

## September 15, 2025 – 6:00 PM REGULAR BOARD MEETING

Lehigh Acres Municipal Services Improvement District  
Barrett Room  
601 East County Lane  
Lehigh Acres, FL 33936  
This meeting is open to the general public.

### REGULAR MEETING AGENDA

- 1) **Preliminaries**
  - A. Call to Order
  - B. Roll Call
  - C. Invocation & Pledge of Allegiance
  - D. Move, Remove and Add Agenda Items
  - E. Approval of Agenda
  - F. Public Comment for Agenda Items and Non-agenda Items
  - G. Action on Removed Consent Items
  - H. Approval of Consent Agenda
- 2) **Consent Agenda**
  - A. Invoices and Change Orders
  - B. Approval of Minutes – July 21, 2025-Regular Meeting and Budget Hearing
  - C. PER #25-47, Simily Commercial Center, 712 Leeland Heights Blvd.
  - D. PER # 25-57, Providence Church, 619 Williams Ave.
  - E. PER # 25-58, Blackstone Fuel Station, #3915
  - F. PER # 25-59, 2<sup>nd</sup> Street Flex Space – 5530 Second St. W.
- 3) **Action Agenda**
  - A. Good Cause
  - B. Parcel Swap Between LA-MSID and Benny & Misha Mathew
  - C. ROBUST FDEP Contract L 0063, 2<sup>nd</sup> Amendment – Incorporating ROBUST IV Appropriation
- 4) **Discussion Agenda**
  - A. Old Business
    1. 2026 Legislative Session Issues
  - B. New Business
  - C. Commissioner’s Request
  - D. Engineer’s Report
  - E. Attorney’s Report
  - F. Staff and Financial Report
  - G. Treasurer’s Report
  - H. Secretary’s Report
- 5) **Adjournment**

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** Invoices and Change Orders

**Meeting Date:** September 15, 2025

**Agenda Item #** 2A

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**1 Recommended motion:**                      Move to approve all invoices as stated on the Summary Sheet.

**2 What the action accomplishes:**                      Approves all invoices that are outside the approval limits of the Treasurer and Manager.

**3 Fiscal Impact:**                      As listed on the Summary Sheet.

**4 Staff comments:**

**5 Staff review and recommended approval:**

MANAGER                       ASSISTANT DISTRICT MGR

ATTORNEY                       FIELD DIRECTOR

ENGINEER                       FINANCE DIRECTOR

**6 Board Action:**

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** Approval of Minutes- August 18, 2025, Regular and Budget Hearing

**Meeting Date:** September 15, 2025

**Agenda Item #** 2B

CONSENT                       ACTION                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve the minutes from the August 18, 2025, Regular Meeting and Budget Hearing.

**What the action accomplishes:** Memorializes the Board Meetings as per Florida Statute.

**Fiscal Impact:** 2 hrs staff time.

**Staff comments:**

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD SUPERINTENDENT  
 ENGINEER                       CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** PER #25-47, Simily Commercial Center, 712 Leeland Heights Blvd W.

**Meeting Date:** September 15, 2025

**Agenda Item #** 2C

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Permit #2025-47, Simily Conference Center, 712 Leeland Heights Blvd W., with any listed stipulations.

**What the action accomplishes:** Allows Simily Investments to develop a commercial site while certifying on their plans on their plans that their stormwater system is adequate and will discharge less than 30 CSM.

**Fiscal Impact:** Permit Fees: \$1,500.00

**Staff comments:** Approved according to the revised plans and calculations submitted August 8, 2025.

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD SUPERINTENDENT  
 ENGINEER                       CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** PER # 25-57, Providence Church, 619 Williams Ave.

**Meeting Date:** September 15, 2025

**Agenda Item #** 2D

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Permit #2025-57, Providence Church, 619 Williams Ave, with any listed stipulations.

**What the action accomplishes:** Allows Providence Church of Lehigh Acres to develop a church site while certifying on their plans on their plans that their stormwater system is adequate and will discharge less than 30 CSM.

