



**Minutes of the Lehigh Acres Community Planning Corporation  
Meeting date: 8 November 2006**

**Call to Order:**

On 8 November 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 6:30 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  
Richard Georgian  
John Miller  
Damon Shelor  
Edd Weiner

Linda Carter  
Frank LaRosa  
Dr. Keith Richter  
Bo Turbeville

**Members not in attendance:**

Jacqui Hill – excused  
Sister Azelma Simmons  
Patty Vealy – excused

Charlie DiFelice – excused  
Liz Eilf – excused

**Public Comment on Agenda Items:**

A gentleman in the public audience announced that the purpose of the LACPC has been made known to the Association of Westminster. He added that some Association members then expressed concern that the future of Lehigh rests “in the hands of a few people”. Therefore, he will be posting relevant LACPC information in their community news and is hoping to draw crowds to the upcoming LACPC meetings. He ended his comments reminding us that we need to be alert to our needs for water in the future.

**Approval of Agenda:**

A motion was made by Linda Carter, seconded by Dr. Keith Richter, to approve the agenda. **Motion carried unanimously.**

**Approval of Minutes:**

Bo Turbeville noted that the approval of the September 2006 minutes is on hold until the next meeting, as they were not approved at last month's meeting since it was only a "visioning session", not an official Board meeting.

Linda Carter said that she was absent from the October meeting due to surgery.

Richard Georgian requested that the minutes of the Visioning Session (workshop) be posted on the [LACPC website](#).

Dr. Keith Richter moved, seconded by Willard Baker, that the minutes of the October meeting be approved and posted to the website. Bo Turbeville clarified that technically we do not need a motion to approve or post those minutes, as they were just provided as *information* about the workshop held. A vote was taken on the motion on the floor. **Motion carried unanimously.**

**Officers' Reports:**

Secretary

None.

Treasurer

None.

Vice President

None.

President

▪ Resignation of Treasurer:

Due to commitments at work and for family reasons, Patty Vealy is concerned that she may not be able to attend the LACPC meetings consistently; therefore, she submitted her resignation to Chairman Bo Turbeville. Dr. Keith Richter asked if being governed by Robert's Rules of Order requires us to fill the position? Bo Turbeville noted that we will fill the position at the LACPC annual meeting in January.

- Open seat on LACPC Board:

Since a Board Member is only allowed four (4) absences (*excused or not*) within a twelve (12) month period of his/her anniversary date, Chairman Bo Turbeville will be sending one member a letter that the allowed number of absences has been exceeded. This particular person's seat will be re-filled in January. When asked who the member in question is, the Chairman said that he would like to inform the member first via a letter as a courtesy and thus he will not disclose the identity of the person at this time.

### **New Business:**

- Upcoming Annual Meeting:

The LACPC Annual Meeting will be held on the 2<sup>nd</sup> Wednesday in January 2007. There will be 2 Board openings as detailed above in the President's Report. We will vote on the new members first, then vote on Officers so that the new members may participate in the election. Richard Georgian noted that if there will be discussion about amending the by-laws, this must be published fifteen (15) days before the annual meeting. There was discussion about upon *what day* the annual meeting needs to held ... Frank LaRosa said that it was stated in the past that the meeting will be **in** January, but *not on a particular day*.

- Sub-Committee Reports:

Bo Turbeville explained that we want the reports to be "very general" and we will let the Planner break them into details. So far, he has only received 4 sub-committee reports. He needs the rest of them by 11/22/06. Each report will be put in PDF format and posted within the [sub-committee section](#) of the LACPC website.

Dr. Keith Richter asked Chairman Bo Turbeville if he brought the information on the new "managed" septic systems? He did not but will make it available to the Board. Dr. Richter would like Richard Georgian to see the information first, as it is especially relevant to the Water Management Sub-Committee. According to research by Dr. Richter, the State of Florida is looking for a large community willing to participate in a pilot program. The cost per household would be in the \$1500-1800 range. Benefits cited include taking some of the burden off of centralized sewer and managing the risk that some homeowners do not provide preventative maintenance of their septic systems.

Re. the sub-committee report on Architectural Review and Code Enforcement, Dr. Richter stated for the record that he "loves what they've done with commercial standards, but an individual should be able to do

what they want with their own houses.” Linda Carter clarified that her sub-committee’s standards refer to landscaping, like having sidewalks installed. Frank LaRosa stated that he agreed with Dr. Richter and that he thinks “we’re getting carried away with demands, like the maximum occupancy of homes”.

