

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes –August 22, 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: Tami Baker, Thomas Pfuner, Wade Weatherford, Derek Felder, Laurie Sternowski,

Excused: Inke Schirrmacher and Mohamed Yasin

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

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

Motion: Passed

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

Motion: Passed

New Project Reviews:

- A. Request for an Administrative Amendment to Bentley Crossings Mixed Use Planned Development Commercial Parcel C-1 to add an indoor Flea Market and caretaker's residence. Project is presented by Tom Lehnert PSM for Atwell LLC**

Tom Lehnert present: We are here to request an administrative amendment indoor flea market and caretaker resident on the corner of Buckingham and Gunnery. It is a 9 acre out parcel of Bentley Crossing. There is residential subdivision under construction on the north left side of Buckham. We are on the south side. That is all we are doing is requesting that use for the County and the caretakers. We have sent you copies of the traffic.

Board Member Comments:

Laurie – No questions

Response to Laura –

Tami – 1) What is the care taker taking care of? 2) How big is it going to be? 3) there could be other uses there then?

Response to Tami - 1) the facility. 2) we have not gotten that far yet. 3) yes, it depends on how much of the site we will use.

Derek – 1) Will you be coming back to us when you go through the DO and site plan? 2) this the plan for the whole parcel to be the flea market?

Response to Derek- 1) yes. 2) We have not gotten there yet. That is part of the plan.

Wade –

Response to Wade –

Thomas –

Response to Thomas –

Janis –

Response to Janis

Public Comments: None

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

Motion Passes

B. Request to Rezone 28 acre +/- Property from AG-2 to RPD to allow for the development of 168 multi-family units. Project is presented Daniel Delisa, AICP Delisi Inc for Comterra Development q

Dan Delisa presenting: This property is on the State Road 82 between Grant and Parkdale Blvd. Mostly side family on the north and the RV park on the south. The future land use is straight forward – the green are the wet lands. This is all urban community around us. We are able to have 6 unites per acre and you are allowed to use the wet lands if you preserve the wet lands which we are planning to do. The request is a subdivision with 6 units per acre that is 165 units. We are developing near 82 and so the whole back end will be wet land that creates the buffer. We have a lake on the east. We have a 1/3 of a mile on 82 for two access points. There will be multi-family units. We are just going through the development part.

Thomas came in at 5:50 pm

Board Member Comments:

Laurie – 1) entrances -how far apart are they? 2) this is intended for low-income housing?

Response to Laura – 1) Tami – Are they going to make them right in and right out only.

Discussion was held about this. 2) there is not determination for that.

Tami – 1) Is it going to be rental or sold 2) Thank you for leaving the wet lands.

Response to Tami - 1) It could be either.

Derek – 1) How many stories? 2) what type of buffer

Response to Derek- 1) 3 stories 2) type d

Wade – No comment

Response to Wade–

Thomas – No questions

Response to Thomas –

Janis – 1) Has parking be determined?

Response to Janis: 1) These have garages and driveways. And there is on the street parking for visitors

Public Comment –

Don Schawnuth – 1) what about water and sewer sources?

Response: 1) there is water and sewer along 82.

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

Motion: Passes

Old Business: None

New Business:

a) Board Members Comments:

- a. Inke update.
- b. Discussion about the entrance on 82.

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

Adjourn: 5:25 pm

Next LAAPZRB Meeting on September 26, 2024 (if projects are submitted)

Project Submittal Deadline is September 19, 2024