

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

Meeting Minutes March 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, Wade Weatherford, Laurie Sternowski, Mohamed Yasin

**Excused:** Inke Schirmmacher, Derek Felder

**Consulting:** Janis Williams – Lehigh Acres Fire and Rescue District

**Minutes:** Melissa Barry

**Public Comments on Non-agenda Items:** None

**Approval of Agenda:** 1<sup>st</sup> by Mohamed and 2<sup>nd</sup> by Laurie

**Motion: Passed**

**Approval of February Minutes:** 1<sup>st</sup> by Mohamed and 2<sup>nd</sup> by Laurie

**Motion: Passed**

**New Project Reviews:**

- A. Request for Rezoning – 1733 Gunnery Rd & 1036 Chauncey Ave, Lehigh Acres 33971 – Presented by Al Quattrone, PE**

**Al Quattrone – property is zoned CM3. There is residential to back. Rezoning CC to give property more flexibility. There are water and sewer on the property. The client hasn't decided what to do with it. It will probably a couple of years out.**

**Board Member Comments:**

Laurie – nothing yet

Response to Laura –

Tami – nothing at this time

Response to Tami -

Mohamed– nothing at this time

Response to Mohamed-

Wade – submit the drainage to us

Response to Wade –

Thomas – usage change?

Response to Thomas – lot of light usages – like small grocery or office space

Janis – it is okay

Response to Janis

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

**Motion Passed**

**B. Site/Project Approval -137 Gretchen Ave S, Lehigh Acres 33973 – Gabriel Mejia PE and VP of La, Inc, Development Boral Engineering**

**Julia Vasilevitsky – The property has access off Gretchen. This warehouse is owned by a single owner. It comes with septic systems, sidewalk, landscaping, and lighting per code.**

**Board Member Comments:**

Laurie – Ware house office space – one tenant,

Response to Laura – yes

Tami – What is the use before we vote?

Response to Tami -

Mohamed – large size vehicles? Big trucks

Response to Mohamed- I don't know – I can find out. I will talk to the owner.

Wade – submit drainage plan

Response to Wade –

Thomas – Nothing at this time

Response to Thomas –

Janis – I see there are only 4 parking space and one handicap? Is the building sprinkled?

Response to Janis – Yes, I believe so. And it is not sprinkled and not hazardous.

There was a discussion about the uses. Julia is calling to find out. Owner for building materials.

Public Comment – None

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

**No motion was made.**

**C. Addition- Rise Christian Church Bell Blvd Steve Sibert of Steve Siebert Architecture**

**Larry Gaworsky – Is an elder at the church. Did not know that the application was blank. All we are doing is addition to the front. 3300 square feet of the lobby and the new roof. Look more**

updated and fitting in the area. Not new parking. We are still 45 feet off the front. Grass instead of driveway in the front.

Tami – can't submit anything at this time – the 14<sup>th</sup> next until the application is filled out.

**Board Member Comments:**

Laurie – Will there be plants on the front?

Response to Laura – yes, look good landscaping.

Tami –

Response to Tami -

Wade – not submitted at this time

Response to Wade –

Thomas – nothing at this time.

Response to Thomas –

Janis – no issue

Response to Janis

Public Comment – None

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

**The project will be presented next month.**

**D. Site/Project Approval – Simily Commercial Center 712 Leeland Heights Blvd W Lehigh Acres 33936  
Present by Ed Blot – Pres Blot Engineering**

Ed Blot – The owner is here – the project on had single family home on it and it is gone so the property is ready to go. The property around is commercial exemption on the south. Underground water will be under the parking lot. Owner – we have a few stores in Cape Coral and want to serve our customers here. We will use 1 and the other 3 rent out. Ours will be 1300 square feet for the owner and 900 square feet for the rest. The plans already submitted and comments made. Landscape buffer - admistrative buffer wall for the south and still have landscaping plans. Cross access easement on the road. Elevations were shown. Obaha – Our design is compliance with the code. We went through the code and applied to this building. Signage on the building comply with code .

**Board Member Comments:**

Laurie – nothing at this time

Response to Laura –

Tami – Parking is for Commercial?

Response to Tami - yes just commercial.

Mohamed – how are you planning to use the building – about the traffic concerned

Response to Mohamed- Commercial office – no interest at this time. In cape coral, income tax.

Wade– submit drainage permit to LAMSID

Response to Wade –we are still working on it

Thomas – water and sewer? Buffer wall is compliance with Lee County Code

Response to Thomas – yes yes

Janis – nothing at this time

Response to Janis

Public Comment – None

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

**Motion Passes**

**E. Stonewood Crossing – 5600 Lee Blvd Site/ Project Approval – AL Quattrone, P.E. President**

Al Quattrone – This project is not in the Lehigh Acres boundary. We are doing improvements to Lee Blvd. There will be 36 commercial track and 8 out parcels off of Lee Blvd which was permitted through Fort Myers. The application in Lee Blvd is for four drive ways. Lee County is doing a joint partnership for their turning lane in to the property.

**Board Member Comments:**

Laurie – Nothing at this time

Response to Laura –

Tami – Will you be adding a signal?

Response to Tami - Yes, we are working on Lenard Blvd. to add signal with lee county. Right away to add to Fort Myers

Mohamed – Nothing at this time

Response to Mohamed -

Wade – where cow ranch road to cross the canal 2) the dash line it the LCEC in it so we are stopping that

Response to Wade – we are not patriating that

Thomas – Nothing at this time

Response to Thomas –

Janis – Nothing at this time

Response to Janis

Public Comment – None

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

**Motion Passes**

**Old Business: None**

**New Business:**

- a) Board Members Comments – none
- b) Tami – festival on Alva on Saturday.

**Motion to Adjure – 1<sup>st</sup> by Mohamed and 2<sup>nd</sup> by Laurie**

**Adjourn: 6:18 pm**

**Next LAAPZRB Meeting on April 24, 2025 (if projects are submitted)**

**Project Submittal Deadline is April 14, 2025**