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

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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.

>>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.
5:31:10PM    BOARD MEMBER KING.
5:31:12PM    >>Robert King: HERE.
5:31:14PM    >>Marlene Naratil: HERE.
5:31:16PM    >>James Tatooles: HERE.
5:31:18PM    >>Scotty Wood: HERE.
5:31:19PM    COULD I HAVE A MOTION TO APPROVE THE AGENDA?
5:31:22PM    >> SO MOVED.
5:31:23PM    >> SECOND.
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
MARY GIBBS, THE COMMUNITY DEVELOPMENT DIRECTOR.

IN GENERAL, WE WILL FIRST HEAR AN INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR AND THEN A PRESENTATION FROM THE APPLICANT.

THE DIRECTOR MAY THEN MAKE A PRESENTATION AFTERWARDS.

AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS BEEN SWORN IN TO PROVIDE TESTIMONY.

PLEASE MAKE YOUR COMMENTS CONCISELY, NOT EXCEEDING FIVE MINUTES.

THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND FOR REBUTTAL.

ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE PUBLIC, MAY BE SUBJECT TO CROSS-EXAMINATION.

THE GENERAL PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES, BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.

PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.

IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR AUTHORITY TO SPEAK MUST BE PROVIDED.

IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED ON THE QUASI-JUDICIAL MATTERS WILL BE PLACED INTO THE PUBLIC RECORD.

I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE IT IS HEARD.

AND ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING A PARTICULAR APPLICATION MUST DECLARE THAT CONFLICT AND WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR THE VOTE.

NOW, WILL ALL OF THOSE WHO INTEND TO TESTIFY PLEASE STAND AND THE VILLAGE ATTORNEY WILL ADMINISTER THE OATH.

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

I DO.

>> NANCY STRoud: THANK YOU.

> SCOTTY WOOD: BY THE WAY, JUST A LITTLE BIT OF INFORMATION FOR THE PUBLIC THAT’S HERE.

THIS QUASI-JUDICIAL PROCEEDING THAT I JUST DESCRIBED IS REALLY ROOTED IN FLORIDA LAW, AND SO IT’S NOT SOMETHING THAT WE JUST DECIDE TO DO.

IT’S SOMETHING THAT WE NEED TO DO IN ORDER TO OBSERVE FLORIDA LAW TO THE LETTER.

NOW, BEFORE GETTING INTO THIS, LET ME ALSO EXPLAIN, IF YOU
5:34:31PM LOOK AT THE AGENDA, THERE ARE TWO COMPREHENSIVE PLAN VILLAGE-INITIATED AMENDMENTS.
5:34:40PM ONE HAS TO DO WITH THE WATER SUPPLY FACILITY’S WORK PLAN AND THE SECOND ONE HAS TO DO WITH THE WETLANDS.
5:44PM FOLLOWING THAT IS THE SECOND PUBLIC HEARING ITEM, WHICH IS THE CORKSCREW CROSSING RESIDENTIAL PLAN DEVELOPMENT.
5:49PM WHAT WE’RE GOING TO DO, BECAUSE OF THE NATURE OF THE WETLANDS COMPREHENSIVE PLAN AMENDMENT BEING TIED CLOSELY TO THE CORKSCREW CROSSING ITEM, WE’RE GOING TO TREAT THOSE KIND OF TOGETHER.
5:03PM SO WE’LL START WITH THE WATER SUPPLY FACILITIES WORK PLAN FIRST AND GO THROUGH THAT, HAVE A VOTE ON THAT, AND THEN WE WILL TAKE UP THE WETLANDS AND CORKSCREW CROSSING IN TANDEM.
5:14PM BUT WE WILL END UP VOTING SEPARATELY ON THOSE AS WELL.
5:18PM I JUST WANTED TO GIVE YOU THAT BACKGROUND.
5:20PM NOW, I'D LIKE TO ASK BOARD MEMBERS, ARE THERE ANY EX PARTE COMMUNICATIONS TO DISCLOSE?
5:25PM >> I RECEIVED AN E-MAIL FROM VRGMC.
5:37PM >>Marlene Naratil: I RECEIVED SOME E-MAILS ALSO.
5:38PM ONE WAS FROM -- ANGELOSI, ONE FROM MR. NAVITSKY, AND THE THIRD WAS NOT ONE THAT I WAS NOT FAMILIAR WITH, BUT THERE WERE THREE.
5:47PM >> I RECEIVED THE SAME E-MAILS AND ALSO WE JUST RECEIVED THIS DOCUMENTATION THAT WAS HANDED OUT JUST BEFORE THE MEETING.
5:54PM >>Marlene Naratil: I RECEIVED SOME E-MAILS ALSO.
5:56PM ONE WAS FROM -- ANGELOSI, ONE FROM MR. NAVITSKY, AND THE THIRD WAS NOT ONE THAT I WAS NOT FAMILIAR WITH, BUT THERE WERE THREE.
5:47PM >> I RECEIVED THE SAME E-MAILS AND ALSO WE JUST RECEIVED THIS DOCUMENTATION THAT WAS HANDED OUT JUST BEFORE THE MEETING.
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5:47PM >> I RECEIVED THE SAME E-MAILS AND ALSO WE JUST RECEIVED THIS DOCUMENTATION THAT WAS HANDED OUT JUST BEFORE THE MEETING.
5:54PM >> I RECEIVED THE SAME E-MAILS AND ALSO WE JUST RECEIVED THIS DOCUMENTATION THAT WAS HANDED OUT JUST BEFORE THE MEETING.
5:58PM >>NOTHING IN ADDITION TO WHAT JIM SAID.
5:01PM >> I HAD THE SAME COMMUNICATIONS, PLUS I HAVE BEEN CONTACTED BY A RESIDENT IN BELLA TERRA CONCERNING THIS APPLICATION.
5:09PM >>Scotty Wood: I RECEIVED SIMILAR E-MAILS TO THE OTHER BOARD MEMBERS.
5:17PM >>Marlene Naratil: MR. CHAIR, CAN I JUST CLARIFY THE DOCUMENTS THAT YOU ALL ARE REFERRING TO RELATE TO THE CORKSCREW CROSSING ZONING CASE?
5:20PM >> I HAVE BEEN CONTACTED BY A RESIDENT IN BELLA TERRA CONCERNING THIS APPLICATION.
5:23PM >>Scotty Wood: I RECEIVED SIMILAR E-MAILS TO THE OTHER BOARD MEMBERS.
5:29PM >>Scotty Wood: I RECEIVED SIMILAR E-MAILS TO THE OTHER BOARD MEMBERS.
5:33PM >>Scotty Wood: I RECEIVED SIMILAR E-MAILS TO THE OTHER BOARD MEMBERS.
5:37PM >>NOTHING IN ADDITION TO WHAT JIM SAID.
5:40PM >>I HAD THE SAME COMMUNICATIONS, PLUS I HAVE BEEN CONTACTED BY A RESIDENT IN BELLA TERRA CONCERNING THIS APPLICATION.
5:46PM >>I RECEIVED SIMILAR E-MAILS TO THE OTHER BOARD MEMBERS.
5:49PM >>Mary Gibbs: I DON'T KNOW.
5:50PM >>I RECEIVED SIMILAR E-MAILS TO THE OTHER BOARD MEMBERS.
5:55PM >>Scotty Wood: ARE THERE ANY OTHER LETTERS THAT YOU RECEIVED?
5:58PM >>Mary Gibbs: NO.
5:03PM >>Scotty Wood: I WANT TO ASK FOR CONFLICTS OF INTEREST.
5:06PM 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.
IT'S ABOUT 36 PAGES LONG, I THINK.
WELL, IT FOLLOWS THE STATUTE'S REQUIREMENTS AND IT'S ENGINEERING.
I WANT TO CALL IT A LITTLE BIT DRY.
IF YOU HAVE INSOMNIA, YOU MIGHT ENJOY READING IT LATER TONIGHT BECAUSE IT'S KIND OF AN ENGINEERING THING.
WHAT IT BASICALLY DOES IS IT TAKES A LOOK AT THE WATER SUPPLY AND WHAT IS NEEDED FOR ESTERO.
YOU HAVE TO PROJECT OUT YOUR POPULATION.
IT HAS TO BE FOR A MINIMUM TEN-YEAR PLAN.
WHAT JOHNSON ENGINEERING DID IS THEY PROJECTED OUT THE POPULATION TO THE YEAR 2030.
AND THEN YOU DETERMINE WHAT THE SUPPLIES ARE NEEDED, AND YOU LOOK AT ESTERO AND FIGURE OUT PROPORTIONATELY WHAT WE WOULD NEED.
THEN THEY ALSO COMPARE THAT -- REMEMBER, WE DON'T HAVE ANY WATER SUPPLY -- WE DON'T CONTROL THE WATER SUPPLY.
SO ONCE THEY PROJECT OUT THE NEEDS OF THOSE TWO UTILITIES, THE ESTERO'S PROPORTIONATE SHARE, ARE THERE ANY IMPROVEMENTS PLANNED AND WILL WE HAVE ENOUGH WATER SUPPLY FOR THE FUTURE?
THAT'S BASICALLY HOW THEY DO THAT.
AND THEN AFTER YOU READ THE 30-SOMETHING PAGE DOCUMENT, THEY BASICALLY SAY THAT WE DON'T CONTROL THESE, BUT THE TWO UTILITY COMPANIES HAVE DONE A VERY GOOD JOB PROJECTING OUT THEIR NEEDS.
THERE WILL BE AN ADEQUATE WATER SUPPLY FOR ESTERO AND OTHER COUNTY AND OTHER CITIES AS WELL.
THERE WILL BE SOME IMPROVEMENTS.
THERE WILL BE SOME CAPITAL IMPROVEMENTS, THINGS THAT ARE FACTORED INTO BSU'S PLANS AND LEE COUNTY UTILITIES TO ACCOMMODATE THAT.
SO WE'RE RECOMMENDING THAT THE AMENDMENT BE TRANSMITTED TO THE STATE.
AND BECAUSE WE DON'T HAVE OUR OWN WATER SUPPLY, AND WE DON'T HAVE ANY IMPROVEMENTS THAT ARE NEEDED IN OUR C.I.P., WE WOULD JUST ADOPT A POLICY BY REFERENCE, WHICH IS ALLOWED BY THE STATUTE THAT JUST BASICALLY SAYS WE'VE GOT -- JUST BASICALLY WHAT I SAID.
SO THE POLICY IS ATTACHED TO YOUR STAFF REPORT ON PAGE 2.
WE ALREADY HAVE A POLICY IN THE PLAN THAT SAYS WE'RE GOING TO DEVELOP A WATER SUPPLY WORK PLAN IN 18 MONTHS.
WE'RE PROPOSING THIS BE CHANGED THE VILLAGE DEVELOPED THE WORK PLAN WATER SUPPLY IN 18 MONTHS.
WHEN YOU ADOPT BY REFERENCE, YOU HAVE TO INCLUDE THE TITLE.

AND BECAUSE THE WATER SUPPLIERS, LEE COUNTY UTILITIES AND BONITA SPRINGS UTILITIES HAVE ADEQUATE CAPACITY AND ALLOCATION TO SERVICE ESTERO THROUGH THE PLANNING PERIOD, ESTERO DOES NOT NEED TO UNDERTAKE ANY CAPITAL IMPROVEMENT PROJECTS.

WE'RE JUST PROPOSING THAT WE CHANGE THIS ONE POLICY IN THE PLAN.

THERE ARE A LOT OF OTHER POLICIES IN THE PLAN THAT TALK ABOUT WATER SUPPLY, TALK ABOUT COORDINATING WITH THE WATER MANAGEMENT DISTRICT AND TALK ABOUT FLORIDA FRIENDLY LANDSCAPING AND CONSERVATION TECHNIQUES. SO WE'VE GOT A LOT OF OTHER POLICIES, BUT WE DON'T NEED TO MODIFY THOSE.

THE PROCESS IS STILL A THREE-STEP PROCESS.

PLANNING AND ZONING BOARD WILL MAKE A RECOMMENDATION TO THE COUNCIL. THE COUNCIL WILL HAVE A TRANSMITTAL HEARING BECAUSE IT'S A COMPREHENSIVE PLAN AMENDMENT. AND THEN THEY SEND IT TO THE STATE FOR REVIEW BY THE DIFFERENT AGENCIES.

WE'RE SCHEDULING THAT.

WE'RE LOOKING AT JULY 24th TO SCHEDULE THAT AT COUNCIL. ONCE IT'S TRANSMITTED TO THE STATE AND THE DIFFERENT REVIEW AGENCIES, THEY HAVE A CERTAIN AMOUNT OF TIME TO COMMENT, SEND US ANY COMMENTS OR OBJECTIONS BACK, AND THEN ONCE WE GET THE COMMENTS BACK FROM THE AGENCIES, WE EITHER RANK MODIFICATIONS, IF WE NEED TO, OR WE JUST SEND IT TO COUNCIL FOR AN ADOPTION HEARING, WHICH WILL PROBABLY BE AROUND LATE SEPTEMBER.

I HAVE REACHED OUT JUST TO LET THE STATE KNOW, DEPARTMENT OF ECONOMIC OPPORTUNITY TO JUST LET THEM KNOW THEY WERE WORKING ON THIS AND THAT IT WILL BE COMING FOR REVIEW.

I ALSO REACHED OUT TO THE WATER MANAGEMENT DISTRICT BECAUSE THEY ARE PRETTY HEAVILY INVOLVED IN COMMENTING ON THAT, JUST TO LET THEM KNOW AND ACTUALLY SENT A COPY TO THE WATER MANAGEMENT DISTRICT AS A COURTESY SO THEY WOULDN'T FEEL LIKE THE 30-DAY REVIEW TIME WASN'T ENOUGH TO REVIEW THE PARAGRAPH.
I'VE DONE A LOT OF REACH-OUT.

I'M HAPPY TO ANSWER ANY QUESTIONS IF YOU HAVE ANY.
AGAIN, IT'S PRETTY SIMPLE, AND IT IS REQUIRED.
>>Scotty Wood: ANYONE?
>>MOTION TO APPROVE THE WATER --
>>Mary Gibbs: PUBLIC INPUT.
>>Scotty Wood: I'LL OPEN THIS FOR PUBLIC INPUT.
DOES ANYONE WISH TO SPEAK ON THIS PARTICULAR ITEM?
NOW IS THE TIME.
IF NOT, WE'LL CLOSE PUBLIC INPUT.
GO AHEAD, TIM.
>>Dr. Tim Allen: MOTION TO APPROVE THE WATER SUPPLY
FACILITIES WORK PLAN.
>>Scotty Wood: SECOND FROM MARLENE.
ANY DISCUSSION?
ROLL CALL.
>>Mary Gibbs: HOLD ON.
THE MAKER OF THE MOTION IS DR. ALLEN AND THE SECONDER WAS
NARATIL.
CORRECT?
THANK YOU.
ALL RIGHT.
BOARD MEMBER ALLEN.
>>Dr. Tim Allen: YES.
BOARD MEMBER GARGANO IS ABSENT.
>>Robert King: YES.
>>Marlene Naratil: YES.
>>James Tatooles: YES.
>>John Yarbrough: YES.
>>Scotty Wood: YES.
>>Mary Gibbs: THAT WAS FOR THE WATER SUPPLY PLAN.
CORRECT.
NOW YOU GET TO BACK UP AND GO TO THE PODIUM AGAIN.
>>Mary Gibbs: ALL RIGHT.
NOW WE'VE DONE ALL THE EX PARTE AND CONFLICTS, CORRECT?
>>Nancy Stroud: RIGHT.
WE'RE GOING TO HEAR THE COMPREHENSIVE PLAN AMENDMENT
TOGETHER WITH THE RPD PROPOSAL, THE QUASI-JUDICIAL PROPOSAL.
WE'RE PUTTING THEM TOGETHER TO GIVE MORE DUE PROCESS THAN
NECESSARY ON THE COMP PLAN.
>>Mary Gibbs: AGAIN, MARY GIBBS, THE COMMUNITY DEVELOPMENT
DIRECTOR.
I'M DOING THIS FOR THE COURT REPORTER.
THE REST OF YOU KNOW ME.
AND THIS IS THE CORKSCREW CROSSING CASE, COMP PLAN AMENDMENT
AND REZONING AMENDMENT.
I'M JUST GOING TO GIVE YOU A BRIEF BACKGROUND.

PROBABLY GOING TO TAKE FIVE OR TEN MINUTES JUST TO FRAME THIS UP AND KIND OF REFRESH YOUR MEMORIES AND GIVE YOU A LITTLE BIT OF HISTORY ON THIS. AND THEN THE APPLICANT IS GOING TO HAVE A MORE DETAILED PRESENTATION.

BUT THIS IS 395 ACRES. IT'S ON CORKSCREW ROAD. IT'S EAST OF WILDCAT RUN AND WEST OF THE PRESERVE AND WEST OF BELLA TERRA. AND THEY ARE PROPOSING 590 RESIDENTIAL UNITS WITH A CLUBHOUSE AMENITY AREA ON THE PROPERTY. JUST TO GIVE YOU A BRIEF HISTORY, THIS WAS REZONED BY LEE COUNTY ABOUT THE END OF 2007. AND AT THAT TIME, IT WAS CALLED MONTE CRISTO, AND IT WAS APPROVED FOR 724 UNITS, BUT IT WAS NOT BUILT AND WAS PURCHASED BY THIS APPLICANT THAT'S HERE TODAY. AGAIN, THERE ARE TWO REQUESTS TODAY.

THEY ARE ALL INTERTWINED SO WE'RE GOING TO TALK ABOUT IT AT THE SAME TIME, BUT YOU WILL NEED TO VOTE ON THEM SEPARATELY WHEN WE GET TO THAT POINT.

THE FIRST IS THE REZONING AMENDMENT FOR THE PROPERTY. THE PROPERTY IS ZONED RESIDENTIAL PLANNED DEVELOPMENT ALREADY FROM 2007, THE MONTE CRISTO PROJECT. BUT IT'S A DIFFERENT SITE PLAN.

IT'S A DIFFERENT REQUEST NOW, AND THERE ARE SOME DIFFERENT DEVIATIONS.

THE SECOND REQUEST IS A COMPREHENSIVE PLAN AMENDMENT THAT'S INITIATED BY THE VILLAGE STAFF, AND THAT RELATES TO THE WETLANDS.

WHICH THE APPLICANT WILL TALK ABOUT IN SOME DETAIL.

BUT TO GIVE YOU A LITTLE BIT OF BACKGROUND, WE'RE REVIEWING THIS REQUEST UNDER OUR NEW COMPREHENSIVE PLAN THAT WAS ADOPTED LAST YEAR IN JUNE. BUT IT WAS NOT EFFECTIVE YET BECAUSE THERE WAS AN ADMINISTRATIVE CHALLENGE TO THE PLAN THAT WAS FILED BY THIS APPLICANT.

AFTER A SERIES OF DISCUSSIONS BETWEEN THE VILLAGE AND THE APPLICANT, THE COUNCIL RECENTLY VOTED AT THEIR MAY 1st MEETING ON A SETTLEMENT AGREEMENT, AND THAT SETTLEMENT AGREEMENT RELATED TO THE ADMINISTRATIVE CHALLENGE TO THE COMPREHENSIVE PLAN.

AND BASICALLY, WHAT THAT AGREEMENT SAYS IS THAT THE VILLAGE COUNCIL WILL CONSIDER -- CONSIDER THE ZONING APPLICATION AND THE COMPREHENSIVE PLAN AMENDMENT.

BASICALLY, THAT'S HOW WE GOT HERE TODAY, AND IT'S BEEN --
WE'VE BEEN VERY BUSY, EVEN THOUGH IT SEEMS LIKE THERE'S A GAP IN TIME, THE STAFF HAS BEEN BUSY WITH THIS.

REMEMBER NOW, PLANNING AND ZONING BOARD MAKES A RECOMMENDATION ON THIS CASE.

THIS IS NOT A DECISION.

YOU'RE GOING TO MAKE A RECOMMENDATION TO COUNCIL ON BOTH REQUESTS.

AND THEN THIS IS SIMILAR TO WHAT WE JUST TALKED ABOUT WITH THE WATER SUPPLY PLAN.

IT'S A THREE-STEP PROCESS.

PLANNING AND ZONING WILL MAKE THEIR RECOMMENDATION TONIGHT.

COUNCIL WILL HAVE A TRANSMITTAL HEARING AND I THINK THE FIRST READING OF THE REZONING.

AND WE'RE LOOKING AT JULY 24th, AGAIN, FOR THAT DATE.

THEN AGAIN WE SEND THE COMP PLAN AMENDMENT UP TO THE STATE.

THEY'VE GOT 30-PLUS DAYS, I THINK, TO SEND COMMENTS OR OBJECTIONS.

AND THEN ONCE WE GET THOSE COMMENTS, WE SEE IF WE NEED TO MAKE ANY CHANGES, AND THEN WE TAKE THAT BACK TO COUNCIL FOR WHAT WE CALL AN ADOPTION HEARING ON THE COMPREHENSIVE PLAN.

AND FOR ACTION ON THE ZONING REQUEST.

IT ALL COMES TOGETHER AT THE SAME TIME.

WHICH WE'RE THINKING WILL BE AROUND THE END OF SEPTEMBER,

JUST DEPENDING ON WHEN WE GET COMMENTS BACK FROM THE STATE.

THE STAFF IS RECOMMENDING APPROVAL OF BOTH OF THESE REQUESTS.