**Fiscal Impact:** Permit Fees: \$1,750.00

**Staff comments:** Approved according to the plans and calculations submitted July 29, 2025.

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD DIRECTOR  
 ENGINEER                       FINANCE DIRECTOR

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** PER # 25-58, Blackstone Fuel Station, #3915, Blackstone Corp. Park

**Meeting Date:** September 15, 2025

**Agenda Item #** 2E

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Permit #2025-58, Blackstone Fuel Station, #3915, Blackstone Corp. Park, with any listed stipulations.

**What the action accomplishes:** Allows MCIN Bell, LLC to develop a fuel station on 1.59-acre site in the Blackstone Corp. Park, while certifying on their plans that their stormwater system is adequate and will discharge less than 30 CSM, in accordance with the Master system permitted under PER#25-40.

**Fiscal Impact:** Permit Fees: \$1,500.00

**Staff comments:** Approved according to the plans submitted July 30, 2025.

### Staff review and recommended approval:

MANAGER     ASSISTANT DISTRICT MGR  
 ATTORNEY     FIELD SUPERINTENDENT  
 ENGINEER     CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** PER # 25-59, 2nd Street Flex Space – 5530 Second St. W.

**Meeting Date:** September 15, 2025

**Agenda Item #** 2F

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**Recommended motion:** Move to approve Permit #2025-59, 2nd Street Flex Space-5530 Second St. W., with any listed stipulations.

**What the action accomplishes:** Allows Legacy Group of SWFL, LLC to develop a commercial flex space on 1.15-acre site at 5530 Second St. W., while certifying on their plans that their stormwater system is adequate and will discharge less than 30 CSM.

**Fiscal Impact:** Permit Fees: \$1,500.00

**Staff comments:** Approved according to the plans submitted August 18, 2025.

### Staff review and recommended approval:

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD SUPERINTENDENT  
 ENGINEER                       CONTROLLER

### Board Action:

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** Agreement for Parcel Swap Between LA-MSID and Benny & Misha Mathew

**Meeting Date:** September 15, 2025

**Agenda Item #** 3B

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**1 Recommended motion:**                      Move to approve the agreement for the parcel swap between LA-MSID and Benny and Misha Mathew.

**2 What the action accomplishes:**                      Provides for the inclusion of a District asset by fee simple as it was constructed a long time ago, but has been in private ownership.

**3 Fiscal Impact:**                      LA-MSID will pay all legal and engineering costs.

**4 Staff comments:**                      LLW will perform the closing and develop all of the closing documents.

### **5 Staff review and recommended approval:**

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD DIRECTOR  
 ENGINEER                       FINANCE DIRECTOR

### **6 Board Action:**

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** ROBUST FDEP Contract L 0063, 2nd Amendment – Incorporating ROBUST IV Appropriation

**Meeting Date:** September 15, 2025

**Agenda Item #** 3C

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**1 Recommended motion:** Move to approve FDEP Agreement No. L0063, Amendment No. 2– ROBUST - P2 & P3 & P4.

**2 What the action accomplishes:** This amendment combines the state appropriation from 2024 and 2025 and the Water Quality grant from 2025 into one document for ease of coordination and practicality.

**3 Fiscal Impact:** 3205000

**4 Staff comments:** \$4,805,000

**5 Staff review and recommended approval:**

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD SUPERINTENDENT  
 ENGINEER                       CONTROLLER

**6 Board Action:**

APPROVED                       DENIED                       DEFERRED

# LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

## AGENDA ITEM SUMMARY

**Subject:** 2026 Legislative Session

**Meeting Date:** September 15, 2025

**Agenda Item #** 4A1

CONSENT                       ACTION                       OLD BUSINESS                       NEW BUSINESS

**Request Initiated By:**                       COMMISSIONER \_\_\_\_\_                       ATTORNEY

BOARD                       MANAGER                       ENGINEER                       AUDITOR

**1 Recommended motion:**                      N/A

**2 What the action accomplishes:**                      Provides a forum to discuss items for the 2026 Legislative Session.