Bo Turbeville emphasized that the sub-committee reports are simply a recording of what the public has said in the sub-committee working meetings. Frank LaRosa continued his comments, saying “we shouldn’t be dictating these things to the community.”

Edd Weiner noted that many single residential ordinances are worded to say that a certain number of bushes are required for landscaping, a certain number of non-related persons can occupy a single dwelling, etc.

Richard Georgian offered that “to help this position paper”, the authors could note that they are not trying to make new laws – they are simply noting “issues of concern” and trying to enforce portions of Lee County Code.

Willard Baker added that “whenever you lay a concrete pad, you are taking away land that would be absorbing water”.

Chairman Bo Turbeville reiterated that the position papers of the sub-committees are just meant to bring up points of interest. By recording what the public said does not imply that the sub-committee, the LACPC Board, or anyone else agrees. These are comments meant for the Planner to use in their study.

Frank LaRosa mentioned that we need to deal with the enforcement of the illegal use of ATVs. He said this “reflects back to Lee Memorial Hospital ... and Sheriff Scott is upset”. He has recently heard of 6 deaths, and only was one an adult. Someone has to pay for all the related hospital bills and the hospital does not receive one penny in income from taxes.

Citizen Barbara Joe-Yen noted that Lehigh is so spread out and it is difficult to enforce the laws we already have on the books. She went on to say that “everyone’s freedom ends when it disturbs someone else ... Once you live in a community, you have to have general things that protect everyone”. Dr. Keith Richter countered that his idea of the American dream is to have a piece of your own world where you can paint you house with polka dots and have a thick lawn if you so desire.

Another member of the public noted that in Westminster, some people were sleeping in garages and clothes were all over the place – that is why these have rules.

Richard Georgian remarked that he has a neighbor who leaves garbage in the back yard; however, this means of “freedom” invites environmental and agricultural pests such as feral pigs who tear through the garbage bags as they root for food.

All of this discussion prompted Chairman Bo Turbeville to say that this is not the forum where we should be commenting – all of this type of discussion is “sub-committee work”.

Finally, Bo Turbeville reminded us again for the record that he needs the outstanding sub-committee position papers by November 22, 2006.

- Request to cancel the LACPC meeting in December:

Bo Turbeville said it was his suggestion to cancel the Board meeting in December. Linda Carter made a supporting motion which was seconded by Frank LaRosa.

Richard Georgian was concerned that the Board would not have the required fifteen (15) day notice about any proposed by-law changes. Bo Turbeville will publish any proposed changes to the Board via email with appropriate notice.

Edd Weiner noted that “we have one month left and still haven’t seen Keith’s PowerPoint presentation” (that we were expecting around August 2006). Dr. Keith Richter noted he was waiting on CRA data before he provided his presentation. Bo Turbeville stated that he provided CDs to each Board Member with CRA information a while back? Mr. Weiner requested that we see whatever Dr. Richter has prepared, even if it is short.

Parliamentarian Robert Anderson said that a December meeting is needed. Bo Turbeville declared that if there are any by-law changes requested, then he agrees that we will need a December meeting.

Frank LaRosa stated that “people shouldn’t be charged for an absence” due to religious status (re. the December holidays).

Linda Carter then rescinded her original motion.

Edd Weiner made a motion, seconded by Dr. Keith Richter, that the December Board meeting be canceled and replaced with a workshop. Keith Richter said he will have a PowerPoint presentation ready for the meeting. Bo Turbeville stepped out a moment to take a call; therefore, Willard Baker assumed the position of Chair. He called for a vote on the motion on the floor. **Motion carried unanimously.**

- How to get more community involvement:

Edd Weiner wanted to know “how much money we have in the bank”, as he suggested we may want to purchase a quarter or half page advertisement in the Lehigh Acres News-Star and/or the Lehigh Acres Citizen. Per Dr. Richter, who has recently researched rates for advertising his business, a half page ad in the Citizen would be about \$87 and about 30-40% more for the News-Star.

Damon Shelor agrees with Mr. Weiner that advertising is important and that we should ask Wayne Daltry for some funding for it. Bo Turbeville noted he recently has spoken with Mr. Daltry who is looking into it.

Frank LaRosa suggested a colorful flyer be inserted into a local newspaper.

Dr. Richter volunteered his time “to get the advertising going”.

Mr. LaRosa stated he feels this is a “bad time for this because of Christmas, shopping, kids out of school, etc.”

Edd Weiner said he would “rather not go into visioning session blind. There are about 15 people who are going to write the master plan – we’d have more impact if we have a broader scope”.

A motion was made by John Miller, seconded by Frank LaRosa, that we work with WRT to set the date for the January meeting before we conduct the December meeting (so that we can get appropriate advertising out).