WE'RE RECOMMENDING APPROVAL OF AN AMENDMENT TO THE WETLANDS POLICY.

THE POLICY IS IN THE NEW COMPREHENSIVE PLAN, BUT VERY SIMILAR TO THE POLICY THAT WAS IN THE LEE COUNTY COMPREHENSIVE PLAN.

IT'S CALLED FUTURE LAND USE POLICY 1.2.3.

WE'RE ALSO RECOMMENDING APPROVAL OF THE REZONING, AND THE CONDITIONS ARE ATTACHED TO YOUR STAFF REPORT.

THERE ARE CONDITIONS, PROPERTY DEVELOPMENT REGULATIONS, SCHEDULE OF USES.

THOSE ARE ALL YOUR ATTACHMENTS.
THE UNIT MIX HAS BEEN CHANGED BECAUSE IF YOU ALL REMEMBER
THE OLD MONTE CRISTO PROJECT, IT WAS PRIMARILY MULTIFAMILY
UNITS, AND THIS IS CHANGED TO BE PRIMARILY SINGLE-FAMILY.
AND BY SINGLE-FAMILY WE MEAN IT COULD BE CONVENTIONAL
SINGLE-FAMILY.
IT COULD BE LIKE TWIN VILLAS OR ZERO LOT LINE ATTACHED,
SIMILAR TO WHAT IS BEING DEVELOPED IN THE AREA.
THEY DO HAVE A PROPOSAL TO ALLOW THEM TO DO UP TO 70, WHICH
WOULD BE TWO-STORY TOWNHOMES, BUT THE MONTE CRISTO, I THINK
THEY HAD ABOUT 594 MULTIFAMILY UNITS.
THE HEIGHT OF THE BUILDINGS WAS THREE TO FOUR STORIES.
THEY’VE REDUCED THAT TO TWO STORIES FOR THE RESIDENTIAL.
THE CLUBHOUSE IS THREE STORIES, BUT IT’S A LITTLE -- IT’S
NOT REALLY NEAR ANY RESIDENTIAL.
AND THEN ONE OF THE THINGS THAT CHANGED AS WE WERE GOING
THROUGH THIS PROCESS IS THE APPLICANT RECEIVED THE
ENVIRONMENTAL RESOURCE PERMIT FROM THE WATER MANAGEMENT
DISTRICT, WHICH WAS IN DECEMBER, AND THAT ALLOWED THEM TO
FILL SOME WETLANDS WITH CERTAIN CONDITIONS THAT WERE
APPROVED BY THE WATER MANAGEMENT DISTRICT.
PART OF THAT WAS THE APPLICANT WILL BE PRESERVING 225 ACRES,
WHICH IS IN THE SOUTHERNMOST PART OF THE PROJECT.
MOST OF THAT IS WETLANDS BUT THERE ARE SOME UPLANDS
INTERSPERSED IN THERE.
THAT’S GOING TO BE SET ASIDE.
THEY WOULD DO A CONSERVATION EASEMENT.
AND ONE OF THE THINGS WE NEGOTIATED IS THAT CONSERVATION
EASEMENT WOULD ALSO BE IN FAVOR OF THE VILLAGE.
THE WATER MANAGEMENT DISTRICT PLUS THE VILLAGE.
THE APPLICANT HAD OFFERED A VOLUNTARY CONTRIBUTION OF
$750,000 TO THE VILLAGE TO PURCHASE LANDS IN THE VILLAGE TO
PRESERVE ENVIRONMENTALLY SENSITIVE LANDS OR TO REMEDIATE
ENVIRONMENTALLY SENSITIVE LANDS.
WE FELT THAT WAS IMPORTANT BECAUSE I DON’T KNOW IF YOU DON’T
KNOW MUCH ABOUT WATER MANAGEMENT PERMITTING, BUT THEY
USUALLY LOOK AT BASIN-WIDE AND SOMETIMES THAT BASIN MIGHT
NOT BE IN THE ESTERO AREA, SO WE FELT IT WAS REALLY
IMPORTANT THAT IF THERE WAS MITIGATION, IT WOULD BE
CONDUCTED SOMEWHERE IN THE VILLAGE OR THAT WE WOULD PURCHASE
SOMETHING TO OFFSET THE ENVIRONMENTAL -- THE PERMITTING THAT
WATER MANAGEMENT ALLOWED.
SO THAT TO US WAS A BIG FACTOR.
AND THEN I DIDN’T REALLY LIST THIS ON THE SUMMARY, BUT IF WE
WANT TO TALK ABOUT TRAFFIC FOR A LITTLE BIT.
WHEN WE FIRST LOOKED AT THIS PROPOSAL, CORKSCREW ROAD
FOUR-LANING WAS NOT IN THE C.I.P.
BUT THE FOUR-LANING HAS BEEN ADDED INTO THE COUNTY'S C.I.P., AND THEY'RE DOING THE DESIGN WORK NOW, SO IT'S PROGRESSING. THAT WAS ALSO A BIG FACTOR. WE HAVE QUITE A FEW CONDITIONS THAT THE RECOMMENDATION OF APPROVAL HAS QUITE A FEW CONDITIONS, AND WE CAN GO OVER THEM LATER IF YOU WANT TO.

BUT I'D LIKE TO TURN IT OVER TO THE APPLICANT. THEY HAVE A PowerPoint THAT I THINK IS GOING TO BE ABOUT AN HOUR TO COVER ALL THEIR POINTS. UNLESS YOU HAVE ANY QUESTIONS RIGHT NOW, I'D LIKE TO TURN IT OVER TO THE APPLICANT.

I HAVE A QUESTION. THIS AMENDMENT, WOULD YOU EXPLAIN A LITTLE BIT IN DETAIL ABOUT THIS CONVERSION OF THE WETLANDS TO IMPACTED WETLANDS AND THIS 75% RULE? I READ IT --

Mary Gibbs: DID IT MAKE YOUR HEAD SPIN?

NOT SURE I UNDERSTOOD THE CONCEPT AND HOW THIS WORKS BECAUSE IT SEEMS LIKE THE MITIGATION CAN TAKE PLACE SOMEPLACE ELSE. IT IS A LITTLE BIT CONFUSING. WHAT WE TRIED TO DO IN THE COMP PLAN AMENDMENT THAT WE HAVE PACKAGED UP WITH THIS IS TO MAKE IT LESS CONFUSING. IT IS VERY CONFUSING. THE IDEA -- THE THEORY BEHIND IT IS, IF YOU WERE DEVELOPING A PROJECT AND THE IDEA BEHIND THE ORIGINAL, I THINK, COMP PLAN AMENDMENT AT THE COUNTY WAS, IF YOU'RE GOING TO DEVELOP A PROJECT BUT YOU'RE IN A PRESERVE WETLANDS, RIGHT NOW YOU ONLY GET LIKE ONE UNIT PER 20 ACRES FOR A WETLAND. BUT IF YOU'RE GOING TO PRESERVE THEM AND THEN CLUSTER THEM MAYBE ON THE REST OF YOUR PROJECT, THAT YOU AS AN INCENTIVE GET A HIGHER DENSITY TO DO THAT, WHATEVER THE SURROUNDING DENSITY OF THE CATEGORY, MIGHT BE ONE TO SIX UNITS AN ACRE IN URBAN COMMUNITY, FOR EXAMPLE, YOU COULD GET UP TO SIX UNITS AN ACRE FOR THOSE PRESERVE WETLANDS AND YOU WOULD JUST DO THEM ON THE UPLANDS.

WE HAD KIND OF A DISAGREEMENT WITH, I THINK, THE APPLICANT AT ONE POINT ON THE INTERPRETATION. WE FEEL THAT THE COMPREHENSIVE PLAN AMENDMENT IS NEEDED BECAUSE THE LANGUAGE SAYS TRANSFER TO UPLANDS, AND THEY ARE GOING TO FILL WETLANDS, WHICH WOULD THEN, AT SOME POINT AFTER THEY ARE FILLED BECOME UPLANDS. WE DIDN'T FEEL THAT THE LANGUAGE SAID THAT.

WE FEEL THAT THE AMENDMENT IS NEEDED TO CLARIFY FOR THE FUTURE ANY OTHER PROJECTS THAT WE ARE NOT RECOMMENDING YOU
FILL WETLANDS TO COUNT EXTRA DENSITY.

BUT IN THIS PARTICULAR CASE, THERE WAS LANGUAGE IN THE OLD LEE COUNTY PLAN THAT -- I DON'T WANT TO SAY EXEMPTED BUT SAID CERTAIN PROJECTS APPROVED -- APPROVED ZONINGS OR COMP PLAN BEFORE A CERTAIN DATE, WHICH WAS 2010, WERE CONSIDERED, LIKE, VESTED OR SOMETHING.

SO THERE WAS THIS LITTLE BIT CONFUSING LANGUAGE THAT SOUNDED LIKE THESE OLD PROJECTS MIGHT BE OKAY.

SO KNOWING THAT THIS PROJECT ALREADY HAS AN ENVIRONMENTAL RESOURCE PERMIT TO FILL THESE WETLANDS, WE PUT LANGUAGE IN THIS WETLANDS AMENDMENT THAT ALLOWS THEM TO COUNT A HIGHER DENSITY BUT ONLY IF APPROVED BY THE VILLAGE, AND I FORGET WHAT THE LANGUAGE SAYS.

I THINK IT SAYS -- LET ME SEE.

RESIDENTIAL PLANNED DEVELOPMENTS APPROVED BY THE COUNTY PRIOR TO 2010 COULD BE ALLOWED TO TRANSFER THE DENSITY FROM THE PRESERVE WETLANDS TO THE IMPACTED WETLANDS AT THE STANDARD DENSITY BUT IT WOULD HAVE TO BE BASED ON THE VILLAGE'S FINDING THAT THEY HAVE SUFFICIENTLY ADDRESSED THE ADVERSE IMPACTS TO THE WETLANDS.

WHICH IS OFFSET SOME BY THEM PROVIDING THE CONTRIBUTION TO PURCHASE WETLANDS TO OFFSET THAT WHICH WOULD BE IN THE VILLAGE.

>>Robert King: THE AMENDMENT SEEMS TO BE STRUCTURED AND YOU SAID SO, BASICALLY AROUND THIS PARTICULAR APPLICATION.

WHEN WE ADOPT OR SHOULD WE ADOPT THIS, HOW -- WHAT IMPACT IS IT GOING TO HAVE ON OTHER POTENTIAL DEVELOPMENTS WITHIN THE VILLAGE WHERE THE SAME ISSUE COMES UP?

>>Mary Gibbs: WELL, YOU KNOW, YOU DON'T WANT TO MAKE AN AMENDMENT TOTALLY SITE-SPECIFIC TO ONE SITE.

SO WE TRY TO WORD IT IN A WAY, BASED ON THAT COUNTY LANGUAGE THAT SAID IF YOU HAD AN AMENDMENT BEFORE 2010.

SO THERE IS THE POTENTIAL THAT THERE COULD BE SOME OTHER PROPERTY, BUT I THINK IN MOST CASES GOING FORWARD, NEW PROJECTS WILL HAVE TO COMPLY WITH THE LANGUAGE THAT'S STRICTER.

YOU WON'T BE ABLE TO IMPACT WETLANDS AND THEN GET THAT EXTRA DENSITY BECAUSE OF THE WAY IT'S WORDED.

YOU DON'T HAVE THE COMPREHENSIVE PLAN MAP IN FRONT OF YOU, BUT IF YOU LOOK AT THE PLAN MAP, THIS PROPERTY IS PROBABLY ONE OF THE FEW PROPERTIES LEFT IN THE VILLAGE THAT HAS WETLANDS -- A LOT OF WETLANDS ON IT.

THERE ARE SOME OTHER PROPERTIES THAT HAVE SOME WETLANDS BUT PROBABLY NOT TO THIS EXTENT.

I FEEL LIKE THIS LANGUAGE IS A PRETTY GOOD COMPROMISE.

I DON'T THINK IT REALLY SETS A PRECEDENT.
AND YET I THINK ANY OTHER PROJECTS WILL -- IF THIS PROJECT HAD COME IN AND DIDN'T HAVE ANY COUNTY APPROVALS, WE MIGHT BE LOOKING AT A DIFFERENT SET OF CONDITIONS.

>>Robert King: WOULD THIS BE THE APPROPRIATE TIME TO ASK THE QUESTION OF, WE HAVE A STORMWATER MASTER PLAN, AND YOU LOOK AT THIS PROPERTY, IT'S GOT CONNECTION TO A FLOW-WAY COMING FROM THE NORTH SIDE OF CORKSCREW ROAD.

HAS THE VILLAGE LOOKED, USING THE STORMWATER MANAGEMENT PLAN, TO SEE IF THIS PROJECT THEN WOULD MEET THOSE REQUIREMENTS?

>>Mary Gibbs: WE HAVE LOOKED AT THAT, AND I KNOW THE APPLICANT IS GOING TO ADDRESS STORMWATER. ALSO, DAVID WILLEMS FROM OUR STAFF -- OH, HE IS HERE.

I THOUGHT HE WAS UPSTAIRS.

MAYBE WE LET THE APPLICANT GO THROUGH THEIR EXPLANATION AND SEE IF THEY ADDRESS IT TO YOUR SATISFACTION.

IF NOT, DAVID IS HERE AND HE'S BEEN INVOLVED IN THIS REVIEW, SO HE CAN ALSO SPEAK TO THAT.

>>Scotty Wood: ANYBODY ELSE?

OKAY.

>>Mary Gibbs: I'M NOT SURE WHO IS SPEAKING FIRST.

GOOD EVENING.

FOR THE RECORD, NEALE MONTGOMERY.

AS MARY SAID, WE'RE HERE FOR THE REZONING FROM THE OLD MONTE CRISTO RPD TO THE CORKSCREW CROSSING RPD.

WE'RE GOING TO DO A BRIEF OVERVIEW.

USUALLY WE DO THE PLANNING FIRST.

TONIGHT, WE'RE GOING TO DO THE ENVIRONMENTAL FIRST BECAUSE I THINK THAT'S BEEN THE ISSUE THAT THE PUBLIC AND EVERYONE HAS FOCUSED ON THE MOST.

THE NEXT IS WATER MANAGEMENT, BECAUSE AS YOU HAVE ALREADY POINTED OUT, THAT'S ALSO AN ISSUE THAT HAS GARNERED A LOT OF ATTENTION, FOLLOWED BY TRAFFIC, WHICH ISN'T AS IMPORTANT NOW WITH A LOT OF CHANGES THAT ARE UNDERWAY OR ABOUT TO BE UNDERWAY, AND THEN WE'LL END WITH MR. ARNOLD.

THE PROJECT TEAM IS HERE.

MR. BLAND, ON BEHALF OF ARGO, IS HERE.

I'M OBVIOUSLY HERE.

WAYNE ARNOLD HAS TESTIFIED HERE BEFORE AS AN EXPERT IN PLANNING, AND WE WOULD ASK HE BE ACCEPTED AGAIN THIS TECHNIQUE.

MR. DELATE IS HERE.

HE IS A CERTIFIED PROFESSIONAL ENGINEER WHO HAS TESTIFIED BEFORE YOU.

WE ARE GOING TO ASK THAT HE BE ACCEPTED AS AN EXPERT IN CIVIL ENGINEERING.

MIKE MYERS IS HERE.
HE'S TESTIFIED IN MANY FORMS AS THE WETLAND WILDLIFE ECOLOGIST.

WE'RE GOING TO ASK THAT HE BE ACCEPTED AS AN EXPERT IN ECOLOGY TONIGHT.

AND THEN MR. BANKS, WHO HAS TESTIFIED ON TRANSPORTATION ISSUES IS AN EXPERT, AND WE ASK THAT HE BE ACCEPTED AS WELL.

MARY HAS ALREADY INDICATED THAT THIS IS AN APPROVED ZONING.

MAYBE I KNOW YOU GUYS ARE FAMILIAR WITH THIS.

BY WAY OF INFORMATION, WHEN THIS AREA STARTED TO DEVELOP, IT WAS IN THE EARLY DAYS OF THE COUNTY COMPREHENSIVE PLAN, AND THIS WAS CALLED THE FRINGE CATEGORY.

SO WILDCAT RUN.

WHAT WAS AT THE TIME CORRSCEW PINES, NOW STONEYBROOK.

BELLA TERRA WAS HABITAT.

CYPRUS SHADOW DRI, NOW OBVIOUSLY BELLA TERRA.

THEY WERE ALL IN THE FRINGE CATEGORY WHICH PERMITTED SIX UNITS AN ACRE.

AND YOU CAN SEE THE FOOTPRINT TO THE SOUTH OF ALL THESE PROJECTS IS PRETTY SIMILAR.

THIS IS AN INFILL PROJECT.

YOU DO SEE ON THE AERIAL WILD BLUE TO THE NORTH.

THAT IS AN APPROVED PROJECT BY THE COUNTY, AND THAT PROJECT IS UNDERWAY.

THERE WAS A LETTER THAT WAS PASSED OUT THIS EVENING THAT SAYS THIS IS IN THE DRGR.

IT IS NOT.

NOT UNDER THE COUNTY PLAN AND NOT UNDER YOUR PROPOSED PLAN.

AS MARY INDICATED, THE REQUEST IS FOR A MAXIMUM OF 590 UNITS, WHICH WILL BE SINGLE-FAMILY, TWO-FAMILY AND TOWNHOME.

THIS IS THE APPROVED MASTER CONCEPT PLAN, AND THERE ARE SOME THINGS THAT ARE WORTHWHILE TAKING NOTE.

ONE IS, IF YOU LOOK AT THE BOTTOM LEFT CORNER, YOU'LL SEE THAT THAT'S WHERE THE ACCESS POINT WAS, AND YOU'LL SEE AN INTERCONNECTION TO WILDCAT.

THEY ARE NOT TOO EXCITED ABOUT THAT, SO THAT'S BEEN ADJUSTED TO HAVE AN EMERGENCY ACCESS ONTO CORRSCEW ROAD AND THE ACCESS POINT HAS BEEN SHIFTED TO THE EAST TO LINE UP WITH THE WILD BLUE ACCESS POINT.

YOU'LL ALSO SEE WHAT I LOVINGLY REFER TO BARRACKS STYLE MULTIFAMILY ALONG CORRSCEW ROAD AND YOU'LL SEE A LOT OF DIFFERENT INTENSE MULTIFAMILY TYPES ON THAT APPROVED MASTER CONCEPT PLAN.
SO IF WE DON'T APPROVE THIS THIS EVENING, THAT'S WHAT WE HAVE.

THIS IS THE PROPOSED PLAN.

YOU CAN SEE THE RELOCATED ACCESS.

I WON'T GO INTO A LOT OF DETAIL BECAUSE MR. ARNOLD WILL EXPLAIN THAT BETTER LATER.

IN ALL THE E-MAILS AND COMMUNICATIONS YOU'VE GOTTEN, SOME INDICATION THAT THIS HAS PROCEEDED RAPIDLY AND HAS NOT HAD A LOT OF ATTENTION PAID TO IT.

THAT'S NOT CORRECT.

THE ZONING AMENDMENT WAS SUBMITTED TO LEE COUNTY BEFORE THE INCORPORATION OCCURRED.

IT WAS ACTUALLY FOUND SUFFICIENT BY LEE COUNTY.

AS YOU CAN SEE, THE ERP APPLICATION WAS SUBMITTED IN 2014, AND UNDERWENT CONSIDERABLE EXAMINATION AND REVIEW.

THE ARMY CORPS PERMIT WAS ALSO SUBMITTED AT THAT TIME.

IF YOU LOOK DOWN, YOU'LL SEE THAT THE UNITED STATES FISH AND WILDLIFE SERVICE HAS ISSUED A BIOLOGICAL OPINION.

SO THERE'S BEEN EXTENSIVE ANALYSIS OF THE WILDLIFE ISSUE,

AND BOTH THE DISTRICT AND THE CORPS HAVE HAD EXTENSIVE ANALYSIS OF THE WETLAND ISSUE.

WE HAD AN INFORMATION MEETING UNDER THE OLD ECPP, AND THEN WE'VE HAD, AS YOU KNOW, INFORMATION MEETINGS BEFORE YOU.

AND AS MARY INDICATED, THE ERP WAS ISSUED IN DECEMBER OF LAST YEAR.

SO THIS PROJECT HAS OBVIOUSLY HAD CONSIDERABLE REVIEW DURING THIS FOUR- TO FIVE-YEAR TIME FRAME.

FOR THOSE WHO THINK IT'S HAPPENED RAPIDLY, I JUST WANTED THEM TO KNOW THAT'S NOT NECESSARILY THE CASE.

WITH THAT, I'LL TURN IT OVER TO MIKE MYERS, WHO IS GOING TO TALK TO YOU ABOUT THE ENVIRONMENTAL ISSUES, WHICH ARE BOTH WETLANDS AND WILDLIFE.

>>Mary Gibbs: BEFORE MIKE TALKS, CAN I SAY THAT I DID LOOK AT THE RESUMÉS.

I ASKED THEM FOR THE RESUMÉS AHEAD OF TIME, AND I DO BELIEVE SOME OF THEM ARE ALREADY QUALIFIED AS EXPERTS HERE, BUT I WANTED TO LOOK AT THEM ALL AND I THINK THEY ARE ALL QUALIFIED.

>>Scotty Wood: IS THE BOARD OKAY WITH THAT?

>> YES.

>>Scotty Wood: OKAY.

WE ARE.

>>Mike Myers: GOOD AFTERNOON.

