

THE VILLAGE OF ESTERO
PLANNING AND ZONING BOARD MEETING
TUESDAY, JUNE 18, 2019

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

5:30:22PM >>Scotty Wood: -- 2019 MEETING OF THE VILLAGE OF ESTERO
5:30:25PM PLANNING AND ZONING BOARD.
5:30:26PM WE ALWAYS START OUR MEETINGS WITH THE PLEDGE OF ALLEGIANCE,
5:30:29PM SO PLEASE RISE.
5:30:31PM [PLEDGE OF ALLEGIANCE]
5:30:45PM >>Scotty Wood: THANK YOU.
5:30:50PM OUR DEPUTY VILLAGE CLERK IS ILL TONIGHT, SO I'M GOING TO ASK
5:30:58PM MARY TO CALL THE ROLL.
5:31:03PM >>Dr. Tim Allen: HERE.
5:31:04PM >> BOARD MEMBER GARGANO?
5:31:05PM HE IS ABSENT.
5:31:06PM I THINK HE'S ON VACATION.
5:31:08PM BOARD MEMBER KING.
5:31:10PM >>Robert King: HERE.
5:31:12PM >>Marlene Naratil: HERE.
5:31:14PM >>James Tatoes: HERE.
5:31:16PM >>John Yarbrough: HERE.

5:31:18PM >>Scotty Wood: HERE.
5:31:19PM THANK YOU.
5:31:19PM COULD I HAVE A MOTION TO APPROVE THE AGENDA?
5:31:22PM >> SO MOVED.
5:31:23PM >> SECOND.
5:31:23PM >>Scotty Wood: ALL IN FAVOR?
5:31:25PM ANY OPPOSED?
5:31:27PM OKAY.
5:31:29PM I'M GOING TO READ A STATEMENT FOR EVERYONE'S BENEFIT ABOUT
5:31:37PM THE NATURE OF OUR ROLE AS A BOARD THIS EVENING BECAUSE THIS
5:31:42PM EVENING'S AGENDA INCLUDES SOME PROPOSED AMENDMENTS TO THE
5:31:46PM VILLAGE COMPREHENSIVE PLAN AND ALSO A ZONING APPLICATION.
5:31:51PM AND IN THIS MATTER, THE BOARD SITS IN A QUASI-JUDICIAL
5:31:53PM CAPACITY.
5:31:55PM NOW, IF ANY OF YOU IN THE AUDIENCE INTEND TO PROVIDE
5:31:59PM TESTIMONY ON EITHER OF THESE ITEMS, YOU MUST BE SWORN IN BY
5:32:04PM THE BOARD ATTORNEY, WHICH WILL BE DONE IN A MOMENT, AND YOU
5:32:08PM SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT TO

5:32:12PM MARY GIBBS, THE COMMUNITY DEVELOPMENT DIRECTOR.
5:32:15PM IN GENERAL, WE WILL FIRST HEAR AN INTRODUCTION FROM THE
5:32:18PM VILLAGE COMMUNITY DEVELOPMENT DIRECTOR AND THEN A
5:32:21PM PRESENTATION FROM THE APPLICANT.
5:32:23PM THE DIRECTOR MAY THEN MAKE A PRESENTATION AFTERWARDS.
5:32:28PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
5:32:31PM BEEN SWORN IN TO PROVIDE TESTIMONY.

5:32:34PM PLEASE MAKE YOUR COMMENTS CONCISELY, NOT EXCEEDING FIVE
5:32:39PM MINUTES.
5:32:39PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
5:32:44PM FOR REBUTTAL.
5:32:44PM ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE PUBLIC,
5:32:48PM MAY BE SUBJECT TO CROSS-EXAMINATION.
5:32:50PM THE GENERAL PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE
5:32:53PM WITNESSES, BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT
5:32:57PM QUESTIONS ON THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
5:33:01PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
5:33:04PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
5:33:07PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
5:33:11PM AUTHORITY TO SPEAK MUST BE PROVIDED.
5:33:14PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
5:33:17PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
5:33:21PM ON THE QUASI-JUDICIAL MATTERS WILL BE PLACED INTO THE PUBLIC
5:33:24PM RECORD.
5:33:24PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
5:33:28PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
5:33:32PM IT IS HEARD.
5:33:33PM AND ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING A
5:33:37PM PARTICULAR APPLICATION MUST DECLARE THAT CONFLICT AND WILL
5:33:41PM NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR THE VOTE.
5:33:43PM NOW, WILL ALL OF THOSE WHO INTEND TO TESTIFY PLEASE STAND
5:33:51PM AND THE VILLAGE ATTORNEY WILL ADMINISTER THE OATH.

5:33:56PM >>Nancy Stroud: PLEASE RAISE YOUR RIGHT HANDS.
5:33:58PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT
5:34:01PM TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT
5:34:04PM THE TRUTH?
5:34:05PM >> I DO.
5:34:06PM >>Nancy Stroud: THANK YOU.
5:34:07PM >>Scotty Wood: BY THE WAY, JUST A LITTLE BIT OF INFORMATION
5:34:09PM FOR THE PUBLIC THAT'S HERE.
5:34:11PM THIS QUASI-JUDICIAL PROCEEDING THAT I JUST DESCRIBED IS
5:34:15PM REALLY ROOTED IN FLORIDA LAW, AND SO IT'S NOT SOMETHING THAT
5:34:20PM WE JUST DECIDE TO DO.
5:34:22PM IT'S SOMETHING THAT WE NEED TO DO IN ORDER TO OBSERVE
5:34:25PM FLORIDA LAW TO THE LETTER.
5:34:26PM NOW, BEFORE GETTING INTO THIS, LET ME ALSO EXPLAIN, IF YOU

5:34:31PM LOOK AT THE AGENDA, THERE ARE TWO COMPREHENSIVE PLAN
5:34:34PM VILLAGE-INITIATED AMENDMENTS.
5:34:36PM ONE HAS TO DO WITH THE WATER SUPPLY FACILITY'S WORK PLAN AND
5:34:40PM THE SECOND ONE HAS TO DO WITH THE WETLANDS.
5:34:44PM FOLLOWING THAT IS THE SECOND PUBLIC HEARING ITEM, WHICH IS
5:34:47PM THE CORKSCREW CROSSING RESIDENTIAL PLAN DEVELOPMENT.
5:34:49PM WHAT WE'RE GOING TO DO, BECAUSE OF THE NATURE OF THE
5:34:54PM WETLANDS COMPREHENSIVE PLAN AMENDMENT BEING TIED CLOSELY TO
5:34:59PM THE CORKSCREW CROSSING ITEM, WE'RE GOING TO TREAT THOSE KIND
5:35:02PM OF TOGETHER.
5:35:03PM SO WE'LL START WITH THE WATER SUPPLY FACILITIES WORK PLAN

5:35:07PM FIRST AND GO THROUGH THAT, HAVE A VOTE ON THAT, AND THEN WE
5:35:10PM WILL TAKE UP THE WETLANDS AND CORKSCREW CROSSING IN TANDEM.
5:35:14PM BUT WE WILL END UP VOTING SEPARATELY ON THOSE AS WELL.
5:35:18PM I JUST WANTED TO GIVE YOU THAT BACKGROUND.
5:35:20PM NOW, I'D LIKE TO ASK BOARD MEMBERS, ARE THERE ANY EX PARTE
5:35:25PM COMMUNICATIONS TO DISCLOSE?
5:35:28PM >> I RECEIVED AN E-MAIL FROM VRGMC.
5:35:37PM >>Marlene Naratil: I RECEIVED SOME E-MAILS ALSO.
5:35:38PM ONE WAS FROM -- ANGELOSI, ONE FROM MR. NAVITSKY, AND THE
5:35:44PM THIRD WAS NOT ONE THAT I WAS NOT FAMILIAR WITH, BUT THERE
5:35:47PM WERE THREE.
5:35:54PM >> I RECEIVED THE SAME E-MAILS AND ALSO WE JUST RECEIVED
5:35:56PM THIS DOCUMENTATION THAT WAS HANDED OUT JUST BEFORE THE
5:35:58PM MEETING.
5:36:01PM >> NOTHING IN ADDITION TO WHAT JIM SAID.
5:36:03PM >> I HAD THE SAME COMMUNICATIONS, PLUS I HAVE BEEN CONTACTED
5:36:05PM BY A RESIDENT IN BELLA TERRA CONCERNING THIS APPLICATION.
5:36:09PM >>Scotty Wood: I RECEIVED SIMILAR E-MAILS TO THE OTHER BOARD
5:36:17PM MEMBERS.
5:36:18PM >>Mary Gibbs: MR. CHAIR, CAN I JUST CLARIFY THE DOCUMENTS
5:36:20PM THAT YOU ALL ARE REFERRING TO RELATE TO THE CORKSCREW
5:36:23PM CROSSING ZONING CASE?
5:36:25PM SO WE'RE TALKING ABOUT COMP PLAN AMENDMENTS AND ZONING.
5:36:29PM AND THESE COMMUNICATIONS WE GOT ARE RELATED TO THE ZONING
5:36:33PM CASE THAT ALSO I JUST WANTED TO SAY, I ALSO SENT COPIES TO

5:36:37PM THE APPLICANT OF THOSE E-MAILS, EXCEPT FOR THE ONE THAT WAS
5:36:40PM JUST HANDED OUT, WHICH I THINK THEY HAVE A COPY OF.
5:36:46PM >> HOW COME WE'RE GETTING AN ECHO?
5:36:49PM >>Mary Gibbs: I DON'T KNOW.
5:36:50PM ANTONIO, AM I TOO CLOSE TO THE MICROPHONE?
5:36:55PM >>Scotty Wood: ARE THERE ANY OTHER LETTERS THAT YOU
5:36:56PM RECEIVED?
5:36:58PM >>Mary Gibbs: NO.
5:37:03PM >>Scotty Wood: I WANT TO ASK FOR CONFLICTS OF INTEREST.
5:37:06PM ANY CONFLICTS?

5:37:07PM >> NO.
5:37:08PM >> NO.
5:37:08PM >>Scotty Wood: NO CONFLICTS.
5:37:09PM MARY, WHY DON'T YOU START IT OFF FOR US?
5:37:19PM >>Mary Gibbs: ALL RIGHT.
5:37:20PM CAN YOU HEAR ME?
5:37:23PM IS THERE AN ECHO?
5:37:25PM MARY GIBBS, THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE
5:37:28PM VILLAGE.
5:37:28PM THE FIRST CASE THAT WE'RE TALKING ABOUT -- I'D LIKE TO TALK
5:37:36PM ABOUT THE COMPREHENSIVE PLAN AMENDMENT, CPA 2019-01 WHICH IS
5:37:40PM THE WATER SUPPLY FACILITIES WORK PLAN.
5:37:42PM I JUST WANT TO CLARIFY, THE COMPREHENSIVE PLAN AMENDMENTS
5:37:46PM ARE NOT QUASI-JUDICIAL, IN CASE THERE'S ANYBODY IN THE
5:37:48PM AUDIENCE THAT FINDS THIS A LITTLE CONFUSING.

5:37:51PM COMPREHENSIVE PLAN AMENDMENTS ARE CONSIDERED LEGISLATIVE
5:37:54PM ACTIONS.
5:37:55PM THEY ARE NOT QUASI-JUDICIAL.
5:37:57PM WE DON'T REALLY NEED TO SWEAR ANYBODY IN ON THIS.
5:38:00PM BUT I'M GOING TO TAKE THESE COMPREHENSIVE PLAN AMENDMENTS,
5:38:03PM AGAIN, SEPARATELY BECAUSE THE SECOND ONE IS TIED IN WITH THE
5:38:05PM ZONING APPLICATION.
5:38:06PM JUST A BRIEF BACKGROUND ON THIS COMP PLAN AMENDMENT, THAT'S
5:38:12PM THE WATER SUPPLY FACILITIES WORK PLAN.
5:38:16PM THIS AMENDMENT IS NEEDED BECAUSE THERE'S A REQUIREMENT IN
5:38:21PM THE FLORIDA STATUTES THAT IT NEEDS TO BE DONE WITHIN A
5:38:25PM CERTAIN TIME PERIOD OF WHEN YOU ADOPT A COMPREHENSIVE PLAN.
5:38:27PM THIS IS CALLED A TEXT AMENDMENT BECAUSE, REMEMBER, WE DON'T
5:38:31PM GET THAT MANY BUT WHEN YOU HAVE A TEXT AMENDMENT, YOU'RE
5:38:34PM CHANGING THE TEXT OF THE COMPREHENSIVE PLAN.
5:38:36PM WE'RE NOT DOING ANYTHING TO THE MAP.
5:38:37PM AGAIN, THE STATUTES REQUIRE THAT WE HAVE TO PREPARE ONE
5:38:42PM WITHIN 18 MONTHS AFTER THE WATER MANAGEMENT DISTRICT UPDATES
5:38:46PM THEIR REGIONAL WATER SUPPLY PLAN.
5:38:48PM SO WE'RE IN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND
5:38:50PM THEY UPDATED THE ORIGINAL WATER SUPPLY PLAN JUST ABOUT 18
5:38:56PM MONTHS AGO.
5:38:56PM SO WE HAVE TO INCLUDE THAT IN OUR PLAN.
5:38:59PM AND THE PURPOSE IS VERY GOOD.
5:39:02PM THE IDEA IS THAT WE HAVE TO COORDINATE WATER SUPPLY PLANNING

5:39:05PM WITH LAND USE PLANNING.
5:39:06PM AGAIN, IT'S A VERY GOOD GOAL.
5:39:12PM SO WHAT WE DID IS WE HIRED JOHNSON ENGINEERING TO DO THE
5:39:15PM PLAN FOR US BECAUSE THEY HAVE A LOT OF EXPERIENCE DOING
5:39:18PM WATER SUPPLY PLANS FOR OTHER JURISDICTIONS.
5:39:20PM ATTACHED TO YOUR STAFF REPORT, THERE IS A DOCUMENT.

5:39:24PM IT'S ABOUT 36 PAGES LONG, I THINK.
5:39:29PM WELL, IT FOLLOWS THE STATUTE'S REQUIREMENTS AND IT'S
5:39:34PM ENGINEERING.
5:39:37PM I WANT TO CALL IT A LITTLE BIT DRY.
5:39:38PM IF YOU HAVE INSOMNIA, YOU MIGHT ENJOY READING IT LATER
5:39:42PM TONIGHT BECAUSE IT'S KIND OF AN ENGINEERING THING.
5:39:45PM WHAT IT BASICALLY DOES IS IT TAKES A LOOK AT THE WATER
5:39:50PM SUPPLY AND WHAT IS NEEDED FOR ESTERO.
5:39:53PM YOU HAVE TO PROJECT OUT YOUR POPULATION.
5:39:56PM IT HAS TO BE FOR A MINIMUM TEN-YEAR PLAN.
5:39:59PM WHAT JOHNSON ENGINEERING DID IS THEY PROJECTED OUT THE
5:40:01PM POPULATION TO THE YEAR 2030.
5:40:03PM AND THEN YOU DETERMINE WHAT THE SUPPLIES ARE NEEDED, AND YOU
5:40:07PM LOOK AT ESTERO AND FIGURE OUT PROPORTIONATELY WHAT WE WOULD
5:40:11PM NEED.
5:40:12PM THEN THEY ALSO COMPARE THAT -- REMEMBER, WE DON'T HAVE ANY
5:40:15PM WATER SUPPLY -- WE DON'T CONTROL THE WATER SUPPLY.
5:40:18PM IT'S CONTROLLED BY LEE COUNTY UTILITIES AND BONITA SPRINGS
5:40:21PM UTILITIES.

5:40:22PM SO ONCE THEY PROJECT OUT THE NEEDS OF THOSE TWO UTILITIES,
5:40:26PM THE ESTERO'S PROPORTIONATE SHARE, ARE THERE ANY IMPROVEMENTS
5:40:30PM PLANNED AND WILL WE HAVE ENOUGH WATER SUPPLY FOR THE FUTURE?
5:40:34PM THAT'S BASICALLY HOW THEY DO THAT.
5:40:36PM AND THEN AFTER YOU READ THE 30-SOMETHING PAGE DOCUMENT, THEY
5:40:40PM BASICALLY SAY THAT WE DON'T CONTROL THESE, BUT THE TWO
5:40:45PM UTILITY COMPANIES HAVE DONE A VERY GOOD JOB PROJECTING OUT
5:40:48PM THEIR NEEDS.
5:40:49PM THERE WILL BE AN ADEQUATE WATER SUPPLY FOR ESTERO AND OTHER
5:40:53PM COUNTY AND OTHER CITIES AS WELL.
5:40:55PM THERE WILL BE SOME IMPROVEMENTS.
5:40:57PM THERE WILL BE SOME CAPITAL IMPROVEMENTS, THINGS THAT ARE
5:41:00PM FACTORED INTO BSU'S PLANS AND LEE COUNTY UTILITIES TO
5:41:04PM ACCOMMODATE THAT.
5:41:04PM SO WE'RE RECOMMENDING THAT THE AMENDMENT BE TRANSMITTED TO
5:41:08PM THE STATE.
5:41:10PM AND BECAUSE WE DON'T HAVE OUR OWN WATER SUPPLY, AND WE DON'T
5:41:14PM HAVE ANY IMPROVEMENTS THAT ARE NEEDED IN OUR C.I.P., WE
5:41:17PM WOULD JUST ADOPT A POLICY BY REFERENCE, WHICH IS ALLOWED BY
5:41:23PM THE STATUTE THAT JUST BASICALLY SAYS WE'VE GOT -- JUST
5:41:28PM BASICALLY WHAT I SAID.
5:41:29PM SO THE POLICY IS ATTACHED TO YOUR STAFF REPORT ON PAGE 2.
5:41:35PM WE ALREADY HAVE A POLICY IN THE PLAN THAT SAYS WE'RE GOING
5:41:37PM TO DEVELOP A WATER SUPPLY WORK PLAN IN 18 MONTHS.
5:41:41PM WE'RE PROPOSING THIS BE CHANGED THE VILLAGE DEVELOPED THE

5:41:45PM WORK PLAN WATER SUPPLY IN 18 MONTHS.
5:41:47PM WHEN YOU ADOPT BY REFERENCE, YOU HAVE TO INCLUDE THE TITLE.

5:41:49PM AND THE TITLE OF THE WATER MANAGEMENT'S PLAN, WHICH IS THE
5:41:53PM 2017 LOWER WEST COAST WATER SUPPLY PLAN UPDATE, AND THEN WE
5:41:57PM REFERENCE THE VILLAGE'S PLAN, WHICH IS THE VILLAGE OF ESTERO
5:42:00PM TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN DATED MAY 2019.
5:42:04PM AND WE PUT IN LANGUAGE THAT SAID THESE PLANS INDICATE THE
5:42:08PM VILLAGE DOES NOT OWN OR OPERATE ITS OWN WATER SUPPLY
5:42:12PM FACILITIES.
5:42:12PM AND BECAUSE THE WATER SUPPLIERS, LEE COUNTY UTILITIES AND
5:42:15PM BONITA SPRINGS UTILITIES HAVE ADEQUATE CAPACITY AND
5:42:18PM ALLOCATION TO SERVICE ESTERO THROUGH THE PLANNING PERIOD,
5:42:21PM ESTERO DOES NOT NEED TO UNDERTAKE ANY CAPITAL IMPROVEMENT
5:42:24PM PROJECTS.
5:42:24PM WE'RE JUST PROPOSING THAT WE CHANGE THIS ONE POLICY IN THE
5:42:28PM PLAN.
5:42:29PM THERE ARE A LOT OF OTHER POLICIES IN THE PLAN THAT TALK
5:42:32PM ABOUT WATER SUPPLY, TALK ABOUT COORDINATING WITH THE WATER
5:42:38PM MANAGEMENT DISTRICT AND TALK ABOUT FLORIDA FRIENDLY
5:42:43PM LANDSCAPING AND CONSERVATION TECHNIQUES.
5:42:45PM SO WE'VE GOT A LOT OF OTHER POLICIES, BUT WE DON'T NEED TO
5:42:48PM MODIFY THOSE.
5:42:49PM THEY ARE GOOD POLICIES.
5:42:50PM BASICALLY, THAT'S A VERY SIMPLE CHANGE.
5:42:56PM THE PROCESS IS STILL A THREE-STEP PROCESS.

5:42:58PM PLANNING AND ZONING BOARD WILL MAKE A RECOMMENDATION TO THE
5:43:01PM COUNCIL.
5:43:02PM THE COUNCIL WILL HAVE A TRANSMITTAL HEARING BECAUSE IT'S A
5:43:06PM COMPREHENSIVE PLAN AMENDMENT.
5:43:07PM AND THEN THEY SEND IT TO THE STATE FOR REVIEW BY THE
5:43:10PM DIFFERENT AGENCIES.
5:43:11PM WE'RE SCHEDULING THAT.
5:43:13PM WE'RE LOOKING AT JULY 24th TO SCHEDULE THAT AT COUNCIL.
5:43:16PM ONCE IT'S TRANSMITTED TO THE STATE AND THE DIFFERENT REVIEW
5:43:19PM AGENCIES, THEY HAVE A CERTAIN AMOUNT OF TIME TO COMMENT,
5:43:23PM SEND US ANY COMMENTS OR OBJECTIONS BACK, AND THEN ONCE WE
5:43:25PM GET THE COMMENTS BACK FROM THE AGENCIES, WE EITHER RANK
5:43:30PM MODIFICATIONS, IF WE NEED TO, OR WE JUST SEND IT TO COUNCIL
5:43:34PM FOR AN ADOPTION HEARING, WHICH WILL PROBABLY BE AROUND LATE
5:43:37PM SEPTEMBER.
5:43:37PM I HAVE REACHED OUT JUST TO LET THE STATE KNOW, DEPARTMENT OF
5:43:43PM ECONOMIC OPPORTUNITY TO JUST LET THEM KNOW THEY WERE WORKING
5:43:46PM ON THIS AND THAT IT WILL BE COMING FOR REVIEW.
5:43:49PM I ALSO REACHED OUT TO THE WATER MANAGEMENT DISTRICT BECAUSE
5:43:51PM THEY ARE PRETTY HEAVILY INVOLVED IN COMMENTING ON THAT, JUST
5:43:54PM TO LET THEM KNOW AND ACTUALLY SENT A COPY TO THE WATER
5:43:59PM MANAGEMENT DISTRICT AS A COURTESY SO THEY WOULDN'T FEEL LIKE
5:44:03PM THE 30-DAY REVIEW TIME WASN'T ENOUGH TO REVIEW THE
5:44:07PM PARAGRAPH.

5:44:07PM I'VE DONE A LOT OF REACH-OUT.

5:44:11PM I'M HAPPY TO ANSWER ANY QUESTIONS IF YOU HAVE ANY.
5:44:13PM AGAIN, IT'S PRETTY SIMPLE, AND IT IS REQUIRED.
5:44:17PM >>Scotty Wood: ANYONE?
5:44:23PM >> MOTION TO APPROVE THE WATER --
5:44:26PM >>Mary Gibbs: PUBLIC INPUT.
5:44:34PM >>Scotty Wood: I'LL OPEN THIS FOR PUBLIC INPUT.
5:44:37PM DOES ANYONE WISH TO SPEAK ON THIS PARTICULAR ITEM?
5:44:42PM NOW IS THE TIME.
5:44:43PM IF NOT, WE'LL CLOSE PUBLIC INPUT.
5:44:46PM GO AHEAD, TIM.
5:44:49PM >>Dr. Tim Allen: MOTION TO APPROVE THE WATER SUPPLY
5:44:52PM FACILITIES WORK PLAN.
5:44:53PM >>Scotty Wood: SECOND FROM MARLENE.
5:44:54PM ANY DISCUSSION?
5:44:56PM ROLL CALL.
5:45:01PM >>Mary Gibbs: HOLD ON.
5:45:01PM THE MAKER OF THE MOTION IS DR. ALLEN AND THE SECONDER WAS
5:45:09PM NARATIL.
5:45:10PM CORRECT?
5:45:10PM THANK YOU.
5:45:10PM ALL RIGHT.
5:45:13PM BOARD MEMBER ALLEN.
5:45:14PM >>Dr. Tim Allen: YES.
5:45:15PM BOARD MEMBER GARGANO IS ABSENT.
5:45:18PM >>Robert King: YES.

5:45:20PM >>Marlene Naratil: YES.
5:45:20PM >>James Tatoes: YES.
5:45:22PM >>John Yarbrough: YES.
5:45:23PM >>Scotty Wood: YES.
5:45:25PM >>Mary Gibbs: THAT WAS FOR THE WATER SUPPLY PLAN.
5:45:28PM >>Scotty Wood: CORRECT.
5:45:28PM NOW YOU GET TO BACK UP AND GO TO THE PODIUM AGAIN.
5:45:45PM >>Mary Gibbs: ALL RIGHT.
5:45:46PM NOW WE'VE DONE ALL THE EX PARTE AND CONFLICTS, CORRECT?
5:45:55PM >>Nancy Stroud: RIGHT.
5:45:55PM WE'RE GOING TO HEAR THE COMPREHENSIVE PLAN AMENDMENT
5:45:57PM TOGETHER WITH THE RPD PROPOSAL, THE QUASI-JUDICIAL PROPOSAL.
5:46:04PM WE'RE PUTTING THEM TOGETHER TO GIVE MORE DUE PROCESS THAN
5:46:09PM NECESSARY ON THE COMP PLAN.
5:46:10PM >>Mary Gibbs: AGAIN, MARY GIBBS, THE COMMUNITY DEVELOPMENT
5:46:13PM DIRECTOR.
5:46:13PM I'M DOING THIS FOR THE COURT REPORTER.
5:46:16PM THE REST OF YOU KNOW ME.
5:46:18PM AND THIS IS THE CORKSCREW CROSSING CASE, COMP PLAN AMENDMENT
5:46:21PM AND REZONING AMENDMENT.

5:46:24PM I'M JUST GOING TO GIVE YOU A BRIEF BACKGROUND.
5:46:26PM PROBABLY GOING TO TAKE FIVE OR TEN MINUTES JUST TO FRAME
5:46:29PM THIS UP AND KIND OF REFRESH YOUR MEMORIES AND GIVE YOU A
5:46:32PM LITTLE BIT OF HISTORY ON THIS.
5:46:34PM AND THEN THE APPLICANT IS GOING TO HAVE A MORE DETAILED

5:46:36PM PRESENTATION.
5:46:36PM BUT THIS IS 395 ACRES.
5:46:39PM IT'S ON CORKSCREW ROAD.
5:46:41PM IT'S EAST OF WILDCAT RUN AND WEST OF THE PRESERVE AND WEST
5:46:45PM OF BELLA TERRA.
5:46:46PM AND THEY ARE PROPOSING 590 RESIDENTIAL UNITS WITH A
5:46:51PM CLUBHOUSE AMENITY AREA ON THE PROPERTY.
5:46:54PM JUST TO GIVE YOU A BRIEF HISTORY, THIS WAS REZONED BY LEE
5:46:59PM COUNTY ABOUT THE END OF 2007.
5:47:02PM AND AT THAT TIME, IT WAS CALLED MONTE CRISTO, AND IT WAS
5:47:06PM APPROVED FOR 724 UNITS, BUT IT WAS NOT BUILT AND WAS
5:47:13PM PURCHASED BY THIS APPLICANT THAT'S HERE TODAY.
5:47:15PM AGAIN, THERE ARE TWO REQUESTS TODAY.
5:47:18PM THEY ARE ALL INTERTWINED SO WE'RE GOING TO TALK ABOUT IT AT
5:47:22PM THE SAME TIME, BUT YOU WILL NEED TO VOTE ON THEM SEPARATELY
5:47:24PM WHEN WE GET TO THAT POINT.
5:47:25PM THE FIRST IS THE REZONING AMENDMENT FOR THE PROPERTY.
5:47:28PM THE PROPERTY IS ZONED RESIDENTIAL PLANNED DEVELOPMENT
5:47:30PM ALREADY FROM 2007, THE MONTE CRISTO PROJECT.
5:47:35PM BUT IT'S A DIFFERENT SITE PLAN.
5:47:37PM IT'S A DIFFERENT REQUEST NOW, AND THERE ARE SOME DIFFERENT
5:47:41PM DEVIATIONS.
5:47:42PM THE SECOND REQUEST IS A COMPREHENSIVE PLAN AMENDMENT THAT'S
5:47:45PM INITIATED BY THE VILLAGE STAFF, AND THAT RELATES TO THE
5:47:48PM WETLANDS.

5:47:48PM WHICH THE APPLICANT WILL TALK ABOUT IN SOME DETAIL.
5:47:54PM BUT TO GIVE YOU A LITTLE BIT OF BACKGROUND, WE'RE REVIEWING
5:47:57PM THIS REQUEST UNDER OUR NEW COMPREHENSIVE PLAN THAT WAS
5:48:01PM ADOPTED LAST YEAR IN JUNE.
5:48:04PM BUT IT WAS NOT EFFECTIVE YET BECAUSE THERE WAS AN
5:48:08PM ADMINISTRATIVE CHALLENGE TO THE PLAN THAT WAS FILED BY THIS
5:48:10PM APPLICANT.
5:48:11PM AFTER A SERIES OF DISCUSSIONS BETWEEN THE VILLAGE AND THE
5:48:16PM APPLICANT, THE COUNCIL RECENTLY VOTED AT THEIR MAY 1st
5:48:20PM MEETING ON A SETTLEMENT AGREEMENT, AND THAT SETTLEMENT
5:48:24PM AGREEMENT RELATED TO THE ADMINISTRATIVE CHALLENGE TO THE
5:48:27PM COMPREHENSIVE PLAN.
5:48:28PM AND BASICALLY, WHAT THAT AGREEMENT SAYS IS THAT THE VILLAGE
5:48:31PM COUNCIL WILL CONSIDER -- CONSIDER THE ZONING APPLICATION AND
5:48:37PM THE COMPREHENSIVE PLAN AMENDMENT.
5:48:38PM BASICALLY, THAT'S HOW WE GOT HERE TODAY, AND IT'S BEEN --

5:48:43PM WE'VE BEEN VERY BUSY, EVEN THOUGH IT SEEMS LIKE THERE'S A
5:48:47PM GAP IN TIME, THE STAFF HAS BEEN BUSY WITH THIS.
5:48:50PM REMEMBER NOW, PLANNING AND ZONING BOARD MAKES A
5:48:52PM RECOMMENDATION ON THIS CASE.
5:48:54PM THIS IS NOT A DECISION.
5:48:55PM YOU'RE GOING TO MAKE A RECOMMENDATION TO COUNCIL ON BOTH
5:48:57PM REQUESTS.
5:48:57PM AND THEN THIS IS SIMILAR TO WHAT WE JUST TALKED ABOUT WITH
5:49:02PM THE WATER SUPPLY PLAN.

5:49:03PM IT'S A THREE-STEP PROCESS.
5:49:04PM PLANNING AND ZONING WILL MAKE THEIR RECOMMENDATION TONIGHT.
5:49:07PM COUNCIL WILL HAVE A TRANSMITTAL HEARING AND I THINK THE
5:49:12PM FIRST READING OF THE REZONING.
5:49:13PM AND WE'RE LOOKING AT JULY 24th, AGAIN, FOR THAT DATE.
5:49:18PM THEN AGAIN WE SEND THE COMP PLAN AMENDMENT UP TO THE STATE.
5:49:23PM THEY'VE GOT 30-PLUS DAYS, I THINK, TO SEND COMMENTS OR
5:49:27PM OBJECTIONS.
5:49:28PM AND THEN ONCE WE GET THOSE COMMENTS, WE SEE IF WE NEED TO
5:49:32PM MAKE ANY CHANGES, AND THEN WE TAKE THAT BACK TO COUNCIL FOR
5:49:37PM WHAT WE CALL AN ADOPTION HEARING ON THE COMPREHENSIVE PLAN
5:49:39PM AND FOR ACTION ON THE ZONING REQUEST.
5:49:40PM IT ALL COMES TOGETHER AT THE SAME TIME.
5:49:42PM WHICH WE'RE THINKING WILL BE AROUND THE END OF SEPTEMBER,
5:49:46PM JUST DEPENDING ON WHEN WE GET COMMENTS BACK FROM THE STATE.
5:49:48PM THE STAFF IS RECOMMENDING APPROVAL OF BOTH OF THESE
5:49:55PM REQUESTS.
5:49:58PM WE'RE RECOMMENDING APPROVAL OF AN AMENDMENT TO THE WETLANDS
5:50:01PM POLICY.
5:50:01PM THE POLICY IS IN THE NEW COMPREHENSIVE PLAN, BUT VERY
5:50:05PM SIMILAR TO THE POLICY THAT WAS IN THE LEE COUNTY
5:50:08PM COMPREHENSIVE PLAN.
5:50:09PM IT'S CALLED FUTURE LAND USE POLICY 1.2.3.
5:50:13PM WE'RE ALSO RECOMMENDING APPROVAL OF THE REZONING, AND THE
5:50:18PM CONDITIONS ARE ATTACHED TO YOUR STAFF REPORT.

5:50:23PM THERE ARE CONDITIONS, PROPERTY DEVELOPMENT REGULATIONS,
5:50:25PM SCHEDULE OF USES.
5:50:26PM THOSE ARE ALL YOUR ATTACHMENTS.
5:50:27PM THE APPROVAL WOULD BE CONTINGENT ON THE COMPREHENSIVE PLAN
5:50:31PM AMENDMENT BECOMING ADOPTED AND WHEN IT BECOMES EFFECTIVE.
5:50:33PM I'M JUST GOING TO GIVE YOU LIKE REALLY QUICKLY IN OUR STAFF
5:50:41PM REPORT, WE KIND OF HIGHLIGHT THE REASONS THAT WE'RE
5:50:43PM RECOMMENDING APPROVAL, AND THE MAIN REASONS ARE THE
5:50:48PM APPLICANT HAS REDUCED THE NUMBER OF UNITS OVERALL FROM THE
5:50:52PM 724 THAT WAS APPROVED BY THE COUNTY.
5:50:55PM WE'VE HAD SOME NEGOTIATIONS WITH THEM, AND NOW THEY'VE
5:50:58PM REDUCED IT SO THAT 590 WOULD BE THE MAXIMUM.

