

ESTERO VILLAGE COUNCIL
ZONING AND COMPREHENSIVE PLAN HEARINGS
WEDNESDAY, SEPTEMBER 25, 2019
9:30 A.M.

DISCLAIMER:

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

9:28:09AM >>Mayor Ribble: GOOD MORNING.
9:28:09AM I WOULD LIKE TO CALL THE SEPTEMBER 25th, 2019, VILLAGE
9:28:13AM COUNCIL ZONING AND COMPREHENSIVE PLAN HEARINGS MEETING TO
9:28:16AM ORDER.
9:28:16AM THIS MORNING, WE HAVE PASTOR KEVIN MORRIS FROM THE HOPE
9:28:20AM UNITED PRESBYTERIAN CHURCH HERE TO PROVIDE THE INVOCATION.
9:28:24AM PASTOR.
9:28:28AM >> THANK YOU, MR. MAYOR.
9:28:29AM COUNCIL MEMBERS, LADIES AND GENTLEMEN, SHALL WE PRAY?
9:28:33AM MOST HOLY GOD, THANK YOU FOR EVERY SEAT THAT HAS BEEN FILLED
9:28:41AM HERE TODAY, FOR EACH MIND AND HEART THAT FILLS THE PRESENCE
9:28:46AM OF THIS ROOM, WE THANK YOU.
9:28:48AM ONLY YOU TRULY KNOW WHAT WE ARE SETTING OUT TO ACCOMPLISH
9:28:55AM TODAY.
9:28:55AM WE HAVE AN IDEA, A VISION, HINTS AND DAILY INSTRUCTIONS.
9:29:03AM WE HAVE TALENTS, ABILITIES, AND TIME TO WORK.
9:29:10AM HOWEVER, ONLY YOU CAN SEE IN PERFECT DETAIL THE END OF EVERY

9:29:16AM BEGINNING, EVERY PROJECT, EVERY SEASON, EVERY LIFE.
9:29:21AM NOTHING IS EVER IN VAIN FOR EVEN MISTAKES AND MISSTEPS ARE
9:29:30AM USED FOR GOOD.
9:29:32AM YOUR RIGHTEOUSNESS TRANSCENDS ALL OUR EFFORTS AND
9:29:35AM UNDERSTANDING, STRENGTHEN OUR CONFIDENCE AND HUMILITY IN WHO
9:29:44AM YOU HAVE MADE US TO BE FOR THIS WONDERFUL VILLAGE OF ESTERO.
9:29:50AM BLESS THIS MEETING TODAY, ALL THOSE PRESENT AS WELL AS THE
9:29:54AM LIVES OF THOSE WE WILL ENCOUNTER AFTERWARD.
9:29:59AM READY US TO MAKE EVERY MOMENT COUNT.
9:30:02AM AMEN.
9:30:05AM BLESSINGS ON YOU ALL.
9:30:07AM >>Mayor Ribble: THANK YOU, PASTOR.
9:30:09AM VICE-MAYOR, WOULD YOU PLEASE LEAD US IN THE PLEDGE TO THE
9:30:13AM FLAG?
9:30:16AM [PLEDGE OF ALLEGIANCE]
9:30:26AM >>Mayor Ribble: WOULD THE CLERK PLEASE CALL THE ROLL.
9:30:37AM >>Howard Levitan: HERE.

9:30:38AM >>Jon McLain: HERE.
9:30:38AM >>Jim Boesch: HERE.
9:30:41AM >>Nick Batos: HERE.
9:30:42AM >>Jim Wilson: HERE.
9:30:44AM >>Vice-Mayor Errington: HERE.
9:30:45AM >>Mayor Ribble: HERE.
9:30:46AM WE'LL NOW TAKE PUBLIC COMMENT.
9:30:50AM >> I HAVE ONE GENTLEMAN SIGNED UP TO SPEAK.

