

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes

Date: October 24, 2024 * 5:30 pm

Location: **Lehigh Acres Municipal Services Improvement District**
601 East County Lane, Lehigh Acres, FL 33936

Meeting was called to order by Chairwoman Inke Schirmmacher at 5:30 pm.

Roll Call was conducted and the board members Inke Schirmmacher, Thomas Pfuner, Laurie Sternowski, and Derek Felder were present. Excused board member were Tami Baker and Mohamed Yasin
As consultants to the board Mike Cook – LAMSID and Janis Williams – LAFRD were present
As applicants the following persons signed in: Josh Eisenoff, Dora Otano, Greg Disario, Dean Martin, Kai Burk, and Ramon Acevedo.

As guest from the public DW Scaandry was present.

Notes for the minutes were taken by Inke Schirmmacher

There were no Public Comments on non-agenda items.

Approval of Agenda: Motion by Thomas Pfuner; 2nd by Laurie Sternowski; Unanimously Approved

Approval of August Minutes: Motion by Derek Felder; 2nd by Thomas Pfuner; Unanimously Approved

Project A Reviews

Request for a Site/Project Approval for 1209 Homestead Rd N, Lehigh Acres FL 33936. The applicant is requesting a Site/Project Approval for Construction of a 510 SF QSR 7 Brew Coffee Shop with associated parking, drives, and utility infrastructure. Project is presented Kai Burk w/ Bowman Consulting Group ☐

Board member comments:

Laurie Sternowski and Thomas Pfuner expressed concerned about the volume of traffic and traffic pattern. Using the existing driveways to the property is adding additional traffic problems with the school across and in general high volume thru McDonalds and the gas station. Kai Burk responded that they are doing a traffic study. The study was not available to the board at the time of the meeting.

No drainage was submitted to LAMSID as of today as Mike Cook stated. Kai Burk was not aware that they had to submit to LAMSID for approval.

Janet Williams from LAFRD did not have a comment at this time that had not been mentioned before.

Derek Felder questioned the number of parking spots that would be eliminated by this project and corrected the number up to about 75 instead of 36 mentioned by Kai Burk.

Inke Schirmmacher questioned the site choice because of existing use of the parking space especially in the morning hours by school busses and during the day by Beals and Safe A Lot customers. There are plenty of other sides in Lehigh Acres that are underserved with commercial and would profit from a drive thru coffee shop. She recommended a different location for the project. Inke also stated that public comments on Facebook had the same traffic concerns as already stated by board members.

There were no public comments for this project

Motion by Laurie Sternowskito to decline the project. The motion was 2nd by Thomas Pfuner. Motion was Unanimously approved. The project was **Declined**.

Project B Reviews

Request for a Rezoning Approval for 1776 Gunnery Rd. N, Lehigh Acres FL 33971. The applicant is requesting a Rezoning Approval for Church/Wedding event Space. Project is presented Josh Eisenhoff w/ Quattrone & Associates, Inc. ■

Board member comments:

Mike Cook from LAMSID stated that this project was not in the area covered by LAMSID. It would fall under Lee County Water jurisdiction. Therefore, no comments from LAMSID about this project.

Janet Williams from LAFRD stated that this project was not in the area covered by LAFRD. It would fall under Tice Fire Department. Therefore, no comments from LAFRD about this project.

Derek Felder asked for more details about the church as proposed use for the lot. Josh Eisenhoff did not have the precise size of the church or the number of parishioners that would attend that church in the future or the maximum capacity of event goers. These numbers had not been determined in front of the rezoning. Utilities have not been determined at this time.

Thomas Pfuner and Laurie Sternowski ask about a preliminary site plan to get a better understanding about the traffic pattern since Gunnery Road is a very busy connector road for Lehigh Acres. The site plan was not available at this time.

Inke Schirmmacher requested that any proposed Drive Way for this project would go to the North side of the property to avoid creating dangerous traffic situations on Gunnery Road based on the suspected amount of cars for service or event participation.

There were no public comments for this project.

Motion by Derek Felder to approve the project. The motion was 2nd by Laurie Sternowskito. Motion was Unanimously approved. The project was **Approved**.

Project C Reviews

Request for a Development Order Approval for 4400 15th St, Lehigh Acres FL 33973. The applicant is requesting a Development Order Approval for a two-story mixed-use development with commercial on the first floor and residential on the second floor. Project is presented by Dean Martin w/ TDM Consulting, Inc. ■

The project was presented by Dean Martin for project site, Greg Disario for Landscaping and Ramon Ramon Acevedo for Architecture

Janet Williams from LAFRD had no comments or concerns from LAFRD about this project.

Mike Cook from LAMSID stated no objections or comments from LAMSID about this project.

Derek Felder verified the zoning to be commercial for this project. He also inquired about not seeing any plumbing layout for the proposed residential part of the building. The Architect stated that sub outs would be installed for future plumbing needs. Derek Felder also ask about the different access points to the building since there was a secured area planned for money services; The layout offered a hallway that would not impact the security of the money service business.

Laurie Sternowski ask about the food service provided, because of the large kitchen compared to the convenient store footage and no designated seating area. The Architect stated that the food service would be Take Out Service and Delivery.

Thomas Pfuner did not have additional comments that had not been address by other board members.

Inke Schirmmacher stated that the design of the building and proposed colors where pleasing. She added to Derek's comment questioning the layout of the plumbing for the residential part of the building on the 2nd floor

of the building. She inquired about the signage for the building because of the adjacent residential properties to make sure that no neighbors would be negatively impacted by intensive lights.

There were no public comments for this project

Motion by Laurie Sternowskito to approve the project. The motion was 2nd by Thomas Pfuner. Motion was Unanimously approved. The project was **Approved**.

Old Business:

There was no old business conducted.

New Business:

No Board Members Comments

Inke Schirmmacher requested to change the LAAPZRB mailing address due to a location change of Tami Bakers business mailing address. The new Mailing Address Tami Baker, 3507 Lee Blvd. Ste 247, Lehigh Acres 33971 was approved

Meeting was Adjourned at 6:23 pm

Next LAAPZRB Meeting on **November 21st, 2024** (if projects are submitted)
Project Submittal Deadline is November 11th, 2024