FOR THE RECORD, MY NAME IS MIKE MYERS.
I'M A SENIOR ECOLOGIST WITH PASSARELLA AND ASSOCIATES. I DO HAVE OVER 26 YEARS OF ENVIRONMENTAL CONSULTING EXPERIENCE IN SOUTHWEST FLORIDA, AND I HAVE GIVEN EXPERT TESTIMONY ON WETLANDS, LISTED SPECIES, AND ENVIRONMENTAL PERMITTING ISSUES FOR SEVERAL PROJECTS IN THE PAST IN BOTH LEE AND COLLIER COUNTIES.

AND AS MARY INDICATED, A COPY OF MY RESUMÉ IS ON RECORD. FOR MY PORTION OF THE PRESENTATION, I'D LIKE TO GIVE YOU KIND OF A BROAD-BRUSH OVERVIEW OF WETLAND PERMITTING IN SOUTH FLORIDA, AND THE AGENCIES WERE TYPICALLY -- WE'RE TYPICALLY INVOLVED WITH.

AFTER THIS, I'LL SHARE WITH YOU THE CONSIDERABLE EFFORT THAT HAS GONE INTO THE ENVIRONMENTAL EVALUATION OF ARGO CORKSCREW CROSSINGS, STARTING WITH THE INITIAL FIELD WORK THROUGH SITE DESIGN TO THE EXTENSIVE ON-SITE AND OFF-SITE MITIGATION PLANS, AND THEN FINALLY I'LL SUMMARIZE THE MAJOR ENVIRONMENTAL BENEFITS THIS PROJECT WILL PROVIDE.


AND THIS LEADS THEN TO THEIR REVIEW OF WATER QUALITY, WILDLIFE HABITAT, AND PROJECT ALTERNATIVE-TYPE ISSUES. THIS SAME WETLAND IMPACTS ARE OFTEN REGULATED AT THE STATE LEVEL THROUGH THE WARREN S. HENDERSON WETLAND PROTECTION ACT.

THE DISTRICT ALSO REVIEWS AND ENFORCES WETLAND DEPENDENT LISTED SPECIES ISSUES AS WELL AS THE ADEQUACY OF THE DESIGN AND FUNCTION OF A PROJECT, SURFACE WATER MANAGEMENT SYSTEM.

THE ERP IS ADMINISTERED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ONE OF THE FIVE WATER MANAGEMENT DISTRICTS.
OFFSET THE FUNCTIONS LOSS DUE TO A PROJECT’S PROPOSED WETLAND IMPACTS. AS PART OF THE ENVIRONMENTAL PERMITTING PROCESS, LITERALLY HUNDREDS OF HOURS WERE SPENT IN THE FIELD EVALUATION OF THIS SITE. THIS SLIDE GIVES YOU A PARTIAL -- AND I MEAN JUST A PARTIAL -- BREAKDOWN OF WHAT WAS INVOLVED.

THE EVALUATION INCLUDED FLUCFCs MAPPING, WHICH I’LL TOUCH ON IN MORE DETAIL HERE SHORTLY, ESTABLISHING UPLAND WETLAND LIMITS WHICH REQUIRE US TO GO OUT AND HANG SURVEY FLAGGING THAT GETS REVIEWED BY THE AGENCIES. COMPLETING CORE DATA SHEETS WHICH REQUIRES US TO GO ON-SITE AT DIFFERENT LOCATIONS AND EVALUATE THE VEGETATION, HYDROLOGY AND SOILS AT THOSE LOCATIONS. WE ESTABLISH NORMAL POOL AND SEASONAL HIGH-WATER LEVELS.

WE DO THAT BY SETTING WATER LEVEL NAILS, MARKING BIOLOGICAL INDICATORS AT A NUMBER OF LOCATIONS AROUND THE SITE. WE’VE ALSO SPENT A CONSIDERABLE AMOUNT OF TIME CONDUCTING GENERAL AND SPECIES-SPECIFIC SURVEYS FOR LISTED SPECIES. GENERAL SURVEYS WE TYPICALLY CONDUCT TRANSECTS BACK AND FORTH ACROSS THE ENTIRE PROPERTY, IDING ANY LISTED SPECIES THAT ARE ENCOUNTERED AND NONE WERE FOUND ON THIS SITE. WE ALSO CONDUCTED SPECIES-SPECIFIC SURVEYS FOR THINGS LIKE THE RED-COCKADED WOODPECKER WHERE WE CONDUCTED A TWO-WEEK SURVEY IN THE SPRING AND THE FALL AS WELL AS THE FLORIDA BONNETED BAT. FOR THAT, WE ACTUALLY GO OUT AND ID CAVITIES ON THE PROPERTY, INSPECT IT WITH THE CAMERA, BOTH DOWN AND UP. AND THEN WE ALSO CONDUCT ACOUSTIC SURVEYS WHERE ACOUSTIC EQUIPMENT IS SET UP ON THE SITE AND THEN THAT INFORMATION IS GATHERED AND EVALUATED TO DETERMINE IF ANY FLORIDA BONNETED BATS ARE ON THE PROPERTY. RCWs WEREN’T FOUND NOR WERE FLORIDA BONNETED BATS.

ALL TOTAL, HOWEVER, APPROXIMATELY 467 HOURS, OR 58 STRAIGHT DAYS, WERE SPENT WITH BOOTS ON THE GROUND DOWN ON THIS SITE. ALSO NOTE THAT ANOTHER PROTECTED SPECIES AND FLORIDA BONNET BAT SURVEY WILL BE CONDUCTED PRIOR TO SITE-CLEARING ACTIVITIES. SO THE FIELD WORK IS NOT DONE.

REGARDING THE SITE DESIGN, THE INITIAL SUBMITTED PLAN TO THE VILLAGE OF ESTERO HAS BEEN APPROVED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT. IT’S BEEN REVIEWED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION AS WELL AS THE U.S. FISH AND WILDLIFE SERVICE. THE APPROVED PLAN HAS, AS A RESULT OF THE PROJECTS,
RESPONSIBLE DESIGN AND ON AND OFF-SITE MITIGATION PLANS.

THESE APPROVALS DEMONSTRATE THE ENVIRONMENTAL SOUNDNESS OF THE PRIOR DESIGN, AND THE SETTLEMENT PLAN BEFORE YOU TODAY FURTHER ENHANCES THE PROJECT'S MITIGATION PLANS IN FOUR IMPORTANTLY BENEFICIAL WAYS.

NUMBER 1, BY PLACING DEVELOPMENT IN THE LOW-QUALITY WETLANDS AND MAXIMIZING IMPACTS TO THE HIGH-QUALITY -- OR MAX -- MINIMIZING IMPACTS TO THE HIGH QUALITY.

NUMBER 2, BY PRESERVING AND ENHANCING A HIGH PERCENTAGE OF ON-SITE HABITATS.

NUMBER 3, BY CONTRIBUTING TO OFF-SITE REGIONAL MITIGATION BANKS.

NUMBER 4, BY MAINTAINING REGIONAL CORRIDORS FOR WILDLIFE AND SURFACE FLOW.

I'LL TOUCH ON EACH OF THESE HERE.

ONE MEASURE OF THE SITE'S WETLAND QUALITY IS THE DEGREE TO WHICH IT HAS BEEN INVADED BY EXOTIC VEGETATION.

TO BETTER UNDERSTAND THIS, IT FIRST HELPS TO DEFINE WHAT IS A NATIVE VERSUS AN INVASIVE EXOTIC PLANT.

ACCORDING TO THE FLORIDA EXOTIC PLANTS COUNCIL, A NATIVE PLANT IS ONE WHOSE NATURAL RANGE INCLUDED FLORIDA AT THE TIME OF EUROPEAN CONTACT, WHICH IS AROUND 1500 AD. EXAMPLES WOULD INCLUDE BALD CYPRESS, FLORIDA SLASH PINE AND SAW PALMETTO.

AN INVASIVE EXOTIC PLANT IS ONE THAT WASN'T FROM HERE. IT'S NATURALIZED AND EXPANDED ITS RANGE INTO NATURAL AREAS AND IS DISRUPTING NATURALLY OCCURRING NATIVE PLANT COMMUNITIES.

SOME EXAMPLES OF THESE WOULD BE THE BIG THREE. AUSTRALIAN PINE, BRAZILIAN PEPPER AND MELALEUCA.

SO WHY ARE INVASIVE EXOTICS BAD?

WELL, THEY OUTCOMPETE AND DISPLACE NATIVE PLANTS, GREATLY REDUCE BIODIVERSITY, NEGATIVELY IMPACT WILDLIFE.

THEY CAN ACTUALLY ALTER FIRE REGIMES BY AFFECTING FREQUENCY AND INTENSITY OF THE FIRE.

THEY CAN ALSO ALTER WATER FLOW.

AND LAST BUT NOT LEAST, THEY ARE VERY EXPENSIVE TO ERADICATE.

THE EXOTICS ON THIS SITE, PARTICULARLY MELALEUCA, ARE SO INVASIVE THEY CAN ACTUALLY BE SEEN ON THE AERIAL. THE DARKER COLOR THAT YOU SEE ON KIND OF THE LEFT HALF, NORTH IS TO THE LEFT.

UP TOWARD CORKSCREW ROAD, YOU'LL SEE A SIGNATURE WHERE IT GETS DARKER AS YOU GET CLOSER TO CORKSCREW ROAD.

THAT SIGNATURE IS MELALEUCA.

CONVERSELY, AS YOU HEAD SOUTH ON THE PROPERTY AND YOU START
GOING TO THE RIGHT AND GET DOWN TOWARDS THE SOUTH BOUNDARY LINE, YOU'LL NOTE THE SIGNATURE GENERALLY GETS LIGHTER IN COLOR, AND THAT'S BECAUSE THE EXOTICS ARE DROPPING OUT. THE HIGHER QUALITY HABITATS ARE LOCATED AT THE SOUTH END OF THE PROPERTY.

EXAMPLES OF WHAT THESE HIGH EXOTIC LEVELS LOOK LIKE ON THE GROUND CAN EASILY BE SEEN JUST BY DRIVING DOWN CORKSCREW ROAD AND LOOKING OUT THE WINDOW AT THE PROJECT SITE. EACH TREE IN THIS PHOTOGRAPH WITH WHITE BARK THAT YOU SEE ON THE LEFT IS MELALEUCA.

SO JUST SAY TO YOURSELF, BAD TREE.

THE SECOND PHOTOGRAPH WAS TAKEN TOWARDS THE SOUTH END OF THE PROPOSED DEVELOPMENT FOOTPRINT AND IS A CLOSE-UP OF WHAT A MELALEUCA FOREST LOOKS LIKE.

ONCE YOU UNDERSTAND THAT EACH TREE WITH WHITE BARK IS A BAD TREE, YOU CAN QUICKLY REALIZE JUST HOW SERIOUS A PROBLEM INVASIVE EXOTICS CAN BECOME.

ONE OF THE TASKS WE CONDUCT IN THE FIELD IS TO FLUCFCS MAP A SITE.

FLUCFCS MAPPING IS SOMETHING MENTIONED IN THE FIELD WORK TABLE THAT I PRESENTED PREVIOUSLY.

TO DETERMINE WETLAND AND UPLAND HABITAT TYPES AND THEIR QUALITY, WE MAP THE PROPERTY BASED ON A NUMERICAL CODING SYSTEM.

IT'S CALLED THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM, OR FLUCFCS FOR SHORT.


THIS SYSTEM IS COMMONLY USED IN PERMITTING PROCESSES AT THE LOCAL, STATE, AND FEDERAL LEVELS OF GOVERNMENT. JUST, GENERALLY SPEAKING, WHAT THIS INVOLVES IS APPLYING USUALLY A THREE-DIGIT DEED HABITAT TYPES IN LAND USES.

A FEW EXAMPLES WOULD BE A 4-11 IS A PINE FLATWOOD. 621 IS CYPRESS WETLAND. 624 IS CYPRESS PINE WETLAND MIX. AND THIS SYSTEM ALLOWS US TO QUANTIFY WETLANDS IN TERMS OF THEIR TYPE AND QUANTITY, WETLANDS AND UPLANDS.

WHILE MAPPING THE HABITAT TYPES, WE ALSO INCLUDE NOW TODAY SOMETHING CALLED AN E CODE, EXOTIC CODE. THIS IS KIND OF A -- THIS HAS KIND OF EVOLVED OVER THE LAST 15 YEARS.

WHAT THIS DOES IS WE ESTIMATE THE LEVEL OF EXOTIC COVERAGE WHILE WE'RE ON THE SITE FLUCFCS MAPPING. WE USE E-1, E-2, E-3, E-4 NUMERICAL SYSTEM.

E-1 IS 0 TO 24 PERCENT EXOTIC COVERAGE. E-2, 25 TO 49.
AND E-4 IS GREATER THAN 75% COVERAGE.

ALSO, AREAS THAT ARE GENERALLY A MONOCULTURE OF AN EXOTIC WILL ACTUALLY GIVE IT THE FLUCFCS CODE OF THE EXOTIC.

FOR EXAMPLE, MELALEUCA IS GENERALLY 424.

BRAZILIAN PEPPER, 422.

AUSTRALIAN PINE -- 27.

IN THOSE COMMUNITIES, WHICH ARE BASICALLY COMPLETELY DOMINATED BY THE EXOTIC, THEY GET THEIR OWN NAME CODE.

THIS SLIDE SHOWS THE COMPLETED FLUCFCS MAP WITH THE E CODES AND THE MAP'S TABLE -- I KNOW IT'S DIFFICULT TO READ HERE -- GIVES A BREAKDOWN OF THE HABITATS ALONG WITH THEIR ACREAGES.

THIS MAP AGAIN ILLUSTRATES THAT THE MAJORITY OF THE BAD WETLANDS, E-3, E-4, AND MONOCULTURE ARE AROUND THE NORTH SIDE OF THE PROPERTY UP TOWARDS CORKSCREW ROAD, WHILE MOST OF THE E-1 AND E-2 CODES ARE ON THE SOUTH END.

FOR EXAMPLE, IF YOU WERE -- IF YOU COULD ACTUALLY READ THE FLUCFCS CODE AT THE SOUTH END, YOU'LL SEE A LOT OF 624, E-1s, E-2s.

THIS SLIDE SHOWS A COLOR-CODED MAP OF WETLANDS BASED ON THE E CODES WE'VE JUST DISCUSSED.

WITH THE SETTLEMENT PLAN OVERLAY.

THE AREAS IN WHITE ARE UPLANDS.

SO THEY ARE REALLY NOT APPLICABLE.

THE DARK GREEN IS AT THE SOUTH END OF THE SITE OR THE HIGH QUALITY OR E-1 WETLANDS.

LIGHTER GREEN ARE MODERATE QUALITY OR E-2, THERE'S NOT A WHOLE A LOT OF THEM BUT THEY ARE TYPICALLY IN THE CENTER OF THE PROPERTY.

DARK YELLOW IS LOW QUALITY OR E-3, THOSE TWO ARE PRIMARILY IN THE CENTER OF THE SITE.

AND THE LIGHT YELLOW OR POOR QUALITY ARE E-4.

AND, AGAIN, THOSE ARE PRIMARILY ON THE WEST HALF OF THE PROPERTY.

WHAT THIS MAP ILLUSTRATES IS THAT APPROXIMATELY 88% OF THE WETLAND IMPACTS ARE IN LOW TO POOR QUALITY WETLANDS.

BY THAT AGAIN, I MEAN GREATER THAN 50% EXOTIC COVERAGE.

THE SETTLEMENT PLAN ALSO REDUCES ITS OVERALL WETLAND IMPACTS FROM THE PREVIOUS PLAN FROM 48.4% DOWN TO 46.5%.

AGAIN, IT'S IMPORTANT TO NOTE THAT THESE PROPOSED DEVELOPMENT IMPACTS WILL OCCUR IN AREAS OF HEAVY EXOTIC GROWTH THAT ARE VERY EXPENSIVE TO RESTORE.

ONE BENEFIT TO THESE AREAS BEING DEVELOPED IS IT ELIMINATES THE SEED SOURCE FOR EXOTICS THAT HAVE BEEN HERE FOR DECADES, SUCH AS MELALEUCA AND BRAZILIAN PEPPER.

AS WELL AS SOME NEW ARRIVALS, LIKE OLD WORLD CLIMBING FERN,
That you see in the photograph here.
I believe these Old World came from Southeast Asia, Africa, and Australia.
It also has a closely related cousin called Japanese climbing fern.
If you're a glass half full type of person, you might say, well, we've got one exotic climbing up Melaleuca, another exotic.
Well, the Old World will eventually top the canopy and shade out the vegetation underneath.
So it will actually eventually kill the Melaleuca, which is a good thing, except the problem is, this exotic has very non-discriminating.
It will easily do this in native habitats as well.
The other thing worth noting is because it's a fern, it reproduces by spores.
This can be dispersed simply by wind, and we live in South Florida.
We routinely have tropical storms and hurricanes.
So the seed source can easily be distributed to neighboring properties.
Such as Edison Farms to the South.
This is a real big -- this species here is a real big problem in the Everglades.
And the other thing I would point out is this wasn't there when I first started working on the project in 2014.
Is what you see has occurred in just the last five years.
>>Marlene Naratil: Why is it so difficult to exterminate these exotics?
Because I live in -- I lived in Southern California for a while, and I know they had a problem with Melaleuca, and those others they said were brought in by Australians who moved there.
And they thought, oh, this is going to be great to put these in.
Why can't it be destroyed in some way?
Like fire, controlled burning?
>>Mike Myers: Well, Melaleuca actually does very well after a fire.
That's kind of the first thing you see come back once we've had a fire in a forested area and it comes back with a vengeance.
But as far as it's very expensive because you've got to use herbicide.
It's very labor intensive, and you got to take the material
AWAY OR GRIND IT UP.
IT'S A BIG PROBLEM.
EPPC LIST I HAD MENTIONED, THERE'S NOW I THINK 149 CATEGORY
AND CATEGORY 2 EXOTICS ON FLORIDA'S LIST.
THE PROBLEM IS ONLY GROWING.
I HAVE A KIND OF RELATED QUESTION.
IS IT TRUE THAT THE MELALEUCA IS A VORACIOUS DRINKER OF
WATER?
>>Mike Myers: MAYBE KIM KNOWS.
I KNOW ABOUT THE TURN OF THE 19th -- OR THE 20th
CENTURY, THEY WERE BROUGHT IN, I THOUGHT ON THE EAST COAST
AS WELL AS KORESHAN HERE ON THE WEST COAST FOR THAT REASON.
AND WHETHER THEY ARE EFFECTIVE AT DOING THAT, I DON'T KNOW.
MAYBE SOMEBODY ELSE DOES.
>> THEY ORIGINALLY BROUGHT THEM IN TO DRY UP THE SWAMPS SO
IT COULD BE DEVELOPED.
>>Mike Myers: THE SECOND BENEFIT I HAD MENTIONED IS
PRESEvation AND ENHANCEMENT THAT WILL BE OCCURRING ON-SITE.
I'LL TOUCH ON PRESERVATION FIRST.
THE SETTLEMENT PLANS FURTHER REDUCTION IN WETLAND IMPACTS
WILL RESULT IN ALMOST 57% OF THE SITE BEING PRESERVED.
THE PREVIOUS PLAN WAS 218 ACRES.
THAT'S GOING TO BE BUMPED UP TO ALMOST 225 ACRES.
THIS INCLUDES THE MAJORITY OF THE HIGHER QUALITY HABITATS
LOCATED TOWARDS THE SOUTH END OF THE SITE, AS I PREVIOUSLY
MENTIONED.
WHEN COMPARED TO THE SURROUNDING DEVELOPMENTS, THE
PRESEvation METRICS FOR THIS SITE GREATLY EXCEED ANY OF
THOSE IN THE VICINITY.
AND I THINK THAT'S WORTH REPEATING.
THE METRICS FOR THIS SITE GREATLY EXCEED THOSE OF ANY OTHER
PROJECTS SURROUNDING IT.
THIS SLIDE SHOWS THE AMOUNT OF PRESERVATION ON THE ABUTTING
DEVELOPMENTS, WHICH INCLUDE WILDCAT RUN AT 20% TO OUR WEST,
CORKSCREW SHORES AT 30% TO OUR EAST, BELLA TERRA AT 39% TO
OUR SOUTHEAST.
THE PRESEve AT CORKSCREW IS AT 40% TO OUR EAST AS WELL.
AND THEN WILD BLUE, AS BIG AS IT IS, THEIR PRESERVATION
PERCENTAGE IS 46%.
AS YOU CAN SEE BY COMPARISON, PRESERVING 57% OF THIS SITE IS
TRULY A SIGNIFICANT ENVIRONMENTAL BENEFIT.
TO TOUCH ON HABITAT ENHANCEMENT, IN ADDITION TO
PRESEvation, THESE HABITATS WILL BE ENHANCED BY BEING
PROTECTED THROUGH PLACEMENT UNDER RECORDED CONSERVATION
EASEMENT THAT WILL BE GRANTED TO SOUTH FLORIDA WATER
MANAGEMENT DISTRICT, CORPS OF ENGINEERS AND THE VILLAGE OF
The conservation area will also be enhanced through exotic vegetation removal and the installation of over 150,000 supplemental plantings in the form of tree shrubs and ground cover and the numbers are up on the slide. Further, the long-term management of the preserve area will be insured through the establishment of a community development district that will be set up by the applicant.