9:30:54AM GARY ISRAEL.
9:30:56AM >> GOOD MORNING, MAYOR AND COUNCIL.
9:30:58AM GARY ISRAEL, 21684 WINDHAM RUN, STONEYBROOK.
9:31:03AM I'M HERE ON BEHALF OF THE SPEAKERS ASSEMBLY OF SOUTHWEST
9:31:05AM FLORIDA.
9:31:06AM I WOULD LIKE TO ENCOURAGE THE COUNCIL'S PARTICIPATION IN
9:31:11AM SUPPORT OF THIS ORGANIZATION.
9:31:12AM THIS YEAR WE'LL BE CELEBRATING THE 24th YEAR.
9:31:17AM ABOUT FOUR, FIVE YEARS AGO I WAS INTRODUCED TO THE EXECUTIVE
9:31:19AM DIRECTOR, ARDEN McCURDY, AND WAS INVITED TO BECOME A MEDIA
9:31:24AM SPONSOR FOR THE ORGANIZATION AND BECOME A SITTING BOARD
9:31:27AM MEMBER.
9:31:27AM VINCE MODARELLI, WHO SOME OF YOU PROBABLY KNOW, AND I ARE
9:31:32AM BOTH ON THE BOARD AND SERVE ON THE MEMBERSHIP COMMITTEE.
9:31:36AM WE'RE LOOKING TO GROW THIS ORGANIZATION.
9:31:38AM HAVING STARTED IN BONITA BAY AT LEAST 24 YEARS AGO, WE'RE
9:31:44AM TRYING TO EXPAND OUR SITES.
9:31:46AM THAT WAS THE REASON "ESTERO LIFE" MAGAZINE WAS INVITED TO
9:31:50AM BECOME A MEDIA SPONSOR.
9:31:52AM WE'RE GOING TO PUSH THE EDGE OF THE ENVELOPE A LITTLE BIT
9:31:54AM THIS YEAR IN THAT WE WOULD LIKE TO HOST A MEMBERSHIP
9:32:02AM GATHERING SOMETIME IN JANUARY IN 2020 TO INVITE RESIDENTS OF
9:32:07AM THE COMMUNITY TO JOIN IN.
9:32:11AM I HAVE HAD A NUMBER OF CONVERSATIONS OVER THE LAST NINE
9:32:17AM YEARS AS THE PUBLISHER OF ESTERO LIFE MAGAZINE AND THE ONE

9:32:20AM COMMON THREAD IS, JIMINEY, I HAVEN'T HAD AN INTELLECTUAL
9:32:25AM CONVERSATION IN ABOUT THREE YEARS SINCE I RETIRED.
9:32:26AM SO THE MISSION OF THE SPEAKERS ASSEMBLY OF SOUTHWEST FLORIDA
9:32:28AM IS TO BRING WORLD-CLASS SPEAKERS INTO OUR AREA WHO
9:32:31AM ENLIGHTEN, EDUCATE, AND ENTERTAIN US IN SOUTHWEST FLORIDA.
9:32:34AM THERE IS A SCHOLARSHIP COMPONENT OF THAT, THAT WE GIVE FOUR
9:32:39AM SCHOLARSHIPS EACH YEAR.
9:32:42AM EVERY EVENT FROM NOVEMBER THROUGH MARCH, WE INVITE EIGHT
9:32:46AM STUDENTS FROM AREA HIGH SCHOOLS AND COLLEGES, AND THEY GET
9:32:49AM ONE-ON-ONE TIME WITH THE SPEAKER THAT DAY AND THEN THEY ARE
9:32:53AM ELIGIBLE TO APPLY FOR THOSE SCHOLARSHIPS.
9:32:56AM WE HAVE DOUGLAS DUNCAN THIS YEAR, WHO IS A FANNIE MAE SENIOR
9:33:01AM VICE PRESIDENT AND COMMANDER-IN-CHIEF ECONOMIST, GOING TO