5:51:03PM THE UNIT MIX HAS BEEN CHANGED BECAUSE IF YOU ALL REMEMBER
5:51:06PM THE OLD MONTE CRISTO PROJECT, IT WAS PRIMARILY MULTIFAMILY
5:51:11PM UNITS, AND THIS IS CHANGED TO BE PRIMARILY SINGLE-FAMILY.
5:51:14PM AND BY SINGLE-FAMILY WE MEAN IT COULD BE CONVENTIONAL
5:51:19PM SINGLE-FAMILY.
5:51:19PM IT COULD BE LIKE TWIN VILLAS OR ZERO LOT LINE ATTACHED,
5:51:23PM SIMILAR TO WHAT IS BEING DEVELOPED IN THE AREA.
5:51:26PM THEY DO HAVE A PROPOSAL TO ALLOW THEM TO DO UP TO 70, WHICH
5:51:30PM WOULD BE TWO-STORY TOWNHOMES, BUT THE MONTE CRISTO, I THINK
5:51:34PM THEY HAD ABOUT 594 MULTIFAMILY UNITS.
5:51:37PM THE HEIGHT OF THE BUILDINGS WAS THREE TO FOUR STORIES.
5:51:42PM THEY'VE REDUCED THAT TO TWO STORIES FOR THE RESIDENTIAL.
5:51:45PM THE CLUBHOUSE IS THREE STORIES, BUT IT'S A LITTLE -- IT'S

5:51:48PM NOT REALLY NEAR ANY RESIDENTIAL.
5:51:49PM AND THEN ONE OF THE THINGS THAT CHANGED AS WE WERE GOING
5:51:53PM THROUGH THIS PROCESS IS THE APPLICANT RECEIVED THE
5:51:56PM ENVIRONMENTAL RESOURCE PERMIT FROM THE WATER MANAGEMENT
5:51:59PM DISTRICT, WHICH WAS IN DECEMBER, AND THAT ALLOWED THEM TO
5:52:04PM FILL SOME WETLANDS WITH CERTAIN CONDITIONS THAT WERE
5:52:06PM APPROVED BY THE WATER MANAGEMENT DISTRICT.
5:52:08PM PART OF THAT WAS THE APPLICANT WILL BE PRESERVING 225 ACRES,
5:52:15PM WHICH IS IN THE SOUTHERNMOST PART OF THE PROJECT.
5:52:18PM MOST OF THAT IS WETLANDS BUT THERE ARE SOME UPLANDS
5:52:20PM INTERSPERSED IN THERE.
5:52:22PM THAT'S GOING TO BE SET ASIDE.
5:52:24PM THEY WOULD DO A CONSERVATION EASEMENT.
5:52:26PM AND ONE OF THE THINGS WE NEGOTIATED IS THAT CONSERVATION
5:52:29PM EASEMENT WOULD ALSO BE IN FAVOR OF THE VILLAGE.
5:52:31PM THE WATER MANAGEMENT DISTRICT PLUS THE VILLAGE.
5:52:34PM THE APPLICANT HAD OFFERED A VOLUNTARY CONTRIBUTION OF
5:52:38PM \$750,000 TO THE VILLAGE TO PURCHASE LANDS IN THE VILLAGE TO
5:52:43PM PRESERVE ENVIRONMENTALLY SENSITIVE LANDS OR TO REMEDIATE
5:52:48PM ENVIRONMENTALLY SENSITIVE LANDS.
5:52:50PM WE FELT THAT WAS IMPORTANT BECAUSE I DON'T KNOW IF YOU DON'T
5:52:54PM KNOW MUCH ABOUT WATER MANAGEMENT PERMITTING, BUT THEY
5:52:56PM USUALLY LOOK AT BASIN-WIDE AND SOMETIMES THAT BASIN MIGHT
5:53:01PM NOT BE IN THE ESTERO AREA, SO WE FELT IT WAS REALLY
5:53:04PM IMPORTANT THAT IF THERE WAS MITIGATION, IT WOULD BE

5:53:09PM CONDUCTED SOMEWHERE IN THE VILLAGE OR THAT WE WOULD PURCHASE
5:53:12PM SOMETHING TO OFFSET THE ENVIRONMENTAL -- THE PERMITTING THAT
5:53:16PM WATER MANAGEMENT ALLOWED.
5:53:17PM SO THAT TO US WAS A BIG FACTOR.
5:53:20PM AND THEN I DIDN'T REALLY LIST THIS ON THE SUMMARY, BUT IF WE
5:53:25PM WANT TO TALK ABOUT TRAFFIC FOR A LITTLE BIT.
5:53:27PM WHEN WE FIRST LOOKED AT THIS PROPOSAL, CORKSCREW ROAD
5:53:31PM FOUR-LANING WAS NOT IN THE C.I.P.

5:53:33PM BUT THE FOUR-LANING HAS BEEN ADDED INTO THE COUNTY'S C.I.P.,
5:53:38PM AND THEY'RE DOING THE DESIGN WORK NOW, SO IT'S PROGRESSING.
5:53:42PM THAT WAS ALSO A BIG FACTOR.
5:53:45PM WE HAVE QUITE A FEW CONDITIONS THAT THE RECOMMENDATION OF
5:53:48PM APPROVAL HAS QUITE A FEW CONDITIONS, AND WE CAN GO OVER THEM
5:53:53PM LATER IF YOU WANT TO.
5:53:54PM BUT I'D LIKE TO TURN IT OVER TO THE APPLICANT.
5:53:57PM THEY HAVE A PowerPoint THAT I THINK IS GOING TO BE ABOUT
5:53:59PM AN HOUR TO COVER ALL THEIR POINTS.
5:54:01PM UNLESS YOU HAVE ANY QUESTIONS RIGHT NOW, I'D LIKE TO TURN IT
5:54:05PM OVER TO THE APPLICANT.
5:54:11PM >> I HAVE A QUESTION.
5:54:12PM THIS AMENDMENT, WOULD YOU EXPLAIN A LITTLE BIT IN DETAIL
5:54:18PM ABOUT THIS CONVERSION OF THE WETLANDS TO IMPACTED WETLANDS
5:54:23PM AND THIS 75% RULE?
5:54:26PM I READ IT --
5:54:30PM >>Mary Gibbs: DID IT MAKE YOUR HEAD SPIN?

5:54:35PM >> NOT SURE I UNDERSTOOD THE CONCEPT AND HOW THIS WORKS
5:54:37PM BECAUSE IT SEEMS LIKE THE MITIGATION CAN TAKE PLACE
5:54:40PM SOMEPLACE ELSE.
5:54:43PM >>Mary Gibbs: THERE IS LANGUAGE.
5:54:45PM IT IS A LITTLE BIT CONFUSING.
5:54:46PM WHAT WE TRIED TO DO IN THE COMP PLAN AMENDMENT THAT WE HAVE
5:54:48PM PACKAGED UP WITH THIS IS TO MAKE IT LESS CONFUSING.
5:54:50PM IT IS VERY CONFUSING.
5:54:52PM THE IDEA -- THE THEORY BEHIND IT IS, IF YOU WERE DEVELOPING
5:54:57PM A PROJECT AND THE IDEA BEHIND THE ORIGINAL, I THINK, COMP
5:55:02PM PLAN AMENDMENT AT THE COUNTY WAS, IF YOU'RE GOING TO DEVELOP
5:55:05PM A PROJECT BUT YOU'RE IN A PRESERVE WETLANDS, RIGHT NOW YOU
5:55:09PM ONLY GET LIKE ONE UNIT PER 20 ACRES FOR A WETLAND.
5:55:13PM BUT IF YOU'RE GOING TO PRESERVE THEM AND THEN CLUSTER THEM
5:55:16PM MAYBE ON THE REST OF YOUR PROJECT, THAT YOU AS AN INCENTIVE
5:55:21PM GET A HIGHER DENSITY TO DO THAT, WHATEVER THE SURROUNDING
5:55:25PM DENSITY OF THE CATEGORY, MIGHT BE ONE TO SIX UNITS AN ACRE
5:55:29PM IN URBAN COMMUNITY, FOR EXAMPLE, YOU COULD GET UP TO SIX
5:55:32PM UNITS AN ACRE FOR THOSE PRESERVE WETLANDS AND YOU WOULD JUST
5:55:36PM DO THEM ON THE UPLANDS.
5:55:38PM WE HAD KIND OF A DISAGREEMENT WITH, I THINK, THE APPLICANT
5:55:43PM AT ONE POINT ON THE INTERPRETATION.
5:55:44PM WE FEEL THAT THE COMPREHENSIVE PLAN AMENDMENT IS NEEDED
5:55:46PM BECAUSE THE LANGUAGE SAYS TRANSFER TO UPLANDS, AND THEY ARE
5:55:52PM GOING TO FILL WETLANDS, WHICH WOULD THEN, AT SOME POINT

5:55:56PM AFTER THEY ARE FILLED BECOME UPLANDS.
5:55:58PM WE DIDN'T FEEL THAT THE LANGUAGE SAID THAT.
5:56:02PM WE FEEL THAT THE AMENDMENT IS NEEDED TO CLARIFY FOR THE
5:56:06PM FUTURE ANY OTHER PROJECTS THAT WE ARE NOT RECOMMENDING YOU

5:56:10PM FILL WETLANDS TO COUNT EXTRA DENSITY.
5:56:13PM BUT IN THIS PARTICULAR CASE, THERE WAS LANGUAGE IN THE OLD
5:56:16PM LEE COUNTY PLAN THAT -- I DON'T WANT TO SAY EXEMPTED BUT
5:56:20PM SAID CERTAIN PROJECTS APPROVED -- APPROVED ZONINGS OR COMP
5:56:25PM PLAN BEFORE A CERTAIN DATE, WHICH WAS 2010, WERE CONSIDERED,
5:56:30PM LIKE, VESTED OR SOMETHING.
5:56:31PM SO THERE WAS THIS LITTLE BIT CONFUSING LANGUAGE THAT SOUNDED
5:56:35PM LIKE THESE OLD PROJECTS MIGHT BE OKAY.
5:56:37PM SO KNOWING THAT THIS PROJECT ALREADY HAS AN ENVIRONMENTAL
5:56:41PM RESOURCE PERMIT TO FILL THESE WETLANDS, WE PUT LANGUAGE IN
5:56:46PM THIS WETLANDS AMENDMENT THAT ALLOWS THEM TO COUNT A HIGHER
5:56:52PM DENSITY BUT ONLY IF APPROVED BY THE VILLAGE, AND I FORGET
5:56:57PM WHAT THE LANGUAGE SAYS.
5:56:58PM I THINK IT SAYS -- LET ME SEE.
5:57:01PM RESIDENTIAL PLANNED DEVELOPMENTS APPROVED BY THE COUNTY
5:57:03PM PRIOR TO 2010 COULD BE ALLOWED TO TRANSFER THE DENSITY FROM
5:57:07PM THE PRESERVE WETLANDS TO THE IMPACTED WETLANDS AT THE
5:57:11PM STANDARD DENSITY BUT IT WOULD HAVE TO BE BASED ON THE
5:57:15PM VILLAGE'S FINDING THAT THEY HAVE SUFFICIENTLY ADDRESSED THE
5:57:17PM ADVERSE IMPACTS TO THE WETLANDS.
5:57:19PM WHICH IS OFFSET SOME BY THEM PROVIDING THE CONTRIBUTION TO

5:57:26PM PURCHASE WETLANDS TO OFFSET THAT WHICH WOULD BE IN THE
5:57:29PM VILLAGE.
5:57:32PM >>Robert King: THE AMENDMENT SEEMS TO BE STRUCTURED AND YOU
5:57:34PM SAID SO, BASICALLY AROUND THIS PARTICULAR APPLICATION.
5:57:38PM WHEN WE ADOPT OR SHOULD WE ADOPT THIS, HOW -- WHAT IMPACT IS
5:57:42PM IT GOING TO HAVE ON OTHER POTENTIAL DEVELOPMENTS WITHIN THE
5:57:46PM VILLAGE WHERE THE SAME ISSUE COMES UP?
5:57:48PM >>Mary Gibbs: WELL, YOU KNOW, YOU DON'T WANT TO MAKE AN
5:57:51PM AMENDMENT TOTALLY SITE-SPECIFIC TO ONE SITE.
5:57:54PM SO WE TRY TO WORD IT IN A WAY, BASED ON THAT COUNTY LANGUAGE
5:57:58PM THAT SAID IF YOU HAD AN AMENDMENT BEFORE 2010.
5:58:00PM SO THERE IS THE POTENTIAL THAT THERE COULD BE SOME OTHER
5:58:04PM PROPERTY, BUT I THINK IN MOST CASES GOING FORWARD, NEW
5:58:09PM PROJECTS WILL HAVE TO COMPLY WITH THE LANGUAGE THAT'S
5:58:12PM STRICTER.
5:58:13PM YOU WON'T BE ABLE TO IMPACT WETLANDS AND THEN GET THAT EXTRA
5:58:16PM DENSITY BECAUSE OF THE WAY IT'S WORDED.
5:58:20PM YOU DON'T HAVE THE COMPREHENSIVE PLAN MAP IN FRONT OF YOU,
5:58:22PM BUT IF YOU LOOK AT THE PLAN MAP, THIS PROPERTY IS PROBABLY
5:58:29PM ONE OF THE FEW PROPERTIES LEFT IN THE VILLAGE THAT HAS
5:58:32PM WETLANDS -- A LOT OF WETLANDS ON IT.
5:58:36PM THERE ARE SOME OTHER PROPERTIES THAT HAVE SOME WETLANDS BUT
5:58:40PM PROBABLY NOT TO THIS EXTENT.
5:58:43PM I FEEL LIKE THIS LANGUAGE IS A PRETTY GOOD COMPROMISE.
5:58:46PM I DON'T THINK IT REALLY SETS A PRECEDENT.

5:58:49PM AND YET I THINK ANY OTHER PROJECTS WILL -- IF THIS PROJECT
5:58:52PM HAD COME IN AND DIDN'T HAVE ANY COUNTY APPROVALS, WE MIGHT
5:58:55PM BE LOOKING AT A DIFFERENT SET OF CONDITIONS.
5:59:01PM >>Robert King: WOULD THIS BE THE APPROPRIATE TIME TO ASK THE
5:59:03PM QUESTION OF, WE HAVE A STORMWATER MASTER PLAN, AND YOU LOOK
5:59:07PM AT THIS PROPERTY, IT'S GOT CONNECTION TO A FLOW-WAY COMING
5:59:10PM FROM THE NORTH SIDE OF CORKSCREW ROAD.
5:59:13PM HAS THE VILLAGE LOOKED, USING THE STORMWATER MANAGEMENT
5:59:19PM PLAN, TO SEE IF THIS PROJECT THEN WOULD MEET THOSE
5:59:22PM REQUIREMENTS?
5:59:23PM >>Mary Gibbs: WE HAVE LOOKED AT THAT, AND I KNOW THE
5:59:26PM APPLICANT IS GOING TO ADDRESS STORMWATER.
5:59:28PM ALSO, DAVID WILLEMS FROM OUR STAFF -- OH, HE IS HERE.
5:59:32PM I THOUGHT HE WAS UPSTAIRS.
5:59:35PM MAYBE WE LET THE APPLICANT GO THROUGH THEIR EXPLANATION AND
5:59:38PM SEE IF THEY ADDRESS IT TO YOUR SATISFACTION.
5:59:42PM IF NOT, DAVID IS HERE AND HE'S BEEN INVOLVED IN THIS REVIEW,
5:59:45PM SO HE CAN ALSO SPEAK TO THAT.
5:59:56PM >>Scotty Wood: ANYBODY ELSE?
5:59:57PM OKAY.
5:59:58PM >>Mary Gibbs: I'M NOT SURE WHO IS SPEAKING FIRST.
6:00:11PM >> GOOD EVENING.
6:00:12PM FOR THE RECORD, NEALE MONTGOMERY.
6:00:15PM AS MARY SAID, WE'RE HERE FOR THE REZONING FROM THE OLD MONTE
6:00:21PM CRISTO RPD TO THE CORKSCREW CROSSING RPD.

6:00:25PM WE'RE GOING TO DO A BRIEF OVERVIEW.
6:00:28PM USUALLY WE DO THE PLANNING FIRST.
6:00:30PM TONIGHT, WE'RE GOING TO DO THE ENVIRONMENTAL FIRST BECAUSE I
6:00:33PM THINK THAT'S BEEN THE ISSUE THAT THE PUBLIC AND EVERYONE HAS
6:00:36PM FOCUSED ON THE MOST.
6:00:38PM THE NEXT IS WATER MANAGEMENT, BECAUSE AS YOU HAVE ALREADY
6:00:41PM POINTED OUT, THAT'S ALSO AN ISSUE THAT HAS GARNERED A LOT OF
6:00:44PM ATTENTION, FOLLOWED BY TRAFFIC, WHICH ISN'T AS IMPORTANT NOW
6:00:49PM WITH A LOT OF CHANGES THAT ARE UNDERWAY OR ABOUT TO BE
6:00:52PM UNDERWAY, AND THEN WE'LL END WITH MR. ARNOLD.
6:00:57PM THE PROJECT TEAM IS HERE.
6:01:01PM MR. BLAND, ON BEHALF OF ARGO, IS HERE.
6:01:04PM I'M OBVIOUSLY HERE.
6:01:06PM WAYNE ARNOLD HAS TESTIFIED HERE BEFORE AS AN EXPERT IN
6:01:08PM PLANNING, AND WE WOULD ASK HE BE ACCEPTED AGAIN THIS
6:01:12PM TECHNIQUE.
6:01:13PM MR. DELATE IS HERE.
6:01:14PM HE IS A CERTIFIED PROFESSIONAL ENGINEER WHO HAS TESTIFIED
6:01:16PM BEFORE YOU.
6:01:17PM WE ARE GOING TO ASK THAT HE BE ACCEPTED AS AN EXPERT IN
6:01:19PM CIVIL ENGINEERING.
6:01:20PM MIKE MYERS IS HERE.

6:01:22PM HE'S TESTIFIED IN MANY FORMS AS THE WETLAND WILDLIFE
6:01:24PM ECOLOGIST.
6:01:25PM WE'RE GOING TO ASK THAT HE BE ACCEPTED AS AN EXPERT IN

6:01:28PM ECOLOGY TONIGHT.
6:01:29PM AND THEN MR. BANKS, WHO HAS TESTIFIED ON TRANSPORTATION
6:01:33PM ISSUES IS AN EXPERT, AND WE ASK THAT HE BE ACCEPTED AS WELL.
6:01:36PM MARY HAS ALREADY INDICATED THAT THIS IS AN APPROVED ZONING.
6:01:40PM WE ARE, IN ESSENCE, REDUCING THE DENSITY AND REDUCING THE
6:01:47PM INTENSITY IN TERMS OF THE PRODUCT TYPE.
6:01:49PM THIS IS A COVER SHEET OF THE APPROVED ZONING RESOLUTION.
6:01:55PM THIS IS AN AREA LOCATION MAP.
6:01:57PM I KNOW YOU GUYS ARE FAMILIAR WITH THIS.
6:02:01PM BY WAY OF INFORMATION, WHEN THIS AREA STARTED TO DEVELOP, IT
6:02:07PM WAS IN THE EARLY DAYS OF THE COUNTY COMPREHENSIVE PLAN, AND
6:02:10PM THIS WAS CALLED THE FRINGE CATEGORY.
6:02:12PM SO WILDCAT RUN.
6:02:14PM WHAT WAS AT THE TIME CORKSCREW PINES, NOW STONEYBROOK.
6:02:19PM BELLA TERRA WAS HABITAT.
6:02:22PM CYPRESS SHADOW DRI, NOW OBVIOUSLY BELLA TERRA.
6:02:24PM THEY WERE ALL IN THE FRINGE CATEGORY WHICH PERMITTED SIX
6:02:26PM UNITS AN ACRE.
6:02:27PM AND YOU CAN SEE THE FOOTPRINT TO THE SOUTH OF ALL THESE
6:02:30PM PROJECTS IS PRETTY SIMILAR.
6:02:32PM THIS IS AN INFILL PROJECT.
6:02:35PM YOU DO SEE ON THE AERIAL WILD BLUE TO THE NORTH.
6:02:40PM THAT IS AN APPROVED PROJECT BY THE COUNTY, AND THAT PROJECT
6:02:42PM IS UNDERWAY.
6:02:43PM THERE WAS A LETTER THAT WAS PASSED OUT THIS EVENING THAT

6:02:48PM SAYS THIS IS IN THE DRGR.
6:02:50PM IT IS NOT.
6:02:51PM NOT UNDER THE COUNTY PLAN AND NOT UNDER YOUR PROPOSED PLAN.
6:02:55PM AS MARY INDICATED, THE REQUEST IS FOR A MAXIMUM OF 590
6:03:02PM UNITS, WHICH WILL BE SINGLE-FAMILY, TWO-FAMILY AND TOWNHOME.
6:03:05PM THIS IS THE APPROVED MASTER CONCEPT PLAN, AND THERE ARE SOME
6:03:09PM THINGS THAT ARE WORTHWHILE TAKING NOTE.
6:03:12PM ONE IS, IF YOU LOOK AT THE BOTTOM LEFT CORNER, YOU'LL SEE
6:03:16PM THAT THAT'S WHERE THE ACCESS POINT WAS, AND YOU'LL SEE AN
6:03:19PM INTERCONNECTION TO WILDCAT.
6:03:21PM THEY ARE NOT TOO EXCITED ABOUT THAT, SO THAT'S BEEN ADJUSTED
6:03:26PM TO HAVE AN EMERGENCY ACCESS ONTO CORKSCREW ROAD AND THE
6:03:30PM ACCESS POINT HAS BEEN SHIFTED TO THE EAST TO LINE UP WITH
6:03:33PM THE WILD BLUE ACCESS POINT.
6:03:35PM YOU'LL ALSO SEE WHAT I LOVINGLY REFER TO BARRACKS STYLE
6:03:39PM MULTIFAMILY ALONG CORKSCREW ROAD AND YOU'LL SEE A LOT OF
6:03:43PM DIFFERENT INTENSE MULTIFAMILY TYPES ON THAT APPROVED MASTER
6:03:47PM CONCEPT PLAN.

6:03:48PM SO IF WE DON'T APPROVE THIS THIS EVENING, THAT'S WHAT WE
6:03:53PM HAVE.
6:03:54PM THIS IS THE PROPOSED PLAN.
6:03:57PM YOU CAN SEE THE RELOCATED ACCESS.
6:03:59PM I WON'T GO INTO A LOT OF DETAIL BECAUSE MR. ARNOLD WILL
6:04:01PM EXPLAIN THAT BETTER LATER.
6:04:03PM IN ALL THE E-MAILS AND COMMUNICATIONS YOU'VE GOTTEN, SOME

6:04:10PM INDICATION THAT THIS HAS PROCEEDED RAPIDLY AND HAS NOT HAD A
6:04:15PM LOT OF ATTENTION PAID TO IT.
6:04:17PM THAT'S NOT CORRECT.
6:04:17PM THE ZONING AMENDMENT WAS SUBMITTED TO LEE COUNTY BEFORE THE
6:04:23PM INCORPORATION OCCURRED.
6:04:24PM IT WAS ACTUALLY FOUND SUFFICIENT BY LEE COUNTY.
6:04:27PM AS YOU CAN SEE, THE ERP APPLICATION WAS SUBMITTED IN 2014,
6:04:31PM AND UNDERWENT CONSIDERABLE EXAMINATION AND REVIEW.
6:04:36PM THE ARMY CORPS PERMIT WAS ALSO SUBMITTED AT THAT TIME.
6:04:39PM IF YOU LOOK DOWN, YOU'LL SEE THAT THE UNITED STATES FISH AND
6:04:44PM WILDLIFE SERVICE HAS ISSUED A BIOLOGICAL OPINION.
6:04:50PM THEY DON'T ISSUE THOSE GLIBLY EITHER.
6:04:51PM SO THERE'S BEEN EXTENSIVE ANALYSIS OF THE WILDLIFE ISSUE,
6:04:54PM AND BOTH THE DISTRICT AND THE CORPS HAVE HAD EXTENSIVE
6:04:58PM ANALYSIS OF THE WETLAND ISSUE.
6:04:59PM WE HAD AN INFORMATION MEETING UNDER THE OLD ECPP, AND THEN
6:05:04PM WE'VE HAD, AS YOU KNOW, INFORMATION MEETINGS BEFORE YOU.
6:05:06PM AND AS MARY INDICATED, THE ERP WAS ISSUED IN DECEMBER OF
6:05:13PM LAST YEAR.
6:05:13PM SO THIS PROJECT HAS OBVIOUSLY HAD CONSIDERABLE REVIEW DURING
6:05:17PM THIS FOUR- TO FIVE-YEAR TIME FRAME.
6:05:19PM FOR THOSE WHO THINK IT'S HAPPENED RAPIDLY, I JUST WANTED
6:05:24PM THEM TO KNOW THAT'S NOT NECESSARILY THE CASE.
6:05:27PM WITH THAT, I'LL TURN IT OVER TO MIKE MYERS, WHO IS GOING TO
6:05:30PM TALK TO YOU ABOUT THE ENVIRONMENTAL ISSUES, WHICH ARE BOTH

6:05:33PM WETLANDS AND WILDLIFE.
6:05:41PM >>Mary Gibbs: BEFORE MIKE TALKS, CAN I SAY THAT I DID LOOK
6:05:43PM AT THE RESUMÉS.
6:05:44PM I ASKED THEM FOR THE RESUMÉS AHEAD OF TIME, AND I DO BELIEVE
6:05:47PM THEY ALL -- SOME OF THEM ARE ALREADY QUALIFIED AS EXPERTS
6:05:50PM HERE, BUT I WANTED TO LOOK AT THEM ALL AND I THINK THEY ARE
6:05:53PM ALL QUALIFIED.
6:05:55PM >>Scotty Wood: IS THE BOARD OKAY WITH THAT?
6:05:57PM >> YES.
6:05:58PM >> YES.
6:05:58PM >>Scotty Wood: OKAY.
6:05:59PM WE ARE.
6:06:01PM >>Mike Myers: GOOD AFTERNOON.
6:06:02PM FOR THE RECORD, MY NAME IS MIKE MYERS.

6:06:04PM I'M A SENIOR ECOLOGIST WITH PASSARELLA AND ASSOCIATES.
6:06:10PM I DO HAVE OVER 26 YEARS OF ENVIRONMENTAL CONSULTING
6:06:15PM EXPERIENCE IN SOUTHWEST FLORIDA, AND I HAVE GIVEN EXPERT
6:06:19PM TESTIMONY ON WETLANDS, LISTED SPECIES, AND ENVIRONMENTAL
6:06:23PM PERMITTING ISSUES FOR SEVERAL PROJECTS IN THE PAST IN BOTH
6:06:29PM LEE AND COLLIER COUNTIES.
6:06:30PM AND AS MARY INDICATED, A COPY OF MY RESUMÉ IS ON RECORD.
6:06:38PM FOR MY PORTION OF THE PRESENTATION, I'D LIKE TO GIVE YOU
6:06:41PM KIND OF A BROAD-BRUSH OVERVIEW OF WETLAND PERMITTING IN
6:06:44PM SOUTH FLORIDA, AND THE AGENCIES WERE TYPICALLY -- WE'RE
6:06:49PM TYPICALLY INVOLVED WITH.

6:06:50PM AFTER THIS, I'LL SHARE WITH YOU THE CONSIDERABLE EFFORT THAT
6:06:54PM HAS GONE INTO THE ENVIRONMENTAL EVALUATION OF ARGO CORKSCREW
6:07:01PM CROSSINGS, STARTING WITH THE INITIAL FIELD WORK THROUGH SITE
6:07:08PM DESIGN TO THE EXTENSIVE ON-SITE AND OFF-SITE MITIGATION
6:07:12PM PLANS, AND THEN FINALLY I'LL SUMMARIZE THE MAJOR
6:07:17PM ENVIRONMENTAL BENEFITS THIS PROJECT WILL PROVIDE.
6:07:19PM IN TERMS OF PERMITTING, FLORIDA WETLANDS ARE REGULATED AT
6:07:39PM THE FEDERAL, STATE, AND LOCAL LEVELS OF GOVERNMENT.
6:07:42PM AS SUCH, PROJECTS IMPACTING WETLANDS MUST ADDRESS VERY
6:07:48PM COMPLEX WEB OF AGENCIES, EACH OF WHICH ARE RESPONSIBLE FOR
6:07:54PM REGULATING AND ENFORCING VARIOUS STATUTORY ACTS,
6:07:57PM ADMINISTRATIVE RULES, GUIDANCE AND POLICIES DESIGNED TO
6:08:01PM PROTECT WETLANDS.
6:08:03PM FOR EXAMPLE, AT THE FEDERAL LEVEL, AS INDICATED ON THE TABLE
6:08:07PM HERE, THE U.S. ARMY CORPS OF ENGINEERS REGULATES DISCHARGE
6:08:12PM COMPONENTS UNDER THE CLEAN WATER ACT AND THE RIVER AND
6:08:14PM HARBORS ACT.
6:08:16PM AND THIS LEADS THEN TO THEIR REVIEW OF WATER QUALITY,
6:08:21PM WILDLIFE HABITAT, AND PROJECT ALTERNATIVE-TYPE ISSUES.
6:08:24PM THIS SAME WETLAND IMPACTS ARE OFTEN REGULATED AT THE STATE
6:08:30PM LEVEL THROUGH THE WARREN S. HENDERSON WETLAND PROTECTION
6:08:34PM ACT.
6:08:34PM AND THIS IS DONE THROUGH THE ENVIRONMENTAL RESOURCE PERMIT
6:08:38PM PROGRAM, OR ERP FOR SHORT.
6:08:42PM THE ERP IS ADMINISTERED BY THE FLORIDA DEPARTMENT OF

6:08:46PM ENVIRONMENTAL PROTECTION OR ONE OF THE FIVE WATER MANAGEMENT
6:08:50PM DISTRICTS.
6:08:50PM OUR REGION IS OVERSEEN BY SOUTH FLORIDA WATER MANAGEMENT
6:08:55PM DISTRICT.
6:08:55PM THE DISTRICT ALSO REVIEWS AND ENFORCES WATER QUALITY AND
6:09:01PM WETLAND DEPENDENT LISTED SPECIES ISSUES AS WELL AS THE
6:09:05PM ADEQUACY OF THE DESIGN AND FUNCTION OF A PROJECT, SURFACE
6:09:10PM WATER MANAGEMENT SYSTEM.
6:09:11PM THE CORPS AND THE DISTRICT ALSO DETERMINE THE REQUIRED
6:09:16PM AMOUNT OF MITIGATION NEEDED ON-SITE AND/OR OFF-SITE TO

6:09:22PM OFFSET THE FUNCTIONS LOSS DUE TO A PROJECT'S PROPOSED
6:09:27PM WETLAND IMPACTS.
6:09:29PM AS PART OF THE ENVIRONMENTAL PERMITTING PROCESS, LITERALLY
6:09:37PM HUNDREDS OF HOURS WERE SPENT IN THE FIELD EVALUATION OF THIS
6:09:40PM SITE.
6:09:41PM THIS SLIDE GIVES YOU A PARTIAL -- AND I MEAN JUST A PARTIAL
6:09:46PM -- BREAKDOWN OF WHAT WAS INVOLVED.
6:09:48PM THE EVALUATION INCLUDED FLUCFCS MAPPING, WHICH I'LL TOUCH ON
6:09:53PM IN MORE DETAIL HERE SHORTLY, ESTABLISHING UPLAND WETLAND
6:09:58PM LIMITS WHICH REQUIRE US TO GO OUT AND HANG SURVEY FLAGGING
6:10:02PM THAT GETS REVIEWED BY THE AGENCIES.
6:10:11PM COMPLETING CORE DATA SHEETS WHICH REQUIRES US TO GO ON-SITE
6:10:14PM AT DIFFERENT LOCATIONS AND EVALUATE THE VEGETATION,
6:10:17PM HYDROLOGY AND SOILS AT THOSE LOCATIONS.
6:10:20PM WE ESTABLISH NORMAL POOL AND SEASONAL HIGH-WATER LEVELS.