This photograph is of Wild Blue’s preserve taken from Corkscrew Road, right across the street from the preserve at Corkscrew. This area has been enhanced. You don’t see any of those bad white bark trees.

This area has also been supplementally planted. This was one of our projects. Prior to these activities taking place, this was an E-3. That was 50 to 75 percent exotic coverage. This area is being brought back to health, but it does take a lot of time, a lot of energy, and a lot of money. The third major benefit I’ll touch on is contribution to regional mitigation banks.

The need for wetland mitigation in Florida spawned a growing industry called wetland mitigation banking. Mitigation banking focuses on restoring, enhancing, and preserving wetlands and natural areas on large tracts of land which provide a mitigation option before wetland impacts occur and much more of a regional environmental benefit.

A typical mitigation bank involves the voluntary preservation of large tract land by subjecting the land to a conservation easement or a fee-simple donation. And then restoring, enhancing, and creating wetland surface waters or uplands contained within the tract. These efforts are assessed for their ecological value generated in our assigned mitigation credit.

These mitigation credits then can be sold to third parties and debited to offset the unavoidable wetland impacts in other locations.

Today, the cost for one mitigation credit is typically in the range of $105,000. This project, per its ERP, its environmental resource permit is obligated to purchase almost 50 credits. This includes almost 24 credits from Corkscrew regional mitigation bank, which is located about six miles to the east on the north side of Corkscrew Road, and a little over 26 credits from Panther Island mitigation bank which is also
LOCATED ABOUT SIX TO SEVEN MILES TO THE EAST, BUT IT'S OFF OF SIX L'S FARM ROAD ON THE SOUTH SIDE OF CORKSCREW.

THE PURCHASE OF THESE CREDITS FROM REGIONAL MITIGATION BANKS RESULT IN THE CREATION AND RESTORATION OF WETLANDS ON A MUCH LARGER SCALE THAN CAN BE ACCOMPLISHED BY A PROJECT-TO-PROJECT APPROACH.

These banks, which have been restored, provide many regional benefits, such as wetland and upland preservation, flood storage protection, water quality improvement and wildlife habitat for many species, including the panther and the wood stork.

Those mitigation banks are in the DRGR, are they not?

Mike Myers: YES, I BELIEVE THEY ARE.

They in theory could be developed.

Mary Gibbs: ONE IS IN COLLIER COUNTY.

PANTHER ISLAND IS IN COLLIER COUNTY.

CORKSCREW WOULD BE.

OKAY.

THANK YOU.

Mike Myers: THE FOURTH MAJOR BENEFIT I'LL TOUCH ON IS REGIONAL CORRIDORS FOR WILDLIFE MOVEMENT AND SURFACE FLOW.

The area highlighted in green is the project's proposed preserve here, which will comprise roughly 225 acres or 57% of the site as previously noted.

It's one large contiguous area made up of the highest quality habitats on-site, which includes 41 acres of uplands as well as 184 acres of wetlands.

Our preserve interconnects with all the conservation lands around this.

This includes the preserve at Corkscrew's off-site mitigation lands to our southwest.

The recently acquired 3900 acres Edison Farms property to the south, all of Bella Terra's preserve land along our southeast side, and the preserve at Corkscrew's conservation area to our east.

As a result of these interconnections, wildlife will be allowed to move east to west as well as north to south.

What you have here is a copy of an e-mail from Darrell Land to Mr. Chuck Kelso.

And Darrell is with the Florida Fish and Wildlife Commission.

And Chuck Kelso is with the U.S. Fish and Wildlife Service.

They discuss -- the highlighted paragraph there, or the sentence talks about the adequacy of this project's corridor.
IN ANOTHER E-MAIL RESPONSE, MR. LAND ALSO STATED, AND I QUOTE, IN MY 30 YEARS OF STUDYING PANTHERS, I HAVE SEEN THEM USE CORRIDORS OF THIS SIZE AND EVEN SMALLER FEATURES TO MOVE FROM ONE AREA TO ANOTHER.

SO I FELT CONFIDENT THAT THE PROPOSED CORRIDOR WOULD WORK FOR PANTHERS.

A LITTLE MORE ON REGIONAL CORRIDORS IS THAT IN THE FUTURE, THIS WILL GIVE YOU AN IDEA HOW IT WILL INTERCONNECT WITH THE WILDLIFE CROSSING TO BE CONSTRUCTED UNDER CORKSCREW ROAD.

IT'S IMPORTANT TO NOTE THE CROSSING WILL BE LOCATED OVER 700 FEET TO OUR NORTHEAST IN FRONT OF THE PRESERVE AT CORKSCREW.

IT WILL TIE INTO WILD BLUE'S PRESERVE.

 BUT THE CROSSING ITSELF WILL BE 700 -- OVER 700 FEET, ALMOST TWO AND A HALF FOOTBALL FIELDS AWAY FROM OUR SITE.

THE CORRIDOR ON OUR SITE WILL BE BUFFERED BY FENCING, SUPPLEMENTAL PLANTINGS AND A 50-FOOT WIDE FLOW-WAY THAT RUNS ALONG THE EAST SIDE OF THE DEVELOPMENT, DOWN TO THE SOUTH PRESERVE.

THE CORRIDOR ON-SITE IS ALSO MUCH WIDER THAN THE FPL EASEMENT THAT RUNS ON THE WEST SIDE OF WILDCAT RUN.

AND THIS IS AN AREA WHERE PANTHERS HAVE BEEN NOTED TO CROSS CORKSCREW ROAD BASED ON PANTHER TRACK OBSERVATIONS.

THIS WILL BE MUCH WIDER THAN THE MINIMUM WIDTH IN WILD BLUE IN A NUMBER OF LOCATIONS.

THEY HAVE A NUMBER OF PLACES THAT ARE UNDER 700 FEET.

FOR EXAMPLE, 686, 646, THEY EVEN HAVE A CONSTRUCTION POINT THAT IS AS NARROW AS 475 FEET.

THE CORRIDOR ON-SITE IS ALSO MUCH WIDER THAN THE FPL EASEMENT THAT RUNS ON THE WEST SIDE OF WILDCAT RUN.

IT'S GENERALLY AROUND 275 FEET WIDE.

AND THIS IS AN AREA WHERE PANTHERS HAVE BEEN NOTED TO CROSS CORKSCREW ROAD BASED ON PANTHER TRACK OBSERVATIONS.

AND THIS IS ALSO CONSISTENT WITH MR. LAND'S REMARKS.

I'M ALMOST WRAPPING UP.

SO IN SUMMARY, AFTER CONSIDERABLE TIME SPENT IN THE FIELD, COUNTLESS HOURS OF ANALYSIS AND COORDINATION WITH STATE AND FEDERAL AGENCIES, THE SETTLEMENT PLAN BEFORE YOU IS THE MOST ENVIRONMENTALLY SOUND FROM BOTH A WETLAND AND WILDLIFE STANDPOINT, GIVEN THE CONSTRAINTS OF THE PROPERTY.

88% OF THE IMPACTS WILL BE OCCURRING IN POOR TO LOW-QUALITY WETLANDS.

ALMOST 57% OF THE PROPERTY IS BEING PRESERVED, WHICH GREATLY EXCEEDS ALL THE SURROUNDING DEVELOPMENTS.

THE ON-SITE PRESERVE WILL BE ENHANCED BY EXOTIC VEGETATION REMOVAL.

THE INSTALLATION OF OVER 150,000 NATIVE PLANTS, AND THE ESTABLISHMENT OF A CDD.
THE OFF-SITE PURCHASE OF ALMOST 50 CREDITS HAD A NEARBY MITIGATION BANK PROVIDES ADDITIONAL ENVIRONMENTAL BENEFITS ON A LARGE REGIONAL SCALE WHILE THE $750,000 CONTRIBUTION BY ARGO WILL ALLOW THE VILLAGE OF ESTERO TO FOCUS MORE LOCAL ENVIRONMENTAL ISSUES.

FINALLY, THE ON-SITE PRESERVE PROVIDES A CORRIDOR FOR WILDLIFE MOVEMENT, LARGE AND SMALL, TO MOVE EAST TO WEST AS WELL AS NORTH TO SOUTH.

THE CORRIDOR'S WIDTH HAS BEEN REMOVED AND REVIEWED AND APPROVED BY THE U.S. FISH AND WILDLIFE AND THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION'S LEADING PANTHER EXPERTS. AND IT'S MUCH WIDER THAN THE MINIMUM CORRIDOR WIDTH ON THE NORTH SIDE OF CORKSCREW ROAD IN WILD BLUE.

WITH THAT, I THANK YOU, AND I'LL AS IF OVER TO THE AMAZING MR. MIKE DELATE.

MARY GIBBS: YOU MEAN THE UNDERPASS?

>> Mary Gibbs: I BELIEVE THAT'S BEING LOOKED AT IN THE COUNTY'S ENVIRONMENTAL ENHANCEMENT OVERLAY STUDY, AND I THINK MAYBE THE APPLICANT CAN SPEAK TO THAT, BUT I KNOW -- I'M OF THE IMPRESSION THAT THEY'VE BEEN LOOKING AT SOME DIFFERENT LOCATIONS.

>> THERE IS A WILDLIFE CROSSING IN EXISTENCE EAST OF ALICO, WHERE ALICO TIES INTO CORKSCREW.

>> IF YOU GO A LITTLE FARTHER EAST, THERE IS A WILDLIFE CROSSING IN PLACE THERE.

>> IT ALLOWS WILDLIFE TO GO FROM FLINT PEN STRAND INTO THE AIRPORT MITIGATION LANDS AND FURTHER NORTH.

>> Mary Gibbs: ACTUALLY, I FORGOT TO INTRODUCE KIM -- WHO IS SITTING BEHIND ME, WHO IS OUR ENVIRONMENTAL CONSULTANT. SHE HAS BEEN HELPING US, AND SHE JUST WHISPERED TO ME, YES, THERE IS ANOTHER ONE.

>> I'VE GOT ANOTHER QUESTION.

>> Neale Montgomery: LET ME JUST ANSWER THAT QUESTION.

>> Neale Montgomery: AND TO THE EAST OF THE ONE THAT'S ALREADY THERE, THE COUNTY IS LOOKING AT DOING A CONNECTION BETWEEN VERDANA PEPPERLAND AND THE PLACE, SO IT WILL GO TO THE AIRPORT MITIGATION LANDS.

>> THE QUESTION I HAVE IS, WE'RE TALKING ABOUT A NORTH-SOUTH CORRIDOR ALONG THE EASTERN EDGE OF THIS PROPERTY, ARE YOU 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
WANDER RIGHT INTO AND HAVE CONFLICT WITH THE RESIDENTS IN BELL TERRA.

>>Mike Myers: YES, THAT IS POSSIBLE.

>> IT'S LIKELY, BECAUSE THE SMALL GAP WHERE THEY'VE GOT TO LEARN HOW TO MAKE A JOGGLE, IT WOULD BE EASIER IF THEY PROCEEDED STRAIGHT TO GO RIGHT INTO THE POPULATED AREA, UNLESS THAT AREA WAS FENCED IN ORDER TO KEEP THEM OUT.

>>Mike Myers: WELL, THERE IS A THREE-STRAND BARBED WIRE FENCE RIGHT NOW THAT RUNS DOWN THE EAST SIDE OF THIS PROJECT. THAT ISN'T GOING TO STOP BEAR, DEER, OR PANTHER.

>> A BEAR, WHICH THERE HAVE BEEN FREQUENT SIGHTINGS.

>> Mike Myers: YES, THAT IS POSSIBLE.

NOT THAT I'M AWARE OF.

GO AHEAD, TIM.


IN OTHER WORDS, WILL THE WILDLIFE CROSSING BE AVAILABLE FOR THE WILDLIFE BEFORE YOU START CONSTRUCTION?

I'M NOT AWARE OF WHAT THE CONSTRUCTION?

ARE YOU.

THE SCHEDULE FOR THE WILDLIFE CROSSING?

IT'S ALREADY BEEN FUNDED BY A PRIVATE DEVELOPER AND IS BEING PROGRAMMED AS PART OF THE FOUR-LANING.

IT HAS BEEN FUNDED?

YES.
>>Dr. Tim Allen: SO IT’S JUST A MATTER OF TIME.
>>Neale Montgomery: MICHAEL DELATE CAN TALK ABOUT THAT.
>>He's been working with Ryan Bell from Johnson who is doing the design work on that road for the county.
>>Scotty Wood: OKAY.
>>Mary Gibbs: JUST TO GIVE YOU AN IDEA NOW, WE'RE LIKE HALFWAY THROUGH THEIR PowerPoint.
>>Michael Delate: I WILL.
>>For the record, I'm Mike Delate from Q. Grady Minor Engineers.
>>Appreciate your attention this evening to this matter.
I'LL ADDRESS YOUR COMMENT FIRST OR QUESTION ABOUT THE PANTHER UNDERPASS.
I HAVE 30 YEARS OF EXPERIENCE IN SOUTHWEST FLORIDA, PRETTY MUCH A NATIVE HERE, UNIVERSITY OF FLORIDA GRADUATE,
UNDERGRADUATE AND GRADUATE SCHOOL.
BEEN WORKING WITH LARGE WATER MANAGEMENT PROJECTS SINCE I'VE GOTTEN OUT OF SCHOOL.
VERY FAMILIAR WITH THE AREA.
AND IN THIS PROCESS, WE'VE WORKED WITH VILLAGE STAFF, INCLUDING DAVID WILLEMS, TO TRY TO COORDINATE A PLAN THAT WORKS FOR THE VILLAGE AND FOR THIS DEVELOPER.
I JUST WANTED TO PREFACE IT THAT WAY.
YOUR QUESTION ABOUT THE UNDERPASS, OUR CONVERSATIONS WITH LEE COUNTY D.O.T. AND WITH JOHNSON ENGINEERING, WHO'S DOING THE PLANNING AND ENGINEERING ON THE PROJECT RIGHT NOW, IS THEY ANTICIPATE CONSTRUCTION START WITHIN A COUPLE OF YEARS.
THIS PROJECT START DATE MAY BE WITHIN -- AROUND THAT SAME TIMELINE, SO MAYBE COMPLETION OF THE ROAD AND COMPLETION OF THE PROJECT MAY RELEASE THE FIRST TIME OF THE PROJECT, MAY TIME OUT SIMULTANEOUSLY.
TIME WILL TELL.
THEY ARE TRYING TO MAKE A COMMITMENT AT LEE COUNTY D.O.T.
FOR A TWO-YEAR START.
AT LEAST THAT'S THE LATEST INFORMATION WE HAVE.
I'LL PROCEED WITH THE REST OF MY PRESENTATION, AND IF YOU HAVE ANY QUESTIONS DURING THAT, PLEASE FEEL FREE TO INTERRUPT ME.
SO WE GOT INVOLVED IN THIS PROJECT OVER FIVE AND A HALF YEARS AGO.
WE HAD A PREDECESSOR, DEVELOPER THAT LOOKED TO THE PROJECT.
WE DID SOME DUE DILIGENCE WORK THEN.

AS ARGO TOOK OVER OWNERSHIP, WE BECAME INVOLVED IN THE

PROJECT AS WELL.

ONE OF THE CHALLENGES WE HAD WAS THE EXISTING MASTER CONCEPT

PLAN THAT WAS APPROVED BY LEE COUNTY OBVIOUSLY HAD A LOT OF

WHAT WE WOULD CALL ENVIRONMENTAL MISTAKES IN THERE,

INCLUDING A LARGE CONCRETE SWALE THAT WAS GOING TO BE ALONG

THE EAST SIDE OF THE PROJECT.

THERE WERE OTHER ENVIRONMENTAL ASPECTS THAT WE THOUGHT COULD

BE IMPROVED UPON, SO WHEN WE APPROACHED ARGO AND WE STARTED

WORKING WITH MIKE AT PASSARELLA AND ASSOCIATES, WHO WE HAVE

DONE A LOT OF PROJECTS WITH IN THE PAST YEAR, WE THOUGHT

WHAT ARE THE PROCESSES THAT WE CAN LOOK AT TO START

IMPROVING THIS MASTER CONCEPT PLAN BUT STILL ALLOW THE

DEVELOPER TO GET FULL USE OF THE PROJECT?

SO WHAT WE STARTED TO LOOK AT FROM A GLOBAL SCALE DOWN TO A

LOCAL SCALE, AND OBVIOUSLY THIS IS PRE-IRMA, BUT THERE WAS

STILL CONCERN ABOUT LARGE FLOWS IN THE AREA AT THE TIME.

AND SO -- AND THERE WERE PAST STUDIES IN THE AREA THAT WERE

done by renowned firms in the area, national firms,

including Thomas -- and associates, the predecessor to wild

blue.

THE SOUTH LEE COUNTY WATERSHED MASTER PLAN, WHICH WAS DONE

BY -- LAST UPDATED BY JOHNSON ENGINEERING AND NOW BEING

UPDATED BY THE AIM ENGINEERING TEAM.

AND THEN A MYRIAD OF PERMITS THAT STARTED POPPING IN THAT

WERE EXISTING IN THE AREA.

WE KIND OF TOOK THAT COLLECTIVELY FROM A KIND OF REGIONAL

SCALE TO HOW DO WE START INCORPORATING ALL THAT INFORMATION

INTO THIS PROJECT?

WE LOOKED THROUGH THE PAST WATER MANAGEMENT DISTRICT

PERMITTING EFFORTS AND FOUND SOME ERRORS BY THE PREVIOUS

DESIGN TEAM.

SO WE TRY TO WORK WITH THAT DATA, TRY TO MANIPULATE AND MAKE

IT WORK EFFECTIVELY FOR THE ESTERO AREA.

WITH THAT, WE STARTED, IF YOU LOOK AT THIS KIND OF

GEOGRAPHICALLY, THE PROJECT IS LOCATED ALMOST IN THE

GEOGRAPHIC CENTER OF THE ESTERO RIVER BASIN.

FLOWS GENERALLY FROM NORTHEAST TO SOUTHWEST, AND YOU CAN

KIND OF SEE WE PUT SOME RED ARROWS IN THERE WHERE IT'S

FLOWING THROUGH WILD BLUE'S PROJECT.

EVENTUALLY, THE WATER COMING THROUGH THIS CORKSCREW CROSSING

AND TYPICAL RAINY YEARS WOULD GO TO THE SOUTH BRANCH, ESTERO

RIVER, UNDER I-75, AND BACK TO COLLECT OVER THE MAIN RIVER.

PROBABLY IN HIGHER LEVEL RAINY YEARS AND PROBABLY POST IRMA,

THAT WATER WENT IN PLENTY OF DIFFERENT DIRECTIONS, INCLUDING
SOUTH TO THE IMPERIAL RIVER BASIN.

SO WHEN WE STARTED LOOKING AT THE MICROSCALE, WE SAID, WHERE IS THIS WATER COMING FROM, AND HOW DO WE HANDLE IT?

AT THE TIME, WILD BLUE HAD PROBABLY -- PROBABLY WAS, I'D SAY TWO-THIRDS OF THE WAY THROUGH THEIR PERMITTING PROCESS, MAYBE EVEN FARTHER.

SO WE STARTED LOOKING AT WHAT THEY WERE GETTING PERMITTED FOR FOR FLOWS AND THAT WAS EVENTUALLY APPROVED.

AND THEY HAD 124 CFS COMING THROUGH THE PROJECT, DISCHARGING TOWARDS CORKSCREW ROAD.

THEY HAVE TWO BRANCHES THERE, SO THIS IS THE ONE BRANCH WHICH WAS DISCHARGING SOUTH TOWARDS THIS PROJECT AREA.

THE VILLAGE OF ESTERO SUBSEQUENT HAS HAD THEIR REGIONAL MODEL PRODUCED.

IT'S BEEN PRESENTED TO THE BOARD BUT NOT ADOPTED YET.

THEIR FLOWS WERE DIFFERENT, UP TO 183 CFS WHICH MAYBE FUTURE ADDITIONAL FLOWS OF 198 CFS.

THE QUESTION THERE IS, WHAT IS THE ACCURATE NUMBER?

SOME OF THAT IS WITH DIFFERENT TYPES OF MODELING SOFTWARE AND INPUT, AND THEN ALSO MORE RECENT DATA THAT PROBABLY THE VILLAGE OF ESTERO HAS OBTAINED.

SO MAYBE THE HIGH-END NUMBER HERE IS 183, AND MAYBE TOPPING OUT AT 198 CFS.

SO WHAT WE'VE DONE INTERNALLY IS FOR THE WATER MANAGEMENT DISTRICT, WE PERMITTED THE 124 CFS, BUT WE'VE ALSO DONE ON THE SIDE, AS REQUESTED BY DAVE IN HIS OFFICE, IS TO LOOK AT THOSE LARGER FLOWS, AND WE FEEL CONFIDENT THAT WE CAN PASS THOSE FLOWS AS WELL.

I'LL GET INTO THAT DETAIL A LITTLE FURTHER HERE.

SO RIGHT NOW, THAT FLOW IS DIRECTED AT THE PRESERVE OF CORKSCREW.

ACCEPT THE STORM'S WATER.

THEY INSTALLED A COLLECTOR AND CONVEYANCE SWALE ALONG CORKSCREW ROAD AND THAT CONVEYS IT TO THE PRESERVE AREA ON THE WEST.