9:33:03AM SPEAK IN NOVEMBER, OUR FIRST MEETING.
9:33:05AM WE'VE GOT SOME LUNCHESS PLANNED.
9:33:07AM WE HAVE DR. PAUL SIMEON, WHO WAS, I THINK, HIRED FROM
9:33:13AM HARVARD MEDICAL SCHOOL WHO IS DIRECTING THE MENTAL HEALTH
9:33:17AM PROGRAM AT LEE HEALTH.
9:33:18AM WITH CHILDREN'S MENTAL HEALTH ISSUES.
9:33:23AM AND WE'VE GOT ECONOMIST CARTOONIST, POLITICAL CARTOONIST KAL
9:33:27AM KALLAUGHER THAT SOME OF YOU MAY KNOW COMING IN IN FEBRUARY
9:33:34AM AS WELL.
9:33:34AM WE'RE PLANNING ON HAVING A MEMBERSHIP SOCIAL IN JANUARY.
9:33:38AM NEXT YEAR, THE 25th ANNIVERSARY OF THE ORGANIZATION, WE
9:33:42AM WOULD LIKE TO HOST THE FIRST EVENT HERE IN THE VILLAGE OF

9:33:45AM ESTERO.
9:33:46AM SO WITH YOUR PARTICIPATION AND SUPPORT, WE'LL HELP PUSH THAT
9:33:52AM FORWARD HOPEFULLY SUCCESSFULLY.
9:33:54AM THANK YOU.
9:33:54AM ANY COMMENTS OR QUESTIONS?
9:33:56AM >>Mayor Ribble: NO.
9:33:57AM SOUNDS GOOD.
9:33:58AM SOUNDS INTERESTING.
9:33:59AM NEXT ON THE AGENDA IS TO CONSIDER THE ADOPTION OF A
9:34:05AM COMPLIANCE AGREEMENT TO RESOLVE THE ADMINISTRATIVE CHALLENGE
9:34:07AM TO THE VILLAGE'S COMPREHENSIVE PLAN.
9:34:09AM THIS IS A PUBLIC HEARING AND PUBLIC COMMENTS WILL BE TAKEN
9:34:13AM AT THIS TIME.
9:34:14AM MARY, YOU HAVE A PRESENTATION FOR US?
9:34:20AM >>Mary Gibbs: GOOD MORNING, COUNCIL.
9:34:22AM MARY GIBBS.
9:34:23AM JUST TO GIVE YOU A BRIEF OVERVIEW OF WHAT THIS ITEM IS, IT'S
9:34:26AM A REQUEST FOR A COMPLIANCE AGREEMENT, AND IT'S RELATED TO
9:34:30AM THE ADMINISTRATIVE CHALLENGE TO THE COMPREHENSIVE PLAN OF
9:34:33AM THE VILLAGE THAT WAS FILED BY ARGO AND THE TEMPLETON TRUST.
9:34:38AM AS YOU'LL PROBABLY RECALL, THE PLAN WAS ADOPTED IN 2018, BUT
9:34:43AM IT'S NOT YET EFFECTIVE BECAUSE OF THIS CHALLENGE.
9:34:51AM THE COMPLIANCE AGREEMENT WAS SUGGESTED BY THE STATE
9:34:51AM DEPARTMENT OF ECONOMIC OPPORTUNITY.
9:34:53AM AND JUST TO GIVE YOU A BRIEF BACKGROUND AND REFRESH YOU, WE

9:34:57AM APPROVED A SETTLEMENT -- THE VILLAGE APPROVED A SETTLEMENT
9:34:59AM AGREEMENT WITH ARGO ON MAY 1st.
9:35:01AM THAT INCLUDED A PROVISION THAT THE VILLAGE WOULD CONSIDER
9:35:05AM THE COMPREHENSIVE PLAN AMENDMENT AND A REZONING TO RESOLVE
9:35:09AM THE ADMINISTRATIVE CHALLENGE TO THE PLAN.
9:35:11AM SO WE SENT A TEXT AMENDMENT TO -- WE BROUGHT THAT TO
9:35:16AM COUNCIL, AND WE SENT THAT TO THE STATE FOR REVIEW.
9:35:20AM THE COUNCIL REVIEWED IT AT THEIR MEETING ON JULY 24th.
9:35:23AM WHEN WE SENT THE AMENDMENT TO THE STATE FOR REVIEW, THEY