6:10:24PM WE DO THAT BY SETTING WATER LEVEL NAILS, MARKING BIOLOGICAL
6:10:30PM INDICATORS AT A NUMBER OF LOCATIONS AROUND THE SITE.
6:10:32PM WE'VE ALSO SPENT A CONSIDERABLE AMOUNT OF TIME CONDUCTING
6:10:38PM GENERAL AND SPECIES-SPECIFIC SURVEYS FOR LISTED SPECIES.
6:10:43PM GENERAL SURVEYS WE TYPICALLY CONDUCT TRANSECTS BACK AND
6:10:47PM FORTH ACROSS THE ENTIRE PROPERTY, IDING ANY LISTED SPECIES
6:10:53PM THAT ARE ENCOUNTERED AND NONE WERE FOUND ON THIS SITE.
6:10:56PM WE ALSO CONDUCTED SPECIES-SPECIFIC SURVEYS FOR THINGS LIKE
6:11:01PM THE RED-COCKADED WOODPECKER WHERE WE CONDUCTED A TWO-WEEK
6:11:11PM SURVEY IN THE SPRING AND THE FALL AS WELL AS THE FLORIDA
6:11:14PM BONNETED BAT.
6:11:15PM FOR THAT, WE ACTUALLY GO OUT AND ID CAVITIES ON THE
6:11:19PM PROPERTY, INSPECT IT WITH THE CAMERA, BOTH DOWN AND UP.
6:11:23PM AND THEN WE ALSO CONDUCT ACOUSTIC SURVEYS WHERE ACOUSTIC
6:11:30PM EQUIPMENT IS SET UP ON THE SITE AND THEN THAT INFORMATION IS
6:11:33PM GATHERED AND EVALUATED TO DETERMINE IF ANY FLORIDA BONNETED
6:11:38PM BATS ARE ON THE PROPERTY.
6:11:41PM RCWs WEREN'T FOUND NOR WERE FLORIDA BONNETED BATS.
6:11:45PM ALL TOTAL, HOWEVER, APPROXIMATELY 467 HOURS, OR 58 STRAIGHT
6:11:52PM DAYS, WERE SPENT WITH BOOTS ON THE GROUND DOWN ON THIS SITE.
6:11:55PM ALSO NOTE THAT ANOTHER PROTECTED SPECIES AND FLORIDA BONNET
6:12:01PM BAT SURVEY WILL BE CONDUCTED PRIOR TO SITE-CLEARING
6:12:04PM ACTIVITIES.
6:12:05PM SO THE FIELD WORK IS NOT DONE.
6:12:08PM REGARDING THE SITE DESIGN, THE INITIAL SUBMITTED PLAN TO THE

6:12:19PM VILLAGE OF ESTERO HAS BEEN APPROVED BY SOUTH FLORIDA WATER
6:12:22PM MANAGEMENT DISTRICT.
6:12:23PM IT'S BEEN REVIEWED BY THE FLORIDA FISH AND WILDLIFE
6:12:25PM CONSERVATION COMMISSION AS WELL AS THE U.S. FISH AND
6:12:28PM WILDLIFE SERVICE.
6:12:29PM THE APPROVED PLAN HAS, AS A RESULT OF THE PROJECTS,

6:12:36PM RESPONSIBLE DESIGN AND ON AND OFF-SITE MITIGATION PLANS.
6:12:40PM THESE APPROVALS DEMONSTRATE THE ENVIRONMENTAL SOUNDNESS OF
6:12:43PM THE PRIOR DESIGN, AND THE SETTLEMENT PLAN BEFORE YOU TODAY
6:12:49PM FURTHER ENHANCES THE PROJECT'S MITIGATION PLANS IN FOUR
6:12:56PM IMPORTANTLY BENEFICIAL WAYS.
6:12:57PM NUMBER 1, BY PLACING DEVELOPMENT IN THE LOW-QUALITY WETLANDS
6:13:02PM AND MAXIMIZING IMPACTS TO THE HIGH-QUALITY -- OR MAX --
6:13:08PM MINIMIZING IMPACTS TO THE HIGH QUALITY.
6:13:10PM NUMBER 2, BY PRESERVING AND ENHANCING A HIGH PERCENTAGE OF
6:13:16PM ON-SITE HABITATS.
6:13:17PM NUMBER 3, BY CONTRIBUTING TO OFF-SITE REGIONAL MITIGATION
6:13:22PM BANKS.
6:13:22PM NUMBER 4, BY MAINTAINING REGIONAL CORRIDORS FOR WILDLIFE AND
6:13:28PM SURFACE FLOW.
6:13:29PM I'LL TOUCH ON EACH OF THESE HERE.
6:13:34PM ONE MEASURE OF THE SITE'S WETLAND QUALITY IS THE DEGREE TO
6:13:40PM WHICH IT HAS BEEN INVADED BY EXOTIC VEGETATION.
6:13:46PM TO BETTER UNDERSTAND THIS, IT FIRST HELPS TO DEFINE WHAT IS
6:13:50PM A NATIVE VERSUS AN INVASIVE EXOTIC PLANT.

6:13:54PM ACCORDING TO THE FLORIDA EXOTIC PLANTS COUNCIL, A NATIVE
6:13:57PM PLANT IS ONE WHOSE NATURAL RANGE INCLUDED FLORIDA AT THE
6:14:01PM TIME OF EUROPEAN CONTACT, WHICH IS AROUND 1500 AD.
6:14:05PM EXAMPLES WOULD INCLUDE BALD CYPRESS, FLORIDA SLASH PINE AND
6:14:12PM SAW PALMETTO.
6:14:14PM AN INVASIVE EXOTIC PLANT IS ONE THAT WASN'T FROM HERE.
6:14:19PM IT'S NATURALIZED AND EXPANDED ITS RANGE INTO NATURAL AREAS
6:14:24PM AND IS DISRUPTING NATURALLY OCCURRING NATIVE PLANT
6:14:28PM COMMUNITIES.
6:14:28PM SOME EXAMPLES OF THESE WOULD BE THE BIG THREE.
6:14:32PM AUSTRALIAN PINE, BRAZILIAN PEPPER AND MELALEUCA.
6:14:36PM SO WHY ARE INVASIVE EXOTICS BAD?
6:14:38PM WELL, THEY OUTCOMPETE AND DISPLACE NATIVE PLANTS, GREATLY
6:14:43PM REDUCE BIODIVERSITY, NEGATIVELY IMPACT WILDLIFE.
6:14:48PM THEY CAN ACTUALLY ALTER FIRE REGIMES BY AFFECTING FREQUENCY
6:14:52PM AND INTENSITY OF THE FIRE.
6:14:54PM THEY CAN ALSO ALTER WATER FLOW.
6:14:59PM AND LAST BUT NOT LEAST, THEY ARE VERY EXPENSIVE TO
6:15:02PM ERADICATE.
6:15:03PM THE EXOTICS ON THIS SITE, PARTICULARLY MELALEUCA, ARE SO
6:15:10PM INVASIVE THEY CAN ACTUALLY BE SEEN ON THE AERIAL.
6:15:14PM THE DARKER COLOR THAT YOU SEE ON KIND OF THE LEFT HALF,
6:15:21PM NORTH IS TO THE LEFT.
6:15:22PM UP TOWARD CORKSCREW ROAD, YOU'LL SEE A SIGNATURE WHERE IT
6:15:26PM GETS DARKER AS YOU GET CLOSER TO CORKSCREW ROAD.

6:15:29PM THAT SIGNATURE IS MELALEUCA.
6:15:31PM CONVERSELY, AS YOU HEAD SOUTH ON THE PROPERTY AND YOU START

6:15:38PM GOING TO THE RIGHT AND GET DOWN TOWARDS THE SOUTH BOUNDARY
6:15:41PM LINE, YOU'LL NOTE THE SIGNATURE GENERALLY GETS LIGHTER IN
6:15:46PM COLOR, AND THAT'S BECAUSE THE EXOTICS ARE DROPPING OUT.
6:15:49PM THE HIGHER QUALITY HABITATS ARE LOCATED AT THE SOUTH END OF
6:15:54PM THE PROPERTY.
6:15:55PM EXAMPLES OF WHAT THESE HIGH EXOTIC LEVELS LOOK LIKE ON THE
6:16:06PM GROUND CAN EASILY BE SEEN JUST BY DRIVING DOWN CORKSCREW
6:16:08PM ROAD AND LOOKING OUT THE WINDOW AT THE PROJECT SITE.
6:16:11PM EACH TREE IN THIS PHOTOGRAPH WITH WHITE BARK THAT YOU SEE ON
6:16:18PM THE LEFT IS MELALEUCA.
6:16:20PM SO JUST SAY TO YOURSELF, BAD TREE.
6:16:24PM THE SECOND PHOTOGRAPH WAS TAKEN TOWARDS THE SOUTH END OF THE
6:16:28PM PROPOSED DEVELOPMENT FOOTPRINT AND IS A CLOSE-UP OF WHAT A
6:16:32PM MELALEUCA FOREST LOOKS LIKE.
6:16:34PM ONCE YOU UNDERSTAND THAT EACH TREE WITH WHITE BARK IS A BAD
6:16:42PM TREE, YOU CAN QUICKLY REALIZE JUST HOW SERIOUS A PROBLEM
6:16:45PM INVASIVE EXOTICS CAN BECOME.
6:16:47PM ONE OF THE TASKS WE CONDUCT IN THE FIELD IS TO FLUCFCS MAP A
6:16:59PM SITE.
6:16:59PM FLUCFCS MAPPING IS SOMETHING MENTIONED IN THE FIELD WORK
6:17:04PM TABLE THAT I PRESENTED PREVIOUSLY.
6:17:06PM TO DETERMINE WETLAND AND UPLAND HABITAT TYPES AND THEIR
6:17:11PM QUALITY, WE MAP THE PROPERTY BASED ON A NUMERICAL CODING

6:17:16PM SYSTEM.
6:17:16PM IT'S CALLED THE FLORIDA LAND USE COVER AND FORMS
6:17:19PM CLASSIFICATION SYSTEM, OR FLUCFCS FOR SHORT.
6:17:23PM IT'S A SYSTEM THAT WAS DEVELOPED BY THE FLORIDA DEPARTMENT
6:17:27PM OF TRANSPORTATION IN THE MID 1980s.
6:17:31PM I BELIEVE THE MANUAL WAS LAST UPDATED IN 1999.
6:17:36PM THIS SYSTEM IS COMMONLY USED IN PERMITTING PROCESSES AT THE
6:17:41PM LOCAL, STATE, AND FEDERAL LEVELS OF GOVERNMENT.
6:17:44PM JUST, GENERALLY SPEAKING, WHAT THIS INVOLVES IS APPLYING
6:17:51PM USUALLY A THREE-DIGIT DEED HABITAT TYPES IN LAND USES.
6:17:57PM A FEW EXAMPLES WOULD BE A 4-11 IS A PINE FLATWOOD.
6:18:02PM 621 IS CYPRESS WETLAND.
6:18:05PM 624 IS CYPRESS PINE WETLAND MIX.
6:18:09PM AND THIS SYSTEM ALLOWS US TO QUANTIFY WETLANDS IN TERMS OF
6:18:16PM THEIR TYPE AND QUANTITY, WETLANDS AND UPLANDS.
6:18:18PM WHILE MAPPING THE HABITAT TYPES, WE ALSO INCLUDE NOW TODAY
6:18:24PM SOMETHING CALLED AN E CODE, EXOTIC CODE.
6:18:27PM THIS IS KIND OF A -- THIS HAS KIND OF EVOLVED OVER THE LAST
6:18:31PM 15 YEARS.
6:18:32PM WHAT THIS DOES IS WE ESTIMATE THE LEVEL OF EXOTIC COVERAGE
6:18:35PM WHILE WE'RE ON THE SITE FLUCFCS MAPPING.
6:18:38PM WE USE E-1, E-2, E-3, E-4 NUMERICAL SYSTEM.
6:18:45PM E-1 IS 0 TO 24 PERCENT EXOTIC COVERAGE.
6:18:49PM E-2, 25 TO 49.

6:18:52PM E-3, 50 TO 75.

6:18:55PM AND E-4 IS GREATER THAN 75% COVERAGE.

6:18:59PM ALSO, AREAS THAT ARE GENERALLY A MONOCULTURE OF AN EXOTIC

6:19:05PM WILL ACTUALLY GIVE IT THE FLUCFCS CODE OF THE EXOTIC.

6:19:09PM FOR EXAMPLE, MELALEUCA IS GENERALLY 424.

6:19:14PM BRAZILIAN PEPPER, 422.

6:19:16PM AUSTRALIAN PINE -- 27.

6:19:21PM IN THOSE COMMUNITIES, WHICH ARE BASICALLY COMPLETELY

6:19:24PM DOMINATED BY THE EXOTIC, THEY GET THEIR OWN NAME CODE.

6:19:28PM THIS SLIDE SHOWS THE COMPLETED FLUCFCS MAP WITH THE E CODES

6:19:36PM AND THE MAP'S TABLE -- I KNOW IT'S DIFFICULT TO READ HERE --

6:19:41PM GIVES A BREAKDOWN OF THE HABITATS ALONG WITH THEIR ACREAGES.

6:19:44PM THIS MAP AGAIN ILLUSTRATES THAT THE MAJORITY OF THE BAD

6:19:49PM WETLANDS, E-3, E-4, AND MONOCULTURE ARE AROUND THE NORTH

6:19:55PM SIDE OF THE PROPERTY UP TOWARDS CORKSCREW ROAD, WHILE MOST

6:19:58PM OF THE E-1 AND E-2 CODES ARE ON THE SOUTH END.

6:20:03PM FOR EXAMPLE, IF YOU WERE -- IF YOU COULD ACTUALLY READ THE

6:20:06PM FLUCFCS CODE AT THE SOUTH END, YOU'LL SEE A LOT OF 624,

6:20:10PM E-1s, E-2s.

6:20:12PM THIS SLIDE SHOWS A COLOR-CODED MAP OF WETLANDS BASED ON THE

6:20:23PM E CODES WE'VE JUST DISCUSSED.

6:20:26PM WITH THE SETTLEMENT PLAN OVERLAY.

6:20:28PM THE AREAS IN WHITE ARE UPLANDS.

6:20:30PM SO THEY ARE REALLY NOT APPLICABLE.

6:20:33PM THE DARK GREEN IS AT THE SOUTH END OF THE SITE OR THE HIGH

6:20:38PM QUALITY OR E-1 WETLANDS.

6:20:40PM LIGHTER GREEN ARE MODERATE QUALITY OR E-2, THERE'S NOT A

6:20:46PM WHOLE A LOT OF THEM BUT THEY ARE TYPICALLY IN THE CENTER OF

6:20:49PM THE PROPERTY.

6:20:49PM DARK YELLOW IS LOW QUALITY OR E-3, THOSE TWO ARE PRIMARILY

6:20:55PM IN THE CENTER OF THE SITE.

6:20:59PM AND THE LIGHT YELLOW OR POOR QUALITY ARE E-4.

6:21:04PM AND, AGAIN, THOSE ARE PRIMARILY ON THE WEST HALF OF THE

6:21:08PM PROPERTY.

6:21:08PM WHAT THIS MAP ILLUSTRATES IS THAT APPROXIMATELY 88% OF THE

6:21:14PM WETLAND IMPACTS ARE IN LOW TO POOR QUALITY WETLANDS.

6:21:19PM BY THAT AGAIN, I MEAN GREATER THAN 50% EXOTIC COVERAGE.

6:21:23PM THE SETTLEMENT PLAN ALSO REDUCES ITS OVERALL WETLAND IMPACTS

6:21:28PM FROM THE PREVIOUS PLAN FROM 48.4% DOWN TO 46.5%.

6:21:37PM AGAIN, IT'S IMPORTANT TO NOTE THAT THESE PROPOSED

6:21:44PM DEVELOPMENT IMPACTS WILL OCCUR IN AREAS OF HEAVY EXOTIC

6:21:48PM GROWTH THAT ARE VERY EXPENSIVE TO RESTORE.

6:21:51PM ONE BENEFIT TO THESE AREAS BEING DEVELOPED IS IT ELIMINATES

6:21:56PM THE SEED SOURCE FOR EXOTICS THAT HAVE BEEN HERE FOR DECADES,

6:22:01PM SUCH AS MELALEUCA AND BRAZILIAN PEPPER.

6:22:03PM AS WELL AS SOME NEW ARRIVALS, LIKE OLD WORLD CLIMBING FERN,

6:22:09PM THAT YOU SEE IN THE PHOTOGRAPH HERE.

6:22:11PM I BELIEVE THESE OLD WORLD CAME FROM SOUTHEAST ASIA, AFRICA,

6:22:16PM AND AUSTRALIA.

6:22:18PM IT ALSO HAS A CLOSELY RELATED COUSIN CALLED JAPANESE

6:22:24PM CLIMBING FERN.

6:22:24PM IF YOU'RE A GLASS HALF FULL TYPE OF PERSON, YOU MIGHT SAY,

6:22:31PM WELL, WE'VE GOT ONE EXOTIC CLIMBING UP MELALEUCA, ANOTHER

6:22:35PM EXOTIC.

6:22:35PM WELL, THE OLD WORLD WILL EVENTUALLY TOP THE CANOPY AND SHADE

6:22:39PM OUT THE VEGETATION UNDERNEATH.

6:22:43PM SO IT WILL ACTUALLY EVENTUALLY KILL THE MELALEUCA, WHICH IS

6:22:46PM A GOOD THING, EXCEPT THE PROBLEM IS, THIS EXOTIC HAS VERY

6:22:52PM NON-DISCRIMINATING.

6:22:53PM IT WILL EASILY DO THIS IN NATIVE HABITATS AS WELL.

6:22:57PM THE OTHER THING WORTH NOTING IS BECAUSE IT'S A FERN, IT

6:23:01PM REPRODUCES BY SPORES.

6:23:07PM THIS CAN BE DISPERSED SIMPLY BY WIND, AND WE LIVE IN SOUTH

6:23:10PM FLORIDA.

6:23:10PM WE ROUTINELY HAVE TROPICAL STORMS AND HURRICANES.

6:23:15PM SO THE SEED SOURCE CAN EASILY BE DISTRIBUTED TO NEIGHBORING

6:23:22PM PROPERTIES.

6:23:22PM SUCH AS EDISON FARMS TO THE SOUTH.

6:23:25PM THIS IS A REAL BIG -- THIS SPECIES HERE IS A REAL BIG

6:23:30PM PROBLEM IN THE EVERGLADES.

6:23:31PM AND THE OTHER THING I WOULD POINT OUT IS THIS WASN'T THERE

6:23:38PM WHEN I FIRST STARTED WORKING ON THE PROJECT IN 2014.

6:23:44PM IS WHAT YOU SEE HAS OCCURRED IN JUST THE LAST FIVE YEARS.

6:23:50PM >>Marlene Naratil: WHY IS IT SO DIFFICULT TO EXTERMINATE

6:23:55PM THESE EXOTICS?

6:23:57PM BECAUSE I LIVE IN -- I LIVED IN SOUTHERN CALIFORNIA FOR A

6:24:00PM WHILE, AND I KNOW THEY HAD A PROBLEM WITH MELALEUCA, AND

6:24:04PM THOSE OTHERS THEY SAID WERE BROUGHT IN BY AUSTRALIANS WHO

6:24:08PM MOVED THERE.

6:24:08PM AND THEY THOUGHT, OH, THIS IS GOING TO BE GREAT TO PUT THESE

6:24:13PM IN.

6:24:14PM AND THEN I COME TO FLORIDA, THE SAME PROBLEM.

6:24:17PM WHY CAN'T IT BE DESTROYED IN SOME WAY?

6:24:20PM LIKE FIRE, CONTROLLED BURNING?

6:24:22PM >>Mike Myers: WELL, MELALEUCA ACTUALLY DOES VERY WELL AFTER

6:24:25PM A FIRE.

6:24:27PM THAT'S KIND OF THE FIRST THING YOU SEE COME BACK ONCE WE'VE

6:24:30PM HAD A FIRE IN A FORESTED AREA AND IT COMES BACK WITH A

6:24:36PM VENGEANCE.

6:24:37PM BUT AS FAR AS IT'S VERY EXPENSIVE BECAUSE YOU'VE GOT TO USE

6:24:44PM HERBICIDE.

6:24:44PM IT'S VERY LABOR INTENSIVE, AND YOU GOT TO TAKE THE MATERIAL

6:24:50PM AWAY OR GRIND IT UP.
6:24:53PM IT'S A BIG PROBLEM.
6:24:54PM EPPC LIST I HAD MENTIONED, THERE'S NOW I THINK 149 CATEGORY
6:25:02PM 1 AND CATEGORY 2 EXOTICS ON FLORIDA'S LIST.
6:25:07PM THE PROBLEM IS ONLY GROWING.
6:25:12PM >> I HAVE A KIND OF RELATED QUESTION.
6:25:14PM IS IT TRUE THAT THE MELALEUCA IS A VORACIOUS DRINKER OF
6:25:19PM WATER?
6:25:19PM >>Mike Myers: MAYBE KIM KNOWS.

6:25:21PM I KNOW ABOUT THE TURN OF THE 19th -- OR THE 20th
6:25:25PM CENTURY, THEY WERE BROUGHT IN, I THOUGHT ON THE EAST COAST
6:25:30PM AS WELL AS KORESHAN HERE ON THE WEST COAST FOR THAT REASON.
6:25:33PM AND WHETHER THEY ARE EFFECTIVE AT DOING THAT, I DON'T KNOW.
6:25:38PM MAYBE SOMEBODY ELSE DOES.
6:25:44PM >> THEY ORIGINALLY BROUGHT THEM IN TO DRY UP THE SWAMPS SO
6:25:48PM IT COULD BE DEVELOPED.
6:25:56PM >>Mike Myers: THE SECOND BENEFIT I HAD MENTIONED IS
6:26:03PM PRESERVATION AND ENHANCEMENT THAT WILL BE OCCURRING ON-SITE.
6:26:06PM I'LL TOUCH ON PRESERVATION FIRST.
6:26:09PM THE SETTLEMENT PLANS FURTHER REDUCTION IN WETLAND IMPACTS
6:26:12PM WILL RESULT IN ALMOST 57% OF THE SITE BEING PRESERVED.
6:26:17PM THE PREVIOUS PLAN WAS 218 ACRES.
6:26:20PM THAT'S GOING TO BE BUMPED UP TO ALMOST 225 ACRES.
6:26:25PM THIS INCLUDES THE MAJORITY OF THE HIGHER QUALITY HABITATS
6:26:29PM LOCATED TOWARDS THE SOUTH END OF THE SITE, AS I PREVIOUSLY
6:26:33PM MENTIONED.
6:26:33PM WHEN COMPARED TO THE SURROUNDING DEVELOPMENTS, THE
6:26:38PM PRESERVATION METRICS FOR THIS SITE GREATLY EXCEED ANY OF
6:26:44PM THOSE IN THE VICINITY.
6:26:45PM AND I THINK THAT'S WORTH REPEATING.
6:26:47PM THE METRICS FOR THIS SITE GREATLY EXCEED THOSE OF ANY OTHER
6:26:52PM PROJECTS SURROUNDING IT.
6:26:54PM THIS SLIDE SHOWS THE AMOUNT OF PRESERVATION ON THE ABUTTING
6:26:58PM DEVELOPMENTS, WHICH INCLUDE WILDCAT RUN AT 20% TO OUR WEST,

6:27:05PM CORKSCREW SHORES AT 30% TO OUR EAST, BELLA TERRA AT 39% TO
6:27:12PM OUR SOUTHEAST.
6:27:15PM THE PRESERVE AT CORKSCREW IS AT 40% TO OUR EAST AS WELL.
6:27:21PM AND THEN WILD BLUE, AS BIG AS IT IS, THEIR PRESERVATION
6:27:25PM PERCENTAGE IS 46%.
6:27:28PM AS YOU CAN SEE BY COMPARISON, PRESERVING 57% OF THIS SITE IS
6:27:36PM TRULY A SIGNIFICANT ENVIRONMENTAL BENEFIT.
6:27:40PM TO TOUCH ON HABITAT ENHANCEMENT, IN ADDITION TO
6:27:47PM PRESERVATION, THESE HABITATS WILL BE ENHANCED BY BEING
6:27:51PM PROTECTED THROUGH PLACEMENT UNDER RECORDED CONSERVATION
6:27:56PM EASEMENT THAT WILL BE GRANTED TO SOUTH FLORIDA WATER
6:27:59PM MANAGEMENT DISTRICT, CORPS OF ENGINEERS AND THE VILLAGE OF

6:28:03PM ESTERO.
6:28:04PM THE CONSERVATION AREA WILL ALSO BE ENHANCED THROUGH EXOTIC
6:28:10PM VEGETATION REMOVAL AND THE INSTALLATION OF OVER 150,000
6:28:17PM SUPPLEMENTAL PLANTINGS IN THE FORM OF TREE SHRUBS AND GROUND
6:28:21PM COVER AND THE NUMBERS ARE UP ON THE SLIDE.
6:28:24PM FURTHER, THE LONG-TERM MANAGEMENT OF THE PRESERVE AREA WILL
6:28:29PM BE INSURED THROUGH THE ESTABLISHMENT OF A COMMUNITY
6:28:33PM DEVELOPMENT DISTRICT THAT WILL BE SET UP BY THE APPLICANT.
6:28:36PM THIS PHOTOGRAPH IS OF WILD BLUE'S PRESERVE TAKEN FROM
6:28:41PM CORKSCREW ROAD, RIGHT ACROSS THE STREET FROM THE PRESERVE AT
6:28:46PM CORKSCREW.
6:28:47PM THIS AREA HAS BEEN ENHANCED.
6:28:49PM YOU DON'T SEE ANY OF THOSE BAD WHITE BARK TREES.

6:28:53PM THIS AREA HAS ALSO BEEN SUPPLEMENTALLY PLANTED.
6:28:57PM THIS WAS ONE OF OUR PROJECTS.
6:28:59PM PRIOR TO THESE ACTIVITIES TAKING PLACE, THIS WAS AN E-3.
6:29:05PM THAT WAS 50 TO 75 PERCENT EXOTIC COVERAGE.
6:29:10PM THIS AREA IS BEING BROUGHT BACK TO HEALTH, BUT IT DOES TAKE
6:29:18PM A LOT OF TIME, A LOT OF ENERGY, AND A LOT OF MONEY.
6:29:25PM THE THIRD MAJOR BENEFIT I'LL TOUCH ON IS CONTRIBUTION TO
6:29:30PM REGIONAL MITIGATION BANKS.
6:29:33PM THE NEED FOR WETLAND MITIGATION IN FLORIDA SPAWNED A GROWING
6:29:38PM INDUSTRY CALLED WETLAND MITIGATION BANKING.
6:29:41PM MITIGATION BANKING FOCUSES ON RESTORING, ENHANCING, AND
6:29:45PM PRESERVING WETLANDS AND NATURAL AREAS ON LARGE TRACTS OF
6:29:50PM LAND WHICH PROVIDE A MITIGATION OPTION BEFORE WETLAND
6:29:53PM IMPACTS OCCUR AND MUCH MORE OF A REGIONAL ENVIRONMENTAL
6:29:58PM BENEFIT.
6:29:58PM A TYPICAL MITIGATION BANK INVOLVES THE VOLUNTARY
6:30:01PM PRESERVATION OF LARGE TRACT LAND BY SUBJECTING THE LAND TO A
6:30:07PM CONSERVATION EASEMENT OR A FEE-SIMPLE DONATION.
6:30:10PM AND THEN RESTORING, ENHANCING, AND CREATING WETLAND SURFACE
6:30:16PM WATERS OR UPLANDS CONTAINED WITHIN THE TRACT.
6:30:20PM THESE EFFORTS ARE ASSESSED FOR THEIR ECOLOGICAL VALUE
6:30:25PM GENERATED IN OUR ASSIGNED MITIGATION CREDIT.
6:30:29PM THESE MITIGATION CREDITS THEN CAN BE SOLD TO THIRD PARTIES
6:30:34PM AND DEBITED TO OFFSET THE UNAVOIDABLE WETLAND IMPACTS IN
6:30:41PM OTHER LOCATIONS.

6:30:42PM TODAY, THE COST FOR ONE MITIGATION CREDIT IS TYPICALLY IN
6:30:45PM THE RANGE OF \$105,000.
6:30:48PM THIS PROJECT, PER ITS ERP, ITS ENVIRONMENTAL RESOURCE PERMIT
6:30:56PM IS OBLIGATED TO PURCHASE ALMOST 50 CREDITS.
6:31:00PM THIS INCLUDES ALMOST 24 CREDITS FROM CORKSCREW REGIONAL
6:31:04PM MITIGATION BANK, WHICH IS LOCATED ABOUT SIX MILES TO THE
6:31:09PM EAST ON THE NORTH SIDE OF CORKSCREW ROAD, AND A LITTLE OVER
6:31:15PM 26 CREDITS FROM PANTHER ISLAND MITIGATION BANK WHICH IS ALSO

6:31:20PM LOCATED ABOUT SIX TO SEVEN MILES TO THE EAST, BUT IT'S OFF
6:31:26PM OF SIX L'S FARM ROAD ON THE SOUTH SIDE OF CORKSCREW.
6:31:30PM THE PURCHASE OF THESE CREDITS FROM REGIONAL MITIGATION BANKS
6:31:35PM RESULT IN THE CREATION AND RESTORATION OF WETLANDS ON A MUCH
6:31:39PM LARGER SCALE THAN CAN BE ACCOMPLISHED BY A
6:31:44PM PROJECT-TO-PROJECT APPROACH.
6:31:45PM THESE BANKS, WHICH HAVE BEEN RESTORED, PROVIDE MANY REGIONAL
6:31:50PM BENEFITS, SUCH AS WETLAND AND UPLAND PRESERVATION, FLOOD
6:31:55PM STORAGE PROTECTION, WATER QUALITY IMPROVEMENT AND WILDLIFE
6:32:00PM HABITAT FOR MANY SPECIES, INCLUDING THE PANTHER AND THE WOOD
6:32:06PM STORK.
6:32:12PM >> THOSE MITIGATION BANKS ARE IN THE DRGR, ARE THEY NOT?
6:32:16PM >>Mike Myers: YES, I BELIEVE THEY ARE.
6:32:18PM >> THEY IN THEORY COULD BE DEVELOPED.
6:32:20PM >>Mary Gibbs: ONE IS IN COLLIER COUNTY.
6:32:24PM PANTHER ISLAND IS IN COLLIER COUNTY.
6:32:25PM >> CORKSCREW WOULD BE.

6:32:29PM >> OKAY.
6:32:30PM THANK YOU.
6:32:34PM >>Mike Myers: THE FOURTH MAJOR BENEFIT I'LL TOUCH ON IS
6:32:37PM REGIONAL CORRIDORS FOR WILDLIFE MOVEMENT AND SURFACE FLOW.
6:32:41PM THE AREA HIGHLIGHTED IN GREEN IS THE PROJECT'S PROPOSED
6:32:47PM PRESERVE HERE, WHICH WILL COMPRISE ROUGHLY 225 ACRES OR 57%
6:32:54PM OF THE SITE AS PREVIOUSLY NOTED.
6:32:59PM IT'S ONE LARGE CONTIGUOUS AREA MADE UP OF THE HIGHEST
6:33:03PM QUALITY HABITATS ON-SITE, WHICH INCLUDES 41 ACRES OF UPLANDS
6:33:08PM AS WELL AS 184 ACRES OF WETLANDS.
6:33:12PM OUR PRESERVE INTERCONNECTS WITH ALL THE CONSERVATION LANDS
6:33:20PM AROUND THIS.
6:33:21PM THIS INCLUDES THE PRESERVE AT CORKSCREW'S OFF-SITE
6:33:23PM MITIGATION LANDS TO OUR SOUTHWEST.
6:33:27PM THE RECENTLY ACQUIRED 3900 ACRES EDISON FARMS PROPERTY TO
6:33:31PM THE SOUTH, ALL OF BELLA TERRA'S PRESERVE LAND ALONG OUR
6:33:37PM SOUTHEAST SIDE, AND THE PRESERVE AT CORKSCREW'S CONSERVATION
6:33:41PM AREA TO OUR EAST.
6:33:43PM AS A RESULT OF THESE INTERCONNECTIONS, WILDLIFE WILL BE
6:33:48PM ALLOWED TO MOVE EAST TO WEST AS WELL AS NORTH TO SOUTH.
6:33:55PM WHAT YOU HAVE HERE IS A COPY OF AN E-MAIL FROM DARRELL LAND
6:34:06PM TO MR. CHUCK KELSO.
6:34:09PM AND DARRELL IS WITH THE FLORIDA FISH AND WILDLIFE
6:34:14PM CONSERVATION COMMISSION.
6:34:16PM HE IS THEIR TEAM LEADER.

6:34:23PM AND CHUCK KELSO IS WITH THE U.S. FISH AND WILDLIFE SERVICE.
6:34:27PM THEY DISCUSS -- THE HIGHLIGHTED PARAGRAPH THERE, OR THE
6:34:36PM SENTENCE TALKS ABOUT THE ADEQUACY OF THIS PROJECT'S
6:34:40PM CORRIDOR.

6:34:41PM IN ANOTHER E-MAIL RESPONSE, MR. LAND ALSO STATED, AND I
6:34:46PM QUOTE, IN MY 30 YEARS OF STUDYING PANTHERS, I HAVE SEEN THEM
6:34:50PM USE CORRIDORS OF THIS SIZE AND EVEN SMALLER FEATURES TO MOVE
6:34:54PM FROM ONE AREA TO ANOTHER.
6:34:57PM SO I FELT CONFIDENT THAT THE PROPOSED CORRIDOR WOULD WORK
6:35:00PM FOR PANTHERS.
6:35:01PM A LITTLE MORE ON REGIONAL CORRIDORS IS THAT IN THE FUTURE,
6:35:13PM THIS WILL GIVE YOU AN IDEA HOW IT WILL INTERCONNECT WITH THE
6:35:17PM WILDLIFE CROSSING TO BE CONSTRUCTED UNDER CORKSCREW ROAD.
6:35:22PM IT'S IMPORTANT TO NOTE THE CROSSING WILL BE LOCATED OVER
6:35:25PM 700 FEET TO OUR NORTHEAST IN FRONT OF THE PRESERVE AT
6:35:31PM CORKSCREW.
6:35:32PM IT WILL TIE INTO WILD BLUE'S PRESERVE.
6:35:35PM BUT THE CROSSING ITSELF WILL BE 700 -- OVER 700 FEET, ALMOST
6:35:40PM TWO AND A HALF FOOTBALL FIELDS AWAY FROM OUR SITE.
6:35:44PM THE CORRIDOR ON OUR SITE WILL BE BUFFERED BY FENCING,
6:35:49PM SUPPLEMENTAL PLANTINGS AND A 50-FOOT WIDE FLOW-WAY THAT RUNS
6:35:54PM ALONG THE EAST SIDE OF THE DEVELOPMENT, DOWN TO THE SOUTH
6:35:58PM PRESERVE.
6:36:01PM THE CORRIDOR'S MINIMUM WIDTH ON THE SOUTH SIDE OF CORKSCREW
6:36:05PM ROAD WOULD BE 709 FEET.

