

**LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD**

Meeting Minutes –October 26, 2023

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, Mike Cook, Derek Felder, Laurie Sternowski, Inke Schirrmacher, Mohamed Yasin, Janis Williams

**Excused:** Claude Spellman,

**Consulting:** Janis Williams – Lehigh Acres Fire and Rescue District

**Minutes:** Melissa Barry

**Public Comments on Non-agenda Items:** None

**Approval of Agenda:** 1<sup>st</sup> by Derek and 2<sup>nd</sup> by Thomas

**Motion: Passed**

**Approval of September and August minutes next month**

**New Project Reviews:**

- A. Request for a Special Exception for Development Order on 2187 Lincoln Park Avenue Lehigh Acres. The applicant is requesting a Special Exception approval for a place of worship on a RS-1 parcel. Project is presented by Tom Sacharski w/ RVI Planning. ■  
Tom Sacharski with RVI Planning presenting: With this project there are two parcels, RM-2 and RM-1. The RM-2 is the larger parcel and the RM-1 is the smaller. We are looking to build a 3000 sq ft church and 4250 sq ft fellowship hall. Right now, we have 30-35 people in the church. The access is on Lincoln Ave. There is a 2.1-acre space. There is onsite water. There 51 parking spots.

**Board Member Comments:**

Janis – 1) Not within the boundaries of the Fire Department. It is Alva. Was a notice given to the neighbors?

Response to Janis – 1) Yes, it was.

Laurie – 1) The parking is surface and grass?

Response to Laurie – 1) yes, it is about 50/50. It is usually better if grass.

Derek – 1) Have you set a hearing examiner meeting? Have you placed the signs? 2) How long have you owned the property? 3) What is the use of the other gathering space? 4) I am

concerned about the open spaces and the parking. 5) How is the occupancy account for? 6) Where is the drive way off of?

Response to Derek – 1) yes and yes, they will be put up. 2) 6 years. 3) It is a fellowship all and that will be the 2<sup>nd</sup> phase. 4) Yes, the parking is based on the services and Sunday operations. 5) it is based off of lobby seating and square footage of each room. Also, during the DO phase with fixed seating. (Janis – a building over 300 people will need to have sprinklers) 6) Lincoln Park. The back area is overgrown and a gravel road. It is an unimproved road.

Bill – No comment, it is outside our district as well. It is SWF water.

Inke – 1) Are there houses around? 2) I am not happy that it is put up in a residential area. What is the landscape plan around the drive-way. Can you use the gravel road? Churches want to be seen and there are already two churches in that proximity. 3) there can be at least 100 cars coming in and out of there. 4) What about a new endangered species survey? The last one was 2020. 5) I don't think the grass parking will help the preserve but I am not sure that there is anything that can be done for it.

Response to Inke – 1) Yes. 2) There will be large buffer to hide from the other residents. So all they will see is the church. If we were to use the gravel road then the County would require us to improve it. 4) Yes

Thomas – 1) Why was the spot choose? 2) If the maintenance is kept up then it might be a win/win.

Response to Thomas – 1) they liked the property and it had wet lands. The fellowship hall is around the wet lands.

Public Comment: none

**Motion to approve the project as presented: 1<sup>st</sup> by Laurie and 2<sup>nd</sup> by Thomas**

**Motion: Passes**

**Old Business: None**

**New Business:**

a) Board Members Comments

1. Tami – Claude is getting out of surgery. I will be sending him a get-well card. We might want to consider finding another board member.
2. Derek – a woman has started a petition to put a sidewalk along Williams by Towns Lake to 12 Street. Discussion on sidewalks.

**Motion to Adjure – 1<sup>st</sup> by and 2<sup>nd</sup> by**

**Adjourn: 6:01 pm**

**Next LAAPZRB Meeting on November 16, 2023 (if projects are submitted)**

**Project Submittal Deadline is November 6, 2023**