**3 Fiscal Impact:**

**4 Staff comments:**

**5 Staff review and recommended approval:**

MANAGER                       ASSISTANT DISTRICT MGR  
 ATTORNEY                       FIELD DIRECTOR  
 ENGINEER                       FINANCE DIRECTOR

**6 Board Action:**

APPROVED                       DENIED                       DEFERRED

# AIM Engineering & Surveying, Inc.

September 3, 2025

Board of Commissioners  
Lehigh Acres Municipal Services Improvement District  
601 East County Lane  
Lehigh Acres, FL 33936

## **Re: Engineer's Report for the September 2025 Board Meeting**

Dear Board Members:

The status of current projects and tasks involving the District Engineer is outlined as follows:

### **General Consulting**

- Review the board agenda and prepare the monthly engineering report.
- Review and recommendation for permits: 25-38, 25-39, and 25-57.
- Ongoing permit coordination related to the Lee County Sunshine Widening Project.
- Coordination and planning related to the Leeland Lake Church parcel.
- Welcome to LA-MSID sign coordination.

### **Recently Completed Projects**

- Southwest Lehigh Groundwater Recharge and Aquifer Restoration (February 2018)
- Hendry Canal Extension Widening (February 2021)
- Halfway Pond – SR 82 Segment 3 (April 2019)
- JUSWMSA Agreement – FDOT (March 2021)
- West Marsh Design (May 2021)
- Weir S-VL-1 Replacement (August 2023)
- CREST Phase 2 (February 2024)

### **Current Projects Progress**

**Frank Mann Preserve (Formally GS-10):** The Frank Mann Preserve property was purchased by Lee County Conservation 20/20. A March 2019 Memorandum of Understanding (MOU) between Lee County and LA-MSID allows LAMSID to construct and maintain a stormwater storage and water quality system within the parcel. LA-MSID issued a Purchase Order to AIM in March 2020 to prepare a Land Management Plan as one of the first step requirements of the MOU. Following a presentation to Lee County's Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) made in December 2020, the committee recommended approval. The LA-MSID Board approved the Land Management Plan in January 2021 for submission to the Lee County Board of County Commissioners. The Lee County Board approved the County Commissioners' plan on their March 2021 agenda. The LA-MSID Board approved a purchase order to AIM for an initial design scope at the August 2021 Board meeting. Lee County cleared a small park access area.

As a result of critical Hurricane Ian recovery efforts, progress on the Frank Mann Preserve project was delayed. LAMSID staff continued to complete exotic vegetation removal & maintenance berm/access work, which aided the design team in understanding the effort involved in re-establishing the berm in the NW corner of the project. The design team recommended additional survey data to be collected along the northwest berm to aid in the

completion of the 90% plans and permit application. Additional topographic survey data was completed in January 2024.

The project was selected to receive \$15M in grant funding. LAMSID signed the agreement with SFWMD/FDEP to receive the funds. The purchase order for Phase 1 Post-Design & Construction-Phase services and Phase 2 Surveying, Modeling, Design, Permitting, Post-Design, and Construction Phase services was approved during the June board meeting. LA-MSID staff is finalizing exotic vegetation removal activities before the final existing conditions surveying data is collected for the site. Phase 1 Design is anticipated to be submitted for permit approvals by the end of the year.

**Caloosahatchee River and Estuary Storage and Treatment (CREST):** LA-MSID purchased approximately 105 acres for the CREST preserve and stormwater treatment area. The LA-MSID Board authorized the design of this project in November 2019. AIM staff had a meeting with LA-MSID staff in April 2020 to review concepts for developing final plans. The design elements include an interconnecting channel between Dog Canal and Hendry Canal to balance flows between the Bedman Creek and Carlos Waterway Drainage Basins. A retention reservoir also provides year-round treatment of suspended solids through increased flow way resident time and storage to attenuate peak stages during storm events. Additionally, wetland plantings provide water quality treatment through nutrient uptake within the circuitous wetland flow pathway.

Due to grant funding, the design plans and construction activities required a phased approach. AIM developed the scope of work for design phasing, post-design, and construction phase services and provided it to LA-MSID staff for review, which partially addressed the required Caracara monitoring. The LA-MSID Board approved a contract with AIM for this effort on 6/21/2021.

#### ***CREST Phase 1***

Phase 1 of the CREST project is complete, which includes maintenance dredging of the Dog to Hendry canal and replacement and relocation of weir S-H-2.

