

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes –May 28 2026 * 5:30 pm

Lehigh Acres Municipal Services Improvement District
601 East County Lane, Lehigh Acres, FL 33936

Call To Order: The meeting was called to order at 5:32 pm after a quorum was established by Inke

Roll Call: In attendance were Inke Schirmmacher, Thomas Pfuner, Mohamed Yasin, Laurie Sternowski, Bill Walker for LAMSID,

Excused: Tami Baker, Derek Felder, Matt LAFD

Minutes: AI / Inke

Public Comments on non-agenda items: None

Approval of Agenda: Motion by Laurie, 2nd by Thomas, no further discussion, approved

Approval of Minutes: Motion by Laurie, 2nd by Thomas, no further discussion, approved

New Project Review:

- A. 25-136 Multi-Use Building - Shoppes at Lee Blvd -Lot 2-Approval of a Site Plan.
Presenter- Albert Martes-Rodriguez PE Sr Project MGR for Avalon Engineering
This project is similar to the previous approved Multi-Use Building on the plot. No comments from the board members.
Motion by Thomas, 2nd by Laurie, no further discussion, approved
- B. Cavelier Circle Duplex Development- Development Order –
Presented by Jonathan Guerrero, Project Engineer- Canon Sandora Civil Engineering, Inc
The documentation for the project was not complete and had inconsistencies. Because of gaps in the documentation and documents that had been submitted at meeting day. Elevations, floorplans and site plans were not showing the exact same constructions
Motion by Laurie, No 2nd Need additional information for Thomas to approve.
- C. Candlelight Circle Duplex Development - Development Order –
Presented by Jonathan Guerrero, Project Engineer- Canon Sandora Civil Engineering, Inc
The documentation for the project was not complete and had inconsistencies. Because of gaps in the documentation and documents that had been submitted at meeting day. Elevations, floorplans and site plans were not showing the exact same constructions
Motion by Laurie No 2nd Need additional information for Thomas to approve
- D. Cypress Construction- 2305 Joel Blvd- Site Approval for D.O.-
Presented by D. Brent Addison P.E. Atwell, LLC
The board members had questions about the usage of the building and if hazardous materials are stored in safe areas and containers. There would be no manufacturing on site. Only assembly of products.
A public comment was made by Denise Eberle about the community the property belongs to. She said the property would be in the outlines of Alva and should be presented to the Alva community for comments. It was established after the meeting by Lee County staff that the property does belong to Lehigh Acres for planning purposes.
Motion Laurie to approve with subsequent location verification by Lee county 2nd Mohamed no further discussion, Approved

- E. Lee Blvd Medical Center- 3905 Lee Blvd- Zoning Change-
Presented by Hugo Osorio – Boral Engineering
The board members had no comments for the proposed changes.
Motion Laurie 2nd Thomas, no further discussion Approved

New Business

- a) Feb Minutes
Motion by Laurie, 2nd by Thomas, no further discussion, approved

Old Business:

- b) Board Member Comments
Thomas reminded the board that public comments are limited to 2 minutes. Inke will add additional remark for public at the next meeting

c)

Adjourn: Motion by Laurie, 2nd by Mohamed, no further discussion, approved. Meeting was adjourned at 6:37 pm

Next LAAPZRB Meeting on June 25, 2026 (if projects are submitted)
Project Submittal Deadline is June 15th, 2026 (if projects are submitted)