

Minutes of the Lehigh Acres Community Planning Corporation
Meeting date: 9 August 2006

Call to Order:

On 9 August 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, Florida, at 6:36 p.m., Chairman Bo Turbeville presiding.

Sister Azelma Simmons provided the invocation.

Prior to leading the Pledge of Allegiance, John Miller asked the group for a moment of silence for the parents of Pfc. Derek James Plowman, 20, a former Lehigh resident for 17 years, who died in Baghdad on 20 July 2006.

Members in attendance:

Willard Baker	Linda Carter
Charlie DiFelice	Richard Georgian
Jacqui Hill	John Miller
Damon Shelor	Azelma Simmons
Bo Turbeville	Edd Weiner

Members not in attendance:

Liz Eilf – excused	Frank LaRosa
Patty Vealy – excused	Keith Richter

Public Comment on Agenda Items:

The Chairman apologized that access to the agenda has not been previously available on the <http://lehighacresplanning.com/> web site. The agenda for the upcoming meeting, along with a draft of the prior month's meeting minutes, will be posted at least one week before the next meeting.

Approval of Agenda:

Richard Georgian noticed that under “Old Business”, the following 2 items should be deleted, as they were also listed under “New Business”:

1. Discussion on resolution on the 205 Homestead commercial/industrial rezoning
2. Discussion on resolution to support a traffic light at SR 80 and Joel Boulevard

Richard Georgian also requested that we add the following motion under “New Business”, as he had filed this with the President and Secretary prior to this meeting:

- “... that the Water Management sub-committee provide the Lehigh Acres planner recommendations or comments concerning the following:
- a. Sustainable potable water sources
 - b. Waster water options
 - c. Irrigation water
 - d. Drainage
 - e. Recreational and commercial water uses

Motion was made by Edd Weiner seconded by Linda Carter, that the agenda be approved with deletions and addition as described above. **Motion carried unanimously.**

Approval of Minutes:

Minutes of 12 July 2006 were amended as follows:

1. Correction of spelling of Edd Weiner.
2. Change on page 2 requested by Damon Shelor:
From: “The lowest vote-getter, **Richard A. Georgian, was declared the winner** by the Presiding Officer.”
To: “Based on the LACPC standard voting process, **Richard A. Georgian, was declared the winner** by the Presiding Officer.”

It is noted that Robert Anderson requested that the results of each election be made available at the East County Regional Library on Gunnery Road, Lehigh Acres, Florida.

Motion was made by Edd Weiner, seconded by Linda Carter, to approve the minutes of the July meeting as amended above. **Motion carried unanimously.**

Officers’ Reports:

Secretary

None.

Treasurer

Not formally available, as Treasurer not present.

Per Bo Turbeville:

- He took care of updating the status of the Corporation (he had already been approved by the Board to do this – this was just the finalization)
- There was a payment of \$8.71 to renew our corporate “domain name” (lehighacresplanning.com) for a year

Vice President

None.

President

- Discussion of absences:
Officers are only allowed four (4) absences (*excused or not*) within a twelve (12) month period of his/her anniversary date. Exceeding 4 absences makes one liable to leave the Board and he/she may have to reapply for a position if desired. Next month, the President will report back regarding any Officer who has missed more than 4 meetings.
- The President is still missing contact information on a couple of Board Members and requested that information be forwarded to him ASAP.
- If any Board Member originally filed a financial disclosure when the LACPC was formed, he/she must file the form again or send in “Form 1F” indicating that it is not necessary to file again (because we are technically not a Lee County Advisory Board). Linda Carter pointed out that late filings may result in a fine being levied per the Supervisor of Elections. Contact the President with any questions.
- There is an intergovernmental transportation planning agency entitled the Metropolitan Planning Organization (MPO)¹ of which we should be aware per the President. The MPO is responsible for conducting a continuing, cooperative, and comprehensive transportation planning process for all of Lee County – essentially, they provide input to where funds should be headed, such as for State Road 82. According to their web site, “the MPO sets priorities among surface transportation improvement projects within Lee County for state or federal funding. In order for them to be eligible for federal funds, federal law requires that the MPO endorse a transportation improvement program identifying the projects to be done over the next few years.” The LACPC President urged the Board Members and interested citizens available to attend the next MPO meeting on Friday, 18 August 2006 at 9:00 a.m. at their headquarters in the Southwest Florida Regional Planning Council Building, 1926 Victoria Avenue, Fort Myers, to voice our support on SR 82 widening (from Colonial to Immokalee Road – Highway 29).
- The President made a point to thank the members of the LACPC for their accomplishments, as he heard positive things about last month’s regular meeting from which he was excused. He thanked Mel Toadvine for the “nice write-up” in The Lehigh Acres Citizen.