9:35:27AM CONTACTED US BECAUSE THEY HAVE A 30-DAY REVIEW PERIOD.
9:35:31AM THEY CONTACTED US AND THEY SAID TECHNICALLY, WE'RE NOT SURE
9:35:36AM HOW WE CAN REVIEW THIS AMENDMENT BECAUSE YOUR PLAN IS NOT
9:35:39AM EFFECTIVE SO WE WOULD LIKE YOU TO DO A COMPLIANCE AGREEMENT.
9:35:44AM WE THOUGHT THAT WAS A LITTLE BIT ODD BUT WE SAID OKAY.
9:35:46AM YOU KNOW, YOUR REVIEWERS DON'T KNOW HOW TO REVIEW IT, WE'LL
9:35:50AM DO THIS AGREEMENT BECAUSE WE WANT TO GET IT REVIEWED.
9:35:52AM SO BASICALLY THEY SAID WE'RE GOING TO SEND THE AMENDMENT
9:35:55AM BACK TO YOU.
9:35:55AM WE WANT YOU TO DO A COMPLIANCE AGREEMENT, AND THEN YOU CAN
9:35:59AM SEND IT BACK TO US.
9:36:00AM IT WAS A TECHNICALITY.
9:36:02AM WHAT WE DID IS WE'VE DONE THIS COMPLIANCE AGREEMENT, WHICH
9:36:05AM IS ALLOWED UNDER THE STATUTE.
9:36:08AM YOU HAVE TO HAVE WHAT THEY CALL A NEGOTIATION MEETING BEFORE
9:36:11AM YOU CAN BRING IT BACK TO COUNCIL. SO WE HAD THAT ON

9:36:14AM SEPTEMBER 4th.
9:36:15AM THAT WAS A MEETING ATTENDED BY THE STAFF, OUR LAND USE
9:36:20AM ATTORNEY AND THE ARGO REPRESENTATIVES AND THEIR ATTORNEY
9:36:23AM ALSO CAME TO THAT.
9:36:24AM AND THAT'S WHEN WE WORKED OUT THE LANGUAGE OF THE COMPLIANCE
9:36:27AM AGREEMENT THAT'S ATTACHED TO THE DOCUMENT IN YOUR PACKET
9:36:31AM TODAY.
9:36:31AM SO WHAT WE'RE ASKING THE COUNCIL TO DO IS APPROVE THIS
9:36:38AM COMPLIANCE AGREEMENT, AND THEN WE REFILE IT.
9:36:41AM WE WILL SEND THE WETLANDS AMENDMENT BACK TO THE STATE, AND
9:36:44AM WE FILE THIS AMENDMENT AND MAYBE NANCY CAN ELABORATE A
9:36:48AM LITTLE BIT, BECAUSE HOW WE HAVE TO FILE IT AND WHAT THE NEXT
9:36:52AM STEPS ARE.
9:36:56AM >>Nancy Stroud: RIGHT.
9:36:56AM GOOD MORNING, COUNCIL.
9:36:58AM THIS IS, AS MARY SAID, REALLY BECAUSE THE DEO APPARENTLY IS
9:37:04AM USED TO DOING IT THIS WAY.
9:37:07AM AND SO IT'S AN EXTRA STEP FOR US.
9:37:10AM ONCE THE COUNCIL ENTERS INTO THE COMPLIANCE AGREEMENT, WE
9:37:15AM CAN SEND IT UP TO THE DIVISION OF ADMINISTRATIVE HEARINGS
9:37:22AM AND, IN FACT, THE PROCESS SET OUT IN THE STATUTE IS FAIRLY
9:37:25AM EXPEDITIOUS.
9:37:27AM WE SHOULD HAVE HOPEFULLY, IF THE TEXT AMENDMENT IS APPROVED
9:37:32AM TODAY, WE SHOULD HAVE AN EFFECTIVE PLAN BY THE END OF THE
9:37:37AM YEAR, MAYBE EVEN NOVEMBER.