WHEN THEY WERE PERMITTED BY THE WATER MANAGEMENT DISTRICT, THEY DIDN'T HAVE TO GO THROUGH THE MODELING EFFORTS THAT WE'VE GONE THROUGH, BUT JUST LOOKING AT THE WAY THEY DESIGNED THE PROJECT, PROBABLY THE WAY I WOULD HAVE DONE IT, OUR TEAM WOULD HAVE DONE IT AND IT WORKS EFFECTIVELY.

WILDCAT RUN WAS DEVELOPED IN THE 1980s.

A LITTLE MORE RUDIMENTARY ON HOW THEY HANDLED THEIR WATER MANAGEMENT SYSTEM.

THEY INSTALLED A LARGE INTERCEPTOR SWALE ABOUT 50 FEET WIDE ALONG THEIR EAST BORDER THAT RUNS FROM THE TOP TO THE SOUTH END, AND THEN CONNECTS ALONG THE SOUTH SIDE OF THEIR
AND WHAT THAT WATER DID AT THE TIME WAS THE SHEET FLOW AGAIN WAS NORTHEAST TO SOUTHWEST. THAT'S NOT CHANGED. AND WHAT IT DID IS INTERCEPTED THAT AND THEN RAN IT TO THE SOUTH IN BIGGER RAIN EVENTS, AND IT'S WORKED EFFECTIVELY THROUGH THE YEARS. AS I SAID BEFORE, THE EXISTING MASTER CONCEPT PLAN AND PAST FLORIDA WATER MANAGEMENT ATTEMPTS DID SHOW THAT CONCRETE ENVIRONMENTAL DISASTER, AN AESTHETIC NIGHTMARE. BASED ON THAT, WE'VE LOOKED AT WAYS TO TRY TO CONVEY THE WATER THE BEST WAY. AS I ALLUDED TO BEFORE, THE WATERING WITH THROUGH WILD BLUE FROM THE NORTH, CURRENTLY THERE ARE EIGHT CULVERT CROSSING LOCATIONS ALONG CORKSCREW ROAD. THERE'S ONLY ONE THAT LINES ACROSS THE FRONTAGE OF CORKSCREW CROSSING WITH THE MAJORITY OF THOSE REMAINDER ONES TO THE EAST IN THE FRONT OF THE PRESERVE AT CORKSCREW. NATURALLY HAVING THEIR COLLECTOR SWALE THERE MADE SENSE WHEN THEY PERMITTED IT. UNDER THE PROPOSED CORKSCREW ROAD WIDENING PROJECT, MOST OF THOSE CROSSING ARE TAKEN AWAY, AND WERE COLLECTED INTO FOUR CROSSINGS. ONE OF THOSE BEING THE PANTHER CROSSING AS WELL. NONE OF THEM WILL BE ALONG THE FRONTAGE OF CORKSCREW CROSSING. ONE WOULD BE AT THE SWALE LOCATION FOR WILDCAT RUN, AND THE REMAINDER AT THE PRESERVE OF CORKSCREW, WHICH IS A GOOD DESIGN BECAUSE, IF YOU LOOK FROM A MORE GLOBAL PERSPECTIVE -- I'LL GO BACK TO THIS -- THE WATER IS COMING DOWN THIS SLOUGH THROUGH THE WILD BLUE, AND YOU CAN SEE WHERE IT'S DIRECTED AT. THAT'S WHERE THE CULVERTS NEED TO GO. WE'VE HAD CORRESPONDENCE AND MEETINGS WITH JOHNSON ENGINEERING AND LEE COUNTY TRANSPORTATION. THEY'VE CONFIRMED THAT THIS -- THAT THESE PERMITTED CROSSINGS, WHICH HAVE BEEN PERMITTED BY THE WATER MANAGEMENT DISTRICT AND THE CORPS OF ENGINEERS WILL NOT CHANGE EITHER IN HAD SIZE OR DESIGN LOCATION. SO WILD BLUE COORDINATED THAT AS WELL WHEN THEY DID THEIR PROJECT AND THEIR DISCHARGE LOCATIONS MATCH UP RELATIVELY CLOSELY WITH THE PROPOSED CULVERT CROSSING. HOW DO WE THEN TAKE THAT FLOW? AS MR. MYERS ALLUDED TO, THE PROJECT INCLUDES A 50-FOOT-WIDE SWALE THAT RUNS ALONG THE EAST SIDE OF THE CORKSCREW CROSSING PROJECT.
THE SWALE IS EARTHEN.

IT'S NOT CONCRETE.

IT WILL HAVE NATURAL VEGETATION ALONG THE SLOPES, A SODDED BOTTOM TO ALLOW WATER TO FLOW MORE FREELY.

MORE CRITICALLY, IT'S GOING TO HAVE A LITTLE BY MY, THAT WILL SEPARATE IT FROM THE PRESERVE AREA.

SO IN LOWER RAIN EVENTS, TYPICAL RAINY SEASONS, THE PRESERVE AREA WILL MAINTAIN ITS WATER LEVEL AND HAVE THE WATER IN THERE.

WE'VE RUN MODELING, WHAT THEY CALL THE SHOULDER SEASONS, WHICH ARE THE BEGINNING OF THE RAINY SEASON AND THE END OF THE RAINY SEASON, TO SHOW THAT THIS SWALE IS NOT GOING TO TAKE WATER OUT OF THE PRESERVE AND DRY IT OUT.

TYPICAL RAINY SEASON, THE WATER IS HELD IN THERE.

IT CAN NATURALLY POND IN THERE IN THE LOW SPOTS, AND THEN FLOW FREELY AS THE WATER LEVELS RISE.

IN A BIGGER RAIN EVENT, LIKE THE MAGNITUDES AND THE FLOWS OF LIKE 198 CFS UNDER THE FUTURE CONDITIONS THAT LITTLE BERM IS TOPPED BY THE WATER AND THEN IT GETS -- YOU COULD CALL IT COLLOQUIALLY MAYBE LIKE A FREEWAY THAT THE SWALE THEN ALLOWS THE WATER TO PASS MORE FREELY IN A SOUTHERN DIRECTION.

YOUR POINT, MR. KING, ABOUT ANY ANIMALS THAT WOULD BE USING THAT AREA, THE FLOW DEFINITELY WITHIN THE SWALE ITSELF WILL BE OF A HIGHER VELOCITY, BECAUSE THERE'S LESS FRICTION IN THERE.

SO IN LOW SPOTS, IT WONT FLOW AS QUICKLY JUST BECAUSE OF THE TERRAIN AND THE MAKEUP OF THE VEGETATION.

BECAUSE I THINK THAT WAY, IT KIND OF WOULD ASSIST ANIMALS.

>>Robert King: THE 50-FOOT WIDE SWALE EXTENDS ONLY TO THE END OF THE DEVELOPMENT AND THEN IT MOVES INTO THE PROPERTY.

IT DOES NOT CONTINUE ALONG THE BOUNDARY INTO THE PRESERVE AREAS, IS THAT CORRECT?

>>Michael Delate: IT WILL EXTEND TO THE EDGE OF THE PRESERVE AREA.

>> WHEN YOU SAY TO THE EDGE, IF YOU LOOK AT THE MAP, YOU SHOW THE SQUIGGLY LINE WHICH IS, I GUESS, THE REPRESENTATION OF THE WATER FLOW.

>>Michael Delate: CORRECT.

>> THE LAWYER FLOW COMES DOWN, MAKES A JOGGLE TO THE LEFT, TO THE WEST.

THE SWALE IS RIGHT ON THE BOUNDARY, RIGHT?

IT'S ON THE BOUNDARY BETWEEN THE APPLICANT'S PROPERTY --

>>Michael Delate: YEAH, WHERE I'M MOVING THE CURSOR NOW.

>> JUST LIKE YOU SHOWED IT, YOU ACTUALLY BROUGHT IT INTO THE PROPERTY.

YOU DIDN'T CONTINUE IT DOWN THE BOUNDARY LINE.
6:57:54PM  >>Michael Delate: NO, WE DIDN'T RUN IT TO THE WILDCAT RUN SWALE OVER HERE.
6:57:57PM  >> MY POINT WAS REALLY, THE WATER FLOW COMING DOWN THROUGH THE SWALE HAS GOT TO MAKE A TURN OR IT’S GOING TO, AGAIN, 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 SWALE WILL HAVE A BERM AGAINST IT, SO IT WILL RETAIN THE 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 IN RELATION TO NEIGHBORING PROPERTIES?
6:58:31PM  >> YES.
6:58:41PM  IN FACT, OUR MODELING LEVEL SHOWS THE WATER LEVEL WILL GO DOWN IN THESE PEAK STORMS.
6:58:46PM  WHAT WE HAVE IN A PRE VERSUS POST CONDITIONS, WE'RE NOT GOING TO ADVERSELY AFFECT THE WATER LEVEL AT, SAY, BELLA 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 THE PRESERVE -- AT THE PRESERVE THEN MUST GO THROUGH A NARROWING IN ORDER TO GET PAST THE RESIDENTIAL PROPERTIES IN 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 WATER BUT WHEN THAT'S SPREAD OVER TWO FOOTBALL FIELDS WIDE 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 US TO --
6:59:53PM  >> MAKE IT BIGGER.
6:59:54PM  >>Michael Delate: YEAH, MAKE IT BETTER, INCORPORATE IT, AESTHETICALLY IMPROVE THE EAST SIDE OF THAT, CLEAR OUT THE EXOTIC VEGETATION.
SOME OF THAT FLOW WILL GO IN THERE LIKE IT DOES NOW.
IT'S NOT GOING TO BE -- TO INUNDATE THEIR PROPERTY BUT
ASSIST WITH THE FLOW.

>>Neale Montgomery: LET ME -- SOME ADDITIONAL INFORMATION TO
TRY TO ANSWER MR. KING'S CONCERNS MAYBE A LITTLE BIT BETTER.
IF YOU LOOK AT CONDITION 8A, AS PROPOSED BY THE STAFF,
MR. DELATE, DOES THAT REQUIRE ADDITIONAL ANALYSIS AT THE
TIME OF D.O., AND DOES IT MANDATE THAT THERE NOT BE
INCREASED WATER LEVELS ON ADJACENT PROPERTIES SUCH AS BELLA

TERRA?

>>Michael Delate: THAT IS CORRECT.
WE MADE A COMMITMENT TO WORK WITH DAVID'S OFFICE.
THE SAME THING, WHAT BOB WAS SAYING, I WOULD THINK YOU'D
WANT TO HAVE A BERMING ALONG THERE SO THAT THE WATER WOULD
NOT BE ABLE TO GO INTO THE BELLA TERRA RESIDENCES OVER HERE.
ANOTHER QUESTION, THE ANIMALS, SHOULDN'T THERE BE SOME
FENCING OVER THERE TO PREVENT ANYTHING FROM THIS AREA GOING
INTO THE BELLA TERRA AS FAR AS ANIMALS ARE CONCERNED?

>>Michael Delate: I'LL ADDRESS YOUR FIRST QUESTION.
THE SECOND ONE IS PROBABLY MORE SUITED FOR MR. MYERS.
SO THE WATER LEVEL RISE IN HERE, IN A HUNDRED-YEAR STORM
EVENT, WHAT I INDICATED BEFORE, WE'RE SHOWING IN A
POST-CONDITION BECAUSE OF THE PROPOSED IMPROVEMENTS MADE,
WILL ACTUALLY BE LOWER THAN IT IS NOW.
THE COMMITMENT IS THAT THERE'S NO DIFFERENCE.
BUT OUR MODELING HAS SHOWN SLIGHTLY LOWER.
AGAINST THE BELLA TERRA PROPERTIES ALONG HERE, THE WATER
LEVEL IN THE POST CONDITION DOES NOT ADVERSELY AFFECT THOSE
PROPERTIES.
AND THOSE LOTS ARE MUCH, MUCH HIGHER THAN THE PEAK STAGE
WITHIN THE FLOW WAY THAT THE MODEL IS SHOWING.
FARHER UP ALONG THE PRESERVE AT CORKSCREW, THEY HAVE THEIR
OWN SWALE.
IT'S RATHER SMALL, BUT IT'S OF THE SAME CHARACTER IN ORDER
TO CONVEY THE WATER SOUTH, ACTUALLY FROM THE NORTH TO THE
SOUTH, AND THEN THAT JUST TERMINATES AT THE BELLA TERRA
PROPERTY LINE.

QUESTION.
WILL THE FLOW BE MAINTAINED BY THE CDD?
>>Michael Delate: I'M NOT QUITE SURE.
AT A MINIMUM IT WILL BE MAINTAINED BY THE HOA.
WE SET UP GUIDELINES FOR THE MAINTENANCE PROTOCOL FOR THAT
SWALE, AND THAT'S INCORPORATED --
>> VEGETATION WILL GROW RAPIDLY AND CURTAIL ITS FLOW AND
CAPABILITIES.

>>Michael Delate: ABSOLUTELY.
WE PUT IN THERE REQUIREMENTS ON MOWING, MAINTAINING
VEGETATION REMOVAL, SO FORTH.
I'M SURE AS WE GO THROUGH THE DEVELOPMENT ORDER PROCESS,
YOUR STAFF WILL REVIEW THAT FURTHER AND MAKE ANY SUGGESTED
CHANGES.
JUST TO TOUCH, THEN, OBVIOUSLY, WE JUST TALKED ABOUT THE
FLOWS COMING FROM THE NORTH, BUT WE ALSO HAVE INTERNAL WATER
MANAGEMENT SYSTEM.
WE'VE PERMITTED THAT THROUGH THE WATER MANAGEMENT DISTRICT.
IT TREATS 150% OF THE REQUIRED AMOUNT FOR WATER QUALITY.
SO WE FEEL COMFORTABLE WE'RE PROVIDING WATER QUALITY
INCREASE.
GOTTEN A WATER QUALITY CERTIFICATION FROM THE WATER
MANAGEMENT DISTRICT IN THAT REGARD.
WE'VE PERFORMED EXTENSIVE NUTRIENT LOADING THAT SHOWS
NITROGEN AND PHOSPHOROUS REMOVAL RATES, HIGHER IN THE
POSTCONDITION THAN IN THE PRECONDITION.
FURTHER THAT, BECAUSE WE KNEW THIS WAS A CRITICAL AREA, KNEW
THERE WOULD BE A LOT OF PUBLIC CONCERN, WE ALSO HAD OUR
MODELING EFFORTS PEER REVIEWED BY A COUPLE OF GROUPS.
THEY BOTH WERE INDEPENDENT.
WE OPENED UP ALL THE FILES.
WE MADE NO LIMITATIONS ON THE REVIEW, BOTH REVIEWS CAME
BACK, APPROVING OF OUR MODELING TECHNIQUE, AND THAT OUR
RESULTS WERE ACCURATE AND THEY HAD NO OBJECTIONS TO OUR
MODELING TECHNIQUES.
IN ADDITION, BEEN DOING THIS PERMITTING FOR MANY DECADES
NOW, IT SEEMS LIKE, AND THIS WOULD PROBABLY RECEIVE THE MOST
SCRUTINY FROM THE WATER MANAGEMENT DISTRICT OF ANY
PERMITTING I'VE DONE AND I'VE DONE QUITE A BIT OF PERMITTING
IN SOUTHWEST FLORIDA.
FROM THAT WE FEEL QUITE CONFIDENT, AND WE WANTED TO DOT
EVERY I AND CROSS EVERY T.
THAT'S WHY WE HIRED -- ONE WAS AN INDEPENDENT PEER REVIEW.
THE OTHER WE DID PAY FOR THEIR EFFORTS BUT THEY HAD COMPLETE
CARTE BLANCHE USE OF OUR FILES.
WE JUST WANTED TO MAKE SURE EVERYTHING WAS GOOD.
MR. WILLEMS HAS GIVEN SOME SCRUTINY TO THE PROJECT.
I'M SURE AS WE GO THROUGH THE DEVELOPMENT ORDER STAGE,
ANYTHING WE NEED TO CORRECT, WE'LL DO THAT AS WELL.
BUT AT THIS POINT, I THINK WE'VE BROACHED EVERY TOPIC AND
KIND OF MADE EVERYTHING AS BEST WE CAN TO THIS POINT IN
TIME.
WITH THAT, I'LL GIVE A QUICK SUMMARY.
THE PROJECT IS CONSISTENT AS PLANNED WITH THE VILLAGE OF
ESTERO GROWTH MANAGEMENT PLAN AND LAND DEVELOPMENT CODE.
WE DO NOT EXPECT ANY IMPACTS TO THE WETLANDS OR ADJACENT PROPERTIES THROUGH THE STORMWATER FLOWS. AGAIN, IT'S BEEN PEER REVIEWED AND WATER MANAGEMENT DISTRICT PERMITTED. WE'VE DESIGNED THE PROJECT TO CONVEY THE REGIONAL FLOWS FROM THE VILLAGE OF ESTERO REGIONAL MODELS, AND ALL WATER QUALITY IS MET ON THE ON-SITE LAKES. WE DO NOT REQUIRE ANY OFF-SITE MITIGATION WATER QUALITY. I'LL OPEN UP TO ANY OTHER QUESTIONS YOU MAY HAVE.

>>Scotty Wood: ANYONE?

THANK YOU.

GOOD AFTERNOON.

FOR THE RECORD, MY NAME IS JIM BANKS. I'M A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND PRESIDENT OF JMB TRANSPORTATION ENGINEERING. MY FIRM WAS RESPONSIBLE FOR PREPARING THE TRAFFIC IMPACT STATEMENT. THE TIS WAS PREPARED PURSUANT TO THE CRITERIA SET FORTH BY THE VILLAGE OF ESTERO. STAFF REVIEWED THAT REPORT, THE TRAFFIC REPORT, AND AGREED WITH THE TIS FINDINGS WHICH ARE THAT CORKSCREW ROAD, ITS CURRENT CONFIGURATION IS A TWO-LANE ARTERIAL CURRENTLY OPERATES AT LEVEL OF SERVICE C CAPACITY. AND THIS WAS REAFFIRMED BY LEE COUNTY DEPARTMENT OF TRANSPORTATION AND LEE COUNTY GOVERNMENT IN THEIR RECENT PUBLICATION OF THEIR CONCURRENCY MANAGEMENT REPORT. FURTHERMORE, THEIR REPORT CONCLUDES THAT CORKSCREW ROAD IS A TWO-LANE ARTERIAL, CURRENTLY HAS ADEQUATE CAPACITY, SUPPORT THE TRAFFIC THAT WILL BE GENERATED BY THIS PROJECT.

HOWEVER, LEE COUNTY D.O.T. HAS DECIDED TO ACCELERATE THE DESIGN AND THE CONSTRUCTION OF CORKSCREW ROAD AS A FOUR-LANE ARTERIAL. NOW, THIS DESIGN IN THE CONSTRUCTION IS BASED ON A FOUR-LANE...
INITIAL CONSTRUCTION, BUT CAN BE EXPANDABLE TO A SIX-LANE ARTERIAL IN THE FUTURE IF IT'S NEEDED.

NOW, LEE COUNTY D.O.T., AS ALL TRANSPORTATION DEPARTMENTS, USE A MINIMUM OF A 20-YEAR DESIGN HORIZON.

AND AS MUCH AS 30-YEAR DESIGN HORIZON ON ROADWAYS, BRIDGES IT'S 50 YEARS.

BUT WHEN WE'RE TALKING ABOUT ROADS, WE AUTO US A MINIMUM OF 20 YEARS.

LEE COUNTY D.O.T. HAS DETERMINED THAT CORKSCREW ROAD, THE FOUR-LANING OF THAT ROAD WILL BE ADEQUATE FOR AT LEAST A MINIMUM OF 20 YEARS, HOPEFULLY LONGER.

BUT AGAIN, IT IS GOING TO BE DESIGNED AND CONSTRUCTED TO WHERE IT CAN BE EASILY WIDENED TO SIX LANES IN THE FUTURE.

WITH THE FOUR-LANING OF CORKSCREW ROAD, IT IS EXPECTED THAT THE OPERATING LEVEL OF SERVICE OF CORKSCREW ROAD, WHICH CURRENTLY IS AT LEVEL OF SERVICE C, IN THE FUTURE WILL OPERATE AT LEVEL OF SERVICE B.

OPERATE AT LEVEL OF SERVICE B. SO IT GETS BETTER WITH THE FOUR-LANING AND THAT ALSO INCLUDES THE TRAFFIC DEMANDS THAT WOULD BE PLACED ON THE CORRIDOR FROM THIS PROJECT.

WITH THE COMPLETION OF THE FOUR-LANING AND THE COMPLETION OF THIS PROJECT, IT IS ANTICIPATED THAT CORKSCREW ROAD IS A FOUR-LANE ARTERIAL, WILL OPERATE AT LEVEL OF SERVICE B IN THE FUTURE CONDITIONS.

AND THAT'S DURING PEAK SEASON CONDITIONS.

THIS PROJECT WILL HAVE ONE PRIMARY ACCESS ONTO CORKSCREW ROAD, WHICH WILL BE ALIGNED WITH WILD BLUE.

NOW, WE WILL BE REQUIRED TO BUILD LEFT INGRESS AND RIGHT INGRESS TURN LANES FROM CORKSCREW ROAD INTO THE SITE.

NOW, OUR GOAL IS TO COORDINATE WITH THE DESIGNER, JOHNSON ENGINEERING, THAT'S DOING THE FOUR-LANING NOW AND HAVE THAT DESIGN INCORPORATED INTO THEIR PROJECT OR AT A MINIMUM MAKE SURE THAT THEIR DESIGN WILL ALLOW US TO BUILD THE LEFT TURN AND RIGHT-TURN LANE WHEN THIS PROJECT INITIATES.

