LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD
Meeting Minutes – September 24, 2026
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: Inke Schirrmacher

Excused: Derek Felder, Tami Baker, Thomas Pfuner

Unexcused: Laurie Sternowski, Mohamed Yasin

Consulting: Wade Weatherford – LAMSID

NO OFFICIAL ACTIONS TAKEN DUE TO LACK OF QUORUM

Public Comments on Non-agenda Items: None

Approval of Agenda:
Motion:

Approval of August Minutes:
Motion:

New Project Reviews:

A. **Savanna Lakes D.O. to amend master concept plan. Presented by Christopher Wright.**
Nine residential lots are being removed and converted to be retention ponds.

Board Member Comments: The Board asked how this would affect the density.

Density will be lower as residential lots are being removed.

Public Comment - None.

Motion to approve as presented:

B. **Homestead Rd and Sunrise Blvd general commercial rezoning request from AG to CG. Presented by Christopher Wright.**
Final development configuration and specific commercial use have not yet been determined.

Board Member Comments: The Board discussed the area and the surrounding uses.

Public Comment - None.

Motion to approve as presented:

C. **Request to rezone the .66 acre property at 2189 Joel Blvd from C-1A to CC. Presented by Veronica Martin.**

The applicant intends to develop the property for outdoor and open storage.

- A six-foot fence is required where the property is visible from a right-of-way.
- An eight-foot fence is required where the property is visible from a residential use.
- The applicant may ultimately use an eight-foot fence around the entire property.
- Ms. Martin explained that a number of uses are permitted under both C-1A and CC zoning.
- She noted that C-1A also permits certain residential uses, including single-family, duplex and multifamily uses.
- The CC district permits some additional uses, including fast-food restaurants and self-service fuel pumps by right.
- Under C-1A, self-service fuel pumps, mini-warehouses and open storage require additional approval or a special exception.
- Ms. Martin emphasized that the relatively small size of the property would limit the amount and type of development that could occur because the project would still need to satisfy requirements for parking, stormwater management, buffers and fencing.

Board Member Comments: The board members discussed the property and its surrounding drainage and canal areas.
Board members indicated that they did not identify significant concerns with the rezoning request at this preliminary stage.
The board discussed the limited size of the parcel and noted that the available space would limit the amount of outdoor storage and the number and size of vehicles that could operate or be stored on the property.
Access was also discussed. The applicant indicated that access would likely be from the roadway near Wyandotte Avenue because access from Joule Boulevard is limited.

Public Comment - None.

Motion to approve as presented:

Old Business:

New Business:

a) July & Aug Minutes
b) Lee County Comp Plan changes with elimination of the Community Panels
c) Board Member Comments

Motion to Adjourn –

Adjourn: 6:00 pm
Next LAAPZRB Meeting on October 22, 2026 (if projects are submitted)
Project Submittal Deadline is October 12, 2026