

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – February 27, 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, Thomas Pfuner, Bill Walker, Derek Felder, Laurie Sternowski, Inke Schirrmacher and Mohamed Yasin

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 Derek and 2nd by Laurie

Motion: Passed

Approval of November, December, January Minutes: 1st by Laurie and 2nd by Mohamed

Motion: Passed

New Project Reviews:

- A. Request for Site/Project Approval – Quality First Warehouse – Present by Garbriel Mejia PE and VP of Land Development Boral Engineering:**

Garbriel Meji presenting: This is a for a site/ project approval. It is a warehouse with 3 separating bays for storage. It is off of Gunnery Road on 6th Street.

Board Member Comments:

Laurie – 1) office for each unit? 2) hours and lighting 3) are they separating renting?

Response to Laura – 1) just one office 2) yes lighting – I don't know about the hours 3) I don't

Tami – No comments

Response to Tami -

Derek – No comment

Response to Derek-

Mike – 1) we just got the submittal and we will look at it

Response to Mike –

Thomas – 1) what are the hours of the lighting

Response to Thomas – 1) I don't know

Inke – 1) the reason why we are asking about lighting – is because there is residential behind you.

Response to Inke

Janis – 1) what type of warehouse

Response to Janis 1) storage

Mohamed – 1) do you think that the tenets will change in 3 -5 years 2) I am worried that it will be congested

Response to Mohamed: 1) I don't know.

Motion to approve as presented: First – 1st by Tami and 2nd by Mohammed

Motion passed – abstain - Thomas

B. Blackstone Corporate Park – Admin Zoning Amendment to the Commercial Use Area 1 and DO for Walmart and Lowes – Presented by Brent Addison

Brent Addison – This is for the Eastern part of Blackstone. The Admin zoning amendment and development order will be back at later meeting. We are here for the ADD and Lowes. WE would like to amend the master concept plan. Existing zones and land uses – we are working on the northern place. Board was shown existing master concept plan. We will be building roads, including accesses and improvement on 82. Our two detention areas prior to going into lakes. There will be an access right in right out. There is an additional access at the rear but it is in the LCEC easement but is not in the current DO. Motivation to west turn bound lane. Utility on the north. Fire protection purposing a source tank and pump system. Preserve plan shown – not changing. DO landscape plan – just the buffers required. Elevations for the Lowes shown.

Board Member Comments:

Laurie – No comments

Response to Laura –

Tami – Traffic light 2) east entrance is left in

Response to Tami - Blackstone and 82 is where we want one – submit to FDOT. 2) yes on the left turn lane and it was put in before and it is a right out.

Derek – 1) Concern the left hand in there. 2) I look forward to it.

Response to Derek- 1) They had already made that and I think the bulk of the traffic will go to the light.

Mike – 1) we just got the plan and we are starting to look at it. I like the preserve and it will tie into the preserve that is there.

Response to Mike – 1) we are doing the water main there

Thomas – No comments

Response to Thomas –

Inke – We are excited to have it here. And well received by the community. I am grateful

Response to Inke

Janis – 1) we are working them on the chances that we suggested and it has been submitted

Response to Janis 1) the dead it will need to be a

Mohomed – I welcome the Lowes and Walmart. 2) time frame

Response 1) as fast as we can and hopefully by the end of the year.

Public Comment – none

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

Motion: Passes

C. 839-833 Homestead Rd South – Develop property into a Self-service UHaul facility presented by Dean Martin – TDM Consulting, Inc.

Dean Martin - site is one north of 82 on homestead. Self-storage uhale. Order online and get a code and put the code in the kiosk and get the keys then drop them off in the drop box.

There is a buffer and drainage plan and putting in a side walk. Drainage on the north and south. Lighting plan to make it safe. But no light around the edges. Landscaping shown and discussed.

Board Member Comments:

Laurie – No comment

Response to Laura –

Tami – 1) what is security

Response to Tami - 1) not fenced or gated because you have to have turn around. No Security. And camera – no on site

Derek – 1) residential homes on zoning commercial 2) Drive way

Response to Derek- 1) good questions – this is needed and there is one in Lehigh and it too busy. 2) it is 30 feet and 28 in the lane

Mike – waiting for resubmittal

Response to Mike –

Thomas – 1) lighting will be on

Response to Thomas – Light will be on until midnight then

Inke – 1) how many trucks 2) midnight is too long for light – change to 10 pm.

Response to Inke 1) 30 trucks with extra space to make safe

Janis – no comment

Response to Janis

Mohamed – 1) are you going to have any building 2) what service 3) how big is it

Response to Mohamed 1) just the keoske 2) concrete 3) .71 acres

Public Comment – None

Motion to approve as presented with suggest lighting until 10 pm. First – 1st by Mohamed and 2nd by Tami

Motion: Passed

D. Maronda Homes – approval for a Model Home – 2523-2525 41st St W Presenter – Martin Moore Division President/ Hermillindo

Martin Moore – This project has two lots which is required to be adjoined into one property. The canal on the side and landscaping around the property. It will be a 1800 square feet home. And we are expecting between 5 -10 customers a week. Tied into sewer and water we will move forward to well and sewer.

Board Member Comments:

Laurie – no comment

Response to Laura –

Tami – Parking lot paved

Response to Tami - 1) yes with handy cap

Derek – 1) traffic was more concern

Response to Derek-

Mike – We have not seen submittal with drainage

Response to Mike – we have ready for you

Thomas – no comment

Response to Thomas –

Inke – 1) I like that you are doing this in a residential. 2) I would like to see the water

Response to Inke

Janis – I have never seen on in the neighborhood 2) any notification of neighbors

Response to Janis 1) Lee County does not allow it off the main roads – had to be a second area home 2) yes we do that

Mohomed 1) I am fine with it
Response to Mohamed

Public Comment –

Donny Schanuth– 1) what happens to the parking lot if it is sold
1) It will be sold as a whole and we will take out the parking lot.

Motion to approve as presented with approval from LAMSID : First – 1st by Mohamed and 2nd by Derek

Motion Passes

5 Dutch Irish Lane – Carport concrete was not approved when it was poured and he was told that he had to go through the County. He wanted add carport. The Board was shown the pictures of the where the car port would be and that it is the only one which does not have a car port.

Board Member Comments:

Laurie – no comment
Response to Laura –

Tami – no comment
Response to Tami -

Derek – no comment
Response to Derek-

Mike – no comment
Response to Mike

Thomas – no comment
Response to Thomas –

Inke – no comment
Response to Inke

Janis – no comment
Response to Janis

Mohomed – no comment
Response to Mohamed

Public Comment – None

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

Motion Passes

Old Business: None

New Business:

- a) Board Members Comments:
 - a. Derek updated County Zoning Meetings
 - b. Tami filed the Annual Report and updated the website and bank amount
 - c. Derek and Inke will not be here next month

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

Adjourn: 6:42 pm

Next LAAPZRB Meeting on March 27, 2025 (if projects are submitted)

Project Submittal Deadline is March 17, 2025