6:36:07PM THIS WILL BE MUCH WIDER THAN THE MINIMUM WIDTH IN WILD BLUE
6:36:13PM IN A NUMBER OF LOCATIONS.
6:36:15PM THEY HAVE A NUMBER OF PLACES THAT ARE UNDER 700 FEET.
6:36:19PM FOR EXAMPLE, 686, 646, THEY EVEN HAVE A CONSTRICTION POINT
6:36:26PM THAT IS AS NARROW AS 475 FEET.
6:36:29PM THE CORRIDOR ON-SITE IS ALSO MUCH WIDER THAN THE FPL
6:36:35PM EASEMENT THAT RUNS ON THE WEST SIDE OF WILDCAT RUN.
6:36:39PM IT'S GENERALLY AROUND 275 FEET WIDE.
6:36:45PM AND THIS IS AN AREA WHERE PANTHERS HAVE BEEN NOTED TO CROSS
6:36:49PM CORKSCREW ROAD BASED ON PANTHER TRACK OBSERVATIONS.
6:36:55PM AND THIS IS ALSO CONSISTENT WITH MR. LAND'S REMARKS.
6:36:58PM I'M ALMOST WRAPPING UP.
6:37:06PM SO IN SUMMARY, AFTER CONSIDERABLE TIME SPENT IN THE FIELD,
6:37:14PM COUNTLESS HOURS OF ANALYSIS AND COORDINATION WITH STATE AND
6:37:17PM FEDERAL AGENCIES, THE SETTLEMENT PLAN BEFORE YOU IS THE MOST
6:37:20PM ENVIRONMENTALLY SOUND FROM BOTH A WETLAND AND WILDLIFE
6:37:24PM STANDPOINT, GIVEN THE CONSTRAINTS OF THE PROPERTY.
6:37:26PM 88% OF THE IMPACTS WILL BE OCCURRING IN POOR TO LOW-QUALITY
6:37:33PM WETLANDS.
6:37:33PM ALMOST 57% OF THE PROPERTY IS BEING PRESERVED, WHICH GREATLY
6:37:38PM EXCEEDS ALL THE SURROUNDING DEVELOPMENTS.
6:37:42PM THE ON-SITE PRESERVE WILL BE ENHANCED BY EXOTIC VEGETATION
6:37:46PM REMOVAL.
6:37:47PM THE INSTALLATION OF OVER 150,000 NATIVE PLANTS, AND THE
6:37:52PM ESTABLISHMENT OF A CDD.

6:37:54PM THE OFF-SITE PURCHASE OF ALMOST 50 CREDITS HAD A NEARBY
6:37:59PM MITIGATION BANK PROVIDES ADDITIONAL ENVIRONMENTAL BENEFITS
6:38:04PM ON A LARGE REGIONAL SCALE WHILE THE \$750,000 CONTRIBUTION BY
6:38:10PM ARGO WILL ALLOW THE VILLAGE OF ESTERO TO FOCUS MORE LOCAL
6:38:16PM ENVIRONMENTAL ISSUES.
6:38:17PM FINALLY, THE ON-SITE PRESERVE PROVIDES A CORRIDOR FOR
6:38:20PM WILDLIFE MOVEMENT, LARGE AND SMALL, TO MOVE EAST TO WEST AS
6:38:25PM WELL AS NORTH TO SOUTH.
6:38:26PM THE CORRIDOR'S WIDTH HAS BEEN REMOVED AND REVIEWED AND
6:38:33PM APPROVED BY THE U.S. FISH AND WILDLIFE AND THE FLORIDA FISH
6:38:38PM AND WILDLIFE CONSERVATION COMMISSION'S LEADING PANTHER
6:38:42PM EXPERTS.
6:38:43PM AND IT'S MUCH WIDER THAN THE MINIMUM CORRIDOR WIDTH ON THE
6:38:47PM NORTH SIDE OF CORKSCREW ROAD IN WILD BLUE.
6:38:50PM WITH THAT, I THANK YOU, AND I'LL AS IF OVER TO THE AMAZING
6:38:58PM MR. MIKE DELATE.
6:39:02PM >> I HAVE ONE QUESTION.
6:39:03PM IT'S PROBABLY MORE FOR MARY THAN YOU GUYS.
6:39:06PM ARE THERE OTHER NORTH-SOUTH WILDLIFE CORRIDORS CROSSINGS OR
6:39:13PM UNDER CORKSCREW BEING PLANNED?
6:39:15PM OR IS THIS THE ONLY ONE?
6:39:17PM >>Mary Gibbs: YOU MEAN THE UNDERPASS?
6:39:19PM >> YES.
6:39:21PM >>Mary Gibbs: I BELIEVE THAT'S BEING LOOKED AT IN THE
6:39:25PM COUNTY'S ENVIRONMENTAL ENHANCEMENT OVERLAY STUDY, AND I

6:39:28PM THINK MAYBE THE APPLICANT CAN SPEAK TO THAT, BUT I KNOW --
6:39:34PM I'M OF THE IMPRESSION THAT THEY'VE BEEN LOOKING AT SOME
6:39:37PM DIFFERENT LOCATIONS.
6:39:40PM >> THERE IS A WILDLIFE CROSSING IN EXISTENCE EAST OF ALICO,
6:39:43PM WHERE ALICO TIES INTO CORKSCREW.
6:39:46PM IF YOU GO A LITTLE FARTHER EAST, THERE IS A WILDLIFE
6:39:49PM CROSSING IN PLACE THERE.
6:39:51PM IT ALLOWS WILDLIFE TO GO FROM FLINT PEN STRAND INTO THE
6:39:57PM AIRPORT MITIGATION LANDS AND FURTHER NORTH.
6:40:00PM >>Mary Gibbs: ACTUALLY, I FORGOT TO INTRODUCE KIM -- WHO IS
6:40:07PM SITTING BEHIND ME, WHO IS OUR ENVIRONMENTAL CONSULTANT.
6:40:11PM SHE HAS BEEN HELPING US, AND SHE JUST WHISPERED TO ME, YES,
6:40:13PM THERE IS ANOTHER ONE.
6:40:14PM >> I'VE GOT ANOTHER QUESTION.
6:40:24PM >>Neale Montgomery: LET ME JUST ANSWER THAT QUESTION.
6:40:25PM AND TO THE EAST OF THE ONE THAT'S ALREADY THERE, THE COUNTY
6:40:25PM IS LOOKING AT DOING A CONNECTION BETWEEN VERDANA PEPPERLAND
6:40:28PM AND THE PLACE, SO IT WILL GO TO THE AIRPORT MITIGATION
6:40:30PM LANDS.
6:40:30PM >> THE QUESTION I HAVE IS, WE'RE TALKING ABOUT A NORTH-SOUTH
6:40:35PM CORRIDOR ALONG THE EASTERN EDGE OF THIS PROPERTY, ARE YOU
6:40:39PM TALKING ABOUT THE CROSSING BEING 750 FEET AWAY?

6:40:45PM >>Mike Myers: LITTLE OVER 700, YEAH.
6:40:47PM >> WHERE DO THEY TAKE THE RIGHT TURN TO GET OVER TO THE
6:40:49PM CROSSING?

6:41:03PM >> IT'S GOING TO BE FENCED DOWN TO --
6:41:07PM >>Mike Myers: WILDLIFE COMING FROM THE SOUTH, SAY EDISON
6:41:10PM FARMS, WILL COME UP THROUGH THE SOUTH END OF OUR PROPERTY,
6:41:16PM EVENTUALLY IT BENDS AND TIES INTO THE PRESERVE AT
6:41:20PM CORKSCREW'S SOUTH END OF THEIR PRESERVE.
6:41:23PM THE WILDLIFE CAN CONTINUE TO THE NORTH, AND THEN YOU CAN SEE
6:41:29PM -- IT'S MARKED ON THE AERIAL WHERE THE CROSSING IS GOING TO
6:41:32PM BE LOCATED IN FRONT OF THE PRESERVE AT CORKSCREW.
6:41:38PM >> ARE THERE CONFLICTS GOING ACROSS THERE THEN?
6:41:40PM >>Mike Myers: A CONFLICT?
6:41:42PM >> I CAN SEE THE NATURAL FLOW OF ANIMAL TRAFFIC GOING UP
6:41:48PM NORTH-SOUTH -- GOING EAST AND WEST TO GET OVER TO THE
6:41:54PM UNDERGROUND CROSSING, SEEMS LIKE YOU'RE GOING THROUGH TO THE
6:42:01PM PROJECT -- [INAUDIBLE]
6:42:07PM >>Mike Myers: I GUESS I'M NOT UNDERSTANDING THE QUESTION.
6:42:12PM >> I'M SAYING YOU'RE GOING NORTH AND SOUTH ALONG THE EASTERN
6:42:14PM EDGE OF THIS PROPERTY, BUT YOU'VE GOT TO GO 750 FEET TO THE
6:42:18PM EAST TO GET OVER TO THE CROSSING TO GET UNDERNEATH CORKSCREW
6:42:22PM TO GET TO THE OTHER SIDE.
6:42:24PM YOU'RE GOING TO HAVE ANIMAL TRAFFIC BASICALLY GOING ALONG
6:42:28PM CORKSCREW TO GET TO THE OTHER GROUND, RIGHT?
6:42:32PM >>Mike Myers: YEAH.
6:42:34PM >> IT WILL BE FENCED, CORRECT?
6:42:36PM >>Mike Myers: YES.
6:42:38PM ON OUR SIDE.

6:42:40PM ALONG THE EAST SIDE OF OUR DEVELOPMENT, THE DEVELOPMENT
6:42:43PM FOOTPRINT, THERE WILL BE A FENCE, ALONG WITH THE 50-FOOT
6:42:49PM WIDE FLOW WAY THAT MIKE WILL BE TOUCHING ON HERE
6:42:53PM MOMENTARILY.
6:42:53PM THE IDEA IS TO FUNNEL THE WILDLIFE TO THE CROSSING SO THEY
6:42:59PM HAVE A SAFER WAY OF GETTING ACROSS CORKSCREW ROAD AND
6:43:02PM EVENTUALLY INTO WILD BLUE'S CORRIDOR ON THE NORTH SIDE.
6:43:13PM >> LOOKING AT THE DIAGRAM, THE WILDLIFE CORRIDOR, AND LET'S
6:43:16PM START FROM THE SOUTH OUT OF EDISON FARMS PROCEEDING NORTH,
6:43:19PM AND IT WAS GOING TO FOLLOW THIS NATURAL AREA.
6:43:23PM THE NATURAL AREA IS ACTUALLY IN BELLA TERRA.
6:43:27PM THERE IS A DISCONNECT IN THE WILDLIFE PATH BY RESIDENTIAL
6:43:32PM DEVELOPMENT WITHIN BELLA TERRA RIGHT ALONG THAT EASTERN
6:43:38PM BOUNDARY OF THE APPLICANT'S PROPERTY.
6:43:40PM IS THAT AREA FENCED?
6:43:43PM >>Mike Myers: NOT THAT I'M AWARE OF.
6:43:45PM >> SO THERE ISN'T ANYTHING TO STOP THE ANIMALS COMING FROM
6:43:49PM THE NORTH TO THE SOUTH OR FROM THE SOUTH GOING NORTH TO

6:43:53PM WANDER RIGHT INTO AND HAVE CONFLICT WITH THE RESIDENTS IN
6:43:57PM BELLA TERRA.
6:43:59PM >>Mike Myers: YES, THAT IS POSSIBLE.
6:44:03PM >> IT'S LIKELY, BECAUSE THE SMALL GAP WHERE THEY'VE GOT TO
6:44:07PM LEARN HOW TO MAKE A JOGGLE, IT WOULD BE EASIER IF THEY
6:44:11PM PROCEEDED STRAIGHT TO GO RIGHT INTO THE POPULATED AREA,
6:44:18PM UNLESS THAT AREA WAS FENCED IN ORDER TO KEEP THEM OUT.

6:44:21PM >>Mike Myers: WELL, THERE IS A THREE-STRAND BARBED WIRE
6:44:25PM FENCE RIGHT NOW THAT RUNS DOWN THE EAST SIDE OF THIS
6:44:28PM PROJECT.
6:44:29PM THAT ISN'T GOING TO STOP BEAR, DEER, OR PANTHER.
6:44:35PM >> A BEAR, WHICH THERE HAVE BEEN FREQUENT SIGHTINGS.
6:44:38PM THE OTHER QUESTION IS YOU MENTIONED THIS 25-FOOT, I BELIEVE,
6:44:42PM WIDE AREA THAT'S GOING TO CARRY WATER FLOW, AND MAYBE THE
6:44:46PM NEXT GENTLEMAN IS GOING TO GET INTO THAT.
6:44:48PM WHEN I LOOKED AT THE MAP, IT APPEARED AS THOUGH THAT TRAVELS
6:44:51PM ALL THE WAY DOWN THE EASTERN BOUNDARY, DOWN TO THE END OF
6:44:55PM THE DEVELOPMENT PORTION OF THIS PROPERTY, AND THEN IT
6:44:59PM PROCEEDS TO THE WEST-SOUTHWEST, ACROSS THE PROPERTY.
6:45:03PM IT DOESN'T CONTINUE STRAIGHT THROUGH.
6:45:05PM SO STORMWATER AT THE SAME TIME AS THE ANIMALS ARE COMING
6:45:09PM DOWN THROUGH THERE, PARTICULARLY IN A HUNDRED-YEAR,
6:45:12PM THREE-DAY EVENT IS LIKELY YOU COULD HAVE FLOODING IN THAT
6:45:16PM COMMUNITY.
6:45:16PM >>Mike Myers: I'LL LET MIKE TOUCH ON THAT.
6:45:19PM THAT'S KIND OF HIS AREA.
6:45:20PM >> THE WILDLIFE, THERE ISN'T ANY MITIGATION THERE PLANNED IN
6:45:24PM THE CONSERVATION AREA TO PREVENT CONFLICT WITH RESIDENTS IN
6:45:30PM BELLA TERRA.
6:45:32PM >>Mike Myers: NO, NOT AT THIS POINT.
6:45:34PM NOT THAT I'M AWARE OF.
6:45:38PM >>Scotty Wood: GO AHEAD, TIM.

6:45:40PM >>Dr. Tim Allen: BEFORE YOU STEP AWAY, COULD YOU ADDRESS THE
6:45:42PM TIMING OF THE EXPECTED COMPLETION OF THE PROPOSED WILDLIFE
6:45:48PM CROSSING, THE ONE THAT'S 750 FEET FROM YOUR CORNER OF THE
6:45:53PM PROPERTY AND THE REST OF YOUR DEVELOPMENT.
6:45:56PM IN OTHER WORDS, WILL THE WILDLIFE CROSSING BE AVAILABLE FOR
6:45:58PM THE WILDLIFE BEFORE YOU START CONSTRUCTION?
6:46:02PM >>Mike Myers: I'M NOT AWARE OF WHAT THE CONSTRUCTION?
6:46:05PM ARE YOU.
6:46:06PM THE SCHEDULE FOR THE WILDLIFE CROSSING?
6:46:12PM >>Neale Montgomery: IT'S ALREADY BEEN FUNDED BY A PRIVATE
6:46:15PM DEVELOPER AND IS BEING PROGRAMMED AS PART OF THE
6:46:20PM FOUR-LANING.
6:46:22PM >>Dr. Tim Allen: IT HAS BEEN FUNDED?
6:46:26PM >>Neale Montgomery: YES.

6:46:28PM >>Dr. Tim Allen: SO IT'S JUST A MATTER OF TIME.
6:46:29PM DO WE HAVE AN IDEA OF THE TIMING OF THE TWO --
6:46:31PM >>Neale Montgomery: MICHAEL DELATE CAN TALK ABOUT THAT.
6:46:35PM HE'S BEEN WORKING WITH RYAN BELL FROM JOHNSON WHO IS DOING
6:46:35PM THE DESIGN WORK ON THAT ROAD FOR THE COUNTY.
6:46:38PM >>Scotty Wood: OKAY.
6:46:39PM GO AHEAD.
6:46:41PM >>Mary Gibbs: JUST TO GIVE YOU AN IDEA NOW, WE'RE LIKE
6:46:43PM HALFWAY THROUGH THEIR PowerPoint.
6:46:45PM JUST IF THE PUBLIC IS WONDERING.
6:46:47PM I'M SURE MIKE IS GOING TO SPEED IT UP.

6:46:52PM >>Michael Delate: I WILL.
6:46:55PM GOOD EVENING.
6:46:59PM FOR THE RECORD, I'M MIKE DELATE FROM Q. GRADY MINOR
6:47:04PM ENGINEERS.
6:47:05PM APPRECIATE YOUR ATTENTION THIS EVENING TO THIS MATTER.
6:47:07PM I'LL ADDRESS YOUR COMMENT FIRST OR QUESTION ABOUT THE
6:47:09PM PANTHER UNDERPASS.
6:47:11PM I HAVE 30 YEARS OF EXPERIENCE IN SOUTHWEST FLORIDA, PRETTY
6:47:14PM MUCH A NATIVE HERE, UNIVERSITY OF FLORIDA GRADUATE,
6:47:17PM UNDERGRADUATE AND GRADUATE SCHOOL.
6:47:19PM BEEN WORKING WITH LARGE WATER MANAGEMENT PROJECTS SINCE I'VE
6:47:22PM GOTTEN OUT OF SCHOOL.
6:47:23PM VERY FAMILIAR WITH THE AREA.
6:47:24PM AND IN THIS PROCESS, WE'VE WORKED WITH VILLAGE STAFF,
6:47:29PM INCLUDING DAVID WILLEMS, TO TRY TO COORDINATE A PLAN THAT
6:47:32PM WORKS FOR THE VILLAGE AND FOR THIS DEVELOPER.
6:47:34PM I JUST WANTED TO PREFACE IT THAT WAY.
6:47:37PM YOUR QUESTION ABOUT THE UNDERPASS, OUR CONVERSATIONS WITH
6:47:40PM LEE COUNTY D.O.T. AND WITH JOHNSON ENGINEERING, WHO'S DOING
6:47:44PM THE PLANNING AND ENGINEERING ON THE PROJECT RIGHT NOW, IS
6:47:47PM THEY ANTICIPATE CONSTRUCTION START WITHIN A COUPLE OF YEARS.
6:47:50PM THIS PROJECT START DATE MAY BE WITHIN -- AROUND THAT SAME
6:47:55PM TIMELINE, SO MAYBE COMPLETION OF THE ROAD AND COMPLETION OF
6:47:58PM THE PROJECT MAY RELEASE THE FIRST TIME OF THE PROJECT, MAY
6:48:02PM TIME OUT SIMULTANEOUSLY.

6:48:03PM TIME WILL TELL.
6:48:04PM THEY ARE TRYING TO MAKE A COMMITMENT AT LEE COUNTY D.O.T.
6:48:07PM FOR A TWO-YEAR START.
6:48:08PM AT LEAST THAT'S THE LATEST INFORMATION WE HAVE.
6:48:10PM I'LL PROCEED WITH THE REST OF MY PRESENTATION, AND IF YOU
6:48:14PM HAVE ANY QUESTIONS DURING THAT, PLEASE FEEL FREE TO
6:48:16PM INTERRUPT ME.
6:48:17PM SO WE GOT INVOLVED IN THIS PROJECT OVER FIVE AND A HALF
6:48:22PM YEARS AGO.
6:48:23PM WE HAD A PREDECESSOR, DEVELOPER THAT LOOKED TO THE PROJECT.

6:48:28PM WE DID SOME DUE DILIGENCE WORK THEN.

6:48:30PM AS ARGO TOOK OVER OWNERSHIP, WE BECAME INVOLVED IN THE

6:48:33PM PROJECT AS WELL.

6:48:35PM ONE OF THE CHALLENGES WE HAD WAS THE EXISTING MASTER CONCEPT

6:48:38PM PLAN THAT WAS APPROVED BY LEE COUNTY OBVIOUSLY HAD A LOT OF

6:48:43PM WHAT WE WOULD CALL ENVIRONMENTAL MISTAKES IN THERE,

6:48:46PM INCLUDING A LARGE CONCRETE SWALE THAT WAS GOING TO BE ALONG

6:48:49PM THE EAST SIDE OF THE PROJECT.

6:48:50PM THERE WERE OTHER ENVIRONMENTAL ASPECTS THAT WE THOUGHT COULD

6:48:54PM BE IMPROVED UPON, SO WHEN WE APPROACHED ARGO AND WE STARTED

6:48:57PM WORKING WITH MIKE AT PASSARELLA AND ASSOCIATES, WHO WE HAVE

6:49:01PM DONE A LOT OF PROJECTS WITH IN THE PAST YEAR, WE THOUGHT

6:49:03PM WHAT ARE THE PROCESSES THAT WE CAN LOOK AT TO START

6:49:05PM IMPROVING THIS MASTER CONCEPT PLAN BUT STILL ALLOW THE

6:49:08PM DEVELOPER TO GET FULL USE OF THE PROJECT?

6:49:11PM SO WHAT WE STARTED TO LOOK AT FROM A GLOBAL SCALE DOWN TO A

6:49:15PM LOCAL SCALE, AND OBVIOUSLY THIS IS PRE-IRMA, BUT THERE WAS

6:49:18PM STILL CONCERN ABOUT LARGE FLOWS IN THE AREA AT THE TIME.

6:49:21PM AND SO -- AND THERE WERE PAST STUDIES IN THE AREA THAT WERE

6:49:24PM DONE BY RENOWNED FIRMS IN THE AREA, NATIONAL FIRMS,

6:49:27PM INCLUDING THOMAS -- AND ASSOCIATES, THE PREDECESSOR TO WILD

6:49:35PM BLUE.

6:49:35PM THE SOUTH LEE COUNTY WATERSHED MASTER PLAN, WHICH WAS DONE

6:49:40PM BY -- LAST UPDATED BY JOHNSON ENGINEERING AND NOW BEING

6:49:42PM UPDATED BY THE AIM ENGINEERING TEAM.

6:49:46PM AND THEN A MYRIAD OF PERMITS THAT STARTED POPPING IN THAT

6:49:50PM WERE EXISTING IN THE AREA.

6:49:51PM WE KIND OF TOOK THAT COLLECTIVELY FROM A KIND OF REGIONAL

6:49:53PM SCALE TO HOW DO WE START INCORPORATING ALL THAT INFORMATION

6:49:57PM INTO THIS PROJECT?

6:49:58PM WE LOOKED THROUGH THE PAST WATER MANAGEMENT DISTRICT

6:50:00PM PERMITTING EFFORTS AND FOUND SOME ERRORS BY THE PREVIOUS

6:50:05PM DESIGN TEAM.

6:50:05PM SO WE TRY TO WORK WITH THAT DATA, TRY TO MANIPULATE AND MAKE

6:50:10PM IT WORK EFFECTIVELY FOR THE ESTERO AREA.

6:50:13PM WITH THAT, WE STARTED, IF YOU LOOK AT THIS KIND OF

6:50:16PM GEOGRAPHICALLY, THE PROJECT IS LOCATED ALMOST IN THE

6:50:19PM GEOGRAPHIC CENTER OF THE ESTERO RIVER BASIN.

6:50:22PM FLOWS GENERALLY FROM NORTHEAST TO SOUTHWEST, AND YOU CAN

6:50:25PM KIND OF SEE WE PUT SOME RED ARROWS IN THERE WHERE IT'S

6:50:30PM FLOWING THROUGH WILD BLUE'S PROJECT.

6:50:32PM EVENTUALLY, THE WATER COMING THROUGH THIS CORKSCREW CROSSING

6:50:36PM AND TYPICAL RAINY YEARS WOULD GO TO THE SOUTH BRANCH, ESTERO

6:50:39PM RIVER, UNDER I-75, AND BACK TO COLLECT OVER THE MAIN RIVER.

6:50:44PM PROBABLY IN HIGHER LEVEL RAINY YEARS AND PROBABLY POST IRMA,

6:50:48PM THAT WATER WENT IN PLENTY OF DIFFERENT DIRECTIONS, INCLUDING

6:50:51PM SOUTH TO THE IMPERIAL RIVER BASIN.
6:50:53PM SO WHEN WE STARTED LOOKING AT THE MICROSCALE, WE SAID, WHERE
6:50:58PM IS THIS WATER COMING FROM, AND HOW DO WE HANDLE IT?
6:51:01PM AT THE TIME, WILD BLUE HAD PROBABLY -- PROBABLY WAS, I'D SAY
6:51:06PM TWO-THIRDS OF THE WAY THROUGH THEIR PERMITTING PROCESS,
6:51:08PM MAYBE EVEN FARTHER.
6:51:09PM SO WE STARTED LOOKING AT WHAT THEY WERE GETTING PERMITTED
6:51:12PM FOR FOR FLOWS AND THAT WAS EVENTUALLY APPROVED.
6:51:15PM AND THEY HAD 124 CFS COMING THROUGH THE PROJECT, DISCHARGING
6:51:20PM TOWARDS CORKSCREW ROAD.
6:51:21PM THEY HAVE TWO BRANCHES THERE, SO THIS IS THE ONE BRANCH
6:51:25PM WHICH WAS DISCHARGING SOUTH TOWARDS THIS PROJECT AREA.
6:51:27PM THE VILLAGE OF ESTERO SUBSEQUENT HAS HAD THEIR REGIONAL
6:51:32PM MODEL PRODUCED.
6:51:33PM IT'S BEEN PRESENTED TO THE BOARD BUT NOT ADOPTED YET.
6:51:37PM THEIR FLOWS WERE DIFFERENT, UP TO 183 CFS WHICH MAYBE FUTURE
6:51:42PM ADDITIONAL FLOWS OF 198 CFS.
6:51:44PM THE QUESTION THERE IS, WHAT IS THE ACCURATE NUMBER?
6:51:46PM SOME OF THAT IS WITH DIFFERENT TYPES OF MODELING SOFTWARE

6:51:49PM AND INPUT, AND THEN ALSO MORE RECENT DATA THAT PROBABLY THE
6:51:54PM VILLAGE OF ESTERO HAS OBTAINED.
6:51:56PM SO MAYBE THE HIGH-END NUMBER HERE IS 183, AND MAYBE TOPPING
6:52:00PM OUT AT 198 CFS.
6:52:02PM SO WHAT WE'VE DONE INTERNALLY IS FOR THE WATER MANAGEMENT
6:52:07PM DISTRICT, WE PERMITTED THE 124 CFS, BUT WE'VE ALSO DONE ON
6:52:11PM THE SIDE, AS REQUESTED BY DAVE IN HIS OFFICE, IS TO LOOK AT
6:52:16PM THOSE LARGER FLOWS, AND WE FEEL CONFIDENT THAT WE CAN PASS
6:52:18PM THOSE FLOWS AS WELL.
6:52:19PM I'LL GET INTO THAT DETAIL A LITTLE FURTHER HERE.
6:52:22PM SO RIGHT NOW, THAT FLOW IS DIRECTED AT THE PRESERVE OF
6:52:26PM CORKSCREW.
6:52:28PM ACCEPT THE STORM'S WATER.
6:52:29PM THEY INSTALLED A COLLECTOR AND CONVEYANCE SWALE ALONG
6:52:33PM CORKSCREW ROAD AND THAT CONVEYS IT TO THE PRESERVE AREA ON
6:52:35PM THE WEST.
6:52:36PM WHEN THEY WERE PERMITTED BY THE WATER MANAGEMENT DISTRICT,
6:52:39PM THEY DIDN'T HAVE TO GO THROUGH THE MODELING EFFORTS THAT
6:52:41PM WE'VE GONE THROUGH, BUT JUST LOOKING AT THE WAY THEY
6:52:43PM DESIGNED THE PROJECT, PROBABLY THE WAY I WOULD HAVE DONE IT,
6:52:48PM OUR TEAM WOULD HAVE DONE IT AND IT WORKS EFFECTIVELY.
6:52:50PM WILDCAT RUN WAS DEVELOPED IN THE 1980s.
6:52:54PM A LITTLE MORE RUDIMENTARY ON HOW THEY HANDLED THEIR WATER
6:52:57PM MANAGEMENT SYSTEM.
6:52:58PM THEY INSTALLED A LARGE INTERCEPTOR SWALE ABOUT 50 FEET WIDE

6:53:03PM ALONG THEIR EAST BORDER THAT RUNS FROM THE TOP TO THE SOUTH
6:53:05PM END, AND THEN CONNECTS ALONG THE SOUTH SIDE OF THEIR

6:53:08PM PROJECT.

6:53:09PM AND WHAT THAT WATER DID AT THE TIME WAS THE SHEET FLOW AGAIN

6:53:12PM WAS NORTHEAST TO SOUTHWEST.

6:53:13PM THAT'S NOT CHANGED.

6:53:15PM AND WHAT IT DID IS INTERCEPTED THAT AND THEN RAN IT TO THE

6:53:19PM SOUTH IN BIGGER RAIN EVENTS, AND IT'S WORKED EFFECTIVELY

6:53:23PM THROUGH THE YEARS.

6:53:24PM AS I SAID BEFORE, THE EXISTING MASTER CONCEPT PLAN AND PAST

6:53:29PM FLORIDA WATER MANAGEMENT ATTEMPTS DID SHOW THAT CONCRETE

6:53:32PM SWALE ON THE EAST SIDE, WHICH WE THOUGHT WAS AN

6:53:35PM ENVIRONMENTAL DISASTER, AN AESTHETIC NIGHTMARE.

6:53:38PM BASED ON THAT, WE'VE LOOKED AT WAYS TO TRY TO CONVEY THE

6:53:44PM WATER THE BEST WAY.

6:53:45PM AS I ALLUDED TO BEFORE, THE WATERING WITH THROUGH WILD BLUE

6:53:48PM FROM THE NORTH, CURRENTLY THERE ARE EIGHT CULVERT CROSSING

6:53:53PM LOCATIONS ALONG CORKSCREW ROAD.

6:53:55PM THERE'S ONLY ONE THAT LINES ACROSS THE FRONTAGE OF CORKSCREW

6:53:59PM CROSSING WITH THE MAJORITY OF THOSE OTHER REMAINDER ONES TO

6:54:02PM THE EAST IN THE FRONT OF THE PRESERVE AT CORKSCREW.

6:54:06PM NATURALLY HAVING THEIR COLLECTOR SWALE THERE MADE SENSE WHEN

6:54:10PM THEY PERMITTED IT.

6:54:11PM UNDER THE PROPOSED CORKSCREW ROAD WIDENING PROJECT, MOST OF

6:54:14PM THOSE CROSSING ARE TAKEN AWAY, AND WERE COLLECTED INTO FOUR

6:54:18PM CROSSINGS.

6:54:19PM ONE OF THOSE BEING THE PANTHER CROSSING AS WELL.

6:54:22PM NONE OF THEM WILL BE ALONG THE FRONTAGE OF CORKSCREW

6:54:25PM CROSSING.

6:54:25PM ONE WOULD BE AT THE SWALE LOCATION FOR WILDCAT RUN, AND THE

6:54:30PM REMAINDER AT THE PRESERVE OF CORKSCREW, WHICH IS A GOOD

6:54:34PM DESIGN BECAUSE, IF YOU LOOK FROM A MORE GLOBAL

6:54:37PM PERSPECTIVE -- I'LL GO BACK TO THIS -- THE WATER IS COMING

6:54:42PM DOWN THIS SLOUGH THROUGH THE WILD BLUE, AND YOU CAN SEE

6:54:45PM WHERE IT'S DIRECTED AT.

6:54:46PM THAT'S WHERE THE CULVERTS NEED TO GO.

6:54:48PM WE'VE HAD CORRESPONDENCE AND MEETINGS WITH JOHNSON

6:54:51PM ENGINEERING AND LEE COUNTY TRANSPORTATION.

6:54:54PM THEY'VE CONFIRMED THAT THIS -- THAT THESE PERMITTED

6:54:57PM CROSSINGS, WHICH HAVE BEEN PERMITTED BY THE WATER MANAGEMENT

6:55:00PM DISTRICT AND THE CORPS OF ENGINEERS WILL NOT CHANGE EITHER

6:55:02PM IN HAD SIZE OR DESIGN LOCATION.

6:55:04PM SO WILD BLUE COORDINATED THAT AS WELL WHEN THEY DID THEIR

6:55:10PM PROJECT AND THEIR DISCHARGE LOCATIONS MATCH UP RELATIVELY

6:55:14PM CLOSELY WITH THE PROPOSED CULVERT CROSSING.

6:55:16PM HOW DO WE THEN TAKE THAT FLOW?

6:55:21PM AS MR. MYERS ALLUDED TO, THE PROJECT INCLUDES A 50-FOOT-WIDE

6:55:27PM SWALE THAT RUNS ALONG THE EAST SIDE OF THE CORKSCREW

6:55:30PM CROSSING PROJECT.

6:55:31PM THE SWALE IS EARTHEN.

6:55:33PM IT'S NOT CONCRETE.

6:55:34PM IT WILL HAVE NATURAL VEGETATION ALONG THE SLOPES, A SODDED

6:55:41PM BOTTOM TO ALLOW WATER TO FLOW MORE FREELY.

6:55:44PM MORE CRITICALLY, IT'S GOING TO HAVE A LITTLE BY MY, THAT

6:55:47PM WILL SEPARATE IT FROM THE PRESERVE AREA.

6:55:49PM SO IN LOWER RAIN EVENTS, TYPICAL RAINY SEASONS, THE PRESERVE

6:55:55PM AREA WILL MAINTAIN ITS WATER LEVEL AND HAVE THE WATER IN

6:55:57PM THERE.

6:55:58PM WE'VE BUN MODELING, WHAT THEY CALL THE SHOULDER SEASONS,

6:56:01PM WHICH ARE THE BEGINNING OF THE RAINY SEASON AND THE END OF

6:56:04PM THE RAINY SEASON, TO SHOW THAT THIS SWALE IS NOT GOING TO

6:56:07PM TAKE WATER OUT OF THE PRESERVE AND DRY IT OUT.