IT'S MORE DESIRABLE IF WE CAN HAVE THEM BUILD IT WHEN WE FOUR-LANE THE ROAD, JUST TO MINIMIZE THE AMOUNT OF CONSTRUCTION BUT DEPENDING ON THE TIMING, IT MIGHT BE SOMETHING THAT WE CONSTRUCT THE TURN LANES AFTER THE FACT, BUT IT'S THE OBJECTIVE NOW, AND WE MET WITH JOHNSON ENGINEERING TO HAVE THOSE TURN LANES CONSTRUCTED WHEN THEY ARE OUT THERE DOING THE FOUR-LANING.

WILL THOSE TURN LANES BE ADEQUATE -- I UNDERSTAND WILD BLUE IS A VERY LARGE DEVELOPMENT, AND YOU HAVE YOUR DEVELOPMENT GOING IN CONCURRENTLY WITH THE ONES ALREADY THERE.

I'M JUST WONDERING, WILL THERE BE A NECESSITY FOR TRAFFIC
James Banks: I'll get to that in just a minute.

TO ANSWER YOUR QUESTION, WILD BLUE WILL DETERMINE WHAT THEIR TRAFFIC, WHAT THEIR TURN LANE LENGTHS NEED TO BE.

YOU ASKED ABOUT THEM BEING ADEQUATE.

DAVID PLUM AND ASSOCIATES IS THE TRAFFIC ENGINEER FOR THEM.

THEY WILL SIZE THOSE TURN LANES.

I'M WORKING FOR ARGO, SO I WILL SIZE OUR TURN LANES.

WE WILL COORDINATE THAT WITH JOHNSON ENGINEERING TO MAKE SURE THAT THEY'RE CORRECT.

AND JOHNSON WILL ALSO VERIFY OUR CALCULATIONS.

IT NEVER HURTS TO HAVE A SECOND OPINION ON THESE THINGS.

>>Scotty Wood: Let me just build a little bit on that point.

IF YOU LOOK AT THE HISTORY OF CORKSCREW ROAD TRAFFIC FLOW, COMMUNITIES TO THE SOUTH, ON THE SOUTH SIDE OF CORKSCREW ROAD HAVE TO DO LEFT OUT TO GO TO SHOP.

>>James Banks: Yes.

>>Scotty Wood: AND WILD BLUE DOESN'T HAVE THAT PROBLEM.

>>James Banks: THAT'S RIGHT.

>>Scotty Wood: THEY DON'T HAVE THE URGENCY, I THINK, THAT THIS DEVELOPMENT HAS.

>>James Banks: THEY ARE DOING ALSO IN ADDITION TO THE RESIDENTIAL, THEY'RE DOING SOME COMMERCIAL SO THEY WILL ACTUALLY HAVE SOME MOTORISTS EXITING LEFT OUT.

AND IN COORDINATION WITH US AND WILD BLUE, IF A TRAFFIC SIGNAL --

IT'S POSSIBLE THAT WE WILL WANT A TRAFFIC SIGNAL.

AND IF IT IS WARRANTED -- WILL PAY HIS PROPORTIONATE SHARE, THEIR PROPORTIONATE SHARE TOWARD INSTALLING THE SIGNAL.

WILD BLUE WILL BE CONTRIBUTING TO THE COST OF THE SIGNAL AND ARGO WILL BE CONTRIBUTING TO THE COST OF THE SIGNAL.

BUT I WANT TO MAKE IT CLEAR, IT'S NOT A CERTAINTY THAT WE'RE GOING TO HAVE A TRAFFIC LIGHT THERE.

IF IT'S WARRANTED, THOUGH, IT WILL GET INSTALLED.

Marlene Naratil: I have another question regarding school buses.

APARENTLY, THERE'S GOING TO BE A LOT OF CHILDREN IN THESE DEVELOPMENTS THAT ARE CURRENTLY IN OPERATION IN THE ONES PLANNED, INCLUDING YOURS.

I'M CONCERNED ABOUT WHERE WILL THE CHILDREN BE PICKED UP?

WILL THEY BE PICKED UP OFF OF CORKSCREW?

THE BUSES WILL GO INTO THE COMMUNITY?

>>James Banks: THAT WILL BE FOR THE SCHOOL BOARD TO COORDINATE WITH ARGO ON WHERE THEY WANT TO PICK THE CHILDREN UP.

OBVIOUSLY, THEY WILL WORK -- I DON'T KNOW IF WE'VE HAD ANY EARLIER CONVERSATIONS WITH THEM YET, BUT WE'LL WORK THAT OUT WITH THE SCHOOL BOARD.
THEY WILL DETERMINE WHERE THEY BELIEVE THE SAFEST POINT TO PICK UP CHILDREN AND DROP THEM OFF WILL BE. OBVIOUSLY, THE SAFETY OF THE CHILDREN IS PARAMOUNT.

>>Marlene Naratil: THOSE LITTLE CHILDREN THAT WERE KILLED RECENTLY, IT'S FRIGHTENING.

>>James Banks: WE'RE GOING TO MAKE SURE THE BUS PICKUP AND DROP-OFF IS AN APPROPRIATE LOCATION WHERE THE CHILDREN WILL BE SAFE. AGAIN, WE'LL BE WORKING WITH THE SCHOOL BOARD ON THAT.

>> I HAVE A QUESTION ABOUT THE TRAFFIC SIGNAL AGAIN.

YOU SAID IT WILL BE INSTALLED IF IT'S WARRANTED. IS THERE A LEANING IN THE DEVELOPER'S MIND AS TO WHETHER OR NOT THEY WANT THAT AS AN AMENITY FOR THE NEIGHBORHOOD?

>>James Banks: THEY DON'T OBJECT TO PUTTING IN A TRAFFIC SIGNAL.

THEY ARE GOING TO PAY THEIR PROPORTIONATE SHARE. NO, THEY DON'T OBJECT TO PUTTING IN A TRAFFIC LIGHT.

>> UP TO JOHNSON ENGINEERING AND D.O.T. RULES ABOUT WHERE AND WHEN IT'S WARRANTED?

>>James Banks: WE MEET THE INTERSECTION SEPARATION CRITERIA. THERE IS A MINIMUM DISTANCE BETWEEN TRAFFIC SIGNALS. WE ALREADY MEET THAT STANDARD.

IT'S JUST WHETHER OR NOT THE VOLUME OF TRAFFIC ENTERING AND EXITING WILL WARRANT IT.

NOW, THE PRELIMINARY CALCULATIONS SHOW THAT IT WILL BE WARRANTED IN THE FUTURE.

HYPOTHETICALLY, ARGO IS GOING TO MARKET THIS TO FAMILIES AND RETIREES AND WHOEVER, BUT IF THE COMMUNITY GOES A LITTLE BIT MORE IN THE RETIRE -- AS MORE OF THE RESIDENTS BECOME RETIREES, THE TRAFFIC WON'T BE AS HEAVY IF WE HAVE THE TYPICAL FAMILIES WITH THE 2.3 KIDS COMING IN AND OUT OF THERE.

WE JUST DON'T KNOW.

BASED ON OUR PROJECTIONS, IT'S EXPECTED THAT WE WILL WANT A TRAFFIC SIGNAL. BUT I JUST DON'T WANT TO PUT FORTH THAT IT'S A CERTAINTY.

WE'LL HAVE TO MONITOR THE INTERSECTION AS TIME GOES ON, AS WE BEGIN TO DEVELOP AND SELL SOME OF THESE HOMES.

SEE WHAT KIND OF RESIDENTS WE'RE SELLING TO AND THEN WE'LL GET A HANDLE PROBABLY WHEN WE'RE ABOUT A THIRD OF THE WAY DONE WITH THE PROJECT AND HAVE -- YOU KNOW, WE CAN GET AN IDEA OF WHAT THE MAKEUP OF THE PEOPLE ARE AND THEN WE CAN MOVE MORE TOWARDS THE CERTAINTY OF WHETHER OR NOT A TRAFFIC SIGNAL IS GOING TO BE WARRANTED.

>> I JUST HAD THE PERCEPTION, AND MAYBE I'M WRONG THAT THE 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 REMEDED.
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
HOPEFUL THAT THEY MIGHT BREAK GROUND LATE NEXT YEAR ON THIS PROJECT.
THAT'S NOT A CERTAINTY AND NOT A GUARANTEE, BUT THEY ARE TRYING TO MOVE FORWARD WITH THIS PROJECT, AND THAT'S WHAT WE WERE TOLD.
ALSO, AS PART OF THEIR DESIGN OBJECTIVES, THEY ARE CONSIDERING THE UPCOMING PUBLIC TRANSPORTATION UTILITY IMPROVEMENT PROJECTS THAT NEED TO GO ALONG THE Corkscrew Corridor AS WELL AS OTHER DEVELOPMENTS PLANNED THAT ARE PERMITTED AND ALSO ONES THAT ARE STILL IN THE ZONING STAGE.
AND SO THEY CAN INTEGRATE THE ROAD WITH THOSE PROJECTS AND MAKE SURE WE HAVE A COMPLETE PRODUCT WHEN WE'RE DONE THAT THE ROAD CAN SUPPORT THE DEVELOPMENTS AND THE DEVELOPMENTS COORDINATE -- JUST LIKE WE'RE DOING, COORDINATING WITH THEM ON OUR AXIS AND THAT TYPE OF THING.
AND THEN FINALLY, THEIR FINAL OBJECTIVE OR ONE OF THEIR OBJECTIVES WAS TO MAKE SURE THEY ACCOMMODATED PEDESTRIAN AND BICYCLE TRAVEL ALONG THE CORRIDOR.
MIKE, DO YOU HAVE A COPY OF THE TYPICAL SECTION?
I KNOW THEY ARE DOING THE MULTILANE PASS.
THEY ARE DOING THE MULTILANE PASS ALONG THE CORRIDOR.
THIS IS A SLIDE THAT SHOWS YOU THE PHASE ONE IN BLUE EXTENDING FROM BEN HILL GRIFFIN EAST OF BELLA TERRA AND THEN PHASE TWO IS THE YELLOW THAT EXTENDS FROM EAST OF BELLA TERRA TO ALICO ROAD.
F.D.O.T., WE'VE ALL TALKED ABOUT WHAT KEEPS BEING REFERRED TO AS INTERIM IMPROVEMENTS, WHICH I'M NOT SURE WHY THEY ARE CALLED INTERIM IMPROVEMENTS.
THEY ARE INTERCHANGE IMPROVEMENTS.
D.O.T., I MET WITH THEM YESTERDAY ON ANOTHER SUBJECT MATTER, BUT I DID BRING UP THE CORKSCREW ROAD INTERCHANGE JUST BECAUSE I KNEW I WAS GOING TO BE HERE TODAY TALKING TO THIS BODY.
AND ASKED WHEN THEY THOUGHT THEY WOULD BREAK GROUND. AND THEY SAID RIGHT NOW THEY SHOULD BREAK GROUND IN OCTOBER OF THIS YEAR, POSSIBLY A LITTLE BIT EARLIER, BUT THEY TOLD ME FOR SURE BY OCTOBER.
THEY LET THE CONTRACT.
IT'S BEEN AWARDED AND THAT TYPE OF THING SO THEY ARE GOING TO BEGIN ON THIS VERY SOON.
CORKSCREW ROAD AND THE ON-RAMP OF I-75 NORTH OR I-75 SOUTH.

AS YOU GUYS PROBABLY NOTICED WHEN YOU WERE DRIVING THROUGH THE INTERCHANGE DURING PEAK SEASON THAT -- THOSE LEFT-TURN LANES WOULD QUEUE UP INTO THE THROUGH LANES AND THAT WOULD CAUSE BACKUP IN THE THRU LANES AND IMPEDE EAST-WEST TRAVEL.

WITH THOSE IMPROVEMENTS, THAT WILL REMEDY THAT SITUATION. ALSO, THE ON-RAMPS WILL BE WIDENED TO TWO LANES, EXTENDING NORTH AND SOUTH TO ACCESS I-75.

AND THE RIGHT-TURN LANE, THE FREE-FLOW RIGHT-TURN LANE FROM CORKSCREW ROAD EAST AND WEST THAT ALSO ACCESSES THE ON-RAMP, THOSE TWO -- THOSE DUAL THRU LANES AND THAT RIGHT-TURN LANE WILL BE CARRIED FURTHER UP, SO IT GIVES A LOT MORE DISTANCE FOR PEOPLE TO MERGE AND ALSO FOR THE LEFT TURNS, TO MAKE THE DUAL LEFTS AND CONTINUE AND NOT CAUSE THIS DOMINO BACKING UP EFFECT.

SO F.D.O.T. HAS PROJECTED THAT WITH THESE IMPROVEMENTS THAT THE INTERCHANGE WILL OPERATE AT LEVEL OF SERVICE C AND LEVEL OF SERVICE D FOR THE A.M. AND THE P.M. PEAK HOURS DURING PEAK SENSE CONDITIONS.

AND SO THAT'S REALLY GOOD.

THAT'S GOING TO BE ONE OF THE BETTER WORKING INTERCHANGE US IN LEE COUNTY DURING PEAK SEASON.

>> HOW FAR ALONG ARE YOU ON YOUR PRESENTATION?
>>James Banks: I CAN WRAP IT UP IN JUST 30 SECONDS IF YOU WANT ME TO WRAP IT UP.
>>Scotty Wood: I WISH YOU WOULD, YES.
>>James Banks: LET'S DO IT THAT WAY.
>>Scotty Wood: I SIMPLY HAVE A SLIDE THAT SUMMARIZES WHAT I JUST SPOKE TO YOU ABOUT.
>>Scotty Wood: ANYONE?

I WON'T GO THROUGH THAT, SIMPLY TO SAY THAT THE TRAFFIC IMPACT STATEMENT THAT I SPOKE TO EARLIER IS ON RECORD WITH THE VILLAGE OF ESTERO.

SO THAT IS PART OF THE RECORD, AND IF YOU HAVE ANY MORE QUESTIONS, I'M HAPPY TO ANSWER THEM.

>>Scotty Wood: ANYONE?

THANK YOU.

BEFORE WE GO ON, WE HAVE TO GIVE THE COURT REPORTER'S FINGERS A REST.

AND SO LET'S TAKE ABOUT A FIVE-MINUTE BREAK, AND THEN WE'LL RESUME.

[RECESS]

GO AHEAD.

WE'RE BACK ON?

BACK ON.

D. Wayne Arnold: I'M WAYNE ARNOLD.

I'M A CERTIFIED PLANNER WITH Q. GRADY MINOR AND ASSOCIATES.
I’VE TESTIFIED BEFORE YOU AND MANY OTHER BODIES IN SOUTHWEST FLORIDA.
I’M GOING TO GIVE YOU A SHORT PLANNING AND ZONING OVERVIEW.
I KNOW THIS IS SOMETHING THAT WE NORMALLY COVER.
NEALE HAD SEVERAL OF THESE SLIDES.
I’M NOT GOING TO BELABOR THOSE.
I THINK WE CAN CUT TO THE CHASE ON SOME OF THE OTHER PLAN
DETAILS AND SOME OF THE COMPLIANCE ISSUES WITH THE
COMPREHENSIVE PLAN THAT ARE BEFORE YOU.
MY RESUMÉ IS ON FILE.
I’M GOING TO SKIP THAT.
HERE IS AN EXHIBIT YOU’VE SEEN.
THIS PUTS US IN THE CONTEXT OF OUR NEIGHBORS AT THE
PRESERVE, BELLA TERRA, WILD BLUE, AND WILDCAT RUN.
I WOULD LIKE TO SAY FROM THE START THAT WE HAD EARLY AND
NUMEROUS COMMUNICATIONS WITH THE REPRESENTATIVES FROM
WILDCAT RUN AND PRESERVE AT CORCSCREW.
AND OUT OF THAT GREW SOME OF THE SLIDES THAT YOU’LL SEE IN
THIS PRESENTATION REGARDING THE EXPANSION OF THEIR MOAT, AS
THEM CALL IT, AND WILDCAT RUN TO BECOME A MORE SCULPTED AND
ATTRACTIVE CANAL FOR THE COMMUNITY AND OUR COMMUNITY.
BUT THE HIGHLIGHT OF THIS, OF COURSE, AS MIKE MYERS
INDICATED, IS THAT OVER 50% OF OUR SITE WILL BE IN
PRESERVATION, AND WE’RE INTENDING TO GRANT A THIRD-PARTY
CONSERVATION EASEMENT TO THE VILLAGE FOR THAT AREA.
JUST TO HIGHLIGHT WHAT WE’VE BEEN TALKING ABOUT, SO OUR
INTERFACE WITH WILDCAT RUN, ALL ALONG OUR WESTERN BOUNDARY,
TO THE EDGE OF OUR DEVELOPMENT TRACT, THAT WILL BE AN
ENHANCEMENT OF THEIR CANAL AS WELL AS A SCULPTED AREA FOR
OURS.
THERE IS AN EXTENSIVE LANDSCAPE PLANTING PLAN THAT GOES
ALONG WITH THAT.
THERE IS AN AGREEMENT THAT’S PART OF YOUR RECORD AS
REQUESTED BY WILDCAT RUN.
WE OBVIOUSLY HAD NO PROBLEM PROVIDING THAT AS PART OF THIS
PROCESS.
The ACCESS POINT SHIFT, AS WAS POINTED OUT BY NEALE,
ORIGINALLY WAS GOING TO BE VERY NEAR THE INTERFACE WITH
WILDCAT RUN, BUT WITH WILD BLUE COMING ALONG TO OUR NORTH,
THE ACCESS POINT WAS SHIFTED SO THAT IT COULD BE ACROSS FROM
THEIR ENTRANCE AND, OF COURSE, THERE COULD BE A POTENTIAL
FUTURE INTERSECTION OR BETTER DIRECTIONAL TRAFFIC MOVEMENTS
THERE.
OUR AMENITY AREA THAT WE’RE PROPOSING IS THE HIGHLIGHTED
AREA IN PINK.
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.
WE HAVE AN EXTENSIVE TREE PLANTING SCHEDULE THAT WE'VE AGREED TO.

THINGS THAT GO UNDER WATER THAT ESSENTIALLY WIDEN THE CANAL.

YOU DON'T REALLY SEE IT FROM ABOVE.

THAT THEN RESULTS IN AN AREA WHERE WE HAVE TO PLANT AND SHIELD OUR HOMES FROM THEIR VIEW.

IN FACT, ONE OF THE ADVANTAGES OF OUR INTERFACE THERE IS THAT THEIR HOMES ARE SEPARATED FROM EVEN THEIR CANAL BY LANDSCAPE BUFFER AND THEIR INTERNAL ROAD.

SO WE'VE GOT A GOOD SEPARATION BETWEEN UNITS WITH THIS DESIGN AS WELL.

ANOTHER CROSS SECTION SHOWING FROM CORKSCREW ROAD HOW WE CAN INTERFACE WITH THE NEW ROAD IMPROVEMENTS TO PUT IN ENHANCED LANDSCAPE BUFFER ALONG CORKSCREW ROAD.

ONE OF THE FACTORS THAT MARY DISCUSSED IN HER STAFF REPORT, YOUR LAND DEVELOPMENT CODE HAS I THINK EIGHT OR NINE CRITERIA FOR WHICH WE NEED TO BE FOUND CONSISTENT FOR YOU TO APPROVE AN AMENDMENT OR PD REZONING.

AND FIRST AND FOREMOST IS OBVIOUSLY COMP PLAN CONSISTENCY.

AND I THINK, YOU KNOW, OVER THE LAST SEVERAL MONTHS, MARY AND NANCY AND I HAVE ALL SPENT A LOT OF TIME READING EVERY WORD OF YOUR COMPREHENSIVE PLAN, AND I'M CONFIDENT THAT WITH THE REVISED LANGUAGE AS YOU HAVE BEFORE YOU, WE ARE CONSISTENT WITH THAT.

BUT THE INTERPRETATION WAS THAT THAT DIDN'T MEAN NECESSARILY IMPACTED WETLANDS.

BUT THE GOOD NEWS IS, WE'RE ALL IN FAVOR OF THE AMENDMENT AS STAFF HAS BROUGHT IT FORWARD TO YOU.

A COUPLE OF OTHER THINGS THAT WE'VE DONE, IN YOUR COMPREHENSIVE PLAN, VILLAGE NEIGHBORHOOD LAND USE CATEGORY, THE WETLAND CATEGORY.

CONTOURIOUS AREAS UNDER THE SAME OWNERSHIP.

IT DOESN'T REFER TO THE IMPACTED WETLANDS OR NON-IMPACTED.

BUT THE INTERPRETATION WAS THAT THAT DIDN'T MEAN NECESSARILY IMPACTED WETLANDS.

BUT THE GOOD NEWS IS, WE'RE ALL IN FAVOR OF THE AMENDMENT AS STAFF HAS BROUGHT IT FORWARD TO YOU.

A COUPLE OF OTHER THINGS THAT WE'VE DONE, IN YOUR COMPREHENSIVE PLAN, VILLAGE NEIGHBORHOOD LAND USE CATEGORY, THE WETLAND CATEGORY.

THERE ARE OTHER POLICIES THAT TALK ABOUT MIXING OF LAND USES.

SO WE HAVE BROUGHT FORWARD A MIX OF LAND USES THAT WE THINK IS MORE COMPATIBLE WITH THE NEIGHBORHOOD.