¹ Their web site is <http://www.mpo-swfl.org/>. Also see <http://www.lee-county.com/publicworks/>.

New Business:

Motion submitted in writing from John Miller on Resolution for Gunnery Road²
(attachment A that accompanied agenda)

Richard Georgian assisted with the verbiage per John Miller. Linda Carter seconded the motion on the floor. Essentially, Mr. Miller is asking for enhanced color, irrigation and maintenance – i.e., an upgrade to what was proposed by Lee County for Gunnery Road.

Edd Weiner requested that the word “do” be removed in the paragraph where it stated “do hereby”. Motion was made by John Miller, seconded by Linda Carter, that the Resolution for enhanced beautification for Gunnery Road be adopted as amended. Under discussion, Charlie DeFelice expressed concern about putting “too much” in front of the County before the Planner is approved. Edd Weiner countered that we are highest deliverer of impact fees to the County each month and that we should go ahead and ask for the funding now for Gunnery. Bo Turbeville asked John Miller *when* we want this motion presented. John Miller stated “now”. The President then put the resolution to a vote which **carried as follows: Ayes: 8; Noes: 1; Abstentions: 0; Absent: 4.** Bo Turbeville will present the resolution to each Commissioner of Lee County.

Motion submitted in writing from Richard Georgian to change the name of the
Water and Sewer sub-committee to Water Management Sub-committee

According to Jacqui Hill, the sub-committee was already called “Water Management” in the approved minutes of 12 July 2006. Since the motion, seconded by John Miller, was already on the floor, it was put to a vote by the Chairman. **Motion carried unanimously** that the name of the sub-committee be “Water Management”.

Motion submitted in writing from Richard Georgian that the Water Management
sub-committee provide the Lehigh Acres planner recommendations or comments
concerning the following:

- a. Sustainable potable water sources
- b. Waster water options
- c. Irrigation water
- d. Drainage
- e. Recreational and commercial water uses

Motion on the floor was seconded by Jacqui Hill. Richard Georgian stated that essentially he wanted to clarify the scope of his new subcommittee, since he is a relatively new resident of Lehigh Acres and is new to the Lehigh Acres Planning Corporation Board. Edd Weiner was supportive of the motion’s concept;

² See page 9

however, he suggested that we not limit the scope of the sub-committee with verbiage from a motion. Linda Carter voiced agreement with Edd. John Miller stated that since Damon Shelor sits on the Water Board, some things may need to be coordinated with the Water Management sub-committee. Damon Shelor expressed his support for Richard Georgian's new sub-committee. After all of the discussion, Richard Georgian withdrew his motion and Jacqui Hill withdrew the second.

Motion submitted in writing from Richard Georgian for each LACPC sub-committee to prepare a Lehigh Acres Community Planning Corporation Position Paper due by the October meeting for presentation to the planning consultant (in the format accompanying agenda that was attachment B)³

The motion on the floor was seconded by Linda Carter. Edd Weiner noted that the motion was very well done and that it will enable us to have a very concise statement to present to the Planner. John Miller remarked that there has been limited public input this far and hopes that the Planner at least hosts a meeting with the public. Linda Carter stated that public input was obtained a year ago and recorded by various subcommittees. She requested that anyone with information archived bring it to the next meeting. A question from the floor was raised: "What is the venue for new residents of Lehigh Acres to provide public input?" Per Bo Turbeville, all of the subcommittee meetings are open to the public and we welcome public input. Also, there is "Open Public Comment" during each of our LACPC meetings. Richard Georgian added that the subcommittee meeting dates are published on our website <http://lehighacresplanning.com/>.

Upon conclusion of the discussion, the **motion carried unanimously**.

Discussion on Resolution submitted in writing from Richard Georgian on the 205 Homestead Road commercial/industrial rezoning

A motion was made by Richard Georgian, seconded by Charlie DeFelice, that we discuss the resolution presented.

