

Minutes of the Lehigh Acres Community Planning Corporation
Meeting date: 12 July 2006

Call to Order: On 12 July 2006, a regular meeting of the Lehigh Acres Community Planning Corporation (LACPC) was called to order in the Ruth Anglickis Community Room, Veterans Park Recreation Center, 55 Homestead Road, Lehigh Acres, FL, at 6:35 p.m., Secretary Willard Baker presiding.

Willard Baker provided the invocation, followed by the Pledge of Allegiance by Frank LaRosa.

Frank LaRosa asked the group to remain standing for a moment to honor the troops supporting us.

Members in attendance:

Willard Baker
Liz Eilf
John Miller
Damon Shelor
Patty Vealey

Linda Carter
Jacqui Hill (@ 6:45 p.m.)
Keith S. Richter
Frank LaRosa
Ed Weiner

Members not in attendance:

Charlie DiFelice - excused
Azelma Simmons - excused

Bo Turbeville - excused

Public Comment on Agenda Items: none

Approval of Agenda:

John Miller requested to add

- 1) Establish a subcommittee for the future water supply of Lehigh Acres
- 2) Ask Ed Weiner to head the Developers Consortium (Bo Turbeville has been handling) – for example, to garner their input into widening of Homestead Road

Ed Weiner suggested that the aforementioned items be mentioned in Open Board Comment instead so that agenda would not be need to be adjusted. Motion was made by Linda Carter, seconded by Ed Weiner, that agenda be approved as distributed. **Motion carried unanimously.**

Approval of Minutes: Motion was made by Ed Weiner, seconded by Patty Vealey, to approve the minutes of the June meeting. **Motion carried unanimously.**

Officers' Reports:

Treasurer

Patty Vealey reported that two expenses last month totaling \$137.70:

- 1) \$90 for the rental of the high school rooms
- 2) 2) \$47.70 for the website renewal

She also reported interest earned of 37 cents – new balance of Treasury is \$2,557.77. It was moved by Ed Weiner, seconded Linda Carter, that the agenda be approved. Motion carried unanimously.

New Business:

Open LACPC Board Member Seat Fulfillment

The 3 candidates presented were Robert J. Anderson, Richard Alexis Georgian, and Arthur Nickel.

- Robert Anderson* – He stated that the LACPC website needs maintenance so that we can communicate with the public better and he would do this for free; he has information from FGUA that the LACPC needs desperately to do our planning; he has only missed the first LACPC meeting
- Richard Georgian* – He introduced himself as a self-employed historian and writer; he is retired from US Navy; he has ten years as computer technical professional; he has lived in various countries and believes citizens have responsibility for their own good governments; Lehigh Acres needs planning and he is prepared to dedicate time and energy for this; he has no agenda nor preconceived notions; he has no ties to anyone on the Board; also he has organizational skills and is a dreamer, but is also action-oriented
- Arthur Nickel* – Also retired from the US Navy, Arthur stated he is a self-employed real estate appraiser; his jobs take him all over Florida and he thus sees that we are 3-5 years behind in our roads' infrastructure; he is concerned about watching the "strip mall"-type improvements on Lee Boulevard and does not want to see this continue; he does have some website experience; he sees that the LACPC has a communication problem – we need the people to get their ideas to us, so in turn we can get our desires to Lee County who ultimately makes the decisions

Arthur Nickel stated that those running for the LACPC Board must be present at a certain number of meetings. This would require a change to our By-Laws per Willard; however, for the record, he does agree with Arthur.

Frank LaRosa served as Teller to coordinate the ballot distribution and tally. The lowest vote-getter, **Richard A. Georgian, was declared the winner** by the Presiding Officer.

Selection of Vice President

Willard Baker, current Secretary of the LACPC, vacated the Chair so that he could be asked by the Treasurer if he would like to accept the seat of Vice President. **Willard agreed to be the Vice President of the LACPC.**

Selection of Secretary

The Chair asked next-in-line Patty Vealey if she would like to accept the office of Secretary. She declined to take the seat. Thus, volunteers were solicited. Jacqui C. Hill offered to take the seat of Secretary. Patty Vealey moved to accept Jacqui Hill as the new Secretary and Ed Weiner seconded the motion. **Motion carried unanimously.**

Unfinished Business:

Discussion of the Planner

Ed Weiner reported that the consultant for the Lehigh Acres Comprehensive Planning Study was selected from a field of 3. The contract negotiations with Wallace Roberts and Todd, LLC are underway with the County. We need to get coordinated with a PowerPoint presentation before the Planner comes on Board with the LACPC.