6:56:10PM TYPICAL RAINY SEASON, THE WATER IS HELD IN THERE.

6:56:12PM IT CAN NATURALLY POND IN THERE IN THE LOW SPOTS, AND THEN

6:56:15PM FLOW FREELY AS THE WATER LEVELS RISE.

6:56:18PM IN A BIGGER RAIN EVENT, LIKE THE MAGNITUDES AND THE FLOWS OF

6:56:21PM LIKE 198 CFS UNDER THE FUTURE CONDITIONS THAT LITTLE BERM IS

6:56:26PM TOPPED BY THE WATER AND THEN IT GETS -- YOU COULD CALL IT

6:56:31PM COLLOQUIALLY MAYBE LIKE A FREEWAY THAT THE SWALE THEN ALLOWS

6:56:35PM THE WATER TO PASS MORE FREELY IN A SOUTHERN DIRECTION.

6:56:40PM YOUR POINT, MR. KING, ABOUT ANY ANIMALS THAT WOULD BE USING

6:56:43PM THAT AREA, THE FLOW DEFINITELY WITHIN THE SWALE ITSELF WILL

6:56:46PM BE OF A HIGHER VELOCITY, BECAUSE THERE'S LESS FRICTION IN

6:56:50PM THERE.

6:56:50PM BUT IN THE PRESERVE AREA, IT WON'T FLOW AS QUICKLY JUST

6:56:54PM BECAUSE OF THE TERRAIN AND THE MAKEUP OF THE VEGETATION.

6:56:56PM SO I THINK THAT WAY, IT KIND OF WOULD ASSIST ANIMALS.

6:57:04PM >>Robert King: THE 50-FOOT WIDE SWALE EXTENDS ONLY TO THE

6:57:07PM END OF THE DEVELOPMENT AND THEN IT MOVES INTO THE PROPERTY.

6:57:10PM IT DOES NOT CONTINUE ALONG THE BOUNDARY INTO THE PRESERVE

6:57:14PM AREAS, IS THAT CORRECT?

6:57:17PM >>Michael Delate: IT WILL EXTEND TO THE EDGE OF THE PRESERVE

6:57:19PM AREA.

6:57:21PM >> WHEN YOU SAY TO THE EDGE, IF YOU LOOK AT THE MAP, YOU

6:57:24PM SHOW THE SQUIGGLY LINE WHICH IS, I GUESS, THE REPRESENTATION

6:57:27PM OF THE WATER FLOW.

6:57:28PM >>Michael Delate: CORRECT.

6:57:29PM >> THE LAWYER FLOW COMES DOWN, MAKES A JOGGLE TO THE LEFT,

6:57:32PM TO THE WEST.

6:57:34PM THE SWALE IS RIGHT ON THE BOUNDARY, RIGHT?

6:57:37PM IT'S ON THE BOUNDARY BETWEEN THE APPLICANT'S PROPERTY --

6:57:42PM >>Michael Delate: YEAH, WHERE I'M MOVING THE CURSOR NOW.

6:57:48PM >> JUST LIKE YOU SHOWED IT, YOU ACTUALLY BROUGHT IT INTO THE

6:57:49PM PROPERTY.

6:57:50PM YOU DIDN'T CONTINUE IT DOWN THE BOUNDARY LINE.

6:57:54PM >>Michael Delate: NO, WE DIDN'T RUN IT TO THE WILDCAT RUN
6:57:56PM SWALE OVER HERE.
6:57:57PM >> MY POINT WAS REALLY, THE WATER FLOW COMING DOWN THROUGH
6:58:00PM THE SWALE HAS GOT TO MAKE A TURN OR IT'S GOING TO, AGAIN,
6:58:05PM END UP INTO SOME RESIDENTIAL AREAS.

6:58:07PM >>Michael Delate: RIGHT.
6:58:08PM SO THE SWALE ITSELF, AS I ALLUDED ON THE EAST SIDE OF THE
6:58:12PM SWALE WILL HAVE A BERM AGAINST IT, SO IT WILL RETAIN THE
6:58:16PM WATER IN THERE, WELL, IN LOW FLOWS IT WON'T GO ANYWHERE.
6:58:20PM BUT IN HIGH FLOWS IT'S ABLE TO TOP THAT AND THEN HEAD DOWN.
6:58:23PM TO THE QUESTION, YOUR QUESTION IS, WHERE IS THAT FLOW GOING
6:58:27PM IN RELATION TO NEIGHBORING PROPERTIES?
6:58:31PM >> YES.
6:58:31PM >>Michael Delate: SO OUR MODELING EFFORTS SHOW THAT IN A
6:58:34PM POST-CONDITION, THE WATER LEVELS AGAINST THE ADJACENT
6:58:38PM PROPERTIES WILL NOT RISE.
6:58:41PM IN FACT, OUR MODELING LEVEL SHOWS THE WATER LEVEL WILL GO
6:58:44PM DOWN IN THESE PEAK STORMS.
6:58:46PM WHAT WE HAVE IN A PRE VERSUS POST CONDITIONS, WE'RE NOT
6:58:50PM GOING TO ADVERSELY AFFECT THE WATER LEVEL AT, SAY, BELLA
6:58:52PM TERRA OR PRESERVE AT CORKSCREW.
6:58:54PM THE WATER LEVELS WILL GO DOWN BASED ON THE MODELING.
6:58:58PM >> IT'S INTERESTING.
6:58:59PM BECAUSE IT APPEARS AS THOUGH THE WIDTH OF THIS FLOW AREA IN
6:59:02PM THE PRESERVE -- AT THE PRESERVE THEN MUST GO THROUGH A
6:59:08PM NARROWING IN ORDER TO GET PAST THE RESIDENTIAL PROPERTIES IN
6:59:11PM BELLA TERRA.
6:59:12PM IT'S GOT TO GO THROUGH WHAT LOOKS LIKE A SMALLER OPENING.
6:59:16PM >>Michael Delate: UNDOUBTEDLY IT'S SMALLER.
6:59:18PM THE SCALE IS A LITTLE PERCEPTIVE.

6:59:21PM I QUESTION THAT SCALE OVER TIME.
6:59:23PM 1200 OR 200.
6:59:25PM YEAH, YOU KNOW, IT'S OVER TWO FOOTBALL FIELDS WIDE.
6:59:29PM AND THE FLOW OF 198 CFS SOUNDS LIKE A DRAMATIC AMOUNT OF
6:59:34PM WATER BUT WHEN THAT'S SPREAD OVER TWO FOOTBALL FIELDS WIDE
6:59:37PM IT REALLY IS NOT THAT MUCH.
6:59:39PM >> YOU'RE NOT GOING TO RETAIN IT IN THE 50-FOOT SWALE.
6:59:42PM >>Michael Delate: NO.
6:59:43PM WELL, SOME OF IT DOES GO IN THE SWALE.
6:59:45PM IN FACT, I FORGOT TO BRING THIS UP, TOO.
6:59:48PM THE WILDCAT RUN SWALE WILL ALSO STAY, AND THEY'VE REQUESTED
6:59:52PM US TO --
6:59:53PM >> MAKE IT BIGGER.
6:59:54PM >>Michael Delate: YEAH, MAKE IT BETTER, INCORPORATE IT,
6:59:57PM AESTHETICALLY IMPROVE THE EAST SIDE OF THAT, CLEAR OUT THE
6:59:59PM EXOTIC VEGETATION.

7:00:01PM SOME OF THAT FLOW WILL GO IN THERE LIKE IT DOES NOW.
7:00:02PM IT'S NOT GOING TO BE -- TO INUNDATE THEIR PROPERTY BUT
7:00:06PM ASSIST WITH THE FLOW.
7:00:09PM >>Neale Montgomery: LET ME -- SOME ADDITIONAL INFORMATION TO
7:00:09PM TRY TO ANSWER MR. KING'S CONCERNS MAYBE A LITTLE BIT BETTER.
7:00:12PM IF YOU LOOK AT CONDITION 8A, AS PROPOSED BY THE STAFF,
7:00:18PM MR. DELATE, DOES THAT REQUIRE ADDITIONAL ANALYSIS AT THE
7:00:21PM TIME OF D.O., AND DOES IT MANDATE THAT THERE NOT BE
7:00:24PM INCREASED WATER LEVELS ON ADJACENT PROPERTIES SUCH AS BELLA

7:00:27PM TERRA?
7:00:28PM >>Michael Delate: THAT IS CORRECT.
7:00:29PM WE MADE A COMMITMENT TO WORK WITH DAVID'S OFFICE.
7:00:36PM >> THE SAME THING, WHAT BOB WAS SAYING, I WOULD THINK YOU'D
7:00:40PM WANT TO HAVE A BERMING ALONG THERE SO THAT THE WATER WOULD
7:00:44PM NOT BE ABLE TO GO INTO THE BELLA TERRA RESIDENCES OVER HERE.
7:00:50PM ANOTHER QUESTION, THE ANIMALS, SHOULDN'T THERE BE SOME
7:00:55PM FENCING OVER THERE TO PREVENT ANYTHING FROM THIS AREA GOING
7:00:59PM INTO THE BELLA TERRA AS FAR AS ANIMALS ARE CONCERNED?
7:01:03PM >>Michael Delate: I'LL ADDRESS YOUR FIRST QUESTION.
7:01:04PM THE SECOND ONE IS PROBABLY MORE SUITED FOR MR. MYERS.
7:01:07PM SO THE WATER LEVEL RISE IN HERE, IN A HUNDRED-YEAR STORM
7:01:13PM EVENT, WHAT I INDICATED BEFORE, WE'RE SHOWING IN A
7:01:17PM POST-CONDITION BECAUSE OF THE PROPOSED IMPROVEMENTS MADE,
7:01:19PM WILL ACTUALLY BE LOWER THAN IT IS NOW.
7:01:23PM THE COMMITMENT IS THAT THERE'S NO DIFFERENCE.
7:01:25PM BUT OUR MODELING HAS SHOWED SLIGHTLY LOWER.
7:01:28PM AGAINST THE BELLA TERRA PROPERTIES ALONG HERE, THE WATER
7:01:32PM LEVEL IN THE POST CONDITION DOES NOT ADVERSELY AFFECT THOSE
7:01:37PM PROPERTIES.
7:01:37PM AND THOSE LOTS ARE MUCH, MUCH HIGHER THAN THE PEAK STAGE
7:01:40PM WITHIN THE FLOW WAY THAT THE MODEL IS SHOWING.
7:01:43PM FARTHER UP ALONG THE PRESERVE AT CORKSCREW, THEY HAVE THEIR
7:01:48PM OWN SWALE.
7:01:50PM IT'S RATHER SMALL, BUT IT'S OF THE SAME CHARACTER IN ORDER

7:01:53PM TO CONVEY THE WATER SOUTH, ACTUALLY FROM THE NORTH TO THE
7:01:56PM SOUTH, AND THEN THAT JUST TERMINATES AT THE BELLA TERRA
7:01:59PM PROPERTY LINE.
7:02:03PM >> QUESTION.
7:02:04PM WILL THE FLOW BE MAINTAINED BY THE CDD?
7:02:07PM >>Michael Delate: I'M NOT QUITE SURE.
7:02:09PM AT A MINIMUM IT WILL BE MAINTAINED BY THE HOA.
7:02:11PM WE SET UP GUIDELINES FOR THE MAINTENANCE PROTOCOL FOR THAT
7:02:15PM SWALE, AND THAT'S INCORPORATED --
7:02:18PM >> VEGETATION WILL GROW RAPIDLY AND CURTAIL ITS FLOW AND
7:02:21PM CAPABILITIES.
7:02:22PM >>Michael Delate: ABSOLUTELY.

7:02:23PM WE PUT IN THERE REQUIREMENTS ON MOWING, MAINTAINING
7:02:27PM VEGETATION REMOVAL, SO FORTH.
7:02:30PM I'M SURE AS WE GO THROUGH THE DEVELOPMENT ORDER PROCESS,
7:02:33PM YOUR STAFF WILL REVIEW THAT FURTHER AND MAKE ANY SUGGESTED
7:02:37PM CHANGES.
7:02:37PM JUST TO TOUCH, THEN, OBVIOUSLY, WE JUST TALKED ABOUT THE
7:02:49PM FLOWS COMING FROM THE NORTH, BUT WE ALSO HAVE INTERNAL WATER
7:02:53PM MANAGEMENT SYSTEM.
7:02:54PM WE'VE PERMITTED THAT THROUGH THE WATER MANAGEMENT DISTRICT.
7:02:57PM IT TREATS 150% OF THE REQUIRED AMOUNT FOR WATER QUALITY.
7:03:02PM SO WE FEEL COMFORTABLE WE'RE PROVIDING WATER QUALITY
7:03:06PM INCREASE.
7:03:07PM GOTTEN A WATER QUALITY CERTIFICATION FROM THE WATER

7:03:09PM MANAGEMENT DISTRICT IN THAT REGARD.
7:03:11PM WE'VE PERFORMED EXTENSIVE NUTRIENT LOADING THAT SHOWS
7:03:14PM NITROGEN AND PHOSPHOROUS REMOVAL RATES, HIGHER IN THE
7:03:18PM POSTCONDITION THAN IN THE PRECONDITION.
7:03:20PM FURTHER THAT, BECAUSE WE KNEW THIS WAS A CRITICAL AREA, KNEW
7:03:27PM THERE WOULD BE A LOT OF PUBLIC CONCERN, WE ALSO HAD OUR
7:03:29PM MODELING EFFORTS PEER REVIEWED BY A COUPLE OF GROUPS.
7:03:33PM THEY BOTH WERE INDEPENDENT.
7:03:34PM WE OPENED UP ALL THE FILES.
7:03:36PM WE MADE NO LIMITATIONS ON THE REVIEW, BOTH REVIEWS CAME
7:03:41PM BACK, APPROVING OF OUR MODELING TECHNIQUE, AND THAT OUR
7:03:45PM RESULTS WERE ACCURATE AND THEY HAD NO OBJECTIONS TO OUR
7:03:48PM MODELING TECHNIQUES.
7:03:49PM IN ADDITION, BEEN DOING THIS PERMITTING FOR MANY DECADES
7:03:54PM NOW, IT SEEMS LIKE, AND THIS WOULD PROBABLY RECEIVE THE MOST
7:03:57PM SCRUTINY FROM THE WATER MANAGEMENT DISTRICT OF ANY
7:04:00PM PERMITTING I'VE DONE AND I'VE DONE QUITE A BIT OF PERMITTING
7:04:02PM IN SOUTHWEST FLORIDA.
7:04:03PM FROM THAT WE FEEL QUITE CONFIDENT, AND WE WANTED TO DOT
7:04:06PM EVERY I AND CROSS EVERY T.
7:04:07PM THAT'S WHY WE HIRED -- ONE WAS AN INDEPENDENT PEER REVIEW.
7:04:12PM THE OTHER WE DID PAY FOR THEIR EFFORTS BUT THEY HAD COMPLETE
7:04:15PM CARTE BLANCHE USE OF OUR FILES.
7:04:17PM WE JUST WANTED TO MAKE SURE EVERYTHING WAS GOOD.
7:04:20PM MR. WILLEMS HAS GIVEN SOME SCRUTINY TO THE PROJECT.

7:04:22PM I'M SURE AS WE GO THROUGH THE DEVELOPMENT ORDER STAGE,
7:04:25PM ANYTHING WE NEED TO CORRECT, WE'LL DO THAT AS WELL.
7:04:27PM BUT AT THIS POINT, I THINK WE'VE BROACHED EVERY TOPIC AND
7:04:32PM KIND OF MADE EVERYTHING AS BEST WE CAN TO THIS POINT IN
7:04:35PM TIME.
7:04:36PM WITH THAT, I'LL GIVE A QUICK SUMMARY.
7:04:38PM THE PROJECT IS CONSISTENT AS PLANNED WITH THE VILLAGE OF
7:04:41PM ESTERO GROWTH MANAGEMENT PLAN AND LAND DEVELOPMENT CODE.

7:04:44PM WE DO NOT EXPECT ANY IMPACTS TO THE WETLANDS OR ADJACENT
7:04:48PM PROPERTIES THROUGH THE STORMWATER FLOWS.
7:04:51PM AGAIN, IT'S BEEN PEER REVIEWED AND WATER MANAGEMENT DISTRICT
7:04:53PM PERMITTED.
7:04:54PM WE'VE DESIGNED THE PROJECT TO CONVEY THE REGIONAL FLOWS FROM
7:04:57PM THE VILLAGE OF ESTERO REGIONAL MODELS, AND ALL WATER QUALITY
7:05:03PM IS MET ON THE ON-SITE LAKES.
7:05:04PM WE DO NOT REQUIRE ANY OFF-SITE MITIGATION WATER QUALITY.
7:05:08PM I'LL OPEN UP TO ANY OTHER QUESTIONS YOU MAY HAVE.
7:05:11PM >>Scotty Wood: ANYONE?
7:05:12PM THANK YOU.
7:05:13PM >>James Banks: GOOD AFTERNOON.
7:05:26PM FOR THE RECORD, MY NAME IS JIM BANKS.
7:05:28PM I'M A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND
7:05:30PM PRESIDENT OF JMB TRANSPORTATION ENGINEERING.
7:05:33PM MY FIRM WAS RESPONSIBLE FOR PREPARING THE TRAFFIC IMPACT
7:05:36PM STATEMENT FOR CORKSCREW CROSSINGS.

7:05:37PM I SHOULD TOUCH ON MY EXPERIENCE FIRST.
7:05:41PM I HAVE OVER 30 YEARS OF EXPERIENCE AS A TRAFFIC AND
7:05:44PM TRANSPORTATION ENGINEER HERE IN SOUTHWEST FLORIDA.
7:05:47PM I'VE BEEN QUALIFIED MANY TIMES AS AN EXPERT WITNESS IN
7:05:51PM NUMEROUS FORUMS AND NUMEROUS PAST TIMES, MORE TIMES THAN I
7:05:55PM CARE TO REMEMBER.
7:05:56PM >>Scotty Wood: YOU ARE QUALIFIED TONIGHT AS SUCH, TOO.
7:05:57PM >>James Banks: I SHOULD SAY, MARY GIBBS REMEMBERS ME WHEN I
7:06:01PM HAD DARK BROWN HAIR.
7:06:03PM WE'RE WELL ACQUAINTED WITH EACH OTHER.
7:06:08PM I APPRECIATE HER QUALIFYING ME HERE TODAY.
7:06:10PM MY FIRM WAS RESPONSIBLE FOR PREPARING THE TRAFFIC IMPACT
7:06:14PM STATEMENT.
7:06:15PM THE TIS WAS PREPARED PURSUANT TO THE CRITERIA SET FORTH BY
7:06:18PM THE VILLAGE OF ESTERO.
7:06:20PM STAFF REVIEWED THAT REPORT, THE TRAFFIC REPORT, AND AGREED
7:06:24PM WITH THE TIS FINDINGS WHICH ARE THAT CORKSCREW ROAD, ITS
7:06:29PM CURRENT CONFIGURATION IS A TWO-LANE ARTERIAL CURRENTLY
7:06:33PM OPERATES AT LEVEL OF SERVICE C CAPACITY.
7:06:36PM AND THIS WAS REAFFIRMED BY LEE COUNTY DEPARTMENT OF
7:06:38PM TRANSPORTATION AND LEE COUNTY GOVERNMENT IN THEIR RECENT
7:06:41PM PUBLICATION OF THEIR CONCURRENCY MANAGEMENT REPORT.
7:06:46PM FURTHERMORE, THEIR REPORT CONCLUDES THAT CORKSCREW ROAD IS A
7:06:51PM TWO-LANE ARTERIAL, CURRENTLY HAS ADEQUATE CAPACITY, SUPPORT
7:06:55PM THE TRAFFIC THAT WILL BE GENERATED BY THIS PROJECT.

7:06:59PM HOWEVER, LEE COUNTY D.O.T. HAS DECIDED TO ACCELERATE THE
7:07:03PM DESIGN AND THE CONSTRUCTION OF CORKSCREW ROAD AS A FOUR-LANE
7:07:07PM ARTERIAL.
7:07:07PM NOW, THIS DESIGN IN THE CONSTRUCTION IS BASED ON A FOUR-LANE

7:07:12PM INITIAL CONSTRUCTION, BUT CAN BE EXPANDABLE TO A SIX-LANE
7:07:17PM ARTERIAL IN THE FUTURE IF IT'S NEEDED.
7:07:19PM NOW, LEE COUNTY D.O.T., AS ALL TRANSPORTATION DEPARTMENTS,
7:07:22PM USE A MINIMUM OF A 20-YEAR DESIGN HORIZON.
7:07:27PM AND AS MUCH AS 30-YEAR DESIGN HORIZON ON ROADWAYS, BRIDGES
7:07:30PM IT'S 50 YEARS.
7:07:31PM BUT WHEN WE'RE TALKING ABOUT ROADS, WE AUTO US A MINIMUM OF
7:07:34PM 20 YEARS.
7:07:35PM LEE COUNTY D.O.T. HAS DETERMINED THAT CORKSCREW ROAD, THE
7:07:38PM FOUR-LANING OF THAT ROAD WILL BE ADEQUATE FOR AT LEAST A
7:07:42PM MINIMUM OF 20 YEARS, HOPEFULLY LONGER.
7:07:44PM BUT AGAIN, IT IS GOING TO BE DESIGNED AND CONSTRUCTED TO
7:07:47PM WHERE IT CAN BE EASILY WIDENED TO SIX LANES IN THE FUTURE.
7:07:50PM WITH THE FOUR-LANING OF CORKSCREW ROAD, IT IS EXPECTED THAT
7:07:59PM THE OPERATING LEVEL OF SERVICE OF CORKSCREW ROAD, WHICH
7:08:02PM CURRENTLY IS AT LEVEL OF SERVICE C, IN THE FUTURE WILL
7:08:05PM OPERATE AT LEVEL OF SERVICE B.
7:08:08PM SO IT GETS BETTER WITH THE FOUR-LANING AND THAT ALSO
7:08:11PM INCLUDES THE TRAFFIC DEMANDS THAT WOULD BE PLACED ON THE
7:08:14PM CORRIDOR FROM THIS PROJECT.
7:08:15PM WITH THE COMPLETION OF THE FOUR-LANING AND THE COMPLETION OF

7:08:18PM THIS PROJECT, IT IS ANTICIPATED THAT CORKSCREW ROAD IS A
7:08:21PM FOUR-LANE ARTERIAL, WILL OPERATE AT LEVEL OF SERVICE B IN
7:08:24PM THE FUTURE CONDITIONS.
7:08:25PM AND THAT'S DURING PEAK SEASON CONDITIONS.
7:08:28PM THIS PROJECT WILL HAVE ONE PRIMARY ACCESS ONTO CORKSCREW
7:08:33PM ROAD, WHICH WILL BE ALIGNED WITH WILD BLUE.
7:08:35PM NOW, WE WILL BE REQUIRED TO BUILD LEFT INGRESS AND RIGHT
7:08:39PM INGRESS TURN LANES FROM CORKSCREW ROAD INTO THE SITE.
7:08:43PM NOW, OUR GOAL IS TO COORDINATE WITH THE DESIGNER, JOHNSON
7:08:46PM ENGINEERING, THAT'S DOING THE FOUR-LANING NOW AND HAVE THAT
7:08:49PM DESIGN INCORPORATED INTO THEIR PROJECT OR AT A MINIMUM MAKE
7:08:53PM SURE THAT THEIR DESIGN WILL ALLOW US TO BUILD THE LEFT TURN
7:08:57PM AND RIGHT-TURN LANE WHEN THIS PROJECT INITIATES.
7:09:00PM IT'S MORE DESIRABLE IF WE CAN HAVE THEM BUILD IT WHEN WE
7:09:03PM FOUR-LANE THE ROAD, JUST TO MINIMIZE THE AMOUNT OF
7:09:06PM CONSTRUCTION BUT DEPENDING ON THE TIMING, IT MIGHT BE
7:09:09PM SOMETHING THAT WE CONSTRUCT THE TURN LANES AFTER THE FACT,
7:09:12PM BUT IT'S THE OBJECTIVE NOW, AND WE MET WITH JOHNSON
7:09:14PM ENGINEERING TO HAVE THOSE TURN LANES CONSTRUCTED WHEN THEY
7:09:17PM ARE OUT THERE DOING THE FOUR-LANING.
7:09:21PM >>Marlene Naratil: WILL THOSE TURN LANES BE ADEQUATE -- I
7:09:24PM UNDERSTAND WILD BLUE IS A VERY LARGE DEVELOPMENT, AND YOU
7:09:27PM HAVE YOUR DEVELOPMENT GOING IN CONCURRENTLY WITH THE ONES
7:09:32PM ALREADY THERE.
7:09:32PM I'M JUST WONDERING, WILL THERE BE A NECESSITY FOR TRAFFIC

7:09:37PM LIGHTS?
7:09:38PM >>James Banks: I'LL GET TO THAT IN JUST A MINUTE.
7:09:40PM TO ANSWER YOUR QUESTION, WILD BLUE WILL DETERMINE WHAT THEIR
7:09:43PM TRAFFIC, WHAT THEIR TURN LANE LENGTHS NEED TO BE.
7:09:45PM YOU ASKED ABOUT THEM BEING ADEQUATE.
7:09:48PM DAVID PLUM AND ASSOCIATES IS THE TRAFFIC ENGINEER FOR THEM.
7:09:51PM THEY WILL SIZE THOSE TURN LANES.
7:09:54PM I'M WORKING FOR ARGO, SO I WILL SIZE OUR TURN LANES.
7:09:57PM WE WILL COORDINATE THAT WITH JOHNSON ENGINEERING TO MAKE
7:09:59PM SURE THAT THEY'RE CORRECT.
7:10:00PM AND JOHNSON WILL ALSO VERIFY OUR CALCULATIONS.
7:10:03PM IT NEVER HURTS TO HAVE A SECOND OPINION ON THESE THINGS.
7:10:12PM >>Scotty Wood: LET ME JUST BUILD A LITTLE BIT ON THAT POINT.
7:10:12PM IF YOU LOOK AT THE HISTORY OF CORKSCREW ROAD TRAFFIC FLOW,
7:10:16PM COMMUNITIES TO THE SOUTH, ON THE SOUTH SIDE OF CORKSCREW
7:10:19PM ROAD HAVE TO DO LEFT OUT TO GO TO SHOP.
7:10:23PM >>James Banks: YES.
7:10:24PM >>Scotty Wood: AND WILD BLUE DOESN'T HAVE THAT PROBLEM.
7:10:27PM >>James Banks: THAT'S RIGHT.
7:10:28PM >>Scotty Wood: THEY DON'T HAVE THE URGENCY, I THINK, THAT
7:10:30PM THIS DEVELOPMENT HAS.
7:10:31PM >>James Banks: THEY ARE DOING ALSO IN ADDITION TO THE
7:10:33PM RESIDENTIAL, THEY'RE DOING SOME COMMERCIAL SO THEY WILL
7:10:36PM ACTUALLY HAVE SOME MOTORISTS EXITING LEFT OUT.
7:10:38PM AND IN COORDINATION WITH US AND WILD BLUE, IF A TRAFFIC --

7:10:44PM IT'S POSSIBLE THAT WE WILL WANT A TRAFFIC SIGNAL.
7:10:46PM AND IF IT IS WARRANTED -- WILL PAY HIS PROPORTIONATE SHARE,
7:10:52PM THEIR PROPORTIONATE SHARE TOWARD INSTALLING THE SIGNAL.
7:10:55PM WILD BLUE WILL BE CONTRIBUTING TO THE COST OF THE SIGNAL AND
7:10:57PM ARGO WILL BE CONTRIBUTING TO THE COST OF THE SIGNAL.
7:10:59PM BUT I WANT TO MAKE IT CLEAR, IT'S NOT A CERTAINTY THAT WE'RE
7:11:02PM GOING TO HAVE A TRAFFIC LIGHT THERE.
7:11:04PM IF IT'S WARRANTED, THOUGH, IT WILL GET INSTALLED.
7:11:07PM >>Marlene Naratil: I HAVE ANOTHER QUESTION REGARDING SCHOOL
7:11:10PM BUSES.
7:11:10PM APPARENTLY, THERE'S GOING TO BE A LOT OF CHILDREN IN THESE
7:11:14PM DEVELOPMENTS THAT ARE CURRENTLY IN OPERATION IN THE ONES
7:11:18PM PLANNED, INCLUDING YOURS.
7:11:20PM I'M CONCERNED ABOUT WHERE WILL THE CHILDREN BE PICKED UP?
7:11:24PM WILL THEY BE PICKED UP OFF OF CORKSCREW?
7:11:27PM THE BUSES WILL GO INTO THE COMMUNITY?
7:11:30PM >>James Banks: THAT WILL BE FOR THE SCHOOL BOARD TO
7:11:32PM COORDINATE WITH ARGO ON WHERE THEY WANT TO PICK THE CHILDREN
7:11:34PM UP.
7:11:35PM OBVIOUSLY, THEY WILL WORK -- I DON'T KNOW IF WE'VE HAD ANY
7:11:37PM EARLIER CONVERSATIONS WITH THEM YET, BUT WE'LL WORK THAT OUT
7:11:41PM WITH THE SCHOOL BOARD.

7:11:42PM THEY WILL DETERMINE WHERE THEY BELIEVE THE SAFEST POINT TO
7:11:45PM PICK UP CHILDREN AND DROP THEM OFF WILL BE.
7:11:47PM OBVIOUSLY, THE SAFETY OF THE CHILDREN IS PARAMOUNT.

7:11:49PM >>Marlene Naratil: THOSE LITTLE CHILDREN THAT WERE KILLED
7:11:53PM RECENTLY, IT'S FRIGHTENING.

7:11:55PM >>James Banks: WE'RE GOING TO MAKE SURE THE BUS PICKUP AND
7:12:00PM DROP-OFF IS AN APPROPRIATE LOCATION WHERE THE CHILDREN WILL
7:12:02PM BE SAFE.
7:12:03PM AGAIN, WE'LL BE WORKING WITH THE SCHOOL BOARD ON THAT.
7:12:06PM >> I HAVE A QUESTION ABOUT THE TRAFFIC SIGNAL AGAIN.
7:12:08PM YOU SAID IT WILL BE INSTALLED IF IT'S WARRANTED. IS THERE A
7:12:12PM LEANING IN THE DEVELOPER'S MIND AS TO WHETHER OR NOT THEY
7:12:16PM WANT THAT AS AN AMENITY FOR THE NEIGHBORHOOD?
7:12:20PM >>James Banks: THEY DON'T OBJECT TO PUTTING IN A TRAFFIC
7:12:22PM SIGNAL.
7:12:22PM THEY ARE GOING TO PAY THEIR PROPORTIONATE SHARE.
7:12:25PM NO, THEY DON'T OBJECT TO PUTTING IN A TRAFFIC LIGHT.
7:12:28PM >> UP TO JOHNSON ENGINEERING AND D.O.T. RULES ABOUT WHERE
7:12:31PM AND WHEN IT'S WARRANTED?
7:12:32PM >>James Banks: WE MEET THE INTERSECTION SEPARATION CRITERIA.
7:12:35PM THERE IS A MINIMUM DISTANCE BETWEEN TRAFFIC SIGNALS.
7:12:37PM WE ALREADY MEET THAT STANDARD.
7:12:40PM IT'S JUST WHETHER OR NOT THE VOLUME OF TRAFFIC ENTERING AND
7:12:42PM EXITING WILL WARRANT IT.
7:12:43PM NOW, THE PRELIMINARY CALCULATIONS SHOW THAT IT WILL BE
7:12:49PM WARRANTED IN THE FUTURE.
7:12:50PM HYPOTHETICALLY, ARGO IS GOING TO MARKET THIS TO FAMILIES AND
7:12:53PM RETIREES AND WHOEVER, BUT IF THE COMMUNITY GOES A LITTLE BIT

7:12:57PM MORE IN THE RETIRE -- AS MORE OF THE RESIDENTS BECOME
7:13:03PM RETIREES, THE TRAFFIC WON'T BE AS HEAVY IF WE HAVE THE
7:13:07PM TYPICAL FAMILIES WITH THE 2.3 KIDS COMING IN AND OUT OF
7:13:10PM THERE.
7:13:10PM WE JUST DON'T KNOW.
7:13:12PM BASED ON OUR PROJECTIONS, IT'S EXPECTED THAT WE WILL WANT A
7:13:17PM TRAFFIC SIGNAL.
7:13:17PM BUT I JUST DON'T WANT TO PUT FORTH THAT IT'S A CERTAINTY.
7:13:21PM WE'LL HAVE TO MONITOR THE INTERSECTION AS TIME GOES ON, AS
7:13:24PM WE BEGIN TO DEVELOP AND SELL SOME OF THESE HOMES.
7:13:26PM SEE WHAT KIND OF RESIDENTS WE'RE SELLING TO AND THEN WE'LL
7:13:29PM GET A HANDLE PROBABLY WHEN WE'RE ABOUT A THIRD OF THE WAY
7:13:32PM DONE WITH THE PROJECT AND HAVE -- YOU KNOW, WE CAN GET AN
7:13:35PM IDEA OF WHAT THE MAKEUP OF THE PEOPLE ARE AND THEN WE CAN
7:13:38PM MOVE MORE TOWARDS THE CERTAINTY OF WHETHER OR NOT A TRAFFIC
7:13:42PM SIGNAL IS GOING TO BE WARRANTED.
7:13:43PM >> I JUST HAD THE PERCEPTION, AND MAYBE I'M WRONG THAT THE
7:13:45PM PEOPLE IN BELLA TERRA WISH THAT TRAFFIC SIGNAL HAD BEEN

7:13:49PM BUILT MANY YEARS EARLIER.
7:13:50PM >>James Banks: YES.
7:13:51PM >> IF YOU COULD ACCELERATE YOUR DEVELOPMENT OF THE
7:13:55PM INSTALLATION OF THE TRAFFIC SIGNAL, I THINK PEOPLE WOULD BE
7:13:58PM HAPPIER.
7:13:59PM SEE THAT AS A VALUE ENHANCEMENT.
7:14:01PM >>James Banks: ARGO, WHO I REPRESENT, HAS MADE IT CLEAR TO

7:14:04PM ME THEY ARE NOT OPPOSED TO A TRAFFIC SIGNAL.
7:14:06PM IF THEY PUT ONE IN, THEY'D LIKE TO DO IT SOONER THAN LATER.
7:14:10PM >> THAT'S WHAT I WAS HOPING FOR.
7:14:11PM THANK YOU.
7:14:13PM >> IS THERE A DIFFERENCE IN THE WARRANT REQUIREMENTS FOR A
7:14:17PM ROUNDABOUT AS OPPOSED TO A TRAFFIC SIGNAL OR ARE THEY THE
7:14:20PM SAME?
7:14:21PM >>James Banks: NO, THEY ARE DIFFERENT.
7:14:23PM IF THAT IS SOMETHING THAT IS PUT FORTH BY THE VILLAGE OF
7:14:29PM ESTERO AND LEE COUNTY D.O.T., BECAUSE IT'S THEIR ROAD, IF
7:14:32PM THAT'S SOMETHING THEY ARE INTERESTED IN, THAT IS AN OPTION.
7:14:38PM USUALLY YOU DON'T DO IT ON THESE HIGHER SPEED -- I MEAN,
7:14:42PM IT'S POSTED 45, BUT HARDLY ANYBODY DRIVES 45 MILES AN HOUR
7:14:45PM OUT THERE.
7:14:46PM BUT IF IT'S SOMETHING THAT LEE COUNTY D.O.T. WOULD EMBRACE
7:14:50PM AND THE VILLAGE OF ESTERO WANTED, AND IT WAS PUT FORTH THAT
7:14:53PM THIS IS WHAT IT WOULD BE, THEN THAT WOULD BE UP TO LEE
7:14:56PM COUNTY TO PUT IN A ROUNDABOUT, BUT THAT IS AN OPTION.
7:15:00PM >> STILL, FOR THOSE OF US WHO LIVE IN THAT AREA, ROAD
7:15:04PM CALMING THROUGH THESE COMPLETE STREETS CONCEPTS IS
7:15:08PM INTERESTING, BECAUSE YOU CAN'T GET THROUGH A ROUNDABOUT
7:15:11PM ABOVE 25 MILES AN HOUR.
7:15:12PM SO THAT AT LEAST BRINGS THOSE TRUCKS DOWN TO A REASONABLE
7:15:16PM SPEED.
7:15:16PM >>James Banks: IT'S A TRAFFIC-CALMING DEVICE.