#### ***CREST Phase 2***

LA-MSID received a \$2 million grant award to complete Phase 2. Bids for Phase 2 construction were received on December 15, 2022. The groundbreaking ceremony was held on February 15, 2023. Turnbull Environmental completed CREST Phase 2 construction in February 2024.

#### ***CREST Phase 3***

LA-MSID received an additional \$4.06 million in grant funds to allow for the construction of the full build-out of the CREST project (Phase 3). AIM worked to complete the additional design and permitting tasks required to revise the plans and permitting approach to include the full project build-out. AIM's Environmental Scientist coordinated with USFWS to clarify construction restrictions related to the Caracara nesting site. The design team completed the 100% plan set for Phase 3, and the SFWMD permit was issued on May 22, 2023. Phase 3 bids were received on April 18, 2024, with Turnbull Environmental awarded the project at the April 2024 LAMSID board meeting.

The Notice to Proceed with construction was given on May 1, 2024. Phase 3 is due to be substantially completed by August 31, 2025, and finally completed by September 30, 2025. The SFWMD permit modification was submitted on 9/18/2024 to allow for the excavation of the Caracara nest buffer area. On August 20, 2025, LA-MSID received permit approval to excavate

the previously protected Caracara nesting site and 300' buffer zone. A time-extension change order was approved to allow the contractor additional time to excavate the Caracara buffer area for additional stormwater storage within CREST. As part of approved change order 01, the contractor will plant a tighter density of plants and trees for Phase 3 while remaining under the awarded grant funding amount. Project/grant funds will also be utilized to repave portions of the roadway surrounding the CREST project that were disturbed by the construction and truck hauling process.

The project team is currently selecting a pump to be purchased through grant funds to allow additional stormwater volume from Dog Canal to be pumped into the CREST project during severe storm events.

### **Rehydration of Bedman (Creek) Utilizing Storage & Treatment (ROBUST)**

LA-MSID gained legislative funds to purchase and improve two parcels within Lehigh Acres: A Sinkhole Parcel (34-44-27-00-00001.0140) and the ROBUST Parcels (36-43-27-01-00000.A000 & 36-43-27-00-00004.0020). AIM conducted Phase I Environmental Reports for the Sinkhole and Robust parcels. The purpose of these assessments was to characterize the environmental conditions based on readily available information & site observations and to identify recognized environmental conditions. To assist with water quality grant funding applications, AIM prepared a conceptual ROBUST nutrient removal analysis.

#### ***ROBUST Phase 1***

Grant funding for Phase 1 was achieved to purchase the triangular parcel (36-43-27-01-00000.A000), which is a 15-acre site envisioned to provide additional stormwater storage volume, flood mitigation, and water quality benefits to the Bedman Creek Drainage Basin.

#### ***ROBUST Phase 2***

LA-MSID also received grant funding for Phase 2 of the ROBUST project, which includes the design and construction of the triangular stormwater storage and water quality facility to store flows from Dog Canal, as well as an emergency overflow connection to the Carlow Waterway during extreme storm events. With the grant agreement finalized, LAMSID approved a design scope of services during the January board meeting. The Notice to Proceed is March 10, 2025. The design team and LA-MSID conducted a kick-off meeting to strategize a project approach that best suits LA-MSID.

#### ***ROBUST Phase 3***

Subsequently, a \$1.705M grant was awarded for the ROBUST Phase 3 project, which expands the stormwater storage capacity and bypass benefits by utilizing the floodplain within Bedman Creek (storage) and adding a water control structure with berming to better direct flows from Bedman Creek to the Carlos Waterway (bypass). A grant amendment to the ROBUST project combines the phases into a single ROBUST project. LAMSID approved a scope of work that includes the additional design, bidding, and construction-phase services related to the now combined Phase 2 & 3 ROBUST project in the form of a change order to Robust Phase 2.

#### ***ROBUST Phase 4***

Another \$1.6M grant was awarded for ROBUST Phase 4, which will allow for the design and construction of a more sophisticated structure for the Bedman to Carlos bypass that includes electrically actuated gates. LA-MSID staff are working to formalize the grant agreement with FDEP and will likely complete another amendment to have Phase 4 funds combined with a singular ROBUST project. Currently, survey data has been collected on-site, and modeling efforts are underway.

