

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes –March 28, 2024

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, Laurie Sternowski, Inke Schirmacher, Mohamed Yasin

Excused: Claude Spellman, Tami Baker, Derek Felder,

Consulting: Mike Cook - LAMSID

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

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

Motion: Passes

Approval of December Minutes: 1st Laurie by and 2nd by Mohamed

Motion: Passed

New Project Reviews:

- A. Request for an Administrative Amendment to existing Mixed Use Planned Development (MPD) for Ibis Landing f/k/a Copperhead f/k/a Classic Hills MPD at 298 acres south of intersection Beth Stacy Blvd S & 23rd St W. The applicant is requesting an Administrative Amendment to existing Mixed Use Planned Development (MPD) to update the Master Concept Plan conditions of approval & deviations to reflect current development plan with no change to existing approved intensities & current Development Order for overall development including 109 existing dwelling units & 796 proposed dwelling units (single-family, two-family attached, townhomes and multi-family) with private amenities & associated infrastructure including minor adjustments to existing tracts, golf course & lakes. Project is presented by David R. Underhill Jr, PE w/ Banks Engineering ■**

Presented by David Underhill – This is the old Copperhead. We are hoping to bring the gold course back and have more residential. There was an administrative amendment that we needed to update so that is why we are here. The 1999 DO had expired and the 2006 is active but we felt it was better to do a new one. Beth Stacy runs through the property. We are hoping to have all roads paved and the golf course open. We would like commercial on 23rd and Beth Stacy. We need to modify the site plan slightly. We are wanting to be constant with the code and cover the whole project. There will be a mix of residential types. The proposed master concept plan has zero foot set back of the gold course. The change of the code due to the lot size. The existing deviation include the buffers and approved connection separation deviation on Beth Stacy. We

are asking for 4 new deviations. One to allow a T turn around. Another to have curbside solid waste pickup for a two-story multi-family unit with garages. Another will be driveway stacking of vehicles of two-story multi-family units. And the last is private guest parking for two story multi-family units. The Phasing of 1 and 2 will be the DO now and Phase 3 will be at a later date. For the storm-water, we added some pipes which was approved in 2000 which modified the discharge. There will be a new club house. And the new building which will probably have a restaurant, pool and fitness area. The landscaping plans are up to code. Discussion held on the connection of Beth Stacy to Milwaukee.

Board Member Comments:

Laurie – 1) How old is the traffic study?

Response to Laura – 1) We did have one done recently.

Mike – 1) A permit from LAMSID was issued with some maintenance work noted.

Response to Mike – N/A

Thomas – 1) What about the Beth Stacy Road? 2) Is the T turn okay with the Fire Department

Response to Thomas – 1) It is not compositive. 2) They will review it.

Inke – 1) Is there a playground? 2) What do you think about a traffic light there?

Response to Inke 1) No; I will make bring it up. 2) That is up to the County. We will be putting in sidewalks.

Mohamed – 1) Please push a traffic light there.

Response to Mohamed – 1)

Public Comment: none

Motion to approve as presented: First – 1st by Mohamed and 2nd by Laurie

- **Noted Derek and Tami approved this item by email**

Motion: Passes

Old Business:

- a. By-laws – Tabled

New Business:

- a. Board Member Comments
 - a. April Ribbon Cutting for the Park
 - b. Street lighting for every corner
- b. FDOT Public Meeting – Please be there. Discussion held on.

Motion to Adjure at 6:25 pm – 1st by Laurie and 2nd by Mohamed

**Next LAAPZRB Meeting on April 25, 2024
(if projects are submitted)
Project Submittal Deadline is April 15, 2024**