

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – April 23, 2026

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: Inke Schirrmacher Tami Baker, Derek Felder, Mohamed Yasin

Excused: Thomas Pfuner & Laurie Sternowski

Consulting: Matt – Lehigh Acres Fire and Rescue District, Wade – Lehigh Acres Municipal Services Improvement District

Minutes: Tami Baker and Veronica Borek

Public Comments on Non-agenda Items: None

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

Motion: Passed

Approval of Mar Minutes: 1st by Derek and 2nd by Mohamed

Motion: Passed

New Project Reviews:

A. North Lehigh LCEC Substation-1006 North Ave, Lehigh Acres- Requesting a D.O. approval for new substation with electrical vault & bathroom on 4.25 acre site – Presenter: Kevin Conor P.E. Sr Project MGR for Avalon Engineering, Inc

Board Member Comments:

I'm here representing my client

LCEC Substation at 1006 North Ave and Thompson Avenue.

If you look here, it's a 4.25 acre, project. It's zoning... current zoning is residential.

And this future land use is urban community. These are all acceptable uses for a central use facility.

It is going to have a perimeter wall that goes all the way around where that dark green is.

There's a wall that's going to be an 8-foot.

Derek Felder- A concrete wall that you've seen with just about every substation in the area.

It has entrances on Thompson Avenue and North Ave?

Kevin -We're going to be improving the roadways on North Avenue and on, Thompson Avenue as well.

All the parcels have been strapped together, and they're now one solid parcel.

That's going to follow the Lee County Development Building Code.

There are no lighting plan for this, because it's an unmanned facility.

One water will be retention that's going to wrap around the whole system. It'll be South Florida Water Management and Lampson.
Approval and review process with that.
The utilities will be water and septic, or as well and septic.

Matt Brennan- not too much on the fire department side.
We don't typically even go into the facilities without them anyway, so...
you have the two-axis way, but... But you have a key for the castle, right? Yes.
The vault building will have, fire extinguishers around it for use instead there's a small fire inside that aspect.

Wade- Nothing at the moment, I think we're still waiting for you guys to submit.

Derek- Concrete wall have landscaping around it on the outside? It does, okay.
That darker green is a landscape buffer, all the way around the whole thing. We also have a landscape plan, I believe, that's on the next couple slides.
It's 25 feet from a residential house and property, or future residential house and property.

Kevin- It may not have made it into it, but we do have a landscape plan with that, so...
_I have it on my flash drive over here, if you guys might look at it. Yeah, that would be interesting, because actually I was looking, I had the same question, because with all the residential still around, nobody wants to look at the.
put concrete block wall. Is there noise that comes from these.

Mohamed-Nope, it's a large parcel, 4 and a half acres. I wish you guys only took up, like, two acres.
Leave the rest, because it could be a potential commercial spot for others, but it's... it is what it is.

Tami - I'm sure somebody's not going build their house on either of those other parcels.

Inke - I don't see any landscaping, so I would be really interested in landscaping, because that is a... giving that bunker feeling. Overhead wires coming in, right? That's correct, yeah. We don't have a lot of, uh, large trees around there with the overhead wires and everything coming out. No, but even, you know, a 5-foot brush around.

Okay, any further comments from the public?
Anything else additionally from the board?
Looking for a motion to approve the project? I'll move to approve this project as presented.

Motion to approve 1st Derek 2nd Mohamed, Motion Passed

B. MHM Lee Lot 3 Multi-Use Building-5540 Lee Blvd, Lehigh Acres- Requesting a D.O. approval for a multi-use commercial building for medical office, retail space & drive-thru restaurant on 1.01 acre – Presented by Akbert Martes-Rodriguez, P.E. Sr Project Manager Avalon Engineering, Inc

Albert- I'm very excited to present to you guys a new commercial development off of Lee Boulevard. This is actually within a commercial subdivision that Avalon Engineering actually designed and permitted.

That consisted of the access roads and actually the 7-Eleven is on west side that's up against Alvin Avenue. They actually received their certificate of occupancy just this past week.

We provided you guys an overall plan, so you can see the surrounding existing development.

The development is a 3-unit building, and some tenants that have been confirmed is on that yellow. A portion of the building on the west is actually going to be a Starbucks. The middle unit there that's colored in kind of brown is going to be a local nail salon.

The unit on the far right, which is kind of that peach color, is going to be a medical office. A dental office, I believe.

Master stormwater drainage system that was already designed to account for the impervious area proposed as part of this project.

Two turn lanes that you see there off the Long Boulevard are also designed, permitted, constructed as part of the master development that was previously permitted. This project is really a plug-and-play. It's been pre-designed to tie into utilities, drainage, and access.

As well as a landscape plan. The perimeter buffer of the entire subdivision was actually installed. Those are actually existing, so this development would really be permitting just the additional needed building foundation plantings and.

General trees that are required to meet the land development code.

The area that kind of abuts the residential area up on the North side of Brookfield, there's actually a very dense, as you can see, tree rows, uh, dual staggered hedge there that really buffers from those residential uses.

Presentation, let's see elevations, there we go.

There's going to be a Starbucks drive-thru on that.