### **Bottomless Lake (Sinkhole Parcel)**

AIM provided LAMSID staff with a conceptual scope, fee, and construction cost to be utilized toward the grant application submittal. AIM completed a high-level Due Diligence report for the parcel to identify current and/or needed permits and buffering requirements. LAMSID gained a Limited Development Order (LDO) permit to construct security fencing along the parcel's frontage adjacent to the roadway.

LA-MSID was awarded \$2.2M for the Sinkhole project to move forward. AIM will work with LA-MSID staff on a Grant Work Plan and provide a scope of services for authorization so that the project's design can commence as soon as the grant agreement is finalized. The architect (including their mechanical, electrical, and plumbing team members) conducted a site visit to review the building and will meet with the design and LA-MSID staff to discuss the findings. AIM is coordinating efforts to extend the fence around the entire site, as well as an architectural review of the building for renovation suitability.

### **Alico Road Extension Analysis for Sunshine Boulevard**

LAMSID was contacted by the Lee County Department of Transportation (Lee DOT) to determine water management requirements for a proposed new road connecting Alico Road to SR 80. The proposed road will connect to Sunshine Blvd at its junction with SR 82. The interchange with SR 82 will be enhanced to facilitate improved flow patterns, and the impervious area of that interchange will be significantly greater than the existing interchange. Sunshine Boulevard will be widened up to and through the junction with Able Canal north of Lee Blvd. The widened road will generate additional runoff, which will need to be managed so that peak water elevations do not increase in Able Canal as it passes under Sunshine Blvd. During a meeting on July 27, 2024, with Lee County DOT and Johnson Engineering, Inc., it was explained that the section of the Sunshine Blvd widening between SR 82 and 23rd Street SW is on a critical path schedule.

During said meeting, Water Science Associates (WSA) was requested to provide an accelerated analysis of the impact of the road widening on water levels and flows in Sailfish Canal, as well as impacts on canal water levels at the junction of Sailfish Canal and Able Canal. A more comprehensive analysis of the impacts of the proposed roadway changes is being negotiated between LA-MSID and Lee County DOT. WSA & AIM completed a draft report of the findings and provided draft recommendations for LAMSID staff and the board to consider to mitigate impacts to the LAMSID drainage system.

A follow-up meeting was conducted in September 2025 to further discuss the ROW capacity topic. The roadway improvements require LC to acquire canal ROW from LAMSID. AIM and WSA worked with LC DOT and Johnson Engineering to agree upon the volume of lost stormwater storage impact to mitigate due to LAMSID's lost canal ROW. A monthly meeting has been established between the stakeholders to keep coordination efforts moving forward. However, the October meeting was postponed to a date to be determined due to Hurricane Milton. During the November meeting, WSA, AIM, and LAMSID staff worked to clarify the acceptable lower and upper limits to calculate the lost ROW storage volume. However, LCDOT expressed a desire to develop an agreement for the entire stretch of the project from SR 82 to SR 80. LAMSID staff met with key LCDOT staff to discuss large-scale improvements that work for both LAMSID and LCDOT in February 2025. LAMSID and LCDOT are currently working on finalizing an agreement and means of fund transfer to allow initial modeling and other projects to commence, which will include required timelines for the projects to be completed that correspond to the given roadway phases.

### **Centennial Flood Mitigation**

LA-MSID coordinated with Lee County and SFWMD regarding the recent road flooding in the Centennial area south of Buckingham Road during the wet season 2024. The land elevation falls to the northwest, whereas the LA-MSID canals direct flow to the southeast. Therefore, flood mitigation concept projects were developed during the Southern Lee County Flood Mitigation Plan, including a stormwater storage area and a new outfall route to the north of Buckham Road. Initial coordination with Lee County has resulted in LA-MISD learning that the project(s) are low on the County's flood mitigation prioritization list. However, this project is now being considered as one of the projects to analyze further in correlation with the Lee County Sunshine Widening project.

If you have any questions or inquiries, please call my cell at (239) 823-8171.

Sincerely,

**AIM Engineering & Surveying, Inc.**

Daniel Schroeder, PE, MSE, PMP

Vice President & Civil Group Manager