

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – July 24, 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, Bill Walker, Derek Felder, Inke Schirrmacher, Mohamed Yasin, Laurie Sternowski

Excused: Inke Schirrmacher

Consulting: Matt Fire Marshal– Lehigh Acres Fire and Rescue District

Minutes: Melissa Barry

Public Comments on Non-agenda Items:

- A) Mark Geosa – President of the Cypress Lake Property Owners Association (the HOA at the former Majestic Golf Course). A couple of meeting. There has never been any drainage put in on the property. The community is doing their own water and the new owner will be put in the water drainage. And a couple of the residence has hired a law firm to help with the project being rejected. Jane Wisemen and I had a meeting with the developer. They talked about a pool and park. That was a month ago and haven't heard anything. Fox news came out and interviewed me and talked about the issue with this project including how the school district saying that the school district can't handle the increase. Developer did send in the develop order.

Approval of Agenda with changes: 1st by Mohammed and 2nd by Derek

Motion: Passed

Approval of June 2025 Minutes: 1st by Derek and 2nd by Laurie

Motion: Passed

New Project Reviews:

A. Rise Church Formal Approval

- a. Steve Stebert – Site Plan shown change – new addition is being put on. Extending a couple of rooms. They don't have a lobby – and this will be their lobby. The elevation change will be more pleasing to the eye

Board Member Comments:

Laurie – No questions at this time
Response

Tami – Are there two entrance existing – drive ways

Response – yes they are there

Derek – where is the drainage at 2) Will you be putting in sidewalks

Response – by the canal, will send an email with the permit to the group 2) I will look into that and let you know

Bill – no submittal for the drainage -

Response – already approved because this will lessen the pervious and will have more green area

Thomas – will it be updated

Response – because it stays the same. We don't need to do anything. The septic system remains the same

Mohammed – you are improving the area – I like it.

Response

Matt – nothing at this time

Response

Public Comments – None

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

Motion Passes

B. Elliano's Coffee – 3515 Lee Blvd. Amendment to the CPD to allow usage with Master Concept Plan and possible deviations and Development Order presented by Aaron Martin TDM Consulting Inc.

- a. Aarron Martin – Mark Oaker with me, - amendment for what we want – ½ lot no drive ways to Lee Blvd. but on the sides through their driveways. 800 square feet . 2 drive through windows. No menu board – you order at the window and pick up at the same window. Drainage plan – dry attention areas and going into existing drainage. We are asking for couple of extra to do with the buffers, 25 feet buffer – we would like to do 15 feet buffer for the mixed up over lay. The home has the renter and is owned by the owner and will be turned into a commercial building. And there will interconnection between there. Zoning change for the entire parcel.

Board Member Comments:

Laurie – is there any plans for 4th St? 2) what about the neighbors

Response no, 2) they were informed and nothing so far

Tami – There has to be at least ¾ of acres to be on Lee Blvd. The light will help with traffic.

Response – we will be asking for the deviation request for the whole acre.

Derek – I don't see any issues – you have an 3/4 acre and look forward to what you see. You might have the ¾ acres with all 3 lots together -

Response

Bill – Already submitted

Response

Thomas – Nothing at the time

Response

Mohammed – Worried about traffic on 4th street. – Make sure to include all the parcel.

Response -

Matt – Nothing at this time

Response

Public Comment – None

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

Motion: Passes

C. No Show

D. No Show

Old Business: None

New Business:

a) Board Members Comments

a. Derek – flyers (flying cars), meetings for different Hearing examiner meeting for projects in Lehigh

b. Water issue and new developments

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

Adjourn: 6:15 pm

Next LAAPZRB Meeting on August 28, 2025 (if projects are submitted)

Project Submittal Deadline is August 18