Keith Richter suggested we choose a date for an “open forum” where we invite the public to discuss what they want to present to the planner. Linda Carter stated that this has already been accomplished and she still has the original paperwork. She will email it to Keith, as he offered to prepare the professional presentation.

Discussion of the Developer Meetings

Ed Weiner reported on the meeting held with a developer two weeks ago on 29 June 2006. The project was a mixed-use/commercial development across from Majestic on Homestead Road. The developer is proposing 4 outparcels, possibly for restaurants, in the retail center in back of a residential community. Approximately 300,000 square feet are reserved for commercial development. There are plans to enhance the wetlands – they are working with 2 ponds on 15-20 acres. The LACPC asked the developer to build two lanes on Homestead Road on their side. A reply was not available; however, the developer agreed to meet with us again and promised that they would answer our question.

Damon Shalor reported on the meeting held with the other developer one week ago on 6 July 2006. This particular developer has two projects in Lehigh Acres at this time: 1) across from the hotel (old Admiral Lehigh) on Joel Boulevard and 2) behind the grooming parlor on Homestead.

The **first project** will have a total of 5 buildings and a parking garage. Linda Carter appealed that the developer should provide more than the required number of handicapped parking spaces, since the facility being planned is partly a medical plaza. Robert Anderson mentioned that he is concerned about the buffer area. Bo

Turbeville requested an architectural design that was not currently available. Willard Baker asked the developer to ensure there are adequate sidewalks. When asked why it is taking so long to demolish the existing structure (the old Lehigh Corporation building), the developer explained that it is being dismantled carefully due to the existence of asbestos insulation.

The **second project** (near the Bethany Trace subdivision) is a planned development of a parking lot for commercial vehicles. Currently, the grooming parlor's land is not zoned for this type of use; however, the owner has received a temporary injunction from Lee County until the zoning hearing. The residents affected were encouraged to call code enforcement at 344-5895 with their concerns, such as engine noise.

Discussion of Landscaping for Gunnery Road

John Miller made a motion, seconded by Linda Carter, that he will draft a resolution to be voted on at the next LACPC meeting that the landscaping being planned for Gunnery Road and the widening of Route 82 is at least what is planted along on Daniels Parkway. **The motion passed unanimously.**

Open Board Comment:

John Miller thanked Mel Toadville for the "very concise write-up" of the recent LACPC meetings in The Lehigh Acres Citizen.

On another note, Mr. Miller remarked that the community needs to look at the long range water supply to ensure that there is an adequate water for the remainder of the century. He stated that we are always in a "shortage mode" and we continue to tap the same aquifer as 600 new wells are going down in Lehigh Acres per month. Frank LaRosa echoed that he agrees with John and added that we should concern ourselves with who gets septic versus sewer as well. Linda Carter declared we need to consider that this is going to cost those on a fixed income. It was moved by Ed Weiner, seconded Linda Carter, that the LACPC form a subcommittee for Water Management. **The motion carried unanimously.** Ed Weiner also moved, seconded by Jacqui Hill, that we appoint Richard Georgian as the Chair of the new subcommittee. **The motion passed unanimously.**

Keith Richter reportedly has called Frank Mann and Jim Mathisen, running for the District 5 seat being vacated by John E. Albion, and asked that they attend the next LACPC meeting. Only Frank Mann has replied as of today and he would be glad to join our meeting per Keith. Ed Weiner said that since the primary is in September, we should reserve 15 minutes at the end of our next meeting to accommodate Mr. Mann's comments. John Miller suggested that the men speak via the Chamber of Commerce, as we do not want the LACPC meetings to be a political forum. Richard Georgian suggested that the men be invited to speak during the Open Public Comment portion of our meeting.