Charlie DeFelice stated that the words "temporary injunction" were the wrong language in the resolution. Richard Georgian thus requested that we strike the second paragraph, starting with "Whereas", from the motion.

Mr. DeFelice also remarked that he did not feel that it was "right" for him to vote on this proposal. He added that one will see some trucks parked *legally* on residential lots in Lehigh, as these were grandfathered when the latest code was written.

³ See page 12

Linda Carter said that she looks at the issue of dump trucks parking on residential and commercial lots from both sides ... “They need to make a living” and “Where are they going to go?” she asked.

Edd Weiner and John Miller expressed their opinions against dump trucks parking at 205 Homestead Road. Edd added that the intersection in question is dangerous and a “major disaster waiting to happen”.

Willard Baker commented that the developer is proposing a buffer wall – and there is one at Sweet Bay that is working well, although initially the residents were against it.

Damon Shelor mentioned he is generally “for” those trying to develop commercial property in Lehigh Acres.

The owner of the property in question, Carlos Bravo, approached the podium and stated that he wants Lehigh to grow. He mentioned he also owns the adjacent dog grooming salon and that he started renting his lot to commercial trucks for overnight parking to help the truckers, as well as to pay his real estate taxes. He said that the site is already a commercial site. He has hired an engineer to handle the multiple changes that the County has asked him put in his parking lot, such as a concrete buffer wall with landscaping. The truckers usually start at 6 or 7 in the morning, not at 3 o’clock as has been accused, he said. He argued that he is trying to do what is “right” and keeps his property very clean. Furthermore, he remarked that he cannot understand why this property must be rezoned, as there are 160 acres of commercial right next to him.

Bo Turbeville stated that “dump trucks are early” (on the road) and we should petition the County to find an appropriate spot for them to park. He added that we *do* need trucks and commended the property owner of 205 Homestead Road for trying to help the truck drivers find homes for their vehicles. Mr. Turbeville proposed we change the verbiage in the Resolution about Lehigh Acres Middle School buses to “public” school buses since there is more than one school that travels the route. He further suggested we table the motion altogether, as many changes were being proposed to it.

Edd Weiner then recommended that we garner public input on this matter. Bo Turbeville took a “straw vote” from the public audience at the meeting and the vote was about 5 for and 5 against. Richard Georgian moved, seconded by Edd Weiner, that the Chairman put the amended resolution⁴ to a vote. **Motion carried as follows: Ayes: 4; Noes: 3; Abstentions: 2; Absent: 4.**

⁴ See page 13

Discussion on a resolution to support a traffic light at SR 80 and Joel Boulevard⁵
Linda Carter moved, seconded by Willard Baker, that the motion described above be approved. **Motion carried unanimously.**

Unfinished Business:

Discussion of the Planner

Bo Turbeville reported that the planner has sent everything back to the County that is needed and when the blue sheet gets published, the scope of work will not have been deviated from what was originally proposed.

Roads and Transportation presentation (Charlie DeFelice)

Since this discussion was scheduled to take about twenty (20) minutes, it was agreed that the presentation will carry forward to the next meeting. This would allow for Open Public Comment before the meeting had to adjourn due to the Veterans Park building closing time at 9:00 p.m.

Open Public Comment:

Bill Sowers stepped up to the podium and stated that the LACPC needs to consider a “serious balance of residential/commercial”. He said we have to drive too far to shop, find a good restaurant, etc. He further remarked that he does not like all the dump trucks in Lehigh, nor the parked cars on SR 82. He moved here recently from Dade County Florida.

Barbara Joe Yen spoke next. She said “we have to find the right places” for the dump trucks, due to safety and congestion issues.

Anthony Vochatoro, another new Lehigh Acres resident, remarked that his “living is commercial” and that the members of the LACPC Board should work with the truck drivers to find them a home to park.

Robert Anderson thanked the Board for declaring its opposition to the rezoning of the property at 205 Homestead Road to an industrial parking lot for dump trucks. He proposed *his* solution to the parking issue: Have the truck drivers form a cooperative and buy a piece of property on which they may park.

Bo Turbeville asked the audience if anyone running for office would like to speak...

- Jim Mathisen, former Assistant Postmaster, who is running for the District 5 seat in Lee County, offered that Lehigh has “put a lot in the Treasury” and it is time to get something (money/services) back.

⁵ See page 14

- Robert Anderson, who is running for the Lehigh Acres Fire Board Seat 5, spoke again and said it is time to bring in the reins.