7:15:18PM IT DOES WORK AS A TRAFFIC-CALMING DEVICE.
7:15:20PM >> HAVE A SIGNIFICANT IMPACT ON FLOW, I WOULDN'T THINK
7:15:23PM BECAUSE HAVE ONE SPEED.
7:15:25PM >>James Banks: AGAIN, IT'S LEE COUNTY'S ROAD, AND WE'RE
7:15:28PM WITHIN YOUR-ALL'S JURISDICTION AS FAR AS THE DEVELOPMENT.
7:15:31PM IF THAT'S THE DECISION THAT THE GOVERNMENTAL ENTITIES MAKE
7:15:34PM THAT IT WILL BE A ROUNDABOUT THERE, THEN THAT'S WHAT IT'S
7:15:37PM GOING TO BE.
7:15:38PM >> YOU ANSWERED THE QUESTION, THAT THE WARRANT REQUIREMENTS
7:15:41PM ARE DIFFERENT.
7:15:42PM >>James Banks: YES, THAT'S CORRECT.
7:15:44PM THE CONSIDERATIONS ARE DIFFERENT.
7:15:46PM THERE'S JUST -- THERE'S VARIOUS VARIABLES FOR DETERMINING
7:15:50PM WHETHER YOU DO A ROUNDABOUT, AND THEN THERE ARE WARRANTS FOR

7:15:53PM THE TRAFFIC SIGNAL.
7:15:57PM >>Scotty Wood: GO AHEAD AND CONTINUE.
7:15:59PM >>James Banks: ALSO, BASED ON THE REQUEST FOR THE
7:16:06PM DEVELOPMENT OF 590 DWELLING UNITS AND IF THE PROJECT DOES
7:16:10PM DEVELOP TO THAT LIMIT, IT'S ESTIMATED THAT WE'LL BE PAYING
7:16:13PM APPROXIMATELY \$5.8 MILLION IN ROAD IMPACT FEES FOR THIS
7:16:17PM PROJECT.
7:16:17PM THAT'S JUST INFORMATION FOR YOU.
7:16:26PM RECENTLY COMPLETED OR PLANNED TRANSPORTATION IMPROVEMENT
7:16:28PM PROJECTS THAT HAVE TAKEN PLACE IN THIS AREA, WE ALL REMEMBER
7:16:32PM THE PROBLEMS WE WERE HAVING WITH THE RECURRING SITUATION AT

7:16:36PM THE PINE WOODS ELEMENTARY SCHOOL WHERE THE LEFT-TURN LANE
7:16:40PM WAS INADEQUATE TO STORE PARENTS THAT WERE DROPPING OFF THEIR
7:16:44PM CHILDREN, AND LEE COUNTY WENT OUT THERE AND REANALYZED IT
7:16:46PM AND SAID, YES, WE HAVE A PROBLEM HERE AND THEY EXTENDED THAT
7:16:49PM LEFT-TURN LANE, WELL, THAT WAS A BIG PART OF WHAT WAS
7:16:52PM HAPPENING IN THE MORNINGS THAT WAS CREATING A LOT OF
7:16:54PM FRUSTRATION WITH THE RESIDENTS OUT THAT WAY.
7:16:58PM BUT, FORTUNATELY, LEE COUNTY D.O.T. GOT FINALLY PROACTIVE
7:17:02PM AND WENT OUT THERE AND EXTENDED THE LEFT-TURN LANE.
7:17:04PM THE ONLY REASON I'M MENTIONING THAT IS BECAUSE WHEN THEY DO
7:17:09PM INITIATE THE CONSTRUCTION OF THE FOUR-LANING, IT'S GOING TO
7:17:11PM BE GOOD THAT WE HAVE THAT LEFT-TURN LANE AT A BETTER,
7:17:16PM ADEQUATE CAPACITY, BECAUSE AS YOU KNOW, CONSTRUCTION ALSO
7:17:19PM CAUSES A CERTAIN AMOUNT OF TRAFFIC CONGESTION.
7:17:21PM I'M GLAD THEY WENT AHEAD AND EXTENDED THE TURN LANE AND
7:17:25PM DIDN'T SAY WAIT UNTIL FOUR LANE TO TAKE CARE OF IT, BECAUSE
7:17:27PM THEN WE WOULD HAVE THE CONSTRUCTION AND THE INADEQUACY.
7:17:29PM BUT THEY GOT ON IT AND THAT'S GOOD.
7:17:32PM THAT WAS A RECURRING PROBLEM IN THE A.M. PEAK HOUR.
7:17:35PM THAT'S BEEN REMEDY.
7:17:36PM THAT'S BEEN REMEDIED.
7:17:38PM AS I MENTIONED, THE FOUR-LANING OF CORKSCREW ROAD, THIS
7:17:48PM SLIDE HERE IS FROM LEE COUNTY D.O.T.'S WEBSITE.
7:17:52PM AND THIS IS THE OBJECTIVES THAT THEY HAVE SET FORTH AS FAR
7:17:56PM AS THE FOUR-LANING OF CORKSCREW ROAD.

7:17:58PM AND THAT IS TO CONSTRUCT A FOUR-LANE ARTERIAL FROM BEN HILL
7:18:03PM GRIFFIN BOULEVARD TO ALICO ROAD AND IT WILL BE DONE IN TWO
7:18:06PM PHASES.
7:18:07PM THE FIRST PHASE IS FROM BEN HILL GRIFFIN TO EAST OF BELLA
7:18:10PM TERRA'S ENTRANCE.
7:18:11PM AND THEN PHASE TWO WOULD BE FROM EAST OF BELLA TERRA
7:18:15PM ENTRANCE OUT TO ALICO ROAD.
7:18:18PM THEY HAVE SET THAT FORTH THAT IT WILL BE A TWO-PHASE
7:18:21PM PROJECT.
7:18:21PM AND WHEN WE LAST SPOKE TO JOHNSON ENGINEERING, THEY WERE

7:18:24PM HOPEFUL THAT THEY MIGHT BREAK GROUND LATE NEXT YEAR ON THIS
7:18:29PM PROJECT.
7:18:30PM THAT'S NOT A CERTAINTY AND NOT A GUARANTEE, BUT THEY ARE
7:18:34PM TRYING TO MOVE FORWARD WITH THIS PROJECT, AND THAT'S WHAT WE
7:18:36PM WERE TOLD.
7:18:37PM ALSO, AS PART OF THEIR DESIGN OBJECTIVES, THEY ARE
7:18:44PM CONSIDERING THE UPCOMING PUBLIC TRANSPORTATION UTILITY
7:18:49PM IMPROVEMENT PROJECTS THAT NEED TO GO ALONG THE CORKSCREW
7:18:52PM CORRIDOR AS WELL AS OTHER DEVELOPMENTS PLANNED THAT ARE
7:18:54PM PERMITTED AND ALSO ONES THAT ARE STILL IN THE ZONING STAGE.
7:18:57PM AND SO THEY CAN INTEGRATE THE ROAD WITH THOSE PROJECTS AND
7:19:02PM MAKE SURE WE HAVE A COMPLETE PRODUCT WHEN WE'RE DONE THAT
7:19:05PM THE ROAD CAN SUPPORT THE DEVELOPMENTS AND THE DEVELOPMENTS
7:19:07PM COORDINATE -- JUST LIKE WE'RE DOING, COORDINATING WITH THEM
7:19:10PM ON OUR AXIS AND THAT TYPE OF THING.

7:19:12PM AND THEN FINALLY, THEIR FINAL OBJECTIVE OR ONE OF THEIR
7:19:18PM OBJECTIVES WAS TO MAKE SURE THEY ACCOMMODATED PEDESTRIAN AND
7:19:22PM BICYCLE TRAVEL ALONG THE CORRIDOR.
7:19:27PM >>Robert King: SIDEWALK OR BIKE PATH?
7:19:31PM >>James Banks: MIKE, DO YOU HAVE A COPY OF THE TYPICAL
7:19:33PM SECTION?
7:19:33PM I KNOW THEY ARE DOING THE MULTILANE PASS.
7:19:35PM THEY ARE DOING THE MULTILANE PASS ALONG THE CORRIDOR.
7:19:39PM THIS IS A SLIDE THAT SHOWS YOU THE PHASE ONE IN BLUE
7:19:51PM EXTENDING FROM BEN HILL GRIFFIN EAST OF BELLA TERRA AND THEN
7:19:54PM PHASE TWO IS THE YELLOW THAT EXTENDS FROM EAST OF BELLA
7:19:57PM TERRA TO ALICO ROAD.
7:20:00PM F.D.O.T., WE'VE ALL TALKED ABOUT WHAT KEEPS BEING REFERRED
7:20:08PM TO AS INTERIM IMPROVEMENTS, WHICH I'M NOT SURE WHY THEY ARE
7:20:11PM CALLED INTERIM IMPROVEMENTS.
7:20:12PM THEY ARE INTERCHANGE IMPROVEMENTS.
7:20:14PM D.O.T., I MET WITH THEM YESTERDAY ON ANOTHER SUBJECT MATTER,
7:20:18PM BUT I DID BRING UP THE CORKSCREW ROAD INTERCHANGE JUST
7:20:22PM BECAUSE I KNEW I WAS GOING TO BE HERE TODAY TALKING TO THIS
7:20:24PM BODY.
7:20:25PM AND ASKED WHEN THEY THOUGHT THEY WOULD BREAK GROUND.
7:20:28PM AND THEY SAID RIGHT NOW THEY SHOULD BREAK GROUND IN OCTOBER
7:20:31PM OF THIS YEAR, POSSIBLY A LITTLE BIT EARLIER, BUT THEY TOLD
7:20:34PM ME FOR SURE BY OCTOBER.
7:20:37PM THEY LET THE CONTRACT.

7:20:38PM IT'S BEEN AWARDED AND THAT TYPE OF THING SO THEY ARE GOING
7:20:42PM TO BEGIN ON THIS VERY SOON.
7:20:43PM BUT THE IMPROVEMENTS THAT THEY ARE MAKING AT THE
7:20:46PM INTERCHANGE, THE MOST IMPORTANT IMPROVEMENTS, THE CRITICAL
7:20:49PM IMPROVEMENTS ARE THE CONSTRUCTION OF THE DUAL LEFT-TURN
7:20:51PM LANES FROM WESTBOUND AND EASTBOUND FLOW, SO MOTORISTS FROM

7:20:56PM CORKSCREW ROAD AND THE ON-RAMP OF I-75 NORTH OR I-75 SOUTH.
7:21:00PM AS YOU GUYS PROBABLY NOTICED WHEN YOU WERE DRIVING THROUGH
7:21:03PM THE INTERCHANGE DURING PEAK SEASON THAT -- THOSE LEFT-TURN
7:21:06PM LANES WOULD QUEUE UP INTO THE THROUGH LANES AND THAT WOULD
7:21:10PM CAUSE BACKUP IN THE THRU LANES AND IMPEDE EAST-WEST TRAVEL.
7:21:15PM WITH THOSE IMPROVEMENTS, THAT WILL REMEDY THAT SITUATION.
7:21:18PM ALSO, THE ON-RAMPS WILL BE WIDENED TO TWO LANES, EXTENDING
7:21:22PM NORTH AND SOUTH TO ACCESS I-75.
7:21:25PM AND THE RIGHT-TURN LANE, THE FREE-FLOW RIGHT-TURN LANE FROM
7:21:28PM CORKSCREW ROAD EAST AND WEST THAT ALSO ACCESSES THE ON-RAMP,
7:21:32PM THOSE TWO -- THOSE DUAL THRU LANES AND THAT RIGHT-TURN LANE
7:21:37PM WILL BE CARRIED FURTHER UP, SO IT GIVES A LOT MORE DISTANCE
7:21:40PM FOR PEOPLE TO MERGE AND ALSO FOR THE LEFT TURNS, TO MAKE THE
7:21:44PM DUAL LEFTS AND CONTINUE AND NOT CAUSE THIS DOMINO BACKING UP
7:21:48PM EFFECT.
7:21:48PM SO F.D.O.T. HAS PROJECTED THAT WITH THESE IMPROVEMENTS THAT
7:21:54PM THE INTERCHANGE WILL OPERATE AT LEVEL OF SERVICE C AND LEVEL
7:21:57PM OF SERVICE D FOR THE A.M. AND THE P.M. PEAK HOURS DURING
7:22:02PM PEAK SENSE CONDITIONS.

7:22:04PM AND SO THAT'S REALLY GOOD.
7:22:06PM THAT'S GOING TO BE ONE OF THE BETTER WORKING INTERCHANGE US
7:22:09PM IN LEE COUNTY DURING PEAK SEASON.
7:22:16PM >> HOW FAR ALONG ARE YOU ON YOUR PRESENTATION?
7:22:19PM >>James Banks: I CAN WRAP IT UP IN JUST 30 SECONDS IF YOU
7:22:22PM WANT ME TO WRAP IT UP.
7:22:25PM >>Scotty Wood: I WISH YOU WOULD, YES.
7:22:26PM >>James Banks: LET'S DO IT THAT WAY.
7:22:28PM I SIMPLY HAVE A SLIDE THAT SUMMARIZES WHAT I JUST SPOKE TO
7:22:32PM YOU ABOUT.
7:22:33PM I WON'T GO THROUGH THAT, SIMPLY TO SAY THAT THE TRAFFIC
7:22:35PM IMPACT STATEMENT THAT I SPOKE TO EARLIER IS ON RECORD WITH
7:22:38PM THE VILLAGE OF ESTERO.
7:22:40PM SO THAT IS PART OF THE RECORD, AND IF YOU HAVE ANY MORE
7:22:44PM QUESTIONS, I'M HAPPY TO ANSWER THEM.
7:22:46PM >>Scotty Wood: ANYONE?
7:22:47PM THANK YOU.
7:22:51PM BEFORE WE GO ON, WE HAVE TO GIVE THE COURT REPORTER'S
7:22:55PM FINGERS A REST.
7:22:57PM AND SO LET'S TAKE ABOUT A FIVE-MINUTE BREAK, AND THEN WE'LL
7:23:01PM RESUME.
7:23:01PM [RECESS]
7:24:01PM >>Scotty Wood: GO AHEAD.
7:31:54PM >> WE'RE BACK ON?
7:31:56PM >> BACK ON.

7:31:57PM >>D. Wayne Arnold: I'M WAYNE ARNOLD.
7:31:59PM I'M A CERTIFIED PLANNER WITH Q. GRADY MINOR AND ASSOCIATES.

7:32:03PM I'VE TESTIFIED BEFORE YOU AND MANY OTHER BODIES IN SOUTHWEST
7:32:06PM FLORIDA.
7:32:06PM I'M GOING TO GIVE YOU A SHORT PLANNING AND ZONING OVERVIEW.
7:32:08PM I KNOW THIS IS SOMETHING THAT WE NORMALLY COVER.
7:32:10PM NEALE HAD SEVERAL OF THESE SLIDES.
7:32:11PM I'M NOT GOING TO BELABOR THOSE.
7:32:12PM I THINK WE CAN CUT TO THE CHASE ON SOME OF THE OTHER PLAN
7:32:16PM DETAILS AND SOME OF THE COMPLIANCE ISSUES WITH THE
7:32:20PM COMPREHENSIVE PLAN THAT ARE BEFORE YOU.
7:32:26PM MY RESUMÉ IS ON FILE.
7:32:27PM I'M GOING TO SKIP THAT.
7:32:27PM HERE IS AN EXHIBIT YOU'VE SEEN.
7:32:29PM THIS PUTS US IN THE CONTEXT OF OUR NEIGHBORS AT THE
7:32:31PM PRESERVE, BELLA TERRA, WILD BLUE, AND WILDCAT RUN.
7:32:36PM I WOULD LIKE TO SAY FROM THE START THAT WE HAD EARLY AND
7:32:37PM NUMEROUS COMMUNICATIONS WITH THE REPRESENTATIVES FROM
7:32:39PM WILDCAT RUN AND PRESERVE AT CORKSCREW.
7:32:41PM AND OUT OF THAT GREW SOME OF THE SLIDES THAT YOU'LL SEE IN
7:32:46PM THIS PRESENTATION REGARDING THE EXPANSION OF THEIR MOAT, AS
7:32:49PM THEY CALL IT, AND WILDCAT RUN TO BECOME A MORE SCULPTED AND
7:32:53PM ATTRACTIVE CANAL FOR THE COMMUNITY AND OUR COMMUNITY.
7:32:58PM BUT THE HIGHLIGHT OF THIS, OF COURSE, AS MIKE MYERS
7:33:02PM INDICATED, IS THAT OVER 50% OF OUR SITE WILL BE IN

7:33:05PM PRESERVATION, AND WE'RE INTENDING TO GRANT A THIRD-PARTY
7:33:07PM CONSERVATION EASEMENT TO THE VILLAGE FOR THAT AREA.
7:33:09PM OUR CONCEPTUAL PLAN, THIS IS A LITTLE BIT CLOSER DETAIL.
7:33:14PM JUST TO HIGHLIGHT WHAT WE'VE BEEN TALKING ABOUT, SO OUR
7:33:16PM INTERFACE WITH WILDCAT RUN, ALL ALONG OUR WESTERN BOUNDARY,
7:33:21PM TO THE EDGE OF OUR DEVELOPMENT TRACT, THAT WILL BE AN
7:33:24PM ENHANCEMENT OF THEIR CANAL AS WELL AS A SCULPTED AREA FOR
7:33:29PM OURS.
7:33:29PM THERE IS AN EXTENSIVE LANDSCAPE PLANTING PLAN THAT GOES
7:33:32PM ALONG WITH THAT.
7:33:33PM THERE IS AN AGREEMENT THAT'S PART OF YOUR RECORD AS
7:33:35PM REQUESTED BY WILDCAT RUN.
7:33:36PM WE OBVIOUSLY HAD NO PROBLEM PROVIDING THAT AS PART OF THIS
7:33:40PM PROCESS.
7:33:40PM THE ACCESS POINT SHIFT, AS WAS POINTED OUT BY NEALE,
7:33:43PM ORIGINALLY WAS GOING TO BE VERY NEAR THE INTERFACE WITH
7:33:47PM WILDCAT RUN, BUT WITH WILD BLUE COMING ALONG TO OUR NORTH,
7:33:51PM THE ACCESS POINT WAS SHIFTED SO THAT IT COULD BE ACROSS FROM
7:33:54PM THEIR ENTRANCE AND, OF COURSE, THERE COULD BE A POTENTIAL
7:33:57PM FUTURE INTERSECTION OR BETTER DIRECTIONAL TRAFFIC MOVEMENTS
7:34:01PM THERE.
7:34:01PM OUR AMENITY AREA THAT WE'RE PROPOSING IS THE HIGHLIGHTED
7:34:04PM AREA IN PINK.
7:34:05PM AND THEN THE REAL HIGHLIGHT OF THIS PLAN IS THAT THE ONLY

7:34:09PM AREA WHERE THERE COULD BE TOWNHOME DEVELOPMENT IS GOING TO

7:34:11PM BE IN AN AREA THAT'S NEAR THE AMENITY CENTER.

7:34:14PM THE BALANCE OF THE SITE WOULD BE SINGLE-FAMILY, TWO-FAMILY,

7:34:18PM OR ZERO-LOT-LINE DEVELOPMENT.

7:34:20PM WHICH GOES TO REALLY A COMPATIBILITY ARGUMENT, ALL THE

7:34:24PM COMMUNITY ADJACENT TO US HAVE SINGLE-FAMILY HOMES IN

7:34:27PM PROXIMITY TO US.

7:34:28PM FROM A COMPATIBILITY STANDPOINT, WE THOUGHT THAT WAS A VERY

7:34:31PM GOOD CHANGE AND, OF COURSE, THE HEIGHTS ARE RESTRICTED TO

7:34:33PM TWO STORIES ONLY AS PART OF OUR AMENDED ZONING APPLICATION.

7:34:36PM SO, AGAIN, WHEN WE STARTED THIS PROJECT IN 2014, WITH LEE

7:34:41PM COUNTY AND THEN SUBSEQUENTLY WITH THE VILLAGE OF ESTERO, OUR

7:34:46PM PRESERVE AREA HAS GROWN A LITTLE BIT.

7:34:48PM OBVIOUSLY OUR UNIT REQUEST HAS GONE DOWN FROM 625 TO 590,

7:34:53PM AND WE THINK THOSE ARE BOTH SIGNIFICANT CHANGES TO THE

7:34:56PM APPLICATION.

7:34:57PM AND AS MARY POINTED OUT, ONE OF THE FACTORS FOR THEIR

7:35:00PM RECOMMENDATION OF APPROVAL.

7:35:01PM THIS WAS THE OLD MONTE CRISTO PLAN.

7:35:05PM AS NEALE POINTED OUT, ALMOST ALL OF THE SITE THAT HAD THE

7:35:09PM DEVELOPMENT ENVELOPE WAS GOING TO BE MULTIFAMILY, AND ONLY A

7:35:12PM MAXIMUM OF 130 UNITS COULD BE SINGLE-FAMILY.

7:35:15PM SO WE'VE GOT ALMOST A COMPLETE 180 SHIFT WITH THAT, WHICH

7:35:19PM CERTAINLY MAKES IT MORE COMPATIBLE.

7:35:22PM THIS IS THE ACTUAL ZONING MASTER PLAN.

7:35:24PM I KNOW IT'S DIFFICULT TO READ, BUT AS NEALE POINTED OUT,

7:35:27PM THIS HIGHLIGHTS WHERE OUR SINGLE-FAMILY TWIN VILLA AREAS

7:35:31PM WOULD BE.

7:35:32PM ONE OF THE OTHER CHANGES, AND ONE OF THE REASONS THE

7:35:34PM PRESERVE AREA INCREASED IS IN THIS AREA HERE, THAT WAS ONE

7:35:38PM OF THE CONCESSIONS AFTER NEGOTIATING WITH STAFF THAT WAS AN

7:35:42PM AREA THAT THEY FELT HAD SOME HIGHER QUALITY VEGETATION THEY

7:35:47PM WANTED RETAINED.

7:35:48PM WE TOOK OUR DEVELOPMENT ENVELOPE OUT OF THAT AREA AND

7:35:52PM INCREASED IT AS PRESERVE.

7:35:52PM THIS IS ONE OF THE BUFFER VIEWS ON OUR WESTERN BUFFER, AND

7:35:57PM THIS -- THE BLACK LINE RIGHT ALONG HERE REPRESENTS THE

7:36:01PM COMMON PROPERTY LINE BETWEEN WILDCAT, BLUE, AND US.

7:36:05PM YOU CAN SEE WHAT WE'RE PROPOSING TO DO IS SCULPT THE EDGE OF

7:36:07PM THE CANAL, REPLANT IT WITH A LOT OF MATURE VEGETATION.

7:36:10PM THERE ARE SOME THINGS THAT OCCUR UNDERNEATH THE SURFACE OF

7:36:12PM THE WATER THAT YOU REALLY DON'T PICK UP HERE, BUT THE REAL

7:36:15PM IMPACT IS ABOVEGROUND, SO THEY GET A MORE ATTRACTIVE VIEW,

7:36:20PM AS THEY AFFECTIONATELY CALL, THEIR MOAT.

7:36:23PM IF YOU'RE WALKING IN WILDCAT RUN, YOU'LL SEE A WELL-SCULPTED

7:36:26PM AND WELL-LANDSCAPED LANDSCAPE BUFFER INTERFACE.

7:36:29PM WE HAVE AN EXTENSIVE TREE PLANTING SCHEDULE THAT WE'VE
7:36:32PM AGREED TO.
7:36:32PM THIS IS SORT OF ANOTHER PLAN VIEW.
7:36:34PM YOU GET A SENSE OF WHAT I WAS TALKING ABOUT.
7:36:38PM THINGS THAT GO UNDER WATER THAT ESSENTIALLY WIDEN THE CANAL.

7:36:42PM YOU DON'T REALLY SEE IT FROM ABOVE.
7:36:43PM THAT THEN RESULTS IN AN AREA WHERE WE HAVE TO PLANT AND
7:36:46PM SHIELD OUR HOMES FROM THEIR VIEW.
7:36:48PM IN FACT, ONE OF THE ADVANTAGES OF OUR INTERFACE THERE IS
7:36:50PM THAT THEIR HOMES ARE SEPARATED FROM EVEN THEIR CANAL BY
7:36:53PM LANDSCAPE BUFFER AND THEIR INTERNAL ROAD.
7:36:56PM SO WE'VE GOT A GOOD SEPARATION BETWEEN UNITS WITH THIS
7:36:59PM DESIGN AS WELL.
7:37:00PM ANOTHER CROSS SECTION SHOWING FROM CORKSCREW ROAD HOW WE CAN
7:37:06PM INTERFACE WITH THE NEW ROAD IMPROVEMENTS TO PUT IN ENHANCED
7:37:10PM LANDSCAPE BUFFER ALONG CORKSCREW ROAD.
7:37:13PM ONE OF THE FACTORS THAT MARY DISCUSSED IN HER STAFF REPORT,
7:37:18PM YOUR LAND DEVELOPMENT CODE HAS I THINK EIGHT OR NINE
7:37:20PM CRITERIA FOR WHICH WE NEED TO BE FOUND CONSISTENT FOR YOU TO
7:37:23PM APPROVE AN AMENDMENT OR PD REZONING.
7:37:25PM AND FIRST AND FOREMOST IS OBVIOUSLY COMP PLAN CONSISTENCY.
7:37:29PM AND I THINK, YOU KNOW, OVER THE LAST SEVERAL MONTHS, MARY
7:37:32PM AND NANCY AND I HAVE ALL SPENT A LOT OF TIME READING EVERY
7:37:36PM WORD OF YOUR COMPREHENSIVE PLAN, AND I'M CONFIDENT THAT WITH
7:37:39PM THE REVISED LANGUAGE AS YOU HAVE BEFORE YOU, WE ARE
7:37:41PM CONSISTENT WITH THAT.
7:37:42PM I DO KNOW THAT MARY AND I HAD DISAGREEMENT OVER HER
7:37:46PM INTERPRETATION OF THE LANGUAGE THAT IS IN YOUR CURRENTLY
7:37:49PM ADOPTED PLAN WITH REFERENCE TO WETLANDS IT DOES TALK ABOUT
7:37:53PM SHIFTING DENSITY AT A 1:1 RATIO OFF OF WETLANDS TO

7:37:58PM CONTIGUOUS AREAS UNDER THE SAME OWNERSHIP.
7:37:59PM IT DOESN'T REFER TO THE IMPACTED WETLANDS OR NON-IMPACTED.
7:38:03PM IT TALKS ABOUT OWNERSHIP.
7:38:04PM BUT THE INTERPRETATION WAS THAT THAT DIDN'T MEAN NECESSARILY
7:38:07PM IMPACTED WETLANDS.
7:38:08PM BUT THE GOOD NEWS IS, WE'RE ALL IN FAVOR OF THE AMENDMENT AS
7:38:11PM STAFF HAS BROUGHT IT FORWARD TO YOU.
7:38:12PM A COUPLE OF OTHER THINGS THAT WE'VE DONE, IN YOUR
7:38:16PM COMPREHENSIVE PLAN, VILLAGE NEIGHBORHOOD LAND USE CATEGORY,
7:38:20PM THE WETLAND CATEGORY.
7:38:22PM THERE ARE OTHER POLICIES THAT TALK ABOUT MIXING OF LAND
7:38:24PM USES.
7:38:24PM SO WE HAVE BROUGHT FORWARD A MIX OF LAND USES THAT WE THINK
7:38:28PM IS MORE COMPATIBLE WITH THE NEIGHBORHOOD.
7:38:30PM WE'RE DEMONSTRATING CONSISTENCY WITH YOUR COMMUNITY
7:38:33PM CHARACTER ASPECT OF YOUR FUTURE LAND USE ELEMENT BY

7:38:35PM PRESENTING A PATTERN BOOK OR ENHANCED BUFFERS, THE LARGE
7:38:39PM PRESERVATION AREA THAT WE'RE PROVIDING.
7:38:41PM SO WE BELIEVE WE'RE CONSISTENT WITH THAT ELEMENT.
7:38:44PM YOU HEARD JIM BANKS TALK ABOUT THE TRANSPORTATION ELEMENT.
7:38:49PM I REVIEWED IT.
7:38:50PM I CONCUR WITH HIS OPINION THAT WE ARE CONSISTENT WITH THE
7:38:52PM VARIOUS POLICIES OF YOUR TRANSPORTATION ELEMENT.
7:38:55PM YOU HAVE A HOUSING ELEMENT.
7:38:57PM IT TALKS ABOUT COMPATIBILITY, AND IT ALSO TALKS ABOUT

7:39:01PM PRESENTING A VARIETY OF HOUSING TYPES FOR YOUR COMMUNITY.
7:39:03PM AGAIN, WE BELIEVE THAT OUR AGREEMENTS WITH OUR NEIGHBORS
7:39:07PM HAVE DEMONSTRATED COMPATIBILITY, AND WE ARE PROPOSING A
7:39:09PM VARIETY OF HOUSING TYPES.
7:39:11PM YOU HEARD MIKE DELATE FROM OUR FIRM TALK ABOUT THE
7:39:15PM INFRASTRUCTURE AND SURFACE WATER MANAGEMENT STANDARDS.
7:39:16PM WE ARE MAKING THE NATURAL FLOW.
7:39:20PM WE'VE COORDINATED CONSISTENTLY WITH THE WATER MANAGEMENT
7:39:22PM DISTRICT AND OTHER AGENCIES TO DEMONSTRATE THAT WE'RE GOING
7:39:24PM TO BE CONSISTENT WITH THAT.
7:39:26PM YOU HAVE A CONDITION THAT SAYS, AND YOU ALSO HAVE A COMP
7:39:29PM PLAN POLICY THAT SAYS OUR FLOOR SLABS WILL BE ONE FOOT
7:39:32PM MINIMUM ABOVE THE HUNDRED-YEAR THREE-DAY STORM.
7:39:35PM WE ARE CONSISTENT WITH THOSE CONDITIONS.
7:39:37PM AND THEN, OF COURSE, YOU HEARD THE EXTENSIVE PRESERVATION
7:39:40PM DISCUSSION FROM MIKE MYERS THAT YOU HAVE A CONSERVATION AND
7:39:43PM COASTAL MANAGEMENT ELEMENT AS WELL THAT TALKS ABOUT TRYING
7:39:47PM TO PRESERVE OUR BEST HABITAT.
7:39:51PM IN THIS PARTICULAR CASE, I THINK YOU HEARD MIKE TALK ABOUT
7:39:55PM WHY THE PRESERVE IS WHERE IT IS AND ALL THE ENHANCEMENTS
7:39:57PM THAT WILL BE CREATED.
7:39:58PM AGAIN, WE'RE PUTTING THAT AREA IN A THIRD-PARTY CONSERVATION
7:40:02PM EASEMENT IN ADDITION TO THE DISTRICT, IT WILL BE ALSO TO THE
7:40:05PM VILLAGE OF ESTERO FOR ENFORCEMENT PURPOSES AND THEN THAT
7:40:09PM ALSO ADDRESSES WATER QUALITY ISSUES BECAUSE WE'RE ENHANCING

7:40:13PM THE WETLANDS.
7:40:13PM WE'RE ALSO THEN HAVING A WATER MANAGEMENT SYSTEM THAT
7:40:17PM PROVIDES BETTER FUNCTION THAN IT DOES TODAY.
7:40:19PM I'M NOT GOING TO GO THROUGH ALL THE CRITERIA, BUT ONE OF THE
7:40:28PM CRITERIA WAS CONSISTENCY IN PROVIDING ENVIRONMENTALLY
7:40:32PM CRITICAL AREAS AND NATURAL RESOURCES.
7:40:34PM WE DO HAVE OUR ENVIRONMENTAL RESOURCE PERMIT.
7:40:37PM WE HAVE A BIOLOGICAL OPINION THAT'S BEEN ISSUED BY THE FISH
7:40:39PM AND WILDLIFE SERVICE.
7:40:40PM THE WILDLIFE CORRIDOR, AS MIKE INDICATED, IS WIDER THAN THE
7:40:45PM CORRIDORS PRESENTED TO THE NORTH IN WILD BLUE.
7:40:47PM AND THE RESULTING ON-SITE PRESERVE WILL BE MAINTAINED

7:40:50PM EXOTIC-FREE, WHICH YOU HEARD MIKE TALK ABOUT THE EXTENSIVE
7:40:55PM EXOTIC INFESTATION AND WHY THAT'S A NEGATIVE FOR OUR
7:40:58PM ENVIRONMENT.
7:40:59PM THE \$750,000 VOLUNTARY CONTRIBUTION THAT ARGO HAS PROPOSED
7:41:03PM FOR THE VILLAGE TO ESTABLISH AND ENHANCE OTHER ENVIRONMENTAL
7:41:07PM SENSITIVE AREAS IN THE COMMUNITY.
7:41:08PM SO WE THINK THOSE ARE ALL REALLY STRONG FACTORS FOR WHY
7:41:12PM WE'RE DOING THE RIGHT THING FOR THE ENVIRONMENT HERE.
7:41:14PM WE ALSO HAVE ASKED FOR SEVERAL DEVIATIONS.
7:41:18PM AND I DON'T THINK I'M GOING TO GO THROUGH ALL THOSE IN THE
7:41:22PM INTEREST OF TIME.
7:41:22PM IF THERE ARE ANY SPECIFIC QUESTIONS OF ANY INDIVIDUAL
7:41:25PM DEVIATION I'M HAPPY TO ADDRESS THEM.