John Miller proposed that those developing in Lehigh Acres be responsible for their portion(s) of the road. The LACPC should assist them in getting impact fee credits towards their portion(s) of road improvement. John moved, seconded by Linda Carter, that Mr. Weiner bring all the developers together in a consortium.

Motion passed unanimously.

Ed Weiner read from a recent guest editorial in the News-Press about a Lehigh Acres resident wanting to let truckers park at home. Frank LaRosa in turn thanked all of the people who attended tonight's meeting concerned about the commercial vehicle lot on Homestead. He is concerned that Lehigh Acres is going downhill and does not want it to turn into "a dump". Ed explained that the reason an area is called "residential" is that commercial is not allowed. We need to be prepared to reply to remarks from commercial vehicle owners supporting the aforementioned editorial.

Ed Weiner cited another News-Press article about the Estero advisory group detailing their desire for changes to the large "Best Buy" signage at the Coconut mall in Estero. He stressed that we too should be able to analyze and critique the architecture of developments in the Lehigh Acres community. Linda Carter announced that the next ARB subcommittee meeting is Monday, August 14th, at the Library on Gunnery Road in Lehigh Acres.

Open Public Comment:

Arthur Nickel noted that the LACPC should obtain a copy of the "Estero Overlay"¹. It is codified and "listened to".

Ron Scutter of Bethany Trace mentioned that he is glad to hear our long-term commitment to "pay as you go" but wants to know what happens when developers do not listen to us.

Nancy Bartlett, President of the Senior Center, expressed concern about children and the heavy dump truck traffic on Homestead Road. She invited the public to a hurricane preparedness seminar at the Center on 13 July 2006 at 6:30 p.m.

Mike Crouchelli remarked that he is stunned that County allowed the commercial vehicle parking lot on Homestead. Helen Hadden expressed surprise as well. Robert Anderson clarified that the lot owner only has a temporary injunction to have the lot open. John Miller reminded the Bethany Trace Villas residents to voice their concerns at the hearing examiner's meeting. Robert Anderson assured the residents that they will receive a public notice prior to that meeting, as well as an individual notice if they live within a certain number of feet from the development. Ed Weiner stated that Senior Planner Tony Palermo knows of the hearings and may be reached at 479-8325.

¹ Details at <http://www.esterofl.org/EsteroLife/index.htm>

Helen Hadden suggested that commercial vehicle lots only be allowed in the industrial section of Lehigh Acres.

Patty Vealey let us know that we can forward any complaints about code enforcement to the Lehigh Acres Chamber of Commerce who will subsequently follow up for us.

Lilo Hilbert wants to know the pros/cons of incorporation.

Barbara Joe Yen remarked we need “one voice” in Lehigh for the sake of community – we need to pool our existing resource groups and remember to vote.

Willard Baker announced that the Lehigh Acres Community Council meets the third Monday of each month in the CHA building at 7:30 p.m.

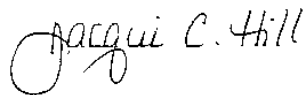
Robert Anderson approached the podium read a summary of the following quoted from the South Florida Water Management District (SFWMD) report called Lower West Coast (LWC) Water Supply Plan for the Florida Governmental Utility Authority (FGUA):

“Water supplies are currently 100 percent traditional fresh groundwater. A supply deficit condition is projected between 2006 and 2010. No projects were submitted to meet the projected increase in water demand. FGUA should consider alternative water supply options and provide the District with a plan to meet future demands.”

FGUA is allowed to go over what they are pumping today, Robert said, and, in “in his layman’s opinion”, if they are going to dig a well, they should pump more (vs. their current plan to dig more supposedly just for reliability purposes).

Moreover, he suggested that the Fire use effluent/“gray” water to fix the multiple issues in Lehigh Acres. Since FGUA has to dig a deep well injection unit to eliminate the gray water, it would be cost efficient to use gray water for fire control versus expensive potable water. He challenged the FGUA and Lee County to get involved and help before it is too late and the only option left would be a moratorium on building.

Adjournment: Motion was made by Patty Vealey, seconded by Keith Richter, that the meeting be adjourned at 8:29 p.m. **Motion passed unanimously.**



Jacqui C. Hill
Secretary
LACPC