Open Board Comment:

Bo Turbeville reminded everyone of the MPO meeting on August 18th mentioned earlier. He also asked that each LACPC member try to attend a meeting of the Estero Community Planning Panel (they meet the second Monday of each month at 6:00 p.m. at the Marsh Landing Clubhouse).

Charlie DeFelice mentioned that there is a regional coalition of developers, the Southwest Florida Transportation Initiative (SWFTI), and asked that his sub-committee be granted permission to work with them. According to their web site⁶, "SWFTI membership includes a broad base of business and community leaders working together for a common goal. In addition to the support of the region's leading companies, the initiative is endorsed by the Southwest Florida Regional Planning Council, area chambers of commerce, economic development councils and industry associations". Richard Georgian moved, seconded by Edd Weiner, that the LACPC resolve to support Charlie DeFelice in partnering with SWFTI. **Motion carried unanimously.**

Edd Weiner announced that on 8/25/06, 6:30 p.m., the developer of The Fountains would be making a presentation. The location is to be determined and it will be published in the newspapers.

Edd Weiner also requested the whereabouts of the PowerPoint presentation that Keith Richter was to prepare (described in last month's minutes) for presentation to the Planner.

Linda Carter would like a resolution on next month's agenda re. The Lehigh Village at Buckingham/Gunnery.

Willard Baker mentioned that the Lehigh Acres Community Council, the ABWA, and the Lehigh Acres Chamber Commerce are sponsoring the Lehigh Acres Community Candidates' Forum on 8/22/06 at 6:00 pm at the Lehigh Acres Middle School and invited us to come and meet the candidates.

Adjournment: Motion was made by Linda Carter, seconded by Willard Baker, that the meeting be adjourned at 8:55 p.m. **Motion passed unanimously.**

Jacqui C. Hill
Secretary, LACPC

⁶ <http://www.swfti.org/index.php>

Gunnery Road Motion

Florida Not-For-Profit Corporation 2004

August 9, 2006

Resolution 2006-8-09-1

A resolution of the Lehigh Acres Community Planning Corporation, Inc., requesting enhanced beautification of the landscaping on Gunnery Road as part of the Gunnery Road widening project.

Whereas the subdivision of Lehigh Acres, Florida is developing into a functional self sustaining urban community seeking to have our own identity and good reputation; and,

Whereas the Community of Lehigh Acres is determined to beautify its homes and businesses to gain the appearance of a memorable Florida destination and home place; and,

Whereas the Lehigh Acres Community Planning Corporation and the participating citizens agree that our main roadways should be consistent with and central to the future development and of our appearance; and,

Whereas the Gunnery Road widening project in progress at this time is a gateway into our community and an important first impression to visitors.

NOW Therefore, BE IT RESOLVED by the Lehigh Acres Community Planning Corporation Inc., that

We respectfully appeal to the Lee County Commission to modify the Gunnery Road widening project to include native landscaping of the highest level allowable for urban arterial roads as an encouragement and comfort to our citizens; and,

BE IT FURTHER RESOLVED, that

We hereby petition the Lee County Commission to beautify Gunnery Road at the enhanced level with color, irrigation and maintenance.

Passed and Adopted this 9th Day of August, 2006

Bo Turbeville, Chairman

Date

Jacqui Hill, Secretary

Date

**Lehigh Acres
Community Planning
Corporation, Inc.**

Members:

Willard Baker, Vice President

Patty Vealy, Treasurer

Linda Carter

Charlie DiFelice

Liz Eilf

Richard Georgian

Frank LaRosa

John Miller

Keith Richter

Damon Shelor

Azelma Simmons

Ed Weiner

Water Management Sub-committee Motion re. name change

I move to change the name of the Water and Sewer sub-committee, established at the July 12, 2006 meeting, to the: Water Management sub-committee.

Seconded by: _____

Vote: _____

Motion by: Richard Georgian

**Water Management Sub-committee Motion re. planner
recommendations – withdrawn**

I move that the Water Management sub-committee provide the Lehigh Acres planner recommendations or comments concerning the following.

