LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – August 27, 2026
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: Derek Felder, Tami Baker, Laurie Sternowski, Thomas Pfuner(Zoom), Mohamed Yasin(5:35pm)

Excused: Inke Schirrmacher

Consulting: Wade Weatherford – LAMSID

Public Comments on Non-agenda Items: None

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

Approval of July Minutes: Tabled
Motion: Passed

New Project Reviews:

A. **Requesting for 2613 1st St W- Rezone from RS-1 to CN-3. Presented by Tom Sacharki, AICP RVI Planning & Landscape Architecture.**

Board Member Comments: The Board discussion involved the joining of other parcels for a larger commercial project in the future.

Public Comment - None.

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

Motion Passes

B. **Requesting for 2633 1st St W- Rezone from RS-1 to CN-3. Presented by Marie D Addario, MSP RVI Planning & Landscape Architecture.**

Board Member Comments: The Board discussion was similar to the previous application. Also discussed the LAMSID easement just East of this parcel.

Public Comment - None.

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

Motion Passes

C. **Requesting project approval for Upper Room House of Prayer at Gerald Ave. Presented by Bob Kayes of LIS Engineering.**

Board Member Comments: The Board discussion focused on the project needing to be submitted to LAMISD. Derek mentioned that sewer is being added along Joel Blvd, but it is not in service yet but may be an opportunity to tie into that in the future. Service hours and the lighting around the project were discussed. The uses of the facility were discussed, including possible uses to be used as a school and a daycare facility, along with the church use.

Public Comment - None.

Motion to approve as presented: 1st by Mohamed and 2nd by Derek

Motion Passes

D. **Requesting project approval for McDonald's 14367 Gateway Crossroads- Site plan (D.O.) Approval. Presented by Craig McDonald of Corporate Property Services, Inc.**

Board Member Comments: The Board discussion noted that the location will be busy. The size of the location was discussed; the dining room is smaller than what they were in the past. The parking requirement is the same, as it is based on the total square footage.

Public Comment - None.

Motion to approve as presented: 1st by Laurie and 2nd by Mohamed

Motion Passes

Old Business:

New Business:

a) Board Member Comments
   a. Lee Plan and LDC Proposed Amendments
      i. Removal of Community plans
      ii. Removal of public informational meeting requirements
   b. Majestic Golf Course Zoning Hearing possibly in October
   c. 3908 Lee Blvd Childcare Meeting- August 31st 4 pm at the Library
   d. Sunniland Parcel development was discussed
   e. St Raphael Development was discussed

Motion to Adjourn – 1st by Derek and 2nd by Laurie

Adjourn: 6:15 pm
Next LAAPZRB Meeting on September 24, 2026 (if projects are submitted)
Project Submittal Deadline is September 14, 2026