Western side, and the nail salon will go nestled in the middle, and the dental office will be on that far.

We permitted the utilities through FGUA, they're in the master subdivision, so we'll really be just tying into the water main & the main for the sanitary sewage.

Derek -I see that you have a driveway, an additional driveway, to the parcel from Lee Boulevard. With the one driveway to the gas station. I thought that was the deal, that we have only one driveway that goes in and out from the boulevard.

Because that is exactly the situation there when all the cars are lining up and waiting for the green light.

Albert -Yeah, so we did have to go back and forth with Lee County DOT.

And we requested a couple deviations to get the access points shown. These were constructed and, like I said, certified.

We did kind of do a horse trade with DOT and did some pedestrian improvements around the project.

We improved the crosswalk at the Alvin intersection, just to the west.

We were able to permit those turn lanes, as you see there. No additional roadway improvements are proposed as part of this project.

As everything shown on the screen there, in the right-of-way has been permitted.

Constructed and certified.

Derek -Because now we're talking about 2. In rush hour, trying to get in and out, it's almost impossible. And then there's 7-Eleven right nearby.

It looks like it does, but just verifying the access road that you have in front of the building does connect to 7-Eleven's parking lot.

Albert_ Yes, so we actually think that's going to benefit the safety of the project. People won't.

be having to go in and out of this subdivision. Yeah, we're gonna stop using the 7-Eleven.

access, and they're going to only use that access. Which is actually the safer one, I would think, honestly. The reason why we did that is because 7-Eleven, just as part of their.

Franchise contractions, just needs that access point off the access road, or they just won't go there.

And to be able to, you know, provide these commercial uses, we usually just need an anchor to come in here to, like, develop.

The subdivision, and then the other uses that, like, you know, the Starbucks, the Chipotles, the fast foods that everyone wants will be able to come in.

After, and piggyback off of the infrastructure that 7-Eleven kind of puts in.

It was previously permitted and approved and obviously constructed, so this project is really focusing on that Lot 3, which is.

Mohamed -Whoever made that horse trade was not thinking of this community, so...

They didn't do that in our favor, I think.

Everything else other than two access points so close together,

It's a nice building, and it's for good purposes.

Inke -Yeah, except 3 gas station in one corner, it's a little bit overkill, I think.

Did you do a crosswalk on Brookfield? Sidewalk on Brookfield? Yes. With the project? 6-foot sidewalk along the entire rear of the property.

The crosswalk that's on this proposal that goes next to your dumpster enclosure.

Albert- Yes. The crosswalk that goes nowhere?

Inke- For drivers that are making that turn to identify that there's a pedestrian walkway here to the dumpster.

these developments plug in, because there is just, by nature, a road that will, like, align with lots assuming you didn't do it on the slot, because you probably need the parking spaces due to the uses.

Albert -Yeah, again, not a decision us as an engineer make. The, you know, the franchisees give us their wants and needs, and we do our best to satisfy, and, um, there are, you know,

a lot of uses going into this building, and like you said, they'd rather have their main access points off the existing connections off of Lee Boulevard.

Instead of sacrificing additional parking, you know, the rear there, that's really just a residential road.

Not much traffic would really be coming in and out of there.

Derek- Actually, that's where the traffic is coming right now on Lee Boulevard. They're taking aim, and they're going back. I'm sorry, for me personally, if I come to this, I'm gonna turn in off the main Lee Boulevard road.

But then, hypothetically, I'm not a person that's gonna go out of this and go try to make a U-turn at home. So I'm gonna go out... I would personally go out the back.

And try to go, can you make that... can you make that left down on... and then I would make the left down memory. That's the way I would personally go, to go back, east on the boulevard. Yeah. Which is why that orange strip there is really a cross-axis easement.

Albert- So you will still be able to do that. As you loop around, you'd be able to go to the 7-Eleven out onto Brookfield, to their existing two access points, and make that left onto Alvin, as you instructed.

It's just, you may have to meander through the subdivision a little bit. And when Lot 2 comes online, which are actually currently in design development for. We'll probably be presenting that one at the next meeting. There is a continuation of that rear road that connects to the 7-Eleven to make that access a lot easier.

Wade -No, I think we're still waiting for you guys to, uh, speak to us as well. Yeah, one interesting thing for the stormwater, so there was obviously a master stormwater permit issued for this project that we got permitted with.

Albert -The original permit actually had the subdivision broken up into 5 lots, but it's now been reconfigured into 4.

So, the applications going into this will confirm that, you know, we're not exceeding the maximum impervious areas, but also designing the maximum building and pavement areas for the new lock configuration shown, so you'll see that when we submit.

In the commercial permit infrastructure. Are you getting your (fire) trucks around there?

Matt Brennan-Yep, that was part of the master plan that was evaluated. Okay, that's already been accounted for.

Inke - Any comments from the public? Excuse me, can you just stand up and flame your name, give us your name for the minute?

My name is Williams. Um, I would like to know, how is it going along with connectivity?

Albert -We have 3.

Yeah, absolutely. So, I was actually really, uh, excited to work with the developers on this one, because they're actually going to own and maintain the majority of the.

the property here, where some developers are quick to flip and, like, get rid of the property, but they actually established a property owners association.