- a. Sustainable potable water sources
- b. Waster water options
- c. Irrigation water
- d. Drainage
- e. Recreational and commercial water uses

Seconded by: _____

Vote: _____

Motion by: Richard Georgian

Lehigh Acres Community Planning Corporation
Position Paper
Sub-committee title

(Format to be determined by the board)

(Limit the paper to two or three pages)

(Identify the issues and prejudices)

(What you want to say (Mission Statement),
say it (Issues),
then repeat it (Conclusion))

Mission Statement: This should identify the committee, state the mission and scope of the sub-committee in one or two paragraphs.

Issues: Opening paragraphs should summarize the issues that the sub-committee is recommending to the planning consultant, and state the sub-committee's point of view. Outline the issues that the sub-committee wishes to see included in the planning report.

A. Issues

1. Committee position
(Define unfamiliar terms/concepts)
(Refer to those who agree with committee position)
(Identify authoritative testimony)
2. Alternative position
(List appropriate and anticipated counterclaims)

Conclusion:

(Summarize the sub-committee's positions)
(Restate the main ideas)
(The conclusion should reflect the importance of the sub-committee's arguments for their position)

205 Homestead Road Motion

Lehigh Acres Community Planning Corporation, Inc.
Florida Not-For-Profit Corporation 2004

August 9, 2006

Resolution 2006-08-09-2

A resolution of the Lehigh Acres Community Planning Corporation, Inc., declaring our opposition to the rezoning of the property at 205 Homestead Road to an industrial parking lot for “Dump Trucks.”

WHEREAS, the entrance to 205 Homestead Road is located at the center of a curve on Homestead Road marked as a hazardous curve, with a 15 mph yellow flashing light; and,

WHEREAS, the Lehigh Acres public school buses taking a southern route must pass this dangerous curve; and,

WHEREAS, the properties adjacent to 205 Homestead are zoned residential, commercial; and,

WHEREAS, the citizens of the Bethany Villas at Bethany Trace, an adjacent subdivision, have voiced their objection to the rezoning, and their concerns over noise and truck congestion on Homestead Road.

THEREFORE, BE IT RESOLVED THAT

We the citizens of Lehigh Acres, respectfully appeal to the Lee County Zoning Commission to reject the zoning of 205 Homestead Road as an industrial dump truck parking lot and investigate an appropriate industrial parking facility in Lehigh Acres.

Passed and Adopted this 9th Day of August, 2006.

Respectfully submitted by: the Lehigh Acres Community Planning Corporation (LACPC)

Bo Turbeville, Chairman

Date _____

Jacqui Hill, Secretary

Date _____

- Members:
- | | |
|-------------------------------|----------------|
| Willard Baker, Vice President | Frank LaRosa |
| Patty Vealy, Treasurer | John Miller |
| Linda Carter | Keith Richter |
| Charlie DiFelice | Damon Shelor |
| Liz Eilf | Azelma Simmons |
| Richard Georgian | Ed Weiner |

SR 80 and Joel Boulevard Motion

Lehigh Acres Community Planning Corporation, Inc.
Florida Not-For-Profit Corporation 2004

August 9, 2006

Resolution 2006-08-09-3

A resolution of the Lehigh Acres Community Planning Corporation, Inc., declaring our support to the community of Alva for the inclusion of a traffic control signal at the intersection of SR-80 and Joel Boulevard/SR-884.

WHEREAS, the State Road 80 four lane extension to the Hendry County line is near completion; and,

WHEREAS, the merging traffic from Joel Blvd. must now negotiate four lanes of oncoming traffic; and,

WHEREAS, the northeastern section of Lehigh Acres, which is a growing community, has only one access to State Road 80; and,

WHEREAS, the volume of traffic on State Road 80 and Joel Blvd. has increased with the completion of the four lane extension.

NOW THEREFORE, BE IT RESOLVED by the Lehigh Acres Community Planning Corporation Inc., that

We respectfully appeal to the Lee County Department of Transportation to expedite the installation of a traffic control signal at the intersection of State Road 80 and Joel Boulevard/SR-884.

Passed and Adopted this 9th Day of August, 2006.

Bo Turbeville, Chairman

Date _____

Jacqui Hill, Secretary

Date _____

- Members:
- | | |
|-------------------------------|----------------|
| Willard Baker, Vice President | Frank LaRosa |
| Patty Vealy, Treasurer | John Miller |
| Linda Carter | Keith Richter |
| Charlie DiFelice | Damon Shelor |
| Liz Eilf | Azelma Simmons |
| Richard Georgian | Ed Weiner |