9:37:40AM INSTEAD OF ARGUING AND WASTING TIME WITH THE DEO ABOUT THE
9:37:45AM PROCESS WE THOUGHT, OKAY, LET'S JUST DO IT THEIR WAY AND,
9:37:49AM YOU KNOW, WE CAN GET THIS DONE EXPEDITIOUSLY.
9:37:56AM >>Howard Levitan: QUICK QUESTION FOR NANCY.
9:37:57AM THERE'S NOTHING IN THE COMPLIANCE AGREEMENT THAT VARIES FROM

9:38:00AM OUR SETTLEMENT AGREEMENT?
9:38:01AM >>Nancy Stroud: NOT A THING.
9:38:07AM >>Mayor Ribble: ARE YOU FINISHED WITH YOUR PRESENTATION,
9:38:08AM MARY?
9:38:10AM >>Mary Gibbs: YES.
9:38:11AM >>Mayor Ribble: DOES COUNCIL HAVE QUESTIONS OF MARY?
9:38:13AM ANY MORE QUESTIONS FOR NANCY?
9:38:14AM I'LL NOW OPEN THE PUBLIC HEARING FOR COMMENT.
9:38:19AM IF YOU'D LIKE TO MAKE A COMMENT, PLEASE FILL OUT THE
9:38:22AM SPEAKER'S CARD AND GIVE IT TO THE VILLAGE CLERK.
9:38:25AM WHEN YOU COME TO THE PODIUM, PLEASE STATE YOUR NAME AND
9:38:28AM ADDRESS FOR THE RECORD.
9:38:28AM PUBLIC COMMENT WILL BE LIMITED TO THREE MINUTES PER PERSON.
9:38:32AM >>Kathy Hall: I HAVE NO ONE SIGNED UP TO SPEAK ON THIS ITEM.
9:38:35AM >>Mayor Ribble: I WILL NOW CLOSE THE PUBLIC COMMENT PORTION
9:38:37AM OF THE HEARING.
9:38:38AM DO THE COUNCIL MEMBERS WISH TO DISCUSS THE COMPLIANCE
9:38:41AM AGREEMENT?
9:38:42AM >>Howard Levitan: I MOVE TO ADOPT THE COMPLIANCE AGREEMENT.
9:38:45AM >> SECOND.

9:38:45AM >>Mayor Ribble: MADAM CLERK, PLEASE CALL THE ROLL.
9:38:48AM >>Howard Levitan: AYE.
9:38:49AM >>Jon McLain: AYE.
9:38:50AM >>Jim Boesch: AYE.
9:38:52AM >>Nick Batos: AYE.
9:38:53AM >>Jim Wilson: AYE.
9:38:55AM >>Vice-Mayor Errington: AYE.
9:38:56AM >>Mayor Ribble: AYE.
9:38:57AM WE HAVE ON THE AGENDA THE SECOND READING OF ORDINANCE
9:39:01AM 2019-24 RELATING TO THE ADOPTION OF A COMPREHENSIVE PLAN
9:39:05AM TEXT AMENDMENT.
9:39:06AM THIS IS A PUBLIC HEARING AND PUBLIC COMMENTS WILL BE TAKEN
9:39:10AM AT THIS HEARING.
9:39:10AM MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?
9:39:14AM >>Kathy Hall: YES, IT HAS.
9:39:16AM >>Mayor Ribble: WILL THE VILLAGE CLERK PLEASE READ THE TITLE
9:39:18AM OF THE ORDINANCE?
9:39:19AM >>Kathy Hall: ORDINANCE 2019-24, AN ORDINANCE OF THE VILLAGE
9:39:22AM COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING AN
9:39:25AM AMENDMENT TO THE VILLAGE OF ESTERO COMPREHENSIVE PLAN CHANGE
9:39:27AM THE TEXT FUTURE LAND USE POLICY 1.2.3 RELATING TO WETLANDS,
9:39:34AM PROVIDING FOR TRANSMITTAL OF THE AMENDMENT TO THE STATE OF
9:39:38AM FLORIDA AND OTHER REVIEWING AGENCIES AS REQUIRED BY STATUTE.
9:39:41AM PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND
9:39:43AM PROVIDING AN EFFECTIVE DATE.