Edd Weiner noted that WRT is “working off a County schedule”. Per Bo Turbeville, Silvia Vargas (with WRT) said the meeting is scheduled for late January. He also has been informed by the Planner and Jim Mudd that “the County is sending stuff over to them constantly”, so we can be assured that active planning is taking place as we speak.

Richard Georgian stated he felt we are “getting the cart before the horse when we don’t know WRT’s schedule”. This prompted Frank LaRosa to rescinded his second on the motion, adding “we should have some say in the WRT visioning schedule”.

Linda Carter said “we always have low turnout at the evening meetings” and suggested we schedule one on a Saturday in the morning.

John Miller then withdrew his motion that now had no second.

Bo Turbeville assured the Board that the visioning session will be “*multi-day*” and will *include a Saturday*, as WRT has promised this is

how they conduct business.

Richard Georgian suggested that we advertise the fact that we will have a “PowerPoint” to show at the December meeting. Dr. Keith Richter feels that “people are just going to be too busy in December”. Damon Shelor said that despite that, we still need a December workshop to “hash out” by-law changes proposed.

Bo Turbeville said that he can arrange for Wayne Daltry to do a presentation on Smart Growth, in addition to Keith’s PowerPoint.

Edd Weiner mentioned that “lay people need graphics vs. words” and felt this approach was a good one.

Damon Shelor would like to see the history of Lehigh Acres, what CRA has brought us, etc. presented during the December meeting. Bo Turbeville said that he and Dr. Richter would definitely get together and work on it.

Edd Weiner suggested that the December 14<sup>th</sup> Blackstone Group meeting perhaps could be combined with the LACPC workshop/meeting on December 13<sup>th</sup>? Bo said this could be feasible once he knows how long their presentation might be? Edd Weiner agreed to find out and will let Mr. Turbeville know.

**Old Business:**

None.

**Public comment:**

A member of the public asked Bo Turbeville to explain “what WRT is”. Mr. Turbeville noted that those were the initials of **Wallace Roberts and Todd, LLC**, the Planner hired by the Lee County Board of Commissioners (BOCC) to provide a land-use plan for Lehigh Acres.

**Board comment:**

Edd Weiner asked if the LACPC could take a stand to support Waste Management, Inc. in their bid to expand their operations at the Gulf Coast Landfill. Both Edd Weiner and Bo Turbeville have seen presentations assuring the landfill’s safety and have toured the company’s facility. They were impressed and noted they did not “smell anything” during their visits.

The company has notified realtors in the area to disclose the landfill when selling houses in the vicinity. The News-Press has recently reported that during the past year and a half, Waste Management has sponsored meetings with homeowner

associations (which were not well-attended), ran six advertisements in their newspaper, and held three open houses at the landfill.

A few residents have suddenly complained to the Lee County Commissioners about a constant odor at the landfill now that Waste Management is wanting to extend the landfill's life by about 8-12 years.

If the County does not allow the expansion, Lehigh will have more trucks coming through to get to the Lee/Hendry Landfill.

Edd Weiner made a motion that we draft a resolution urging the BOCC to approve: 1) the 20 foot higher expansion of the existing site and 2) the expansion by 57 acres to deal with 400,000 tons of construction debris [not garbage] each year. Keith Richter seconded the motion.

During discussion, Robert Anderson expressed his disagreement with the resolution. Frank LaRosa said he does not feel it is his job to tell people where they have to live; therefore, he will be abstaining from voting. **Motion carries** with one abstention as noted.

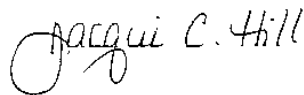
On another subject, Dr. Keith Richter made the point that he is against legislating what people can do in their own *private* yards. In Cape Coral, he added, "it is a water-front community and you can't have a boat visible".

Damon Shelor commented that we should understand that the sub-committee "position papers" are just *information* that has been gathered based on public input at the LACPC sub-committee meetings held. The papers are "just a statement of thoughts". Although WRT is going to be actually writing the plan, it is the BOCC who has to *approve* the recommendations that will be presented. "Just because someone wrote it on a piece of paper doesn't mean it's going to become law."

Linda Carter stated that "we do not want Lehigh looking like a dump, with trash everywhere, unkempt yards, 15 cars parked in front of a house until 5 o'clock in the morning (because Code Enforcement is not out at night)". We want to make Lehigh pleasing for everybody.

**Adjournment:**

Meeting adjourned at 8:08 p.m.



Jacqui C. Hill  
Secretary, LACPC