



**Minutes of the Lehigh Acres Community Planning Corporation
Meeting date: 20 September 2006**

Call to Order:

On 20 September 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 6:35 p.m., Chairman Bo Turbeville presiding.

Willard Baker provided the invocation, followed by the Pledge of Allegiance by Dr. Keith Richter.

Members in attendance:

Willard Baker
Charlie DiFelice
Richard Georgian
Dr. Keith Richter
Bo Turbeville

Linda Carter
Liz Eilf
John Miller
Damon Shelor
Edd Weiner

Members not in attendance:

Jacqui Hill – excused
Frank LaRosa – excused

Sister Azelma Simmons
Patty Vealy

Chairman Bo Turbeville announced the presence of the group Wallace Roberts and Todd, LLC (WRT) and asked that each LACPC member introduce him/herself briefly.

Public Comment on Agenda Items:

Mr. Turbeville asked that any comments be limited to three (3) minutes. Mr. Kevin Shea introduced himself as a long-term resident of Lehigh Acres. He remarked that the Planners (WRT) come from elsewhere and that they need to understand our local community...Any attempts to increase taxes will face extreme hostility from the voters. Any plans for eminent domain are not in the "feasibility of reality". Any efforts to create special taxing districts will not

succeed. Finally, he cautioned the Planners to “be realistic” and wished them success.

Approval of Agenda:

Edd Weiner suggested that the general business of the LACPC meeting be suspended in order to devote time for WRT to make their presentation.

Liz Eilf made a motion, seconded by Willard Baker, to approve the agenda with the resolution by Edd Weiner described above. **Motion carried unanimously.**

Approval of Minutes:

A motion was made by Dr. Keith Richter, seconded by Linda Carter, to approve the minutes of the August 2006 meeting. **Motion carried unanimously.**

New Business:

Chairman Bo Turbeville suggested the suspension of the regular Board meetings of the LACPC. He proposed that we meet bi-monthly henceforth so that we can focus more on the business of the various subcommittees.

Dr. Keith Richter reminded the group that they are required to meet in December according to the LACPC By-Laws.

Charlie DiFelice felt that meeting every other month as a Board would provide the opportunity for more interaction between groups in the meantime.

On the other hand, due to low public turnout at the Water Subcommittee and Law Enforcement Subcommittee meetings, Damon Shelor and Richard Georgian have started combining their meetings. As such, John Miller expressed concern about having an “audience” for the subcommittee meetings vs. the regular monthly Board meetings.

Bo Turbeville stated that the subcommittee meetings are open, “roundtable” discussions where public comment is solicited and encouraged – whereas official Board meetings are governed by Robert’s Rules of Order.

Damon Shelor then made a motion, seconded by Linda Carter, that the LACPC Board meet bi-monthly (instead of monthly), with the exception of December. **Motion carried unanimously.**

Next, associates with Wallace Roberts and Todd, came forward and introduced themselves. They are planners, architects, and landscape designers. They may bring “on board” an infrastructure consultant if deemed necessary further along in the planning process.

They began their presentation by noting that this is “Day One” – the first step in the process is to understand existing conditions in Lehigh Acres.

WRT will be conducting a series of workshops to get input defining qualities that the public would like to see. They will continue to seek consensus on which options are preferred, refine their document, and present it to the County. This process is expected to take about eighteen (18) months. The County will then need to look at how to make “the plan” a reality – perhaps by amending the zoning code, changing their capital improvement plan, etc.

A “warm-up” visioning exercise was subsequently led by WRT. They asked those present to think about what Lehigh should look like in the next 20 years.

Suggestions initially mentioned by the LACPC Board included:

- Liz Eilf - Full range of services and facilities
- Charlie DiFelice - Mixed use residential / commercial (activity centers / neighborhoods)
- Dr. Keith Richter - Self-sustainable community (nightlife for folks his age, activities for children)
- Willard Baker - Sidewalks and bicycle paths
- John Miller - “Quality of life” (inadequate infrastructure now)
- Richard Georgian - Aquifer recharged adequately, water distributed properly
- Damon Shelor - Increased “greenspace”; areas for public activity
- Bo Turbeville - Entertainment district, restaurants
- Edd Weiner - Self-sustaining - “determiners of our own fate” government
- Linda Carter - Integrated pathway system – health, safety, accessibility, mobility for all pedestrians

The public added comments such as:

- Fix our roads – they are too narrow, especially on Homestead
- Hire more Code Enforcement officers
- Include local developers in the planning process
- Try to be creative in our financing
- Build a civic center
- Build a cultural center
- Make transportation connections to destinations (e.g., the airport)

WRT sought an initial sense of priorities ... What is fundamentally the most important? The consensus seemed to be self-sustainability – with a full range of services.

WRT asked then what the impediments are? The feedback gathered included:

- Lack of money to fix infrastructure / roads – we generate and it goes elsewhere
- Difficulty in assembling land ... Lack of diversity of land use / too much residential platting
- Political will – lack of local clout, community consensus / unity
- Lack of self-sufficiency

Dr. Keith Richter asked WRT which of the above is the hardest to overcome? WRT noted that once we have a sense of community – we will “speak with one voice” and achieving our important goals will be feasible.

Bo Turbeville asked when we will be meeting next with WRT? WRT said that they first need to find out where the subcommittees stand? Richard Georgian told the Planner that the LACPC will have position statement information from each subcommittee by October 2006. WRT will subsequently contact Bo Turbeville for follow-up meeting information.

Open Board Comment:

Bo Turbeville reminded everyone that the FDOT has an engineer coming in tomorrow to speak at the library re. the highway 82 border. At 6:00 pm, the public is welcome to look at the maps; at 7:00 pm, the meeting will start.

John Miller mentioned that at the next Lee County Commissioners’ meeting Friday at 5:00 pm they will be approving the budget. He will be there to speak of our need for police.

Linda Carter made a motion, seconded by Willard Baker, to approve a Resolution that those building in Lehigh Acres have at least two (2) different access roads to/from their development – the law says two access roads are required and some developers are getting waivers. Richard Georgian made reference to typographical errors that need to be corrected in the Resolution and the motion was revised. **Motion was then put to a vote and carried unanimously.**

Adjournment:

A motion was made by Dr. Keith Richter, seconded by Linda Carter, that the meeting be adjourned at 8:45 p.m. **Motion passed unanimously.**

Jacqui C. Hill
Secretary, LACPC