

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes –September 28, 2023

5:30 pm

In Person Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order: 5:30 pm

Roll Call: Tami Baker, Thomas Pfuner, Wade Weatherford, Derek Felder, Inke Schirmmacher, Mohamed Yasin

Excused: Claude Spellman, Laurie Sternowski

Consulting: Janis Williams

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda: 1st ??? by and 2nd by Thomas

Motion: Passed

Motion to table until next meeting August Minutes:

New Project Reviews:

- A. Request for a Variance approval for Development Order in process on 830 Meadow Rd Lehigh Acres. The applicant is requesting a Variance approval for Development Order in process at Lee County to develop a Meadows Self-Storage Facility. Project is presented by Jeremiah DeForge w/ Q. Grady Minor & Associates. ■

Jeremiah DeForge presenting: this is at 830 Meadow Rd for a Self-Storage Facility. We have previously come in here for site plan itself. We are back to apply for a variance for a waste water services. We are purposing a hard water well and drain field to provide those services instead of an extension of FGUA services. We have a letter of no objection from FGUA. And we have coordinated with LCU who is on the other side of 82 and we have a letter of no objection as well.

Board Member Comments:

Wade– 1) the only notes we haven't received the resubmittal yet and there is a balance.

Response to Wade – 1) they have kind of put a hold on the plan until we get a DO until we get the variance approved.

Derek – 1) Why well and tank verse sewer and water? 2) you are working the DO right now? I believe that when we talked about this the last time, there was a problem with the stacking of the cars at the entrance. What progress or change has come from that?

Response to Derek – 1) Cost is one factor. The extensions are over a mile away and there is a maintenance issue as well with turning over to FGUA. This is storage facility so there will low flow and clogging issues. No one else will be using it. 2) We talked about putting a one-way traffic and switching the direction. We haven't made those changes yet. We are working through this variance first.

Inke – 1) So we are discussing a detention area that was not there before.

Response to Inke 1) there is a little triangle (show on map) that is where the water well will be. That was not on the plan before. Then to the right of the building there is a septic and drain field that was not there before and we are purposing. Then there is a fire suppression tank and that has its own irrigation and fire well.

Tami – No comment

Mohamed – No comment

Thomas – No comment

Laurie – No comment

Public Comment - None

Motion to approve the project as presented– 1st Mohamed by and 2nd by Laurie

Motion: Passed

Old Business: None

New Business:

a) Board Members Comments

a. Town Hall Meeting Report –

i. Derek – He thinks it went good. There was mostly positive feedback. Main concerns that he had heard were: 1. Lehigh wants to remain rural. We are zoned urban and central urban. Eventually, every plot will be built on. 2. They don't want sew and water pushed on them. That has nothing to do with incorporation and that is happening already. 3. The last one is taxes, but weather you are for or against incorporation, you should want the feasibility study done so you know what the taxes would be. That is my goal to get a feasibility done. We are about getting the feasibility study done, because if it comes back as negative and has a high tax rate then we are against it to. The people who are against it should be in favor of the feasibility study because it might prove them right. We are going to put together a meeting in about two weeks – not a town hall meeting but a smaller group meeting to discuss how we are going to go forward and how we are going to get donations. LAMSID is

negotiating with Lee County to hopefully get the 5 power. With negotiation with Sunshine land with the County needs to build the Alico Extension North. They need that land. They just need one more power it could be sidewalks or street lighting. The easiest one would be street lighting. I just posted a video that we will probably get 4 seats at the MPO. Lehigh has no body on the MPO board other than our County Commissioner. I will continue with the Community Council – we have a meeting this upcoming Monday. We have the State Forestry representative coming to speak. We have confirmed November 6, John Talmage the director of economic development. There are 15 official members on the Community Council. School MMM passed with phase one and going forward with the water from FGUA. From what I read, they are planning to widen Joel Blvd. Once they do phase one, then they can move this project up the list. Getting agenda at least one day in advance.

- ii. Tami comments: I watched the meeting online. I think this way needs to be approached rather than the incorporation kind is about the feasibility study. That should be the in the forefront. It should be about the feasibility study not about incorporation. That will be more palatable, because I saw the people getting not so nice. A lot of people don't understand that not every tax across the board will change. There are small pieces that will change. And again, I think anytime we talk about taxes then someone blows it up out of proportion, and that we are going to be paying the kind of taxes that you pay in New York City. And I heard Alan say that if everyone gave \$5 or you were saying \$1 per person then you would have more than enough to move forward with it. For anyone to even think about incorporation then a feasibility study has to be done. It is going to make sense to do and like you said if the feasibility study says you can't do it then you can't do it. The Lee County Commissioners are stopping LAMSID from getting the powers because they know that is one step closer to municipality, They just have to have 5 powers and they go to municipality. They don't have to have a vote. They have 4 powers now.
- iii. Thomas – are there steps forward without a feasibility study? (No, LAMSID is putting forth a bill with legislation that they would be able to do it, but Representatives don't want to back the bill.)
- iv. Tami – What is Tiffany Esposito's opposition to the bill? (She believes that is coming out of tax payer's money. LAMSID has said that it is coming out of their alternative funds and not using tax payers' money.)
- v. Mohamed – I think there was some miss information out there giving by LAMSID. It takes a vote for everything to give them the powers. That was a little misinformation. They have not gotten all the powers. Not all the powers have been voted on. The powers would be put on the ballot has needed.
- vi. Inke – When it comes to the powers of LAMSID, those powers were on the ballot a long time ago. It is my understanding that it is Lee County that is dragging their feet. Why is the County holding this up? What are they going to lose – tax money?
- vii. Mohamed – suggested donating to the feasibility study as individuals.
 - a. Thomas wanted clarification on the donating to the feasibility study and what does it mean? It is all about marketing and how to send the message about the reason behind the feasibility.

- b. Laurie – the people who don't want incorporation are not going to donated because they have what they want and they don't want to risk the change.
 - c. Inke – It is all about the facts.
 - viii. Derek will send out the video link to the meeting.
 - ix. There is someone in mind for the feasibility study.
 - b) What is the Sunshine Law for?
 - a. Inke – You have to be elected officials or when you are excepting public funds.
 - b. Mohomed – All registered organization under the State of Florida are subject to the Sunshine Law.
 - c. More discussion about Sunshine Law.
 - c) Mohomed encouraged Covid and Flu shots in the month of November.

Motion to Adjure – 1st by Mohomed and 2nd by Tami

Adjourn: 6:37 pm

Next LAAPZRB Meeting on October 26, 2023 (if projects are submitted)

Project Submittal Deadline is October 16, 2023