9:39:46AM >>Mayor Ribble: MARY, YOU'RE UP AGAIN.

9:39:52AM >>Mary Gibbs: ALL RIGHT.
9:39:52AM THIS IS THE WETLANDS AMENDMENT TO THE COMPREHENSIVE PLAN,
9:39:57AM AND THIS YOU HAVE SEEN BEFORE.
9:39:59AM THIS IS WHAT WE BROUGHT TO THE COUNCIL AT THE JULY 24th,
9:40:04AM THE TRANSMITTAL HEARING.
9:40:05AM AGAIN, WE SENT THAT TO THE STATE, AND THEY DID NOT HAVE ANY
9:40:11AM SUBSTANTIVE COMMENTS, BUT THEY DID SAY THEY WANTED THE
9:40:15AM PROCESS TO BE THROUGH A COMPLIANCE AGREEMENT.
9:40:17AM SO THIS IS THE SECOND READING, SO WE NEED TO TAKE PUBLIC
9:40:25AM INPUT ON THIS TODAY.
9:40:26AM ESSENTIALLY, IT'S THE SAME LANGUAGE THAT YOU'VE SEEN BEFORE.
9:40:29AM THE ONLY THING THAT WE CHANGED WAS SOME LANGUAGE IN THE
9:40:33AM ORDINANCE THAT ADOPTS IT BECAUSE WE HAD TO CHANGE A FEW
9:40:38AM THINGS IN THE ORDINANCE BECAUSE NOW THAT WE'RE DOING IT
9:40:41AM THROUGH A COMPLIANCE AGREEMENT, WE HAD TO REFERENCE THAT.
9:40:44AM AND THE LANGUAGE OF THE COMP PLAN IS THE SAME.
9:40:51AM IT'S JUST SOME OF THE WHEREAS CLAUSES HAVE CHANGED.
9:40:55AM THE STATE DIDN'T REVIEW IT, AS I SAID, BUT THEY WILL REVIEW
9:40:56AM IT WHEN WE SEND IT UP AT THIS TIME.
9:40:59AM THIS WILL NOT BE EFFECTIVE UNTIL ALL THE LEGAL THINGS ARE
9:41:04AM FINISHED BY EITHER THE STATE ADMINISTRATIVE COMMISSION OR
9:41:07AM THE LAND PLANNING AGENCY.
9:41:08AM SO THIS WILL ALL BECOME EFFECTIVE LATER.
9:41:11AM IT WON'T BECOME EFFECTIVE UNTIL WE GET THAT REVIEW.

