

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

Meeting Minutes – December 18, 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, Derek Felder, Inke Schirrmacher, Thomas Pfuner

**Excused:** Mohamed Yasin, Laurie Sternowski

**Consulting:** Bill Walker – LAMSID

**Minutes:** Melissa Barry

**Public Comments on Non-agenda Items:**

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

**Motion:** Passed

**Approval of November Minutes:** Tabled

**Motion:**

**New Project Reviews:**

- a. **Varsity Center Permitted Use Change** – Proponent Rosie with TDDM Consulting requested a change to the zoning resolution to permit recreational facilities, commercial group 1. The change is intended to allow for pinball, arcades and indoor model car racing. There was also mention of potential Taekwondo school usage.

**Board Member Comments:**

Board concerns are that the proximity of the residential areas and requested information regarding interior sound buffering. There was also a discussion about parking and traffic with concern about ingress/egress on Gunnery Road due to existing median barriers that prevent left turns. The board also questioned if this would trigger new parking requirements. The Board requested more specific information regarding the exact intent of the space before providing recommendation.

Public Comment - None

**Motion to approve as presented: No motion made – a request for more specific information regarding the intent of the space.**

B. Ibis Landing Phase 3 Zoning Action

Dave Underhill with Atwell presented a modify the site layout in the southern portion of the property. The development changes are 1) transitioning from a townhome layout to a mixed-use layout, including 4-story and 2-story condominiums and two-family attached units. 2) expansion and modification of two lakes. The project also includes the restoration of indigenous areas that were accidentally cleared. The deviation requested is approval of 4-to-1 lake slopes utilizing turf reinforcement mats for erosion control. Stacking in driveways (27-foot space) to match previously approved project phases. And Acceptance of short dead-end streets ( less than 150 ft), which have received no objection from the fire department.

**Board Member Comments:**

Discussion of the Beth Stacy roadway connection to Alabama Road. It will be non-gated, public through-road featuring bike lanes, 8-foot paths, and golf cart crossing bridges.

Public Comment – None

**Motion to approve as presented: First – 1<sup>st</sup> by Thomas and 2<sup>nd</sup> by Derek**

**Motion: Passes**

**Old Business: None**

**New Business:**

- a) Board Members' Comments
  - 1) Meeting Schedule for 2026
  - 2) Bylaws and elections

**Motion to Adjourn – 1<sup>st</sup> by \_\_\_\_\_ and 2<sup>nd</sup> by \_\_\_\_\_**

**Adjourn: 6:03 pm**

**Next LAAPZRB Meeting on January 22, 2025 (if projects are submitted)  
Project Submittal Deadline is January 15, 2025**