

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – June 26th, 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: None

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

Motion: Passed

Approval of May 2025 Minutes: 1st by Derek and 2nd by Thomas

Motion: Passed

New Project Reviews:

- A. Request to rezone 3.9 acres from CPD & RS-1 to CPD to add .75 acres to the existing D. Sam Plaza & add 14,873 sq ft non-residential floor area to the approved 25,127 sq ft existing building. The total will be 40,000 of non-residential uses. Requested by D Sam Plaza Presenter is Fred Drodic AICP, Director of Planning, RVI Planning and Landscaping Architecture.

Fred Drodic – this lot is 3.9 acres on the northeast corner of Gunnery and Lee Blvd. We would like to use the mix-overlay. There will be an access point on 5th St West. We will be using the storm water area that is already there. There might be an impact to the residents on the east and the County might come back on. We would like to add a package store uses – liquor store added to current uses.

Board Member Comments:

Derek – What is the parking in that area?

Response to Derek- The parkin over what is required

Mike – LAMSID just needs the drainage submitted – it might need to be cleaned out

Response to Mike –

Thomas – No questions

Response to Thomas –

Inke – the mixed-use-overlay was for commercial on the bottom and residential on the top 2) what type of businesses

Response to Inke – It has been found that leasing over commercial is hard. 2) we had a dentist and some mom-and-pop stores

Janis – Is it one building with small units?

Response to Janis – Yes, they will have access to the front and back

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

Motion approved

Old Business: None

New Business:

- a) Board Members Comments
 - a. Website updated by Derek – thank you

Motion to Adjourn – 1st by Derek and 2nd by Thomas

Adjourn: 6:04 pm

**Next LAAPZRB Meeting on July 24, 2025 (if projects are submitted)
Project Submittal Deadline is July 14, 2025**