9:41:15AM >>Mayor Ribble: DOES COUNCIL HAVE ANY QUESTIONS OF MARY?
9:41:17AM ANY QUESTIONS FOR OUR LAND USE ATTORNEY, NANCY?
9:41:22AM OKAY.
9:41:24AM I'LL NOW OPEN THE HEARING FOR PUBLIC COMMENT.
9:41:26AM IF YOU'D LIKE TO MAKE A COMMENT, PLEASE FILL OUT A SPEAKER
9:41:29AM CARD AND GIVE IT TO THE VILLAGE CLERK.
9:41:31AM WHEN YOU COME TO THE PODIUM, PLEASE STATE YOUR NAME AND
9:41:36AM ADDRESS FOR THE RECORD.
9:41:37AM PUBLIC COMMENT WILL BE LIMITED TO THREE MINUTES A PERSON.
9:41:39AM ANYONE SIGNED UP?
9:41:40AM >>Kathy Hall: I HAVE ONE UNDER THIS TOPIC.
9:41:43AM PATTY WHITEHEAD.
9:41:48AM >> GOOD MORNING, COUNCIL.
9:41:50AM I SPOKE ON THIS BEFORE AT THE FIRST READING.
9:41:53AM I SENT YOU THE AUDUBON FACT SHEET ON MELALEUCA AND
9:41:59AM EVALUATION OF WETLANDS FUNCTIONS.
9:42:01AM I THINK IT'S CRITICAL TO UNDERSTAND THAT YOU'RE DESTROYING
9:42:03AM AN IMPORTANT WETLAND THAT SITS IN THE FLOW-WAY, AND THERE
9:42:09AM WILL BE CONSEQUENCES.
9:42:09AM SO LET ME READ SOME OF THE PASSAGES FROM THE FACT SHEET.
9:42:10AM WHILE LONG ASSUMED TO DRAIN WETLANDS, MELALEUCA HAS NOT BEEN
9:42:15AM DEFINITELY SHOWN TO LOWER GROUNDWATER LEVELS THROUGH
9:42:18AM EVAPOTRANSPIRATION AT ANY GREATER RATE THAN NATIVE SPECIES.

9:42:21AM CONSEQUENTLY, MELALEUCA-INVADDED WETLANDS RETAIN MOST OF
9:42:21AM THEIR NATURAL CAPACITIES TO STORE AND ATTENUATE FLOODWATERS,

9:42:25AM RECHARGE AQUIFERS, CLEANSE POLLUTANTS, AND REGULATE BASE
9:42:29AM FLOWS IN WATERSHEDS.
9:42:30AM CONSEQUENTLY, RECONSIDERATION IS NEEDED FOR THE WHOLE
9:42:33AM WETLAND PERMITTING AND MITIGATION PROCESS WHERE MELALEUCA
9:42:35AM INVASION IS INVOLVED.
9:42:36AM SIMULTANEOUSLY, ASSESSMENTS OF FUNCTIONAL GAIN DUE TO
9:42:40AM MELALEUCA REMOVAL CAN BE CONSIDERABLY OVERESTIMATED FOR THE
9:42:43AM SAME REASONS RESULTING IN ACTUAL WETLAND FUNCTIONAL LOSSES
9:42:46AM DUE TO UNINTENDED AND AUTOMATIC MISCALCULATIONS ON BOTH
9:42:49AM SIDES OF THE IMPACT MITIGATION PERMITTING LEDGER.
9:42:51AM I DON'T EVEN UNDERSTAND HOW THIS NEW HYDROLOGICAL SYSTEM IS
9:42:56AM GOING TO WORK, IF YOU REALLY SEE THE WATER CROSSING THE
9:42:58AM ROAD, YOU'RE ASKING IT TO MAKE A HARD LEFT TURN TO GO EAST
9:43:01AM INTO THE CONSERVATION AREA OF CORKSCREW PRESERVE AND THEN
9:43:06AM MAKE ANOTHER HARD RIGHT TURN TO TRAVEL, I GUESS, EVENTUALLY
9:43:09AM TOWARD EDISON FARMS OR FLINT PEN STRAND.
9:43:13AM HERE'S THE THING, THE DRY LITTLE PROCEEDINGS THAT OCCUR IN
9:43:16AM THIS ROOM ARE NO MATCH FOR THE FURY OF MOTHER NATURE WHEN
9:43:21AM SHE DECIDES TO TAKE HER LANDSCAPE BACK AND TRUST ME, THAT
9:43:23AM DAY WILL COME.
9:43:24AM BUT THAT'S WHERE I WILL LEAVE MY COMMENTS FOR NOW.
9:43:27AM THANK YOU.
9:43:29AM >>Kathy Hall: NO ONE ELSE ON THIS TOPIC.
9:43:31AM >>Mayor Ribble: COUNCIL QUESTIONS OR DISCUSSION?
9:43:35AM >>Howard Levitan: MOTION TO ADOPT THE ORDINANCE.

