LEHIGH **A**CRES **A**RCHITECTURAL, **P**LANNING & **Z**ONING **R**EVIEW **B**OARD

Meeting Minutes –July 23rd, 2026 * 5:30 pm
Lehigh **A**cres **M**unicipal **S**ervices **I**mprovement **D**istrict
601 East County Lane, Lehigh Acres, FL 33936

Call To Order: The meeting was called to order by Chair Inke, at 5:30pm.

Roll Call: In attendance were Inke Schirrmacher, Thomas Phuner, Tami Baker, and Wade Weatherford for LAMSID,

Excused: Derek Felder, Mohamed Yasin, Laurie Sternowski, Matt LAFD

Public Comments on non-agenda items: None

Approval of Agenda: Motion by Tami, 2nd by Thomas, All Approved.

Approval of January to June Minutes: Motion by Thomas, 2nd by Tami, All Approved.

New Project Review:

A. Blackstone Corporate Park MPD – LCEC Access Road

Presenter: Brent (Atwell), for Blackstone Corporate Park at SR 82 and Blackstone.

Project involves updating the Master Concept Plan for a new access road within the LCEC power line easement and related stormwater facilities. The new road will provide an additional access point so traffic is not concentrated at the SR 82 entrance. Include associated detention/retention to treat road runoff. Indigenous preserve areas are being constructed in phases as development progresses. Sidewalk deviations requested on one side only of the new internal access road, and Blackstone Road and Parkdale (due to right-of-way limits and required road widening). Road is designed around existing poles and lines within the existing, wider easement. LCEC has been coordinated with and has no conflicts.

Questions:

Board asked about road maintenance and whether any LCEC poles must be moved; answers: POA maintains the improved portion, and design avoids all existing LCEC facilities.

Motion to approve project as presented by Tami. 2nd by Thomas. All Approved.

Board Member Comments / Other Business:

A. Concern About Noble/Griffin & SR 82 Project

Tami reported that a project at the corner of Noble/Griffin and SR 82, previously approved by the Board as a coffee shop, is now being built with six bay doors, suggesting a possible auto repair/oil change use instead.

Concerns:

Potential change of use without returning to the Board.

Traffic and neighborhood compatibility at an already busy corner near Gateway High School.

B. County Review and Developer Changes

Other past examples where the Board denied or had concerns (e.g., 7-Eleven at Alvin & Lee Blvd., Sunnyland & Lee Blvd.), yet the County approved. One notable case (Williams & Fifth St.) where the County

did follow the Board's opposition. Frustration that developers may be changing uses after local approval. Lee County staff may not be reviewing the Board's full materials or reasons.

C. Possible Process Improvements

Ideas discussed were to require applicants to resubmit to the Board if the use changes from what was approved. Combine project description and approval on a single page to reduce the chance of partial submissions to the County. Send minutes and decision summaries directly to Lee County (zoning/permitting or hearing examiner) so they see what was approved or denied and why. Publicly post Board decisions on social media to increase transparency and public awareness.

Tami will work with Derek to identify the correct County contacts and report back with suggestions at the next meeting.

Adjourn: Meeting was adjourned at 5:51pm.

Next LAAPZRB Meeting on August 27th, 2026 (if projects are submitted)
Project Submittal Deadline is August 17th, 2026