7:41:26PM THE PRIOR MONTE CRISTO PROJECT HAD NUMEROUS DEVIATIONS.
7:41:29PM WE'VE REQUESTED THOSE WE FEEL ARE NECESSARY TO CARRY OUT THE
7:41:33PM DEVELOPMENT OF THE MASTER PLAN THAT WE'VE PRESENTED TO YOU.
7:41:35PM MY SUMMARY AND IN MY PROFESSIONAL OPINION, WE ARE COMPATIBLE
7:41:44PM WITH OUR NEIGHBORING COMMUNITIES.
7:41:45PM WE'RE CONSISTENT WITH YOUR COMPREHENSIVE PLAN AS PROPOSED TO
7:41:48PM BE AMENDED BY STAFF.
7:41:51PM OUR ENGINEER, OUR PROFESSIONAL TRANSPORTATION ENGINEER, AND
7:41:54PM OUR ECOLOGIST HAVE ALL TESTIFIED TO THE VARIOUS ELEMENTS OF
7:41:57PM THE COMPREHENSIVE PLAN AND WE'RE CONSISTENT WITH THOSE.
7:42:01PM AND IN MY OPINION, WE ARE CONSISTENT WITH YOUR LAND
7:42:04PM DEVELOPMENT CODE AND COMPREHENSIVE PLAN.
7:42:05PM THANK YOU.
7:42:08PM >>Scotty Wood: ANYBODY?
7:42:11PM >> THIS MAY BE A CURIOSITY, DO YOU ANTICIPATE THAT THE
7:42:14PM HOUSING WILL BE PRIMARILY OWNER OR TENANT OCCUPIED, PERHAPS
7:42:19PM UNDER SINGLE ENTITY OWNERSHIP?
7:42:22PM >>D. Wayne Arnold: MOST LIKELY OWNERSHIP OCCUPIED.
7:42:26PM >>Scotty Wood: ANYONE ELSE?
7:42:29PM >>Marlene Naratil: I HAD ONE ON THE HEIGHT.
7:42:30PM THE HIGHEST POINT IN THE COMMUNITY WOULD BE THE AMENITY
7:42:35PM CENTER?
7:42:36PM WOULD THAT HAVE THREE STORIES?
7:42:38PM >>D. Wayne Arnold: ACTUALLY, WE HAVE A RESTRICTION THAT
7:42:40PM LIMITS ALL OF OUR BUILDINGS TO TWO STORIES EXCEPT FOR THE
7:42:43PM CLUBHOUSE.
7:42:43PM >>Marlene Naratil: THAT'S WHAT I MEANT.
7:42:45PM >>D. Wayne Arnold: AND THAT IS VERY CENTRAL TO THE
7:42:47PM COMMUNITY, SEPARATED BY PRESERVE FROM OUR NEAREST NEIGHBOR.
7:42:54PM >>Scotty Wood: ANYONE ELSE?
7:42:54PM THANK YOU, WAYNE.
7:42:57PM >>D. Wayne Arnold: THANK YOU.
7:42:59PM >>Scotty Wood: ANYTHING ELSE FROM THE APPLICANT BEFORE WE

7:43:01PM TURN IT BACK TO MARY?

7:43:07PM >>Neale Montgomery: [NOT SPEAKING INTO A MICROPHONE]

7:43:09PM >>Mary Gibbs: WE HAVE SOME SPEAKER CARDS, WOULD YOU LIKE TO START PUBLIC INPUT?

7:43:11PM

7:43:13PM >>Scotty Wood: I CAN, IF YOU'RE READY.

7:43:15PM >>Mary Gibbs: THE FIRST CARD IS BEVERLY GRADY.

7:43:23PM >> GOOD EVENING, MR. CHAIRMAN AND MEMBERS OF THE PLANNING AND ZONING BOARD.

7:43:26PM

7:43:27PM MY NAME IS BEVERLY GRADY WITH THE LAW FIRM OF ROETZEL &

7:43:29PM ANDRESS, AND I AM PLEASED TO BE REPRESENTING WILDCAT RUN

7:43:34PM COMMUNITY ASSOCIATION INC. REGARDING DCI 2014-00022.

7:43:41PM TONIGHT WE HAVE HERE PRESIDENT VINCENT VICIDOMINI AND THE

7:43:47PM PAST PRESIDENT KATHLEEN FITZGERALD, WHO HAS SPENT AN

7:43:51PM EXTRAORDINARY AMOUNT OF WORK ON THIS PLAN, AND WE'RE PLEASED

7:43:54PM TO BE HERE TONIGHT.

7:43:57PM WILDCAT RUN COMMUNITY ASSOCIATION INC. IS IN SUPPORT OF

7:44:01PM CORKSCREW CROSSING'S RPD AMENDMENT AS LONG AS THE APPROVAL

7:44:07PM CONTAINS THE CONDITION 14, BUFFERS AND LANDSCAPING.

7:44:11PM THAT CONDITION REQUIRES COMPLIANCE WITH THE CORKSCREW

7:44:14PM CROSSING AND WILDCAT BUFFER LANDSCAPE PLAN STAMP RECEIVED

7:44:19PM APRIL 26th, 2019.

7:44:22PM IT'S ALSO REFERENCED IN THE DEVIATION 5.

7:44:25PM THIS IS THE SAME PLAN THAT IS THE SUBJECT OF A 12-PAGE

7:44:29PM AGREEMENT BETWEEN ARGO AND THE ASSOCIATION.

7:44:33PM SO WITH THE CONDITION INCLUDING THAT LANDSCAPE AND BUFFER

7:44:37PM PLAN, WE DO SUPPORT THESE AMENDMENTS TO THE RPD, AND WE

7:44:41PM WOULD REQUEST THAT THE FINAL ORDINANCE ADOPTED BY THE

7:44:44PM VILLAGE COUNCIL WOULD ALSO ACTUALLY INCLUDE AS AN ATTACHMENT

7:44:49PM THAT BUFFER AND LANDSCAPE PLAN, AND WE THANK YOU FOR THE

7:44:52PM TIME WE'VE HAD TO PRESENT THAT TO YOU.

7:44:54PM THANK YOU.

7:44:55PM >>Scotty Wood: THANK YOU.

7:44:57PM >>Mary Gibbs: THE SECOND SPEAKER IS KELLY McNABB.

7:45:07PM >> HI THERE.

7:45:08PM KELLY McNABB, ENVIRONMENTAL PLANNING SPECIALIST WITH THE

7:45:11PM CONSERVANCY OF SOUTHWEST FLORIDA.

7:45:13PM THE CONSERVANCY HAS BEEN AND CONTINUES TO BE OPPOSED TO THE

7:45:16PM PROPOSED AMENDMENT TO THE CORKSCREW CROSSING RPD.

7:45:19PM IT IS INCREDIBLY UNFORTUNATE THAT THE VILLAGE OF ESTERO HAS

7:45:22PM BEEN PUT INTO THE POSITION OF HAVING TO DECIDE WHETHER OR

7:45:25PM NOT TO APPROVE A PREVIOUSLY APPROVED LEE COUNTY PROJECT,

7:45:29PM EVEN THOUGH THE IMPACTS WILL AFFECT THE VILLAGE MORE THAN

7:45:32PM ANY OTHER AREA.

7:45:33PM NOT ONLY WILL THE PROJECT INCREASE TRAFFIC ON CORKSCREW ROAD

7:45:36PM AND INTO ESTERO, IT IS ALSO LIKELY TO CAUSE ADVERSE IMPACTS

7:45:40PM TO WATER RESOURCES AS WELL AS TO THE FUNCTIONS PROVIDED FOR

7:45:43PM WILDLIFE, ESPECIALLY LISTED SPECIES.

7:45:45PM CORKSCREW CROSS WOULD GO IMPACT 159 ACRES OF WETLANDS.

7:45:50PM A MEANINGFUL REDUCTION OF WETLAND IMPACTS IS NEEDED TO

7:45:53PM ASSURE THE VALUE OF THE WETLAND SYSTEM IS NOT JEOPARDIZE.

7:45:56PM THIS PROJECT WOULD DISCHARGE TO THE ESTERO RIVER BASIN, PART

7:46:00PM OF THE ESTERO BAY WATERSHED.

7:46:02PM THE PROJECT WOULD IMPACT WETLANDS IN AN AREA THAT HAS

7:46:05PM ALREADY BEEN HEAVILY IMPACTED BY DEVELOPMENT AND MINING.

7:46:08PM THERE ARE STILL MANY OUTSTANDING CONCERNS SUCH AS HOW THE

7:46:12PM SUBSTANTIAL LOSS OF WETLANDS IN THIS AREA WILL IMPACT

7:46:15PM REGIONAL FLOODING AND WHAT THE EFFECTS WILL BE TO THE

7:46:18PM EXISTING FLOW-WAY CONVEYANCE ON-SITE, SOUTH BRANCH OF THE

7:46:22PM ESTERO RIVER.

7:46:23PM WILDLIFE -- [AUDIO DROP] -- ALSO A MAJOR CONCERN.

7:46:28PM CORKSCREW CROSSING IS ENTIRELY COMPRISED OF DESIGNATED

7:46:32PM PRIMARY ZONED PANTHER HABITAT.

7:46:35PM ADDITIONALLY, OTHER LISTED SPECIES HAVE BEEN OBSERVED IN AND

7:46:37PM AROUND THE PROPERTY.

7:46:38PM THE IMPORTANCE OF WILDLIFE MOVEMENT THROUGH THIS AREA HAVE

7:46:41PM BEEN WIDELY ESTABLISHED AND WILDLIFE CROSSING UNDER

7:46:45PM CORKSCREW ROAD IS PLANNED NORTH OF THE APPLICANT'S PROPERTY.

7:46:48PM THE PRESERVE AT CORKSCREW AND THE CORKSCREW CROSSING SITE

7:46:51PM PROVIDE FOR THE EXISTING CORRIDOR.

7:46:53PM IN ORDER TO PRESERVE THE FUNCTIONALITY OF THIS CORRIDOR AND

7:46:56PM OF THE UNDERPASS, ADDITIONAL PRESERVATION LANDS ON THE EAST

7:47:00PM SIDE OF THE SITE IS NECESSARY.

7:47:02PM BEST AVAILABLE SCIENCE STATES AN ADDITIONAL 300 TO 700 FEET

7:47:06PM IS NEEDED ON THE CORKSCREW CROSSING PROPERTY TO PROTECT THE

7:47:09PM WILDLIFE CORRIDOR.

7:47:10PM ANOTHER IMPACT OF THE PROJECT WILL BE THE INCREASE OF

7:47:14PM TRAFFIC, ESPECIALLY ALONG CORKSCREW ROAD DURING AND AFTER

7:47:17PM CONSTRUCTION, WHICH WILL RESULT IN INCREASED PANTHER

7:47:21PM MORTALITY AS WELL AS INCREASED VEHICULAR CONGESTION ON AN

7:47:24PM ALREADY OVERCROWDED ROAD.

7:47:26PM THE PROJECT IS IN AN AREA THAT PROVIDES AN EXISTING WILDLIFE

7:47:29PM CORRIDOR AND THE REGIONAL FLOW-WAY TO THE ESTERO RIVER.

7:47:32PM ANY AMENDMENTS TO THE PROJECT SHOULD ENSURE THAT THE PROJECT

7:47:34PM WILL RESERVE ON-SITE WETLANDS TO THE GREATEST EXTENT

7:47:38PM FEASIBLE AND THAT THE REGIONAL FLOW-WAYS AND WILDLIFE

7:47:41PM CORRIDORS WILL BE DESIGNED USING BEST AVAILABLE SCIENCE TO

7:47:43PM ENSURE THEY WILL FUNCTION PROPERLY.

7:47:46PM AS DESIGNED, THE PROJECT DOES NOT -- IS NOT PERMITTABLE AND

7:47:51PM PROPOSES UNACCEPTABLE IMPACTS TO FISH AND WILDLIFE AND

7:47:54PM LISTED SPECIES, THE PUBLIC INTEREST AND WOULD RESULT IN

7:47:57PM UNACCEPTABLE, CUMULATIVE IMPACTS ON THE WETLANDS OF THIS

7:48:00PM AREA.

7:48:00PM THANK YOU.

7:48:03PM >>Mary Gibbs: THE NEXT SPEAKER IS MEREDITH BUD.

7:48:13PM >> GOOD EVENING.

7:48:15PM MEREDITH BUD ON BEHALF OF THE FLORIDA WILDLIFE FEDERATION.

7:48:18PM THANK YOU FOR THE OPPORTUNITY TO PROVIDE MY INPUT TODAY ON

7:48:21PM CORKSCREW CROSSING ZONING AMENDMENTS.

7:48:23PM MY PREDECESSOR DID PREVIOUSLY DEFER TO AGENCY COMMENTS THAT

7:48:27PM THE APPLICANT HAD PRESENTED EARLIER.

7:48:30PM I HAVE SINCE CONSULTED WITH DR. DANIEL SMITH, WHO IS A

7:48:33PM WELL-REGARDED TRANSPORTATION ECOLOGIST, WHO IS CURRENTLY

7:48:37PM CONDUCTING AND FINISHING UP A STUDY ALONG CORKSCREW ROAD FOR

7:48:41PM WILDLIFE MOVEMENT.

7:48:42PM IT HAS BEEN DELAYED IN ITS COMPLETION BUT IT SHOULD ACTUALLY

7:48:45PM BE COMING UP FOR COMPLETION AT THE END OF THIS MONTH.

7:48:48PM AND LEE COUNTY IS ACTUALLY ANTICIPATING THOSE RESULTS FOR

7:48:52PM REFERENCE IN THEIR CORKSCREW ROAD TRAFFIC STUDY.

7:48:54PM THE CORKSCREW CROSSING PROPOSAL HAS A 50-FOOT-WIDE

7:49:00PM CONVEYANCE DITCH AND DRAINAGE EASEMENT ALONG THE EAST

7:49:03PM PROPERTY LINE.

7:49:04PM WHILE THE PRESERVE AT CORKSCREW, WHICH IS THE ADJACENT

7:49:08PM PROPERTY, HAS A SUBSTANTIAL PRESERVE AREA THAT ABUTS

7:49:11PM CORKSCREW CROSSING, THERE IS A HOUSING DEVELOPMENT DIRECTLY

7:49:14PM SOUTH OF THE PRESERVE AT CORKSCREW, WHICH IS BELLA TERRA.

7:49:18PM AND THEY HAVE THEIR HOUSING UNITS THAT ARE PLACED DIRECTLY

7:49:21PM ON THE PROPERTY LINE WITH CORKSCREW CROSSING.

7:49:24PM THE PRESERVE AT CORKSCREW CERTAINLY DOES HAVE A SUBSTANTIAL

7:49:28PM PRESERVE AREA, BUT THE CONNECTION IS SEVERED BY THAT LACK OF

7:49:33PM PRESERVE OR BUFFER AT THAT BELLA TERRA AREA AND MUCH WIDER

7:49:36PM PRESERVE AREA OR BUFFER IS REALLY NEEDED TO MAKE THAT

7:49:40PM CORRIDOR FUNCTIONAL.

7:49:42PM TOWARDS THAT SOUTHERN PORTION WHERE BELLA TERRA ABUTS UP

7:49:46PM AGAINST THE PROPERTY.

7:49:46PM THE CURRENT DESIGN THEY HAVE PROPOSED WITH THAT SMALL

7:49:50PM 50-FOOT LANDSCAPE BUFFER, SPANNING FROM THE NORTH TO THE

7:49:53PM BEGINNING OF THE PRESERVE AREA ON THE EASTERN PORTION OF THE

7:49:57PM PARCEL DOES NOT WORK FROM A WILDLIFE CONNECTIVITY

7:50:04PM PERSPECTIVE.

7:50:05PM ANY BUFFER THAT'S PROPOSED ON THAT WESTERN SIDE OF THE

7:50:06PM PARCEL THAT WILL BE SIMPLY TO PROVIDE AN AESTHETIC BUFFER

7:50:09PM FROM THE ADJACENT COMMUNITY.

7:50:11PM HOWEVER, THAT EASTERN BOUNDARY OF THE PARCEL, THAT'S

7:50:14PM CRITICAL FOR WILDLIFE NEEDS.

7:50:17PM HAVING A WIDER BUFFER TO REALLY ENSURE THAT THE PROPOSED

7:50:19PM WILDLIFE CROSSING JUST EAST OF THE PARCEL ON CORKSCREW ROAD

7:50:24PM IS TO BE FUNCTIONAL.

7:50:26PM THE STAFF REPORT ALSO NOTES THAT THERE MAY BE HUMAN WILDLIFE

7:50:30PM COEXISTENCE ISSUES.

7:50:33PM BUT THERE WAS NO MENTION OF PERHAPS IMPLEMENTING BEAR-WISE
7:50:36PM COMMUNITY STANDARDS AS PART OF THE APPLICATION AND THE
7:50:38PM FEDERATION DOES RESPECTFULLY REQUEST THAT YOU CONSIDER

7:50:42PM PLANNING FOR PERHAPS THIS COMMUNITY TO BE A BEAR-WISE
7:50:44PM COMMUNITY, WHICH WOULD INCLUDE A BEAR -- EXCUSE ME,
7:50:48PM BEAR-RESISTANT TRASH CANS AS PART OF A REQUIREMENT.
7:50:52PM OVERALL, CONSIDERING THAT THERE IS THE PROPOSED WILDLIFE
7:50:58PM CROSSING JUST EAST OF THE PARCEL ALONG CORKSCREW ROAD IT
7:51:00PM SEEMS THERE HAS JUST BEEN A LACK OF COORDINATION BETWEEN THE
7:51:05PM COUNTY'S WILDLIFE MOVEMENT AND CORRIDOR INITIATIVE AND THE
7:51:08PM CURRENT PROPOSAL THAT'S BEFORE YOU TODAY.
7:51:11PM SO WE RESPECTFULLY REQUEST THAT YOU RECOMMEND A LARGER
7:51:16PM EASTERN BUFFER OR PRESERVE AREA ALONG THAT EASTERN PORTION
7:51:19PM WHERE BELLA TERRA STARTS TO ABUT UP AGAINST THE SUBJECT
7:51:22PM PARCEL TO ENSURE THAT THERE IS EFFECTIVE WILDLIFE MOVEMENT
7:51:26PM ALONG THAT CORRIDOR.
7:51:27PM THANK YOU SO VERY MUCH.

7:51:32PM >>Mary Gibbs: NEXT SPEAKER IS KENT WILBER.

7:51:40PM >> I WANT TO ADDRESS THE BOARD, I HAVEN'T BEEN SWORN IN.
7:51:43PM OKAY TO SPEAK FREELY?

7:51:47PM >>Nancy Stroud: I CAN SWEAR YOU IN RIGHT NOW.
7:51:49PM RAISE YOUR RIGHT HAND.

7:51:50PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT
7:51:52PM TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT
7:51:56PM THE TRUTH?

7:51:57PM >> I DO.

7:51:58PM >> THANK YOU.

7:51:59PM >> MY NAME IS KENT WILBER.

7:52:00PM I LIVE ON BOSCO COURT.

7:52:02PM THAT IS ACTUALLY RIGHT NEXT TO -- ADJACENT OF THE EAST SIDE
7:52:06PM OF THE BUFFER ZONE.

7:52:08PM MY MAJOR CONCERN IS THE WETLANDS, BECAUSE THEY TALKED A LOT
7:52:15PM ABOUT THE WATER GOING NORTH, COMING SOUTH.

7:52:18PM MY MAJOR CONCERN IS WHAT'S GOING TO HAPPEN WITH THE WATER
7:52:24PM GOING EAST AND WEST WHICH IS ALONG CORKSCREW RIGHT NOW.

7:52:26PM WHEN WE HAVE A LOT OF TORRENTIAL RAIN, AS OF RIGHT NOW, THAT
7:52:31PM AREA ON THE SOUTH SIDE OF CORKSCREW IS FLOODED, AND THERE'S

7:52:38PM NO WAY IT'S GOING TO GO EAST BECAUSE YOU'VE GOT THE MAIN
7:52:41PM ENTRANCE WHERE BELLA TERRA IS AND THEN ALSO WHERE THE

7:52:44PM PRESERVE IS.

7:52:45PM I FEEL THAT'S A MAJOR CONCERN.

7:52:48PM I ALSO FEEL THAT I THINK THE WILDLIFE, THE WAY IT'S GOING TO

7:52:55PM BE FORCED TO TRAVEL FROM THE SOUTH OR SOUTH GOING NORTH, ARE
7:53:01PM GOING TO HAVE A VERY NARROW AREA TO -- YOU'RE BASICALLY

7:53:06PM GOING NORTH AND MAKING A RIGHT AND THEN A LEFT AND HEADING
7:53:11PM NORTH.

7:53:11PM SO I THINK IT'S GOING TO RESTRICT A LOT OF THE WILDLIFE
7:53:16PM HABITAT THERE.
7:53:19PM I ALSO BELIEVE THAT -- AS FAR AS THE TRAFFIC FLOW ON
7:53:27PM CORKSCREW, I THINK WHAT PROBABLY SHOULD HAVE BEEN PROPOSED
7:53:33PM BY THE DEVELOPER AS AN ACT OF GOOD FAITH, THEY SHOULD HAVE
7:53:38PM PROBABLY GOT WITH WILD BLUE AND PUT A LIGHT IN THERE OR
7:53:44PM OFFER TO PUT A LIGHT IN THERE JUST AS WE HAD A LIGHT

7:53:49PM DONATED.
7:53:50PM BELLA TERRA HAD A LIGHT DONATED BY THE DEVELOPER UP THE
7:53:54PM ROAD.
7:53:55PM NAME NOT MENTIONED, AT THE MAIN ENTRANCE THERE.
7:53:58PM SO I THINK THAT'S -- I BELIEVE THAT'S GOING TO BE A BIG, BIG
7:54:02PM PROBLEM AS FAR AS TRAFFIC FLOW.
7:54:05PM ONE OF THE COUNCIL MEMBERS BROUGHT UP A VALID POINT EARLIER,
7:54:14PM WE HAD ISSUES ABOUT SCHOOL BUSES.
7:54:18PM RIGHT NOW, BELLA TERRA, WE HAVE SCHOOLCHILDREN, THEY ARE
7:54:23PM PICKED UP WITHIN THE COMMUNITY.
7:54:26PM I DON'T THINK THERE'S A LOT OF OTHER COMMUNITIES PRESERVE
7:54:30PM WILDCAT.
7:54:30PM I THINK THEY ARE PICKED UP, POSSIBLY MIGHT BE ON THE STREET,
7:54:36PM WHICH IS A BIG ISSUE.
7:54:38PM HAVING SAID THAT, THANK YOU VERY MUCH.
7:54:42PM THAT'S IT.
7:54:43PM THANK YOU.
7:54:44PM >>Mary Gibbs: THE NEXT SPEAKER IS PATTY WHITEHEAD.
7:54:57PM >> HI.
7:54:58PM GOOD EVENING, BOARD, PLANNING AND ZONING BOARD.
7:55:00PM THERE WAS A MEMBER OF THE PUBLIC OR NATHANSON WHO SUBMITTED
7:55:05PM A COMMENT CARD AND HE HAD TO LEAVE AND HE ASKED IF I COULD
7:55:10PM COMBINE HIS COMMENTS WITH MINE.
7:55:11PM THAT REQUIRES BOARD APPROVAL.
7:55:14PM I'M ASKING NOW RESPECTFULLY IF YOU WOULD ALLOW THAT.

7:55:19PM >>Scotty Wood: WHAT'S THE PLEASURE OF THE BOARD?
7:55:21PM YES OR NO?
7:55:23PM NO, WE DON'T DOUBLE THE TIME.
7:55:32PM >> HE DEFERS HIS TIME TO ME.
7:55:34PM >>Scotty Wood: I DON'T THINK WE CAN DO THAT.
7:55:35PM NANCY, CAN WE?
7:55:37PM >>Nancy Stroud: YOU CAN DO THAT OR SET A TIME LIMIT GREATER
7:55:41PM THAN FIVE MINUTES TO ALLOW FOR THE ADDITIONAL COMMENTS.
7:55:44PM >>Scotty Wood: I WANT TO BE FAIR TO EVERYONE, NOT BE
7:55:49PM PREFERENTIAL TO A SINGLE PERSON OR TO TWO PEOPLE.
7:55:53PM >> IF I RUN A BIT OVER, WILL YOU ALLOW THAT?
7:55:56PM >>Scotty Wood: RUN A LITTLE OVER.
7:55:58PM MINUTE OR TWO.
7:56:00PM >> I DIDN'T COME HERE TO ARGUE THAT POINT FOR SURE.

7:56:02PM THESE WERE COMMENTS THAT WERE SUBMITTED TO YOU BY E-MAIL.
7:56:07PM I REALIZE THEY WERE PERHAPS NOT SUBMITTED QUITE ENOUGH IN
7:56:10PM ADVANCE WHERE YOU ALL HAD THE OPPORTUNITY TO READ THEM, SO I
7:56:12PM WILL READ THEM INTO THE RECORD.
7:56:14PM THESE ARE COMMENTS THAT ARE FROM THE BOARD OF THE
7:56:16PM RESPONSIBLE GROWTH MANAGEMENT COALITION ON BEHALF OF OUR
7:56:18PM PRESIDENT CONNIE LANGMAN.
7:56:19PM WE ARE WRITING TO YOU TO EXPRESS OUR GRAVE CONCERN WITH THE
7:56:22PM POTENTIAL ZONING APPROVAL OF THE CORKSCREW CROSSING PROJECT
7:56:24PM FOR A RESIDENTIAL HOUSING PROJECT.
7:56:26PM AS YOU MAY WELL KNOW, OVER 350 ACRES OF THAT PROPERTY ARE

7:56:29PM FUNCTIONING DRGR WETLANDS THAT SERVICE DRAINAGE AND FLOW WAY
7:56:32PM FOR THE CRITICAL.
7:56:33PM THE LETTER STATES STEWART CYPRESS SLOUGH, THAT IS ACTUALLY
7:56:38PM MISIDENTIFIED.
7:56:39PM IT SHOULD BE THE FLINT PEN STRAND SLOUGH THAT ULTIMATELY
7:56:43PM DISCHARGES INTO EDISON FARMS.
7:56:44PM THE FLOW WAY OF THAT SLOUGH IMMEDIATELY SOUTH OF CORKSCREW
7:56:47PM ROAD SIGNIFICANTLY FALLS WITHIN THE BOUNDARIES OF THE
7:56:50PM CORKSCREW CROSSING LAND AND WILL RECEIVE A HEIGHTENED AMOUNT
7:56:52PM OF DRAINAGE VOLUME FROM THE MASSIVE WILD BLUE PROJECT THAT
7:56:55PM IS CURRENTLY UNDER DEVELOPMENT.
7:56:56PM AS MEMBERS OF THE ESTERO BAY AGENCY FOR BAY MANAGEMENT, WE
7:56:59PM FIRST OUTLINED OUR CONCERN TO THE SOUTH FLORIDA WATER
7:57:01PM MANAGEMENT DISTRICT IN THE LETTER DATED DECEMBER 14, 2015.
7:57:04PM AND READING FROM THE LETTER, ALMOST 50% OF THE ON-SITE
7:57:08PM WETLANDS ARE PROPOSED FOR IMPACT WITHIN CORKSCREW CROSSING,
7:57:11PM RESULTING IN A TOTAL WETLAND LOSS OF 166 ACRES.
7:57:14PM SUCH AN AMOUNT OF WETLAND LOSS AND SUCH A HIGH PERCENTAGE OF
7:57:19PM WETLANDS IMPACTED ON-SITE IS UNACCEPTABLE.
7:57:21PM THIS WOULD BE A SIGNIFICANT LOSS SINCE ESTERO BAY HAS
7:57:24PM ALREADY LOST 38% OF ITS FRESHWATER WETLANDS.
7:57:27PM REMAINING WETLANDS IN THIS WATERSHED ARE OF INCREASING
7:57:30PM IMPORTANCE AND REQUIRE AVOIDANCE AND MITIGATION.
7:57:32PM IT IS OF EVEN GREATER IMPORTANCE THAT WETLAND IMPACTS ARE
7:57:35PM SUBSTANTIALLY REDUCED ON THE SITE BECAUSE THE PROJECT IS

7:57:37PM PROPOSED WITHIN AND ADJACENT TO ENVIRONMENTALLY SENSITIVE
7:57:40PM HABITATS, A REGIONAL FLOW WAY AND WILDLIFE CORRIDOR OF
7:57:44PM IMPORTANCE.
7:57:44PM THE PROJECT DOES NOT ADEQUATELY DEMONSTRATE AVOIDANCE IN
7:57:48PM ADDITION TO RELIANCE ON EXOTICS REMOVAL, AND PRESERVATION
7:57:51PM AND MITIGATION DOES NOT COMPENSATE FOR THE FUNCTIONAL LOSS
7:57:53PM OF 166 ACRES.
7:57:54PM MINING, AGRICULTURE, AND DEVELOPMENT ACTIVITIES HAVE
7:57:57PM SIGNIFICANTLY REDUCED NATURAL FLOW WAYS, FRAGMENTED CRITICAL
7:58:00PM HABITAT, AND FILLED IN VITAL WETLANDS WITHIN THE ESTERO BAY

7:58:03PM WATERSHED.
7:58:03PM THEREFORE, IT IS IMPERATIVE TO PROTECT REMAINING LANDS
7:58:06PM WITHIN THE WATERSHED THAT PROVIDE ESSENTIAL HYDROLOGICAL AND
7:58:09PM ECOLOGICAL FUNCTIONS.
7:58:10PM AS DESIGNED, THE PROJECT WOULD FURTHER REDUCE FLOW WAY
7:58:12PM WETLANDS AND THREATEN THE FUNCTIONALITY OF EXISTING WILDLIFE
7:58:15PM CORRIDOR.
7:58:16PM I'M ASKING THE APPLICANT, CAN YOU PLEASE PUT UP THE GRAPHIC
7:58:19PM SHOWING THE SITE PLAN ADJACENT TO THE PROJECT AT THE
7:58:23PM PRESERVE?
7:58:26PM >> EXCUSE ME, MS. WHITEHEAD, IF YOU'RE GOING TO ASK
7:58:30PM SOMETHING OF THE APPLICANT, YOU HAVE TO ASK THE BOARD TO
7:58:31PM THEN ASK THE APPLICANT.
7:58:33PM >> I WOULD LIKE THAT GRAPHIC BROUGHT UP.
7:58:35PM IT'S VITAL TO MY COMMENTS TO POINT SOMETHING OUT.

7:58:38PM >>Scotty Wood: GO AHEAD AND BRING IT UP.
7:58:39PM JUST REMEMBER, THIS IS EATING INTO YOUR TIME.
7:58:56PM >> THAT ONE WILL DO.
7:58:58PM YOU CAN STOP RIGHT THERE.
7:58:59PM I THINK I CAN USE THE CURSOR HERE.
7:59:03PM LET'S LOOK AT THIS CORRIDOR RIGHT HERE.
7:59:05PM HERE IS CORKSCREW ROAD.
7:59:06PM THIS IS INTENDED AS BOTH A WILDLIFE CORRIDOR AND THE
7:59:09PM DRAINAGE CORRIDOR.
7:59:10PM THIS IS WHAT I ASK YOU.
7:59:12PM MAYBE YOU CAN TEACH PANTHERS TO FOLLOW THIS CORRIDOR, BUT
7:59:16PM HOW DO YOU TEACH AN ON-RUSH OF GUSHING FLOODWATER TO MAKE A
7:59:22PM HARD RIGHT TURN AND A HARD LEFT TURN WITHOUT FLOODING THIS
7:59:26PM NEIGHBORHOOD RIGHT HERE?
7:59:27PM I POSE THAT QUESTION TO YOU, SO JUST CONSIDER THAT.
7:59:31PM I'M GOING TO CONTINUE WITH THE LETTER.
7:59:33PM WE FEAR MUCH OF THE DATA YOU'RE BEING PRESENTED TO SUPPORT
7:59:36PM THIS PROJECT HAS BEEN SKEWED TO REACH CONCLUSIONS THAT AGREE
7:59:39PM WITH A PREDETERMINED OUTCOME.
7:59:40PM IT IS ALL TOO COMMON FOR CONSULTING ENGINEERS AND SCIENTISTS
7:59:43PM TO MAINTAIN THAT A WETLAND IN THE PATH OF A PROJECT, LIKE A
7:59:46PM LARGE-SCALE RESIDENTIAL DEVELOPMENT PROJECT, IS A LESS
7:59:49PM VALUABLE OR LESS FUNCTIONAL WETLAND, BASICALLY BECAUSE IT IS
7:59:51PM LOCATED EXACTLY WHERE DEVELOPERS WOULD LIKE TO BUILD THEIR
7:59:54PM PROJECT.

