

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes January 23, 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: Thomas Pfuner, Wade with LAMSID, Derek Felder, Laurie Sternowski, Inke Schirrmacher and Mohamed Yasin, Tami Baker – came in at 5:45 pm

Excused:

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda: 1st by _____ and 2nd by _____
Motion: Passed

Approval of December Minutes:
Motion:

New Project Reviews:

- A.** Request for a Site/Project Approval for 733 Gretchen Ave S. Lehigh Acres 33973. The applicant is requesting a Site/Project Approval for Quality First Warehouse. Only the application was submitted. No plans for review by the board. Project is presented by Jhonny Castillo w/ Quality First Builder LLC ☐
- Project was postponed to February
- B.** Request for an Administrative Approval for Savanna Lakes MPD for the acres south of Milwaukee Blvd and West of Homestead Rd., Lehigh Acres FL. The application is requesting an Amendment the Master Concept Plan on 371.62 acres of the Mixed Used Development to increase the total residential units for 1,477 to 2,300 amend development regulations and add 2 new deviations. Project presented by Daniel DeLisi w/ DeLisi, Inc. ☐
- Project presented by Daniel DeLisi – Thank you. We are asking for 2 deviations. 1) To shorten the dead-end streets and the 2) to have 50 feet for the residential lots. Presentation included adding 10 more acres to the preserve land making it 48 acres. The density would be 3.8 units per acres and the change in the lots sizes as to have diversity.

Board Member Comments:

Laurie – 1) Is this going to be a deed restricted or gated? 2) Are there common areas? 3) what is the diversity of the lots?

Response to Laura – 1) this has not been determined yet. 2) yes, we have a community site 3) the lots are different – mostly single family.

Janis- 1) We are currently working with the developer and with code.

Response to Janis-

Derek – 1) Will it be fenced in?

Response to Derek- 1) the county wants it so we yes, we will talk about how much can be fenced it.

Wade – We are waiting on the submittal

Response to Wade – We are looking to use the northwest pump are and the canals that are over there

Tami – 1) I am concerned about the water, sewer, and roads. We do not have the infrastructure to be able to accommodate this growth.

Response to Tami – We are putting in a lower amount of homes than we could put in. We did not want a lot of density and it could be a lot worse.

Mohamed – 1) Will it be gated? 2) What is the time frame?

Response to Mohamed – 1) that has not been determined yet. 2) We are looking at 2027

Inke – 1) Traffic is going to be a problem. 2) What about additional preserve areas such as trails or picnic areas?

Response to Inke – 2) That might happen if LAMSID takes over the water. We are hoping to work with LAMSID

Public Comment –

1) Henderson – I appreciate the thoughts about having recreational areas. Lehigh needs to have improvements including sidewalks and widening roads.

- Discussion was head on how to improve Lehigh and how to advocate for improvements in Lehigh. And the growth in that area – how the growth will not come until there is a four-lane road on Homestead.

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

Motion: Passes – 3 to 1 vote.

Old Business:

A) None

New Business:

a) Board Members Comments

- a. Inke gave the budget report and annual report
- b. Add to the application that applicants need to have their own public notice
- c. Please add Derek to Facebook

Motion to Adjure – 1st by Derek and 2nd by Mohamed

Adjourn: 6:47 pm

Next LAAPZRB Meeting on February 27, 202 (if projects are submitted)

Project Submittal Deadline is February 17, 2025