

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – May 22 , 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

Excused: Mohamed Yasin, Laurie Sternowski

Consulting: Janis Williams – 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). There is a project coming up to rezone the golf course to residential houses. We have had meetings with the owners and there are many people who live in that area who are very upset about this proposal. The golf course has been closed for 8 months and there is not up-keep. The ponds are overgrown, the grass has weeds and so forth. We are in this process of getting organized to fight this. We are in the process of hiring an attorney and public relations firm. As of right now we do not have anything from the developer. We are here to let you know where we stand and if you have the ear of any County officials to let them know about our objections.

Response: This was discussed about how this is not in front of that. And the steps that will need to happen to help fight this.

Approval of Agenda: 1st by Tami and 2nd by Thomas

Motion: Passed

Approval of April 2025 Minutes: 1st by Tami and 2nd by Thomas

Motion: Passed

New Project Reviews:

A. Request for Development order – 82 & Blackstone – Big Box Retail,

Presenting by Albert Lopez with CPH Consulting - Blackstone and 82 big box retail project. Starting with the elevation include different elevation from 2 feet to 3 feet. There are different textures throughout the elevation. There will be recessed entries and columns with different high. This is for a 180,000 square feet retail with grocery component, retail, liquor and drive through pharmacy. We pretty much meet all the LDO requirements for parking spaces (we have 722 and we have 749). This is just a small portion of a master concept plan called Blackstone Corp Park. We have 61.78 acres including preserves. The site plan includes limited the trucks to the back of the store with a truck turn around. We meet the

requirements for landscaping and buffers. Open space is 13.4% and the master developer is meeting the rest of the requirement.

Board Member Comments

Tami – No question at this time
Response to Tami -

Derek – Master Drainage for the whole site. 2) the major parking lots, can the semi-trucks park in the front? 3) Will the light be there

Response to Derek- Yes, we are tying into the ponds. 2) We are trying to limit that and we are not foreseeing that happen. 3) it has to be installed for this to move forward.

Bill – Have you submitted with drainage with LAMSID?
Response to Bill – Yes

Thomas – What is the lighting plan and landscaping plan?
Response to Thomas – I do have a landscaping plan I can share. I do not have lighting at this time. The landscaping plan was shown and will be shared with the board.

Inke – No Comment
Response to Inke

Janis – We are working on this right now.
Response to Janis

Public Comment:

A) This is going to be a Walmart?
Response: Yes, and there will be a Lowes and gas station. 14 out parcels will be included.

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

Motion Passed

B. Site/Project approval -50 Bell Blvd. Rise Christian Church Steven Siebert RA

Victor Anquare – We are adding about 3330 squarer feet to the front of the building. It will take up the front drive way but not affect the landscaping that is there. We have submitted to the County and so far, not comments back. It is will add an update to an old building.

Board Member Comments:

Tami –
Response to Tami -

Derek –
Response to Derek-

Bill – Have you submitted about drainage with LADMIS

Response to Bill – I am not sure.

Thomas –

Response to Thomas –

Inke –

Response to Inke

Janis – We are reviewing them and making comments on them.

Response to Janis: Building is sprinkled.

Public Comment – None

This project was tabled until the next month due to needing question answered that could not be answered.

C. Request for Development Order – 82 & Blackstone- Blackstone Fuel Station

Presenting by Matt Femal with VP Kimley-Horn– a purposed fuel station out parcel for the project at Blackstone retail store present earlier. It is 1600 square foot building, 10 parking stalls and canopy over the fuel stations. Truck access will be from the Blackstone and 82. Right in and right out to the east of the project. The building elevations were shown.

Board Member Comments:

Tami – It is a Murphy?

Response to Tami - No it will not be a Murphy.

Derek – What does the sign say on the side?

Response to Derek- It will be branded the same as the retail store.

Bill – Just submitted to LAMSID

Response to Bill– The project is part of the master plan so the it will be submitted then.

Thomas – No Questions

Response to Thomas –

Inke – Is there diesel?

Response to Inke No, it is not large enough for large truck

Janis – I don't see any issues it. It is a smaller building

Response to Janis.

Public Comment – None

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

Motion: Passed

Old Business: None

New Business:

- a) Board Members Comments
 - a. Inke – heard that a new IKEA will be moving in
 - b. Soil samples were discussed
 - c. Board gave approved for Derek to help with the website

Motion to Adjure – 1st by and 2nd by

Adjourn: 7:34 pm

**Next LAAPZRB Meeting on June 26, 2025 (if projects are submitted)
Project Submittal Deadline is June 16, 2025**