7:59:54PM HERE IS WHAT WE DO KNOW TO SUPPORT PRESERVATION AND
7:59:58PM RESTORATION OF THE VITAL WETLAND IN DRGR.
8:00:01PM CLIMATE CHANGE IS CAUSING EXTREME STORM RAIN EVENTS THAT
8:00:04PM OFTEN LEAD TO SEVERE FLOODING THAT IS ONLY BEING EXACERBATED
8:00:06PM BY DEVELOPMENT PLACED IN FORMER WETLAND SLOUGHS THAT ONCE
8:00:11PM PERFORMED THE VITAL FUNCTION OF STORING, CLEANING, AND

8:00:14PM SLOWLY DISCHARGING EXCESS FLOODWATER.
8:00:16PM THE VILLAGE OF ESTERO IN A LETTER DATED SEPTEMBER 26, 2017,
8:00:18PM TO BRIAN ROSE, SECTION LEADER ENGINEERING SOUTH FLORIDA
8:00:21PM WATER MANAGEMENT DISTRICT, WELL EXPLAINED IN DETAIL THE
8:00:24PM RAMIFICATIONS OF DEVELOPING THE CORKSCREW CROSSING PROJECT.
8:00:26PM DEVELOPMENT WILL SIGNIFICANTLY REDUCE THE LANDS NEEDED TO
8:00:28PM DIVERT FLOWS FROM THE NORTH BRANCH OF THE ESTERO RIVER TO
8:00:31PM POTENTIAL FUTURE STORAGE CAPACITY ON THE EDISON FARMS'
8:00:35PM PROPERTY.
8:00:35PM I THINK THAT'S EXACTLY WHAT I POINTED OUT WHEN I INDICATED
8:00:40PM DIFFICULTY OF MOVING FLOODWATER THROUGH THAT CORRIDOR.
8:00:43PM AS A RESULT, ALL OF THE COMMUNITIES ALONG THAT FLOW WAY HAVE
8:00:47PM EXPERIENCED FLOODING.
8:00:48PM FURTHERMORE, BECAUSE THERE WAS A STRUCTURAL FLOODING OF
8:00:50PM PROPERTY IN MIROMAR, FLOODING IN FGCU, THIS PROPERTY IS
8:00:53PM NEEDED TO PROVIDE A PATHWAY FOR FLOW DIVERSIONS. THIS
8:00:56PM ENTIRE PROPERTY NEEDS TO BE USED FOR REGIONAL CONVEYANCE,
8:00:59PM FLOODPLAIN STORAGE AND ANIMAL HABITAT.
8:01:01PM THE DRGR -- THIS IS BACK TO OUR LETTER.

8:01:04PM THE DRGR CANNOT CONTINUE TO FUNCTION AS A HEALTHY,
8:01:07PM WELL-INTEGRATED ECOHYDROLOGICAL SYSTEM IF CHOKe POINTS LIKE
8:01:10PM THE DEVELOPMENT FOOTPRINT PROPOSED FOR CORKSCREW CROSSING TO
8:01:13PM DISPLACE FUNCTIONING VITAL FLOW WAYS AND WETLANDS.
8:01:16PM DOES THAT CONCLUDE MY MINUTES?
8:01:22PM >>Mary Gibbs: YEAH, THAT WAS FIVE?
8:01:24PM >> ALL THE MINUTES OR ONLY --
8:01:27PM >>Mary Gibbs: I DIDN'T COUNT WHEN YOU WERE DISCUSSING HOW
8:01:29PM LONG YOU WOULD HAVE.
8:01:32PM >> I WANT TO ADD ONE MORE COMMENT.
8:01:33PM THE COMMENT ABOUT MELALEUCA NOT BEING VITAL IS FALSE.
8:01:37PM THEY FUNCTION EVERY BIT AS GOOD AS NATIVE WETLANDS PLANTS.
8:01:43PM AUDUBON DID A STUDY OF THIS, AND I HAVE IT ON MY SMARTPHONE.
8:01:48PM I WOULD BE HAPPY TO SHARE THE INFORMATION WITH YOU.
8:01:52PM THERE WAS --
8:01:57PM >>Mary Gibbs: THE NEXT SPEAKER IS MICHAEL RUBEN.
8:02:00PM >> GOOD EVENING.
8:02:07PM MY NAME IS MICHAEL RUBEN.
8:02:09PM I REPRESENT BELLA TERRA AS A MEMBER OF THE MASTER BOARD.
8:02:14PM THERE ARE THREE ISSUES WITH THIS PROJECT.
8:02:19PM ONE IS TRAFFIC.
8:02:21PM THE SECOND LAND MANAGEMENT, AND THE THIRD IS ANIMAL CONTROL.
8:02:24PM THIS PROPERTY'S BEST USE DUE TO ITS WETLANDS AND WILDLIFE
8:02:30PM CORRIDOR AND REGIONAL FLOW WAY WOULD BE A CONSERVATION
8:02:34PM PRESERVE.

8:02:34PM IT WOULD TAKE A HUGE EFFORT TO CONTROL FLOODING IN BOTH
8:02:40PM BELLA TERRA AND THE PRESERVE.

8:02:41PM IT WOULD REQUIRE DIVERTING WATER AWAY FROM BELLA TERRA.
8:02:46PM YOU PROVIDE STRAIGHTENING OF THE FLOW, WHICH WOULD CREATE A
8:02:55PM COURSE THAT WOULD LEAD IT BASICALLY RIGHT TO BELLA TERRA.
8:02:58PM IT NEEDS TO BE DIVERTED TO THE WEST AND WIDENED IN ORDER TO
8:03:06PM KEEP IT AWAY FROM BELLA TERRA.
8:03:08PM THAT'S IT.
8:03:11PM THANK YOU.
8:03:12PM >>Scotty Wood: THANK YOU.
8:03:13PM >>Mary Gibbs: THE NEXT SPEAKER IS REES GRABER.
8:03:16PM IF I PRONOUNCED THAT RIGHT.
8:03:22PM >> I HAVEN'T BEEN SWORN IN EITHER.
8:03:25PM >>Nancy Stroud: WILL YOU RAISE YOUR RIGHT HAND?
8:03:26PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU'RE ABOUT TO
8:03:29PM GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
8:03:32PM TRUTH?
8:03:33PM >> I DO.
8:03:33PM GOOD EVENING, LADIES AND GENTLEMEN.
8:03:35PM REES GRABER, LIVE IN BELLA TERRA.
8:03:37PM SINCE 2012.
8:03:39PM I LIVE AT THE END OF THAT STREET TOWARD DEL LAGO AND BOSCO
8:03:49PM COURT COMES INTO THE SIDE OF IT.
8:03:52PM WE WILL BE DIRECTLY AFFECTED BY THAT OPERATION.
8:03:56PM IF IT'S NOT DONE PROPERLY.

8:04:00PM AND WATER, WILDLIFE, WE GET WILDLIFE COMING ACROSS BOSCO ALL
8:04:05PM THE TIME.
8:04:06PM THE BEAR, THIS AND THAT.
8:04:09PM AND WE'RE NOT AGAINST WILDLIFE, BUT WHEN IT COMES INTO THE
8:04:12PM PROPERTY, AS CLOSE AS IT DOES, THE PANTHER AND THE WHOLE
8:04:16PM THING, IT'S AN ISSUE.
8:04:18PM THE WATER FLOW IS A PROBLEM.
8:04:21PM AS OTHER SPEAKERS HAVE INDICATED, FOR IT TO TAKE A TURN, IT
8:04:29PM NEEDS A LOT OF DIRECTION.
8:04:31PM AND WATER HAS ITS OWN DESIRE TO GO CERTAIN PLACES.
8:04:36PM A BOUNDARY, A BORDER, A BERM, A FENCE, ALL KINDS OF THINGS
8:04:41PM ARE NEEDED.
8:04:43PM MY OTHER ONLY THOUGHT IS THAT I MOVED FROM NEW YORK.
8:04:50PM THERE'S A LOT OF HOUSING IN THAT AREA, SO MY COMMENT IS, YOU
8:04:54PM ALWAYS PUT TEN POUNDS IN A FIVE-POUND BAG.
8:04:56PM IT'S VERY DIFFICULT.
8:04:58PM IT LOOKS LIKE IT WOULD AFFECT ALL KINDS OF THINGS, NOT ONLY
8:05:04PM THE WATER FLOW, BUT THE TRAFFIC AND SO ON.
8:05:06PM I JUST WANTED TO MAKE MY CONCERNS KNOWN TO EVERYBODY.
8:05:10PM >>Scotty Wood: THANK YOU.
8:05:11PM >> THANK YOU.
8:05:12PM >>Mary Gibbs: THE LAST CARD I HAD WAS IRV NATHANSON, BUT I
8:05:15PM THINK HE LEFT.
8:05:16PM I HAVE NO MORE CARDS.

8:05:23PM >>Scotty Wood: ANYONE ELSE BEFORE I CLOSE THE PUBLIC HEARING.

8:05:26PM I WILL CLOSE THE PUBLIC HEARING.

8:05:26PM MARY, DO YOU HAVE ANYTHING YOU WANT TO SAY?

8:05:29PM >>Mary Gibbs: NOT AT THIS POINT.

8:05:34PM I DON'T KNOW IF YOU ALL WANT TO DISCUSS.

8:05:37PM >>Scotty Wood: WE'RE READY I THINK TO DISCUSS.

8:05:39PM I'D LIKE TO START THIS TIME WITH MARLENE.

8:05:41PM WE NEVER START ON THE INSIDE.

8:05:48PM WE ALWAYS START ON THE OUTSIDE.

8:05:51PM WE'LL START ON THE INSIDE.

8:05:53PM >>Marlene Naratil: ALL RIGHT.

8:05:54PM THE APPLICANT HAS MADE A VERY INTERESTING AND WELL IN-DEPTH PRESENTATION.

8:05:55PM AND I REALLY FEEL THAT THEY HAVE TRIED TO MITIGATE A LOT OF THE ISSUES THAT THEIR APPLICATION REALLY FACES.

8:06:04PM THERE ARE SOME REAL PROBLEMS.

8:06:05PM JUST WITH THE GENERAL AREA.

8:06:09PM AND I THINK THAT IT MADE A GOOD ATTEMPT TO COVER THEM OR TO MITIGATE.

8:06:14PM ALSO, I WOULDN'T HAVE A PROBLEM SUPPORTING THE PROJECT AS IT STANDS.

8:06:17PM BUT I DO HOPE ALL THE CONCERNS EXPRESSED BY RESIDENTS TODAY, THEY WERE VERY WELL SPOKEN, AND I WOULD LIKE TO SEE THOSE LOOKED AT IN YOUR DEVELOPMENT AS YOU PROGRESS.

8:06:19PM >>Scotty Wood: JIM?

8:06:23PM

8:06:24PM >>James Tatoes: I THINK THIS IS A BEAUTIFUL EXAMPLE OF WHAT ESTERO IS ALL ABOUT.

8:06:30PM WHEN LEE COUNTY FIRST APPROVED THIS PROJECT IT WAS 724 UNITS.

8:06:30PM AS IT'S PRESENTED TO US TONIGHT IT'S 590.

8:06:35PM THAT'S AN 18% REDUCTION IN UNITS.

8:06:39PM WE HAVE CONCERNS IN THE PAST ABOUT CUL-DE-SACS AND WATER FLOW UNDER CORKSCREW.

8:06:44PM WE'RE COMING AT A PERFECT TIME RIGHT NOW WITH THE WIDENING OF CORKSCREW TO FOUR LANES.

8:06:47PM WE'VE INDICATED HOW MANY CULVERTS ARE GOING TO BE PUT UNDERNEATH THE ROAD.

8:06:50PM THAT PROBLEM IS BEING SOLVED.

8:06:52PM MY CONCERN IS WITH ANIMAL PASSAGE, WATER FLOW AND ALL OF THE THINGS THAT WERE DISCUSSED.

8:06:57PM I THINK THE ENGINEERS HAVE REALLY ADDRESSED MOST OF THOSE PROBLEMS.

8:06:59PM AND WE WERE TALKING ABOUT WHETHER OR NOT THERE WAS GOING TO BE THE EBB AND FLOW UNDERNEATH THE ROAD JUST AS WELL AS THE WATER AND THERE WAS A QUESTION OF WHETHER OR NOT THAT WAS

8:07:58PM ANIMAL PASSAGE WAS GOING TO BE FUNDED.
8:07:59PM THAT'S GOING TO BE FUNDED.
8:08:01PM I THINK THAT WAS A CONCERN OF MINE.
8:08:02PM AND I THINK THAT THE EFFORT HERE IS TO WORK ON THREE
8:08:08PM DIFFERENT ISSUES.

8:08:09PM ONE, THE VILLAGE HAS TO CREATE PROPER LANGUAGE.
8:08:15PM WE WANT TO GET OUR COMPREHENSIVE PLAN APPROVED.
8:08:18PM IT WAS HELD UP.
8:08:18PM WE COULDN'T GET IT APPROVED BY THE STATE.
8:08:21PM NEGOTIATIONS WERE ACTIVELY MADE SO -- PROBLEM COULD BE
8:08:26PM SOLVED.
8:08:27PM WE'VE GOT THE DEVELOPER WHO HAS GOT A SUBSTANTIAL AMOUNT OF
8:08:34PM FINANCIAL RISK WITH THIS PROJECT.
8:08:36PM WE'VE GOT TO RESPECT THE PUBLIC OF THEIR RELATIONSHIP WITH
8:08:40PM THE DEVELOPER.
8:08:41PM AND WE'VE GOT THE DEVELOPMENTAL PROBLEMS WE'VE GOT TO SOLVE.
8:08:47PM THIS WEIGHT ON MY MIND, THIS AS PERFECT EXAMPLE OF WHAT
8:08:51PM ESTERO IS ALL ABOUT.
8:08:53PM WE HAVE TO BALANCE ALL OF THOSE THINGS TOGETHER AND WE'VE
8:08:55PM GOT THE ABILITY TO DO THAT WITH A BOARD SUCH AS THIS.
8:09:00PM AND I THINK THAT THE REPRESENTATION FROM THE DEVELOPER, FROM
8:09:03PM THE ENGINEERS, AND FROM THE PUBLIC AFFORDS US THE EXAMPLE TO
8:09:10PM SHOW WHAT WE'RE ALL ABOUT.
8:09:11PM FROM THAT POINT OF VIEW, WITH ALL THE EFFORTS THAT EVERYBODY
8:09:13PM HAS PUT INTO IT, I THINK EVERYBODY HAS MADE ENOUGH OF A
8:09:16PM CHALLENGE TO TRY TO MEET WHAT THEY NEEDED AND TO BE ABLE TO
8:09:20PM GIVE IN WHAT THE OTHER PEOPLE WERE SEEKING, I AGREE THAT
8:09:24PM WE'VE NOW GOT SOMETHING THAT'S GOING TO WORK.
8:09:26PM >>Scotty Wood: JOHN.
8:09:29PM >>John Yarbrough: I TEND TO AGREE WITH THE BOARD AS HAS

8:09:36PM SPOKEN SO FAR.
8:09:38PM I DO UNDERSTAND, AND THIS IS NOT GOING TO BE ANY FAULT OF
8:09:47PM THIS PROJECT BUT BELLA TERRA IS KIND OF SITTING OUT THERE AS
8:09:50PM FAR AS WILDLIFE.
8:09:51PM YOU KNOW, I DON'T THINK ANY OF US WERE AROUND WHEN THAT WAS
8:09:58PM PLANNED OR DEVELOPED, BUT YOU CAN'T EXPECT THIS PROJECT TO
8:10:05PM KEEP ANIMALS OUT OF THEIR PROPERTY, SO THAT'S SOMETHING I
8:10:11PM THINK IF IT'S A REAL ISSUE WITH BELLA TERRA, THEY NEED TO
8:10:16PM FIGURE SOMETHING OUT, WHETHER IT'S FENCING OR WHO KNOWS
8:10:22PM WHAT.
8:10:23PM I DIDN'T HEAR THAT ANY WATER, ALTHOUGH SOMEONE SPOKE OF IT,
8:10:30PM IS GOING EAST TO BELLA TERRA.
8:10:36PM AM I RIGHT OR WRONG ON THAT?
8:10:44PM >> TO ADDRESS THEIR CONCERNS AND RELATIVE TO YOUR QUESTION,
8:10:47PM THE WATER GENERALLY FLOWS NORTHEAST TO SOUTHWEST.
8:10:51PM AS IT GETS TO THE SOUTHERN END OF THE PROPERTY, THE FLOW

8:10:55PM DIRECTION IS TOWARD THE SOUTHWEST AWAY FROM BELLA TERRA.
8:10:57PM I MIGHT ADD THAT WATER IS ALREADY THERE NOW.
8:11:00PM WE'VE SHOWN THAT THERE'S NO ADVERSE EFFECT IN THAT WATER
8:11:04PM ELEVATION, POST DEVELOPMENT STAGE.
8:11:07PM WHAT YOU SEE THERE NOW IS NOT GOING TO BE EXACERBATED BY
8:11:11PM THIS PROJECT.
8:11:12PM >>John Yarbrough: THE ONLY OTHER QUESTION I HAVE IS, I MAY
8:11:17PM HAVE LEARNED SOMETHING BIG TONIGHT.
8:11:19PM I DON'T KNOW THAT MELALEUCA IS NOT BAD.

8:11:24PM DO YOU ALL HAVE ANY INPUT ON THAT?
8:11:26PM BECAUSE THAT'S NOT WHAT I HAVE KNOWN.
8:11:36PM >>Mike Myers: MIKE MYERS FOR THE RECORD.
8:11:37PM NO, THAT'S RELATIVELY NEW NEWS TO ME.
8:11:42PM I KNOW A NUMBER OF STATE AND FEDERAL AGENCIES ARE SPENDING
8:11:46PM COUNTLESS, MILLIONS OF DOLLARS TO TRY TO ERADICATE IT FROM A
8:11:52PM NUMBER OF OUR STATE PRESERVE LANDS, EVERGLADES IS A GOOD
8:11:55PM EXAMPLE AS WELL.
8:11:58PM >>John Yarbrough: OKAY.
8:11:59PM I WAS WITH THE COUNTY FOR A LONG TIME.
8:12:01PM WE SPENT A LOT OF MONEY TRYING TO GET RID OF MELALEUCA.
8:12:07PM I WOULD BE DISAPPOINTED IF WE WEREN'T DOING THE RIGHT THING.
8:12:11PM I, LIKE THE REST, SO FAR THAT HAVE SPOKEN, SUPPORT THE
8:12:19PM PROJECT.
8:12:19PM I THINK THEY'VE DONE A GOOD JOB OF REDUCING THE IMPACT BY
8:12:27PM REDUCING THE SIZE OF THE DEVELOPMENT.
8:12:33PM I'M REALLY HOPEFUL THAT THE WILDLIFE CORRIDORS REALLY WORK.
8:12:40PM ALSO APPRECIATE THE \$750,000 THAT'S BEING CONTRIBUTED TO THE
8:12:50PM VILLAGE FOR THE PURCHASE OF LANDS.
8:12:55PM >>Scotty Wood: BOB.
8:12:57PM >>Robert King: WELL, I HAVE THE SAME CONCERNS THAT I HAD
8:13:00PM EXPRESSED EARLIER.
8:13:01PM BUT I REALLY DO HAVE SOME CONCERNS ABOUT THE FACT THAT THE
8:13:04PM EASTERN BOUNDARY OF THE PROPERTY, PARTICULARLY IN THE AREA
8:13:07PM OF THE PRESERVES, DOESN'T PROVIDE ANY WILDLIFE PROTECTION

8:13:12PM FOR BELLA TERRA.
8:13:15PM IT DOES FURTHER NORTH, THERE IS A FENCE ALONG BY THE
8:13:18PM PRESERVE.
8:13:19PM I REALLY BELIEVE THAT THERE NEEDS TO BE SOME MITIGATION DONE
8:13:24PM FOR THE PROTECTION OF THAT SUBDIVISION.
8:13:27PM BOTH FROM THE STANDPOINT OF WILDLIFE MOVEMENT AND ALSO FROM
8:13:31PM THE STANDPOINT OF WATER FLOW.
8:13:33PM I HAVE A LITTLE BIT OF EXPERIENCE.
8:13:36PM I WAS IN THE GOLF BUSINESS FOR 17 YEARS, AND I FOUND OUT
8:13:39PM THAT YOU FIND OUT WHAT WATER WANTS TO DO AND THEN YOU FIGURE
8:13:42PM OUT HOW TO LIVE WITH IT.
8:13:45PM HAVING IT DO WHAT YOU'D LIKE IT TO DO ISN'T ALWAYS EASY.

8:13:49PM I GUESS TO SOME DEGREE I WOULD QUESTION OR ASK THE STAFF IF
8:13:53PM THE STORMWATER MASTER PLAN HAD LOOKED AT THIS AREA AND FEEL
8:13:59PM THAT IT'S ADEQUATE?
8:14:02PM >>Mary Gibbs: DAVID WILLEMS IS HERE IF YOU WANT HIM TO
8:14:05PM ADDRESS THAT.
8:14:05PM >>Robert King: YEAH, IF THERE IS VILLAGE INFORMATION
8:14:08PM AVAILABLE ON THE STORMWATER PLAN, I WOULD LIKE TO HEAR IT.
8:14:11PM >>David Willems: I HAVE NOT BEEN SWORN IN YET.
8:14:15PM >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
8:14:16PM YOU'RE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND
8:14:19PM NOTHING BUT THE TRUTH.
8:14:20PM >>David Willems: I DO.
8:14:20PM >>Nancy Stroud: THANK YOU.

8:14:21PM >>David Willems: DAVID WILLEMS FOR THE RECORD, PUBLIC WORKS
8:14:25PM DIRECTOR, VILLAGE OF ESTERO.
8:14:26PM IT HAS NOT BEEN PUT INTO THE STORMWATER MASTER PLAN.
8:14:28PM THE MASTER PLAN MODELED EXISTING CONDITIONS AND THEN SOME
8:14:32PM FLOOD MITIGATION PROJECTS SO IT DID NOT LOOK AT THE SPECIFIC
8:14:35PM PROJECT.
8:14:35PM BUT IF YOU LOOK AT ONE OF THE CONDITIONS, WE'RE GOING TO
8:14:39PM WORK WITH THE APPLICANT TO GET THE DATA OUT OF THE
8:14:42PM STORMWATER MASTER PLAN, AND THEN PUT IT ONTO THIS PROJECT
8:14:46PM ITSELF, AND THEN THEY ARE GOING TO MODEL IT TO SHOW THAT THE
8:14:50PM PARAMETERS WE HAVE IN THE MASTER PLAN ARE GOING TO WORK FOR
8:14:52PM THIS PROPERTY.
8:14:53PM >>Robert King: DAVID, AT THE TIME YOU DO THE MODELING, IF IT
8:14:57PM SHOULD TURN OUT THERE NEEDS TO BE SOME ADDITIONAL MITIGATION
8:14:59PM DONE, THAT WILL BE PART OF IT BEFORE THE DEVELOPMENT ORDER
8:15:02PM IS RELEASED?
8:15:02PM >>David Willems: YEAH, IF THE DESIGN THEY HAVE RIGHT NOW
8:15:05PM DOES NOT DEMONSTRATE THAT THERE'S NO ADVERSE IMPACT ON
8:15:08PM ANYBODY AROUND THEM, THEY WOULD HAVE TO DO SOMETHING ELSE TO
8:15:11PM FIX THAT.
8:15:14PM >>Robert King: THERE ARE ANOTHER SET OF CHECKS AND BALANCES
8:15:15PM BEFORE WE START TO DO --
8:15:17PM >>David Willems: ABSOLUTELY.
8:15:18PM WE DID NOT REVIEW THE MODELING AS PART OF THE ZONING HERE.
8:15:20PM WHAT THE APPLICANT AGREED TO IS THEY ARE GOING TO PROVIDE

8:15:24PM ALL THAT DETAIL DURING THE D.O. STAGE.
8:15:26PM WHEN THEY KNOW A LITTLE BIT MORE DETAIL ON EXACTLY WHAT THEY
8:15:29PM ARE GOING TO BE BUILDING.
8:15:32PM >>Robert King: THANK YOU.
8:15:34PM >>Scotty Wood: TIM.
8:15:36PM >>Dr. Tim Allen: I SUPPOSE ONE CAN MAKE THE CASE THAT THE
8:15:40PM PROPERTY SHOULD BE LEFT COMPLETELY UNDEVELOPED TO THE
8:15:42PM BENEFIT OF WILDLIFE AND WATER FLOW AND WATER QUALITY ISSUES.

8:15:44PM THE TRUTH IS WE HAVE TO RECOGNIZE THE PRIVATE PROPERTY
8:15:48PM RIGHTS THAT THE OWNER HAS, AND I THINK THE OWNER HAS DONE A
8:15:52PM GRAND JOB OF COMPLYING WITH THE REGULATIONS SET FORTH BY THE
8:15:56PM VARIOUS AGENCIES, INCLUDING US, AS A PLANNING AND ZONING
8:16:00PM BOARD.
8:16:00PM I ASSUME THAT THE ENGINEERS CAN FIGURE OUT THE WATER FLOW
8:16:04PM ISSUES TO MAKE SURE WE DON'T FLOOD OVER INTO BELLA TERRA.
8:16:08PM I LIKE THE NUMBER OF DWELLINGS IN THIS VERSION BETTER THAN
8:16:14PM THE PREVIOUS VERSION.
8:16:16PM IT'S UNFORTUNATE THAT EVERYBODY WON'T BE HAPPY, BUT THE
8:16:22PM PROPOSAL MAKES SENSE.
8:16:24PM I WISH YOU BEST SUCCESS.
8:16:28PM >>Scotty Wood: OKAY.
8:16:29PM I JUST WANT TO OBSERVE THAT THIS PARTICULAR PROJECT COULD
8:16:36PM HAVE BEEN BUILT FIVE YEARS AGO, AND IT COULD HAVE BEEN BUILT
8:16:39PM WITH 724 UNITS, AND IT'S NOW 590 UNITS.
8:16:44PM THAT'S A PLUS.

8:16:46PM ANOTHER PLUS IS MOVING FROM PRIMARILY MULTIFAMILY TO
8:16:51PM PRIMARILY SINGLE-FAMILY.
8:16:54PM THAT'S A PLUS.
8:16:54PM REDUCING THE HEIGHT OF THE BUILDINGS, THAT'S A PLUS.
8:16:59PM A VOLUNTARY CONTRIBUTION, THAT'S A PLUS.
8:17:04PM I HAPPEN TO BE A BELIEVER IN THE CONCEPT THAT WE HAVE TWO
8:17:13PM KINDS WETLANDS.
8:17:14PM WE HAVE GOOD WETLANDS AND WE HAVE BAD ONES.
8:17:16PM I THINK THE PRESENTATION BY MR. MYERS SHOWED US THE
8:17:22PM DIFFERENCE BETWEEN GOOD AND BAD WETLANDS.
8:17:23PM AND THEY ARE PROPOSING TO REDUCE, NOT COMPLETELY ELIMINATE,
8:17:29PM BUT SUBSTANTIALLY REDUCE THE BAD WETLANDS AND TO SOME DEGREE
8:17:35PM REJUVENATE THE GOOD WETLANDS.
8:17:37PM AND THAT IS GOOD.
8:17:38PM REGARDING THE TRAFFIC ISSUES, I HEARD AGREEMENT THAT TRAFFIC
8:17:47PM WILL BE MONITORED, AND IF WE NEED A LIGHT, WE'RE GOING TO
8:17:49PM GET A LIGHT.
8:17:50PM AND THEY ARE WILLING TO PAY THE PROPORTIONATE SHARE.
8:17:53PM THE FOUR-LANING OF CORKSCREW ROAD, I THINK SHOULD PROBABLY
8:18:03PM DRIVE THAT TIMING.
8:18:04PM THE LAST THING I WANT TO SAY IS THAT IF WE APPROVE THIS
8:18:13PM PROJECT, AND I'VE SEEN SO MANY GOOD THINGS ABOUT IT, IT
8:18:18PM ALLOWS US TO MOVE OUR COMPREHENSIVE PLAN FORWARD, AND I
8:18:22PM THINK THAT'S ANOTHER INDIRECT REASON WHY THIS PROJECT SHOULD
8:18:26PM BE APPROVED.

8:18:27PM AND SO I SUPPORT THE PROJECT AS WELL.
8:18:30PM SO ON THAT NOTE, I WOULD LIKE TO ENTERTAIN ACTION ON THE
8:18:37PM FIRST ITEM, WHICH IS THE WETLANDS.
8:18:40PM I NEED A MOTION TO APPROVE CPA 2019-02-WETLANDS.

8:18:49PM >> THAT'S THE COMPREHENSIVE PLAN AMENDMENT.
8:18:50PM >>Scotty Wood: THAT IS A COMPREHENSIVE PLAN AMENDMENT.
8:18:52PM >> SO MOVED.
8:18:53PM >> SECOND.
8:18:56PM >>Scotty Wood: JIM MOVED.
8:18:57PM TIM SECONDED.
8:18:58PM ANY DISCUSSION?
8:19:01PM ROLL CALL.
8:19:05PM >>Mary Gibbs: BOARD MEMBER ALLEN.
8:19:06PM >>Dr. Tim Allen: YES.
8:19:08PM >>Mary Gibbs: BOARD MEMBER GARGANO IS ABSENT.
8:19:10PM >>Robert King: YES.
8:19:12PM >>Marlene Naratil: YES.
8:19:13PM >>James Tatoes: YES.
8:19:15PM >>John Yarbrough: YES.
8:19:16PM >>Scotty Wood: YES.
8:19:17PM MOTION NUMBER TWO.
8:19:20PM I WOULD ASK FOR A MOTION TO APPROVE THE CORKSCREW CROSSING
8:19:25PM DEVELOPMENT WITH THE DEVIATIONS AS NOTED IN THE STAFF
8:19:30PM REPORT.
8:19:34PM >>Nancy Stroud: INCLUDING THE CONDITIONS IN THE STAFF REPORT

8:19:37PM AS WELL?
8:19:37PM >>Scotty Wood: INCLUDING THE CONDITIONS THEREIN.
8:19:40PM >>Nancy Stroud: IT'S UNDERSTOOD IT IS A RECOMMENDATION TO
8:19:41PM THE COUNCIL --
8:19:42PM >>Scotty Wood: AND THE CONDITIONS.
8:19:44PM >>Nancy Stroud: YES.
8:19:45PM AND IT'S A RECOMMENDATION TO THE COUNCIL FOR APPROVAL.
8:19:47PM >>Scotty Wood: THAT WE WOULD RECOMMEND TO THE COUNCIL
8:19:49PM APPROVAL.
8:19:51PM >> SO MOVED.
8:19:53PM >> SECOND.
8:19:53PM >>Scotty Wood: TIM MOVED.
8:19:56PM JOHN SECONDED.
8:19:56PM ANY DISCUSSION?
8:19:58PM ROLL CALL.
8:20:01PM >>Mary Gibbs: BOARD MEMBER ALLEN.
8:20:01PM >>Dr. Tim Allen: YES.
8:20:04PM >>Robert King: NO.
8:20:06PM >>Marlene Naratil: YES.
8:20:08PM >>James Tatoes: YES.
8:20:10PM >>John Yarbrough: YES.
8:20:11PM >>Scotty Wood: YES.
8:20:13PM >>Mary Gibbs: AND BOARD MEMBER GARGANO IS ABSENT.
8:20:22PM >>Scotty Wood: THAT CONCLUDES THE OFFICIAL AGENDA ITEMS.
8:20:25PM ANY BOARD COMMUNICATIONS FROM STAFF?

8:20:35PM >> JUST BEFORE BOARD COMMUNICATIONS, THE PUBLIC HAS AN
8:20:39PM OPPORTUNITY TO MAKE PRESENTATIONS ABOUT ANYTHING ELSE, NOT
8:20:43PM WHAT'S JUST BEEN DONE, BUT THERE IS A GENERAL PROVISION IN
8:20:49PM YOUR AGENDA FOR PUBLIC INPUT AFTER YOU'VE DONE YOUR BUSINESS
8:20:54PM ON THE HEARINGS.
8:20:55PM YOU SHOULD OPEN UP THE MEETING --
8:20:59PM >>Scotty Wood: ANY FURTHER PUBLIC INPUT?
8:21:01PM ON OTHER ITEMS.
8:21:05PM I DON'T SEE ANY.
8:21:08PM OKAY.
8:21:09PM MARY, ANYTHING FOR US?
8:21:14PM >>Mary Gibbs: NO, NOT AT THIS TIME.
8:21:15PM >>Scotty Wood: MOTION TO ADJOURN?
8:21:17PM >> SO MOVED.
8:21:19PM >> SECOND.
8:21:20PM >>Scotty Wood: ALL IN FAVOR?
8:21:22PM WE'RE ADJOURNED.

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