WE'RE DEMONSTRATING CONSISTENCY WITH YOUR COMMUNITY CHARACTER ASPECT OF YOUR FUTURE LAND USE ELEMENT BY
PRESENTING A PATTERN BOOK OR ENHANCED BUFFERS, THE LARGE PRESERVATION AREA THAT WE'RE PROVIDING.
SO WE BELIEVE WE'RE CONSISTENT WITH THAT ELEMENT.
YOU HEARD JIM BANKS TALK ABOUT THE TRANSPORTATION ELEMENT.
I REVIEWED IT.
I CONCUR WITH HIS OPINION THAT WE ARE CONSISTENT WITH THE VARIOUS POLICIES OF YOUR TRANSPORTATION ELEMENT.
YOU HAVE A HOUSING ELEMENT.
IT TALKS ABOUT COMPATIBILITY, AND IT ALSO TALKS ABOUT PRESENTING A VARIETY OF HOUSING TYPES FOR YOUR COMMUNITY.
AGAIN, WE BELIEVE THAT OUR AGREEMENTS WITH OUR NEIGHBORS HAVE DEMONSTRATED COMPATIBILITY, AND WE ARE PROPOSING A VARIETY OF HOUSING TYPES.
YOU HEARD MIKE DELATE FROM OUR FIRM TALK ABOUT THE INFRASTRUCTURE AND SURFACE WATER MANAGEMENT STANDARDS.
WE ARE MAKING THE NATURAL FLOW.
WE'VE COORDINATED CONSISTENTLY WITH THE WATER MANAGEMENT DISTRICT AND OTHER AGENCIES TO DEMONSTRATE THAT WE'RE GOING TO BE CONSISTENT WITH THAT.
YOU HAVE A CONDITION THAT SAYS, AND YOU ALSO HAVE A COMP PLAN POLICY THAT SAYS OUR FLOOR SLABS WILL BE ONE FOOT MINIMUM ABOVE THE HUNDRED-YEAR THREE-DAY STORM.
WE ARE CONSISTENT WITH THOSE CONDITIONS.
AND THEN, OF COURSE, YOU HEARD THE EXTENSIVE PRESERVATION DISCUSSION FROM MIKE MYERS THAT YOU HAVE A CONSERVATION AND COASTAL MANAGEMENT ELEMENT AS WELL THAT TALKS ABOUT TRYING TO PRESERVE OUR BEST HABITAT.
AGAIN, WE'RE PUTTING THAT AREA IN A THIRD-PARTY CONSERVATION EASEMENT IN ADDITION TO THE DISTRICT, IT WILL BE ALSO TO THE VILLAGE OF ESTERO FOR ENFORCEMENT PURPOSES AND THEN THAT ALSO ADDRESSES WATER QUALITY ISSUES BECAUSE WE'RE ENHANCING THE WETLANDS.
WE'RE ALSO THEN HAVING A WATER MANAGEMENT SYSTEM THAT PROVIDES BETTER FUNCTION THAN IT DOES TODAY.
I'M NOT GOING TO GO THROUGH ALL THE CRITERIA, BUT ONE OF THE CRITERIA WAS CONSISTENCY IN PROVIDING ENVIRONMENTALLY CRITICAL AREAS AND NATURAL RESOURCES.
WE DO HAVE OUR ENVIRONMENTAL RESOURCE PERMIT.
WE HAVE A BIOLOGICAL OPINION THAT'S BEEN ISSUED BY THE FISH AND WILDLIFE SERVICE.
The wildlife corridor, as Mike indicated, is wider than the corridors presented to the north in Wild Blue.
AND THE RESULTING ON-SITE PRESERVE WILL BE MAINTAINED
EXOTIC-FREE, WHICH YOU HEARD MIKE TALK ABOUT THE EXTENSIVE
EXOTIC INFESTATION AND WHY THAT'S A NEGATIVE FOR OUR
ENVIRONMENT.

THE $750,000 VOLUNTARY CONTRIBUTION THAT ARGO HAS PROPOSED
FOR THE VILLAGE TO ESTABLISH AND ENHANCE OTHER ENVIRONMENTAL
SENSITIVE AREAS IN THE COMMUNITY.

SO WE THINK THOSE ARE ALL REALLY STRONG FACTORS FOR WHY
WE'RE DOING THE RIGHT THING FOR THE ENVIRONMENT HERE.

WE ALSO HAVE ASKED FOR SEVERAL DEVIATIONS.

AND I DON'T THINK I'M GOING TO GO THROUGH ALL THOSE IN THE
INTEREST OF TIME.

IF THERE ARE ANY SPECIFIC QUESTIONS OF ANY INDIVIDUAL
DEVIATION I'M HAPPY TO ADDRESS THEM.

THE PRIOR MONTE CRISTO PROJECT HAD NUMEROUS DEVIATIONS.
WE'VE REQUESTED THOSE WE FEEL ARE NECESSARY TO CARRY OUT THE
DEVELOPMENT OF THE MASTER PLAN THAT WE'VE PRESENTED TO YOU.
MY SUMMARY AND IN MY PROFESSIONAL OPINION, WE ARE COMPATIBLE
WITH OUR NEIGHBORING COMMUNITIES.

WE'RE CONSISTENT WITH YOUR COMPREHENSIVE PLAN AS PROPOSED TO
BE AMENDED BY STAFF.
OUR ENGINEER, OUR PROFESSIONAL TRANSPORTATION ENGINEER, AND
OUR ECOLOGIST HAVE ALL TESTIFIED TO THE VARIOUS ELEMENTS OF
THE COMPREHENSIVE PLAN AND WE'RE CONSISTENT WITH THOSE.
AND IN MY OPINION, WE ARE CONSISTENT WITH YOUR LAND
DEVELOPMENT CODE AND COMPREHENSIVE PLAN.

THANK YOU.

ANYBODY?

THIS MAY BE A CURIOSITY, DO YOU ANTICIPATE THAT THE
HOUSING WILL BE PRIMARILY OWNER OR TENANT OCCUPIED, PERHAPS
UNDER SINGLE ENTITY OWNERSHIP?

D. Wayne Arnold: MOST LIKELY OWNERSHIP OCCUPIED.

ANYONE ELSE?

I HAD ONE ON THE HEIGHT.

THE HIGHEST POINT IN THE COMMUNITY WOULD BE THE AMENITY
CENTER?

WOULD THAT HAVE THREE STORIES?

D. Wayne Arnold: ACTUALLY, WE HAVE A RESTRICTION THAT
LIMITS ALL OF OUR BUILDINGS TO TWO STORIES EXCEPT FOR THE
CLUBHOUSE.

That's WHAT I MEANT.

D. Wayne Arnold: AND THAT IS VERY CENTRAL TO THE
COMMUNITY, SEPARATED BY PRESERVE FROM OUR NEAREST NEIGHBOR.

ANYONE ELSE?

THANK YOU, WAYNE.

D. Wayne Arnold: THANK YOU.

ANYTHING ELSE FROM THE APPLICANT BEFORE WE
OGOOD EVENING, MR. CHAIRMAN AND MEMBERS OF THE PLANNING AND ZONING BOARD.
MY NAME IS BEVERLY GRADY WITH THE LAW FIRM OF ROETZEL & ANDREASS, AND I AM PLEASED TO BE REPRESENTING WILDCAT RUN COMMUNITY ASSOCIATION INC. REGARDING DCI 2014-00022. TONIGHT WE HAVE HERE PRESIDENT VINCENT VICIDOMINI AND THE PAST PRESIDENT KATHLEEN FITZGERALD, WHO HAS SPENT AN EXTRAORDINARY AMOUNT OF WORK ON THIS PLAN, AND WE'RE PLEASED TO BE HERE TONIGHT. WILDCAT RUN COMMUNITY ASSOCIATION INC. IS IN SUPPORT OF CORKSCREW CROSSING'S RPD AMENDMENT AS LONG AS THE APPROVAL CONTAINS THE CONDITION 14, BUFFERS AND LANDSCAPING. THAT CONDITION REQUIRES COMPLIANCE WITH THE CORKSCREW CROSSING AND WILDCAT BUFFER LANDSCAPE PLAN STAMP RECEIVED APRIL 26th, 2019. IT'S ALSO REFERENCED IN THE DEVIATION 5. THIS IS THE SAME PLAN THAT IS THE SUBJECT OF A 12-PAGE AGREEMENT BETWEEN ARGO AND THE ASSOCIATION. SO WITH THE CONDITION INCLUDING THAT LANDSCAPE AND BUFFER PLAN, WE DO SUPPORT THESE AMENDMENTS TO THE RPD, AND WE WOULD REQUEST THAT THE FINAL ORDINANCE ADOPTED BY THE VILLAGE COUNCIL WOULD ALSO ACTUALLY INCLUDE AS AN ATTACHMENT THAT BUFFER AND LANDSCAPE PLAN, AND WE THANK YOU FOR THE TIME WE'VE HAD TO PRESENT THAT TO YOU. THANK YOU.
WILDLIFE, ESPECIALLY LISTED SPECIES.

CORKSCREW CROSS WOULD GO IMPACT 159 ACRES OF WETLANDS.

A MEANINGFUL REDUCTION OF WETLAND IMPACTS IS NEEDED TO ASSURE THE VALUE OF THE WETLAND SYSTEM IS NOT JEOPARDIZE.

THIS PROJECT WOULD DISCHARGE TO THE ESTERO RIVER BASIN, PART OF THE ESTERO BAY WATERSHED.

THE PROJECT WOULD IMPACT WETLANDS IN AN AREA THAT HAS ALREADY BEEN HEAVILY IMPACTED BY DEVELOPMENT AND MINING.

THERE ARE STILL MANY OUTSTANDING CONCERNS SUCH AS HOW THE SUBSTANTIAL LOSS OF WETLANDS IN THIS AREA WILL IMPACT REGIONAL FLOODING AND WHAT THE EFFECTS WILL BE TO THE EXISTING FLOW-WAY CONVEYANCE ON-SITE, SOUTH BRANCH OF THE ESTERO RIVER.

WILDLIFE -- [AUDIO DROP] -- ALSO A MAJOR CONCERN.

CORKSCREW CROSSING IS ENTIRELY COMPRISED OF DESIGNATED PRIMARY ZONED PANTHER HABITAT.

ADDITIONALLY, OTHER LISTED SPECIES HAVE BEEN OBSERVED IN AND AROUND THE PROPERTY.

THE IMPORTANCE OF WILDLIFE MOVEMENT THROUGH THIS AREA HAVE BEEN WIDELY ESTABLISHED AND WILDLIFE CROSSING UNDER CORKSCREW ROAD IS PLANNED NORTH OF THE APPLICANT'S PROPERTY.

THE PRESERVE AT CORKSCREW AND THE CORKSCREW CROSSING SITE PROVIDE FOR THE EXISTING CORRIDOR.

IN ORDER TO PRESERVE THE FUNCTIONALITY OF THIS CORRIDOR AND OF THE UNDERPASS, ADDITIONAL PRESERVATION LANDS ON THE EAST SIDE OF THE SITE IS NECESSARY.

BEST AVAILABLE SCIENCE STATES AN ADDITIONAL 300 TO 700 FEET IS NEEDED ON THE CORKSCREW CROSSING PROPERTY TO PROTECT THE WILDLIFE CORRIDOR.

ANOTHER IMPACT OF THE PROJECT WILL BE THE INCREASE OF TRAFFIC, ESPECIALLY ALONG CORKSCREW ROAD DURING AND AFTER CONSTRUCTION, WHICH WILL RESULT IN INCREASED PANTHER MORTALITY AS WELL AS INCREASED VEHICULAR CONGESTION ON AN ALREADY OVERCROWDED ROAD.

THE PROJECT IS IN AN AREA THAT PROVIDES AN EXISTING WILDLIFE CORRIDOR AND THE REGIONAL FLOW-WAY TO THE ESTERO RIVER.

ANY AMENDMENTS TO THE PROJECT SHOULD ENSURE THAT THE PROJECT WILL RESERVE ON-SITE WETLANDS TO THE GREATEST EXTENT FEASIBLE AND THAT THE REGIONAL FLOW-WAYS AND WILDLIFE CORRIDORS WILL BE DESIGNED USING BEST AVAILABLE SCIENCE TO ENSURE THEY WILL FUNCTION PROPERLY.

AS DESIGNED, THE PROJECT DOES NOT -- IS NOT PERMITTABLE AND PROPOSES UNACCEPTABLE IMPACTS TO FISH AND WILDLIFE AND LISTED SPECIES, THE PUBLIC INTEREST AND WOULD RESULT IN UNACCEPTABLE, CUMULATIVE IMPACTS ON THE WETLANDS OF THIS AREA.
THANK YOU.

>>Mary Gibbs: THE NEXT SPEAKER IS MEREDITH BUD.

GOOD EVENING.

MEREDITH BUD ON BEHALF OF THE FLORIDA WILDLIFE FEDERATION.

THANK YOU FOR THE OPPORTUNITY TO PROVIDE MY INPUT TODAY ON CORKSCREW CROSSING ZONING AMENDMENTS.

MY PREDECESSOR DID PREVIOUSLY DEFER TO AGENCY COMMENTS THAT THE APPLICANT HAD PRESENTED EARLIER.

I HAVE SINCE CONSULTED WITH DR. DANIEL SMITH, WHO IS A WELL-REGARDED TRANSPORTATION ECOLOGIST, WHO IS CURRENTLY CONDUCTING AND FINISHING UP A STUDY ALONG CORKSCREW ROAD FOR WILDLIFE MOVEMENT.

IT HAS BEEN DELAYED IN ITS COMPLETION BUT IT SHOULD ACTUALLY BE COMING UP FOR COMPLETION AT THE END OF THIS MONTH.

AND LEE COUNTY IS ACTUALLY ANTICIPATING THOSE RESULTS FOR REFERENCE IN THEIR CORKSCREW ROAD TRAFFIC STUDY.

THE CORKSCREW CROSSING PROPOSAL HAS A 50-FOOT-WIDE CONVEYANCE DITCH AND DRAINAGE EASEMENT ALONG THE EAST PROPERTY LINE.

WHILE THE PRESERVE AT CORKSCREW, WHICH IS THE ADJACENT PROPERTY, HAS A SUBSTANTIAL PRESERVE AREA THAT ABUTS CORKSCREW CROSSING, THERE IS A HOUSING DEVELOPMENT DIRECTLY SOUTH OF THE PRESERVE AT CORKSCREW, WHICH IS BELLA TERRA.

AND THEY HAVE THEIR HOUSING UNITS THAT ARE PLACED DIRECTLY ON THE PROPERTY LINE WITH CORKSCREW CROSSING.

THE PRESERVE AT CORKSCREW CERTAINLY DOES HAVE A SUBSTANTIAL PRESERVE AREA, BUT THE CONNECTION IS SEVERED BY THAT LACK OF PRESERVE OR BUFFER AT THAT BELLA TERRA AREA AND MUCH WIDER PRESERVE AREA OR BUFFER IS REALLY NEEDED TO MAKE THAT CORRIDOR FUNCTIONAL.

TOWARDS THAT SOUTHERN PORTION WHERE BELLA TERRA ABUTS UP AGAINST THE PROPERTY.

THE CURRENT DESIGN THEY HAVE PROPOSED WITH THAT SMALL 50-FOOT LANDSCAPE BUFFER, SPANNING FROM THE NORTH TO THE BEGINNING OF THE PRESERVE AREA ON THE EASTERN PORTION OF THE PARCEL DOES NOT WORK FROM A WILDLIFE CONNECTIVITY PERSPECTIVE.

ANY BUFFER THAT'S PROPOSED ON THAT WESTERN SIDE OF THE PARCEL THAT WILL BE SIMPLY TO PROVIDE AN AESTHETIC BUFFER FROM THE ADJACENT COMMUNITY.

HOWEVER, THAT EASTERN BOUNDARY OF THE PARCEL, THAT'S CRITICAL FOR WILDLIFE NEEDS.

HAVING A WIDER BUFFER TO REALLY ENSURE THAT THE PROPOSED WILDLIFE CROSSING JUST EAST OF THE PARCEL ON CORKSCREW ROAD IS TO BE FUNCTIONAL.

THE STAFF REPORT ALSO NOTES THAT THERE MAY BE HUMAN WILDLIFE COEXISTENCE ISSUES.
BUT THERE WAS NO MENTION OF PERHAPS IMPLEMENTING BEAR-WISE
COMMUNITY STANDARDS AS PART OF THE APPLICATION AND THE
FEDERATION DOES RESPECTFULLY REQUEST THAT YOU CONSIDER
PLANNING FOR PERHAPS THIS COMMUNITY TO BE A BEAR-WISE
COMMUNITY, WHICH WOULD INCLUDE A BEAR -- EXCUSE ME,
BEAR-RESISTANT TRASH CANS AS PART OF A REQUIREMENT.
OVERALL, CONSIDERING THAT THERE IS THE PROPOSED WILDLIFE
CROSSING JUST EAST OF THE PARCEL ALONG CORKSCREW ROAD IT
SEEMS THERE HAS JUST BEEN A LACK OF COORDINATION BETWEEN THE
COUNTY'S WILDLIFE MOVEMENT AND CORRIDOR INITIATIVE AND THE
CURRENT PROPOSAL THAT'S BEFORE YOU TODAY.
SO WE RESPECTFULLY REQUEST THAT YOU RECOMMEND A LARGER
EASTERN BUFFER OR PRESERVE AREA ALONG THAT EASTERN PORTION
WHERE BELLA TERRA STARTS TO ABUT UP AGAINST THE SUBJECT
PARCEL TO ENSURE THAT THERE IS EFFECTIVE WILDLIFE MOVEMENT
ALONG THAT CORRIDOR.

THANK YOU SO VERY MUCH.

>>Mary Gibbs: NEXT SPEAKER IS KENT WILBER.
I WANT TO ADDRESS THE BOARD, I HAVEN'T BEEN SWORN IN.
OKAY TO SPEAK FREELY?
RAISE YOUR RIGHT HAND.
DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT
to give will be the truth, the whole truth, and nothing but
the truth?
I DO.
THANK YOU.
MY NAME IS KENT WILBER.

I LIVE ON BOSCO COURT.
THAT IS ACTUALLY RIGHT NEXT TO -- ADJACENT OF THE EAST SIDE
OF THE BUFFER ZONE.
MY MAJOR CONCERN IS THE WETLANDS, BECAUSE THEY TALKED A LOT
ABOUT THE WATER GOING NORTH, COMING SOUTH.
MY MAJOR CONCERN IS WHAT'S GOING TO HAPPEN WITH THE WATER
GOING EAST AND WEST WHICH IS ALONG CORKSCREW RIGHT NOW.
WHEN WE HAVE A LOT OF TORRENTIAL RAIN, AS OF RIGHT NOW, THAT
AREA ON THE SOUTH SIDE OF CORKSCREW IS FLOODED, AND THERE'S
NO WAY IT'S GOING TO GO EAST BECAUSE YOU'VE GOT THE MAIN
ENTRANCE WHERE BELLA TERRA IS AND THEN ALSO WHERE THE
PREERVE IS.
I FEEL THAT'S A MAJOR CONCERN.
I ALSO FEEL THAT I THINK THE WILDLIFE, THE WAY IT'S GOING TO
BE FORCED TO TRAVEL FROM THE SOUTH OR SOUTH GOING NORTH, ARE
GOING TO HAVE A VERY NARROW AREA TO -- YOU'RE BASICALLY
GOING NORTH AND MAKING A RIGHT AND THEN A LEFT AND HEADING
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.
7:55:00PM    GOOD EVENING, BOARD, PLANNING AND ZONING BOARD.
7:55:05PM    THERE WAS A MEMBER OF THE PUBLIC OR NATHANSON WHO SUBMITTED
7:55:09PM    A COMMENT CARD AND HE HAD TO LEAVE AND HE ASKED IF I COULD
7:55:11PM    COMBINE HIS COMMENTS WITH MINE.
7:55:14PM    THAT REQUIRES BOARD APPROVAL.
7:55:17PM    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.
7:55:26PM    >> HE DEFERS HIS TIME TO ME.
7:55:30PM    >>Scotty Wood: I DON'T THINK WE CAN DO THAT.
7:55:34PM    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.
7:56:00PM    MINUTE OR TWO.
7:56:02PM    >> 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 CYPRRESS 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
Therefore, it is imperative to protect remaining lands within the watershed that provide essential hydrological and ecological functions. As designed, the project would further reduce flow way wetlands and threaten the functionality of existing wildlife corridor. I'm asking the applicant, can you please put up the graphic showing the site plan adjacent to the project at the preserve?

>> Excuse me, Ms. Whitehead, if you're going to ask something of the applicant, you have to ask the board to then ask the applicant.

I would like that graphic brought up.

It's vital to my comments to point something out.

Scotty Wood: Go ahead and bring it up.

Just remember, this is eating into your time.

The one will do.

You can stop right there.

I think I can use the cursor here.

Let's look at this corridor right here.

Here is Corkscrew Road.

This is intended as both a wildlife corridor and the drainage corridor.

This is what I ask you.

Maybe you can teach panthers to follow this corridor, but how do you teach an on-rush of gushing floodwater to make a hard right turn and a hard left turn without flooding this neighborhood right here?

I pose that question to you, so just consider that.

I'm going to continue with the letter.

We fear much of the data you're being presented to support this project has been skewed to reach conclusions that agree with a predetermined outcome.

It is all too common for consulting engineers and scientists to maintain that a wetland in the path of a project, like a large-scale residential development project, is a less valuable or less functional wetland, basically because it is located exactly where developers would like to build their project.