And a commercial land condo that has easements around all the buffers, and that will be responsible for owning and maintaining all those, so...

If there ever is, like, a storm, or they are just plants just die due to, like, an irrigation issue.

They will be tasked to maintain those and, you know, restore them as needed.

Any further comments?

Tami- Motion to approve with the notation that we are not happy about the second means of egress off of Lee Blvd.

Mohamed 2nd

Motion Passes with notations.

C. CK Daniels -SR 82 & Daniels Pkwy, Fort Myers – Requesting approval for a Site Plan for a 3956 sq ft Circle K convenience store on 2.15 acre with Starter Gate 7 fuel canopy with 2 HSD end caps- Presenter Ryan Hileman, P.E.

We have C.K. Daniels and State Road 82 at Parkway for buyers.

Requesting approval for a site plan for the 3956 square footage Circuit K convenience store.

On 2.15 acres with Starter Gate 7 fuel count canopy.

with two HSTs, and CAP's presenter is Ryan Heilman

Ryan Heilman, I'm with Boulder Engineering. I'm here representing Circle K as part of the development of an out parcel of the, uh, it's called the Gateway Marketplace.

The development is just on the other side of SR82. It's at the intersection of SR82 and Daniels Boulevard. I believe it's right on the edge of the Lehigh Acres Plan area, so we represent another gas station. It sounds like you guys, uh, we've got plenty of them around there.

This one is probably needed in that direction. Yeah. Based on where it's at and based on our conversations with the master developer, which I believe is Simpler. They have recently received full approvals, and they're starting their construction of master development. We have not submitted to Lee County for our site development permits, but we wanted to go ahead and get ahead of.

I realize everybody's showing landscape plans. I did not realize we, had landscape plans to show, but, the intent is to stay as complete code compliant, as required.

Matt Brennan -Yeah, pretty familiar with this project. As far as I'm concerned, we are one of the first, if not. one of the first groups that I've actually committed and signed agreements to pursue or continue.

Ryan-Yeah. It looks like they've already sort of subdivided this particular portion to move to Home Depot.

Matt -Yeah, nothing is outside my district. I would check with Gateway Services CDP and make sure that.

That is outside of distributed or something like that.

Derek - So, on the right side, you have got one lane coming in, and then it splits off to two lanes, and you got a right turn lane, and a straight, and you got a left.

And then you gotta, you know, to be able to turn into this... into this gas station here area.

So I don't know if this is with your development, or if this is already pre-flighted with the overall master, but...

What's the signage gonna be to keep me from driving the opposite way into that two-lane road, where your left turn lane is?

Ryan But I completely understand the concern of that. I don't know, as far as our development.

Derek -within your development, the only way to get into your development from the back side, I'll say, you know, is that left turn, left hand...

entrance area. Correct, yeah, that would be a left... uniquely on the... on the...

east side of the project, that access is a left-in, left-out. We don't see those very often, but it is a left-in, left-out.

Uh, it's full access off of Pine, uh, Pine Lodge Lane, uh, or that extension, which will eventually extend through.

And then we are providing a cross access on the southern, uh, west...

southwest side of the property, too. What's the left and left note? The axis on the east.

So I can't come up there and make a right?

Ryan -Yeah, so yeah, coming off of Daniels, it's a ingress. I don't want to come, I don't want to come off Daniels, so I'm in the gas station right now, and I want to go to the Home Depot.

It's a left-only. Internal fear.

Derek-Okay, so I can't make... I can't... there's a road going back there, but I can't go out here and make a right to go.

Yeah, on the top side. Yeah, you can. I want to make a right to get the... Sure. Yeah, there's nothing preventing you. That's what I was confused. Yeah, yeah. I'm in the gas station itself, into the parcel. Yes, there, yeah, definitely.

Ryan-I actually have no idea what's going over, they don't have anything signed up. It was just meant to provide cross-access. That may be a right view.

Lighted intersection at some point.

Derek -the back side of that Timber Creek neighborhood is supposed to be a lighted intersection Timber Creek Phase 2.

Mohamed, I have no comments at this point because.

All I know is that a gas station is absolutely necessary in that area.

Inke- Okay, any other additional comments for this project? Motion to approve. 1st-
Mohamed. 2nd Derek. Motion passes unanimously.

Going into old business -discussion of bylaws and open positions.

Derek-Thought I might have a question on the quorum, too, maybe. Well, we did, but the quorum, we said we ended up establishing that it was 3, and last month there was only 2 of us here. We got Ink on the phone, so we were able to approve.

So it was the quorum and the fact that we don't have a secretary listed on Sunbiz.org

Laurie has said that she would do the position, but we haven't voted or anything else, and since she's not there, then we have to table that one more meeting.

Tami-

We need extend our Microsoft 365 license for the Board Account also increase the storage on our email. I have tried to archive things and make more space, but it's not working.

I just need approval on that. Oh, what are we talking about? Well, the Microsoft 365 was \$119, I think. On the email, it's \$1.99 per month.

Upgrades approved.

Motion to adjourn. That sounds like a winner to me. It is 6:14pm