

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

Meeting Minutes – February 23, 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:** Thomas Pfuner, Mohamed Yasin, Claude Spellman, Tami Baker, Mike Cook

**Excused:** Inke Schirrmacher

**Consulting:** Ken Bennett – Lehigh Acres Fire and Rescue District

**Minutes:** Melissa Barry

Public Comments: None

Board Comments: None

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

**Approval of January Minutes: Tabled**

**New Project Reviews**

Request for Administrative Amendment in Mixed Use Overlay on 3507 Lee Blvd, Lehigh Acres FL 33971. The applicant is requesting an Amendment Approval for Administrative Amendment in Mixed Use Overlay to add Recreation Facility, Commercial Groups III and IV - limited to Event Center for weddings and receptions, family gatherings and reunions, memorial services, community activities and fellowship, special occasion celebrations, and similar activities, with accessory uses of food and beverage services, without alcoholic beverage consumption. Project is presented by Djhulia Legistre w/ Believe Dream LLC. ☐

**Djhulia Legistre presented:** Also known as the copper roof building. We would like to have the amendment changed because we want to be able to hold events for private events including weddings and anniversaries.

**Board Member Comments:**

Claude Spellman: No question

Mohamed Yasin: Parking compactivity –

Response to Mohamed: there are 114 parking spaces.

Thomas Pfuner: why to we make this poor lady come for this?

Mike Cook: just a change in usage and county looking into the use.

Tami Baker: are you a eliminate the bottom floor?

- Response to Tami: The events will be during the evening and weekends when the offices closed.

Ken Bennett: No comment/questions

**Motion to approve for the rezoning. Mohomand1<sup>st</sup> Claude 2<sup>nd</sup>**  
**Motion passed**

**B.** . Request for Development Order Approval for Multi Family Townhomes Development on Unice Ave N Lehigh Acres FL. The applicant is requesting an Amendment Approval for Multiple Family Townhomes. Project is presented by Justin Ham w/ Kimley-Horn and Associates, Inc. ☐  
**No one was available for the presentation.**

**Board Members Comments:** Mike Cook offered to give background on this project and what was presented to LAMSID.

Mike Cook – The site is on Unice Ave by misquote control. This is outside of the water district, but they are wanting to move it into our district. There was a master concept plan approved 2005. And it is almost identical to this now. It is a different density. There are 364 units on the property and will have its own sewer. I don't know what the time line is but hopefully that the Lockett Road extension coming. Bridge will be right. Wet land right there because the Orange River is right there. There will always be a wet land. That whole neighbor is a wet land and by 31<sup>st</sup> and Nancy Court went through there. They are low and they are chopping down the cypress trees. Town Lakes was a big wet land area. This all started when the Army corps during World War II came in they build the rim ditch. Mike gave a history of when the Army Base was located and what can be seen by google earth now. He also talked about the impacted of the Orange River. He also talked about how LAMSID left a strip in Hendry Country. to be able to connect 12<sup>th</sup> street

Ken Bennett. -it this in Lehigh. (Yes, right next to the schools) Looks like they have a hammerhead that will have to be address. There is a lot of traffic added to this area.

Tami Baker– With waffle house, Starbucks, coming and I heard that KFC coming; maybe they can put a traffic light.

Public Comments: Derek – He asked about the Lockett Road Extension. He asked Mike If there are any plans on going through Harns Marsh.

Tami – Talks about how there extension was going to happen make years ago through 12 Street.

No motion at this time

**Old Business: None**

**New Business:**

**a) Board Members Comments**

- a. Mohamed – Starbucks and other people are not here but I would like to say thank you. Lehigh has grown in the last 6 to 8 months.

**b) Shipping Container Homes –**

- a. Posted on Facebook
- b. They are being building in Lehigh and both duplexes

- c. Can be placed quickly and inexpensively
  - d. Another alternative to housing
  - e. They put them together on site and they are good strong homes.
  - f. There is a foundation requirement
  - g. How is it anchored? – they can with stand 175 wind.
  - h. Thomas: Where can we find where they are being anchored. (County has been approving them)
  - i. 25th and lee street
  - j. Roof
- c) Board member Candidates**
- a. Derek Fleter
    - i. Moved here a few years ago and started a Facebook group. And if I am going to be getting involved then.
    - ii. Mike Cook – came into our board meetings
    - iii. Inke – electronic vote for everyone and then
  - b. Lori Strenowski
    - i. Was on the board before the community council and has a lot of back ground done in Lehigh
    - ii. And was on the planning board but because of work and family health, I had to pull away. And my husband was a contractor.
    - iii. Mohmand – would be an wonderful to have as well be Derek

**Adjourn: 6:07 at pm**

**Next LAAPZRB Meeting on March 23, 2023 (if projects are submitted)**

**Project Submittal Deadline is March 13, 2023**