Here is what we do know to support preservation and restoration of the vital wetland in DRGR. Climate change is causing extreme storm rain events that often lead to severe flooding that is only being exacerbated by development placed in former wetland soughs that once performed the vital function of storing, cleaning, and...
SLOWLY DISCHARGING EXCESS FLOODWATER.

THE VILLAGE OF ESTERO IN A LETTER DATED SEPTEMBER 26, 2017,

TO BRIAN ROSE, SECTION LEADER ENGINEERING SOUTH FLORIDA

WATER MANAGEMENT DISTRICT, WELL EXPLAINED IN DETAIL THE
RAMIFICATIONS OF DEVELOPING THE CORKSCREW CROSSING PROJECT.

DEVELOPMENT WILL SIGNIFICANTLY REDUCE THE LANDS NEEDED TO
DIVERT FLOWS FROM THE NORTH BRANCH OF THE ESTERO RIVER TO
POTENTIAL FUTURE STORAGE CAPACITY ON THE EDISON FARMS'
PROPERTY.

I THINK THAT’S EXACTLY WHAT I POINTED OUT WHEN I INDICATED
DIFFICULTY OF MOVING FLOODWATER THROUGH THAT CORRIDOR.

AS A RESULT, ALL OF THE COMMUNITIES ALONG THAT FLOW WAY HAVE
EXPERIENCED FLOODING.

FURTHERMORE, BECAUSE THERE WAS A STRUCTURAL FLOODING OF
PROPERTY IN MIROMAR, FLOODING IN FGCU, THIS PROPERTY IS
NEEDED TO PROVIDE A PATHWAY FOR FLOW DIVERSIONS. THIS
ENTIRE PROPERTY NEEDS TO BE USED FOR REGIONAL CONVEYANCE,
FLOODPLAIN STORAGE AND ANIMAL HABITAT.

THE DRGR -- THIS IS BACK TO OUR LETTER.

THE DRGR CANNOT CONTINUE TO FUNCTION AS A HEALTHY,
WELL-INTEGRATED ECOHYDROLOGICAL SYSTEM IF CHOKE POINTS LIKE
THE DEVELOPMENT FOOTPRINT PROPOSED FOR CORKSCREW CROSSING TO
DISPLACE FUNCTIONING VITAL FLOW WAYS AND WETLANDS.

DOES THAT CONCLUDE MY MINUTES?

>>Mary Gibbs: YEAH, THAT WAS FIVE?

>> ALL THE MINUTES OR ONLY --

>>Mary Gibbs: I DIDN'T COUNT WHEN YOU WERE DISCUSSING HOW
LONG YOU WOULD HAVE.

>> I WANT TO ADD ONE MORE COMMENT.

THE COMMENT ABOUT MELALEUCA NOT BEING VITAL IS FALSE.
THEY FUNCTION EVERY BIT AS GOOD AS NATIVE WETLANDS PLANTS.
AUDUBON DID A STUDY OF THIS, AND I HAVE IT ON MY SMARTPHONE.
I WOULD BE HAPPY TO SHARE THE INFORMATION WITH YOU.
THERE WAS --

>>Mary Gibbs: THE NEXT SPEAKER IS MICHAEL RUBEN.

>> GOOD EVENING.

MY NAME IS MICHAEL RUBEN.
I REPRESENT BELLA TERRA AS A MEMBER OF THE MASTER BOARD.
THERE ARE THREE ISSUES WITH THIS PROJECT.
ONE IS TRAFFIC.
THE SECOND LAND MANAGEMENT, AND THE THIRD IS ANIMAL CONTROL.
THIS PROPERTY’S BEST USE DUE TO ITS WETLANDS AND WILDLIFE
CORRIDOR AND REGIONAL FLOW WAY WOULD BE A CONSERVATION
PRESERVE.

IT WOULD TAKE A HUGE EFFORT TO CONTROL FLOODING IN BOTH
BELLA TERRA AND THE PRESERVE.
IT WOULD REQUIRE DIVERTING WATER AWAY FROM BELLA TERRA.
YOU PROVIDE STRAIGHTENING OF THE FLOW, WHICH WOULD CREATE A
COURSE THAT WOULD LEAD IT BASICALLY RIGHT TO BELLA TERRA.
IT NEEDS TO BE DIVERTED TO THE WEST AND WIDENED IN ORDER TO
KEEP IT AWAY FROM BELLA TERRA.
THAT'S IT.
THANK YOU.
>>Scotty Wood: THANK YOU.
>>Mary Gibbs: THE NEXT SPEAKER IS REES GRABER.
IF I PRONOUNCED THAT RIGHT.
>> I HAVEN'T BEEN SWORN IN EITHER.
>>Nancy Stroud: WILL YOU RAISE YOUR RIGHT HAND?
DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU'RE ABOUT TO
GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
TRUTH?
>> I DO.
GOOD EVENING, LADIES AND GENTLEMEN.
REES GRABER, LIVE IN BELLA TERRA.
SINCE 2012.
I LIVE AT THE END OF THAT STREET TOWARD DEL LAGO AND BOSCO COURT COMES INTO THE SIDE OF IT.
WE WILL BE DIRECTLY AFFECTED BY THAT OPERATION.
AND WATER, WILDLIFE, WE GET WILDLIFE COMING ACROSS BOSCO ALL THE TIME.
THE BEAR, THIS AND THAT.
AND WE'RE NOT AGAINST WILDLIFE, BUT WHEN IT COMES INTO THE PROPERTY, AS CLOSE AS IT DOES, THE PANTHER AND THE WHOLE THING, IT'S AN ISSUE.
The water flow is a problem.
As other speakers have indicated, for it to take a turn, it needs a lot of direction.
And water has its own desire to go certain places.
A boundary, a border, a berm, a fence, all kinds of things are needed.
My other only thought is that I moved from New York.
There's a lot of housing in that area, so my comment is, you always put ten pounds in a five-pound bag.
It's very difficult.
It looks like it would affect all kinds of things, not only the water flow, but the traffic and so on.
I just wanted to make my concerns known to everybody.
THANK YOU.
>>Scotty Wood: THANK YOU.
>> Mary Gibbs: THE LAST CARD I HAD WAS IRV NATHANSON, BUT I THINK HE LEFT.
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.
8:05:29PM MARY, DO YOU HAVE ANYTHING YOU WANT TO SAY?
8:05:34PM >>Mary Gibbs: NOT AT THIS POINT.
8:05:37PM I DON'T KNOW IF YOU ALL WANT TO DISCUSS.
8:05:41PM >>Scotty Wood: WE'RE READY I THINK TO DISCUSS.
8:05:48PM WE NEVER START ON THE INSIDE.
8:05:51PM WE ALWAYS START ON THE OUTSIDE.
8:05:53PM WE'LL START ON THE INSIDE.
8:05:55PM >>Marlene Naratil: ALL RIGHT.
8:06:04PM THE APPLICANT HAS MADE A VERY INTERESTING AND WELL IN-DEPTH PRESENTATION.
8:06:05PM AND I REALLY FEEL THAT THEY HAVE TRIED TO MITIGATE A LOT OF THE ISSUES THAT THEIR APPLICATION REALLY FACES.
8:06:14PM THERE ARE SOME REAL PROBLEMS.
8:06:19PM AND I THINK THAT IT MADE A GOOD ATTEMPT TO COVER THEM OR TO MITIGATE.
8:06:23PM ALSO, I WOULDN'T HAVE A PROBLEM SUPPORTING THE PROJECT AS IT STANDS.
8:06:30PM 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.
8:06:44PM >>Scotty Wood: JIM?
8:06:47PM >>James Tatooles: I THINK THIS IS A BEAUTIFUL EXAMPLE OF WHAT ESTERO IS ALL ABOUT.
8:06:50PM WHEN LEE COUNTY FIRST APPROVED THIS PROJECT IT WAS 724 UNITS.
8:06:57PM AS IT'S PRESENTED TO US TONIGHT IT'S 590.
8:07:02PM THAT'S AN 18% REDUCTION IN UNITS.
8:07:08PM WE HAVE CONCERNS IN THE PAST ABOUT CUL-DE-SACS AND WATER FLOW UNDER CORKSCREW.
8:07:12PM WE'RE COMING AT A PERFECT TIME RIGHT NOW WITH THE WIDENING OF CORKSCREW TO FOUR LANES.
8:07:23PM WE'VE INDICATED HOW MANY CULVERTS ARE GOING TO BE PUT UNDERNEATH THE ROAD.
8:07:26PM THAT PROBLEM IS BEING SOLVED.
8:07:31PM MY CONCERN IS WITH ANIMAL PASSAGE, WATER FLOW AND ALL OF THE THINGS THAT WERE DISCUSSED.
8:07:39PM I THINK THE ENGINEERS HAVE REALLY ADDRESSED MOST OF THOSE PROBLEMS.
8:07:45PM 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
ANIMAL PASSAGE WAS GOING TO BE FUNDED.

I THINK THAT WAS A CONCERN OF MINE.

AND I THINK THAT THE EFFORT HERE IS TO WORK ON THREE DIFFERENT ISSUES.

ONE, THE VILLAGE HAS TO CREATE PROPER LANGUAGE.

WE WANT TO GET OUR COMPREHENSIVE PLAN APPROVED.

IT WAS HELD UP.

WE COULDN'T GET IT APPROVED BY THE STATE.

NEGOTIATIONS WERE ACTIVELY MADE SO -- PROBLEM COULD BE SOLVED.

WE'VE GOT THE DEVELOPER WHO HAS GOT A SUBSTANTIAL AMOUNT OF FINANCIAL RISK WITH THIS PROJECT.

WE'VE GOT TO RESPECT THE PUBLIC OF THEIR RELATIONSHIP WITH THE DEVELOPER.

AND WE'VE GOT THE DEVELOPMENTAL PROBLEMS WE'VE GOT TO SOLVE.

THIS WEIGHT ON MY MIND, THIS AS PERFECT EXAMPLE OF WHAT ESTERO IS ALL ABOUT.

WE HAVE TO BALANCE ALL OF THOSE THINGS TOGETHER AND WE'VE GOT THE ABILITY TO DO THAT WITH A BOARD SUCH AS THIS.

AND I THINK THAT THE REPRESENTATION FROM THE DEVELOPER, FROM THE ENGINEERS, AND FROM THE PUBLIC AFFORDS US THE EXAMPLE TO SHOW WHAT WE'RE ALL ABOUT.

FROM THAT POINT OF VIEW, WITH ALL THE EFFORTS THAT EVERYBODY HAS PUT INTO IT, I THINK EVERYBODY HAS MADE ENOUGH OF A CHALLENGE TO TRY TO MEET WHAT THEY NEEDED AND TO BE ABLE TO GIVE IN WHAT THE OTHER PEOPLE WERE SEEKING, I AGREE THAT WE'VE NOW GOT SOMETHING THAT'S GOING TO WORK.

I TEND TO AGREE WITH THE BOARD AS HAS SPoken SO FAR.

I DO UNDERSTAND, AND THIS IS NOT GOING TO BE ANY FAULT OF THIS PROJECT BUT BELLA TERRA IS KIND OF SITTING OUT THERE AS FAR AS WILDLIFE.

YOU KNOW, I DON'T THINK ANY OF US WERE AROUND WHEN THAT WAS PLANNED OR DEVELOPED, BUT YOU CAN'T EXPECT THIS PROJECT TO KEEP ANIMALS OUT OF THEIR PROPERTY, SO THAT'S SOMETHING I THINK IF IT'S A REAL ISSUE WITH BELLA TERRA, THEY NEED TO FIGURE SOMETHING OUT, WHETHER IT'S FENCING OR WHO KNOWS WHAT.

I DIDN'T HEAR THAT ANY WATER, ALTHOUGH SOMEONE SPOKE OF IT, IS GOING EAST TO BELLA TERRA.

AM I RIGHT OR WRONG ON THAT?

>> TO ADDRESS THEIR CONCERNS AND RELATIVE TO YOUR QUESTION, THE WATER GENERALLY FLOWS NORTHEAST TO SOUTHWEST.

AS IT GETS TO THE SOUTHERN END OF THE PROPERTY, THE FLOW...
DIRECTION IS TOWARD THE SOUTHWEST AWAY FROM BELLA TERRA.
I MIGHT ADD THAT WATER IS ALREADY THERE NOW.
WE'VE SHOWN THAT THERE'S NO ADVERSE EFFECT IN THAT WATER ELEVATION, POST DEVELOPMENT STAGE.
WHAT YOU SEE THERE NOW IS NOT GOING TO BE EXACERBATED BY THIS PROJECT.
>>John Yarbrough: THE ONLY OTHER QUESTION I HAVE IS, I MAY HAVE LEARNED SOMETHING BIG TONIGHT.
I DON'T KNOW THAT MELALEUCA IS NOT BAD.
DO YOU ALL HAVE ANY INPUT ON THAT?
BECAUSE THAT'S NOT WHAT I HAVE KNOWN.
>>Mike Myers: MIKE MYERS FOR THE RECORD.
NO, THAT'S RELATIVELY NEW NEWS TO ME.
I KNOW A NUMBER OF STATE AND FEDERAL AGENCIES ARE SPENDING COUNTLESS, MILLIONS OF DOLLARS TO TRY TO ERADICATE IT FROM A NUMBER OF OUR STATE PRESERVE LANDS, EVERGLADES IS A GOOD EXAMPLE AS WELL.
>>John Yarbrough: OKAY.
I WAS WITH THE COUNTY FOR A LONG TIME.
WE SPENT A LOT OF MONEY TRYING TO GET RID OF MELALEUCA.
I WOULD BE DISAPPOINTED IF WE WEREN'T DOING THE RIGHT THING.
I, LIKE THE REST, SO FAR THAT HAVE SPOKEN, SUPPORT THE PROJECT.
I THINK THEY'VE DONE A GOOD JOB OF REDUCING THE IMPACT BY REDUCING THE SIZE OF THE DEVELOPMENT.
I'M REALLY HOPEFUL THAT THE WILDLIFE CORRIDORS REALLY WORK.
ALSO APPRECIATE THE $750,000 THAT'S BEING CONTRIBUTED TO THE VILLAGE FOR THE PURCHASE OF LANDS.
>>Scotty Wood: BOB.
>>Robert King: WELL, I HAVE THE SAME CONCERNS THAT I HAD EXPRESSED EARLIER.
BUT I REALLY DO HAVE SOME CONCERNS ABOUT THE FACT THAT THE EASTERN BOUNDARY OF THE PROPERTY, PARTICULARLY IN THE AREA OF THE PRESERVES, DOESN'T PROVIDE ANY WILDLIFE PROTECTION FOR BELLA TERRA.
IT DOES FURTHER NORTH, THERE IS A FENCE ALONG THE PRESERVE.
I REALLY BELIEVE THAT THERE NEEDS TO BE SOME MITIGATION DONE FOR THE PROTECTION OF THAT SUBDIVISION.
BOTH FROM THE STANDPOINT OF WILDLIFE MOVEMENT AND ALSO FROM THE STANDPOINT OF WATER FLOW.
I HAVE A LITTLE BIT OF EXPERIENCE.
I WAS IN THE GOLF BUSINESS FOR 17 YEARS, AND I FOUND OUT THAT YOU FIND OUT WHAT WATER WANTS TO DO AND THEN YOU FIGURE OUT HOW TO LIVE WITH IT.
HAVING IT DO WHAT YOU'D LIKE IT TO DO ISN'T ALWAYS EASY.
I GUESS TO SOME DEGREE I WOULD QUESTION OR ASK THE STAFF IF
THE STORMWATER MASTER PLAN HAD LOOKED AT THIS AREA AND FEEL
THAT IT'S ADEQUATE?
>>Mary Gibbs: DAVID WILLEMS IS HERE IF YOU WANT HIM TO
ADDRESS THAT.
>>Robert King: YEAH, IF THERE IS VILLAGE INFORMATION
AVAILABLE ON THE STORMWATER PLAN, I WOULD LIKE TO HEAR IT.
>>David Willems: I HAVE NOT BEEN SWORN IN YET.
>>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
YOU'RE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND
NOTHING BUT THE TRUTH.
>>David Willems: I DO.
>>Nancy Stroud: THANK YOU.
DAVID WILLEMS FOR THE RECORD, PUBLIC WORKS
DIRECTOR, VILLAGE OF ESTERO.
IT HAS NOT BEEN PUT INTO THE STORMWATER MASTER PLAN.
THE MASTER PLAN MODELED EXISTING CONDITIONS AND THEN SOME
FLOOD MITIGATION PROJECTS SO IT DID NOT LOOK AT THE SPECIFIC
PROJECT.
BUT IF YOU LOOK AT ONE OF THE CONDITIONS, WE'RE GOING TO
WORK WITH THE APPLICANT TO GET THE DATA OUT OF THE
STORMWATER MASTER PLAN, AND THEN PUT IT ONTO THIS PROJECT
ITSELF, AND THEN THEY ARE GOING TO MODEL IT TO SHOW THAT THE
PARAMETERS WE HAVE IN THE MASTER PLAN ARE GOING TO WORK FOR
THIS PROPERTY.
DAVID, AT THE TIME YOU DO THE MODELING, IF IT
SHOULD TURN OUT THERE NEEDS TO BE SOME ADDITIONAL MITIGATION
DONE, THAT WILL BE PART OF IT BEFORE THE DEVELOPMENT ORDER
IS RELEASED?
>>David Willems: YEAH, IF THE DESIGN THEY HAVE RIGHT NOW
DOES NOT DEMONSTRATE THAT THERE'S NO ADVERSE IMPACT ON
ANYBODY AROUND THEM, THEY WOULD HAVE TO DO SOMETHING ELSE TO
FIX THAT.
>>Robert King: THERE ARE ANOTHER SET OF CHECKS AND BALANCES
BEFORE WE START TO DO --
>>David Willems: ABSOLUTELY.
WE DID NOT REVIEW THE MODELING AS PART OF THE ZONING HERE.
WHAT THE APPLICANT AGREED TO IS THEY ARE GOING TO PROVIDE
ALL THAT DETAIL DURING THE D.O. STAGE.
WHEN THEY KNOW A LITTLE BIT MORE DETAIL ON EXACTLY WHAT THEY
ARE GOING TO BE BUILDING.
>>Robert King: THANK YOU.
>>Scotty Wood: TIM.
>>Dr. Tim Allen: I SUPPOSE ONE CAN MAKE THE CASE THAT THE
PROPERTY SHOULD BE LEFT COMPLETELY UNDEVELOPED TO THE
BENEFIT OF WILDLIFE AND WATER FLOW AND WATER QUALITY ISSUES.

I ASSUME THAT THE ENGINEERS CAN FIGURE OUT THE WATER FLOW ISSUES TO MAKE SURE WE DON'T FLOOD OVER INTO BELLA TERRA.

I LIKE THE NUMBER OF DWELLINGS IN THIS VERSION BETTER THAN THE PREVIOUS VERSION.

IT'S UNFORTUNATE THAT EVERYBODY WON'T BE HAPPY, BUT THE PROPOSAL MAKES SENSE.

I WISH YOU BEST SUCCESS.

>>Scotty Wood: OKAY.

I JUST WANT TO OBSERVE THAT THIS PARTICULAR PROJECT COULD HAVE BEEN BUILT FIVE YEARS AGO, AND IT COULD HAVE BEEN BUILT WITH 724 UNITS, AND IT'S NOW 590 UNITS.

THAT'S A PLUS.

ANOTHER PLUS IS MOVING FROM PRIMARILY MULTIFAMILY TO PRIMARILY SINGLE-FAMILY.

THAT'S A PLUS.

REDUCING THE HEIGHT OF THE BUILDINGS, THAT'S A PLUS.

A VOLUNTARY CONTRIBUTION, THAT'S A PLUS.

I HAPPEN TO BE A BELIEVER IN THE CONCEPT THAT WE HAVE TWO KINDS WETLANDS.

WE HAVE GOOD WETLANDS AND WE HAVE BAD ONES.

I THINK THE PRESENTATION BY MR. MYERS SHOWED US THE DIFFERENCE BETWEEN GOOD AND BAD WETLANDS.

AND THEY ARE PROPOSING TO REDUCE, NOT COMPLETELY ELIMINATE, BUT SUBSTANTIALLY REDUCE THE BAD WETLANDS AND TO SOME DEGREE REJUVENATE THE GOOD WETLANDS.

AND THAT IS GOOD.

REGARDING THE TRAFFIC ISSUES, I HEARD AGREEMENT THAT TRAFFIC WILL BE MONITORED, AND IF WE NEED A LIGHT, WE'RE GOING TO GET A LIGHT.

AND THEY ARE WILLING TO PAY THE PROPORTIONATE SHARE.

THE FOUR-LANING OF CORKSCREW ROAD, I THINK SHOULD PROBABLY DRIVE THAT TIMING.

THE LAST THING I WANT TO SAY IS THAT IF WE APPROVE THIS PROJECT, AND I'VE SEEN SO MANY GOOD THINGS ABOUT IT, IT ALLOWS US TO MOVE OUR COMPREHENSIVE PLAN FORWARD, AND I THINK THAT'S ANOTHER INDIRECT REASON WHY THIS PROJECT SHOULD BE APPROVED.

AND SO I SUPPORT THE PROJECT AS WELL.

SO ON THAT NOTE, I WOULD LIKE TO ENTERTAIN ACTION ON THE FIRST ITEM, WHICH IS THE WETLANDS.

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 Tatooles: 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 Tatooles: 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.

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.
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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.