

# LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – January 28, 2022

5:30 pm

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Virtual and In-Person Meeting

Call To Order: 5:31 pm

Roll Call: Tami Baker, Thomas Pfuner, Claude Spellman, Mike Cook, Mohamed Yasin, Inke Shirmmacher

Excused:

Consulting: Janis Williams with Lehigh Acres Fire Control and Rescue District

Minutes: Melissa Barry

Public Comments on non-agenda items (submitted by email): None

Approval of Agenda: Mohamed and 2<sup>nd</sup> Thomas

Approval of December Minutes: Thomas and 2<sup>nd</sup> by Claude

## New Project Reviews

- A) Request for Rezoning Approval for 511 Lee Blvd, Lehigh Acres FL. The applicant is requesting a Rezoning Approval for 2.74 acres for development of a self-storage warehouse. Project is presented by Veronica Martin /w TDM Consulting.

Veronica Martin with TDM Consulting – This is a 1220 square foot building with the access on Lee Blvd like the original zoning. The Master Concept Plan is a L plane with storage and an office. There will be 50-foot buffers. They have already done a traffic study.

## Board Comments and Questions:

Tami Baker: Nothing at this time

Thomas Pfuner: Nothing at this time

Claude Spellmen: Nothing at this time

Mike Cook- This is a good use for the land because of the location off of Lee Blvd. The traffic is really bad there so a storage unit is a better use for the land than a bank. The storage unit hours will be during the regular business hours.

Mohmand Yasin: Opposed to the rezoning. He is of the option that there is a better use of the land. There are so many storage units, gas stations, and car washes in Lehigh.

Inke Shirmmacher – The storage units are full in Lehigh and so this is a good for this area. This is a good use for this land. This is good use of the space because of the traffic that is coming into Lehigh. The building looks good and lighting.

Janis Williams – 1) does the parking have at least 20 feet around the building? 2) Is there a gate at the front entrance? 3) Any outside storage

Answers Janis – 1) 24 feet around the building. 2) no there is no gate. 3) no outside storage

Motion by Mohmaned to not approve this project. No 2nd. Motion did not carry

Motion to approve the project as present: by Thomas, 2nd Claude

Motions passes with 1 Nay

B) Request for Rezoning Approval for Meadow Brooks Lots, Lehigh Acres FL. The applicant is requesting a Rezoning Approval for a lake. Project is presented by Al Quattrone /w Al Quattrone.

Al Quattrone – We would like to rezone a few plots of land to RNA so that we can put a lake in their place.

Board discussion and questions:

There was discussion about which plots and how many plots were being asked to rezone. They also wanted to know why the change was happening.

Motion to table the project until more information is given. Then they can make a decision via email..  
By Mohmaned 2nd by Claude

Motion passes

Old Business:

None

New Business:

A) Board Members Comments -

a) Mohmand- Invited Board members to an effort to help Afanian refugees Saturday, January 29, 2022 at Veteran's Park at 10 am

b) Inke – Please Review the By-laws, Application, Schedule

a) Please change the December Schedule to the week before Christmas.

B) New Board Member Recruitment

Adjourn: 6:36 pm

Next LAAPZRB Meeting on February 25th, 2022 (if projects are submitted)

Project Submittal Deadline is February 15th, 2022