12/18/24
- c) Meeting Schedule 2025
 - a. 1 week ahead for the Holidays
- d) LAAPZRB Application 2025
 - a. Will have a new mailing address on it and starting in 2025 the application fee will be before presenting
- e) LAAPZRB Bylaws 2025
 - a. These were approved over last year

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

Adjourn: 6:19 pm

Next LAAPZRB Meeting on January 23, 202 (if projects are submitted)

Project Submittal Deadline is January 13, 2025