9:43:37AM >> SECOND.
9:43:38AM >>Mayor Ribble: SECOND BY JIM BOESCH.
9:43:40AM MADAM CLERK, PLEASE CALL THE ROLL.
9:43:42AM >>Jim Wilson: AYE.
9:43:44AM >>Nick Batos: AYE.
9:43:45AM >>Jim Boesch: AYE.
9:43:46AM >>Jon McLain: AYE.
9:43:48AM >>Howard Levitan: AYE.
9:43:49AM >>Vice-Mayor Errington: AYE.
9:43:50AM >>Mayor Ribble: AYE.
9:43:51AM WE HAVE ON THE AGENDA A SECOND READING OF ORDINANCE 2019-25
9:43:57AM REGARDING APPROVING WITH CONDITIONS A ZONING AMENDMENT WITH
9:44:01AM DEVIATIONS, PROPOSED 590 UNIT RESIDENTIAL PROJECT KNOWN AS
9:44:07AM CORKSCREW CROSSING.
9:44:09AM THIS IS ALSO A PUBLIC HEARING, AND IN THIS MATTER, THE
9:44:12AM COUNCIL WILL SIT IN AS QUASI-JUDICIAL CAPACITY.
9:44:15AM I WILL EXPLAIN THE QUASI-JUDICIAL PROCEEDINGS IN JUST A
9:44:18AM MOMENT.
9:44:18AM MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?

9:44:22AM >>Kathy Hall: YES, IT HAS.

9:44:23AM >>Mayor Ribble: WILL THE CLERK PLEASE READ THE TITLE OF THE

9:44:25AM ORDINANCE?

9:44:26AM >>Kathy Hall: ORDINANCE 2019-25, AN ORDINANCE OF THE VILLAGE

9:44:28AM COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH

9:44:30AM CONDITIONS A ZONING AMENDMENT WITH DEVIATIONS TO PERMIT A

9:44:33AM PROPOSED 590-UNIT RESIDENTIAL PROJECT KNOWN AS CORKSCREW

9:44:38AM CROSSING FOR PROPERTY LOCATED AT 12840 AND 12970 CORKSCREW

9:44:42AM ROAD IN THE VILLAGE OF ESTERO, FLORIDA, AND COMPRISING

9:44:45AM APPROXIMATELY 395.6 ACRES IN THE RESIDENTIAL PLANNED

9:44:48AM DEVELOPMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN

9:44:52AM EFFECTIVE DATE.

9:44:52AM >>Mayor Ribble: OKAY.

9:44:53AM THIS MORNING'S AGENDA HAS A REQUEST FOR APPROVAL WITH

9:44:56AM CONDITIONS A ZONING AMENDMENT WITH DEVIATIONS FROM THE

9:44:58AM COUNCIL'S DECISION ON THIS ITEM, THE COUNCIL SITS IN A

9:45:03AM QUASI-JUDICIAL CAPACITY.

9:45:04AM THE DECISION OF WHETHER OR NOT TO APPROVE THIS APPLICATION,

9:45:08AM LIKE ALL QUASI-JUDICIAL ITEMS, MUST BE BASED ON THE CRITERIA

9:45:12AM IN THE LAND DEVELOPMENT CODE AND ON A SUBSTANTIAL, COMPETENT

9:45:17AM EVIDENCE THAT IS PRESENTED AT THE HEARING.

9:45:19AM IF YOU INTEND TO PROVIDE TESTIMONY ON THE APPLICATION THAT

9:45:22AM IS THE SUBJECT OF TODAY'S QUASI-JUDICIAL HEARING, YOU MUST

9:45:25AM BE SWORN IN BY THE CLERK IN A MOMENT, AND YOU SHOULD FILL

9:45:29AM OUT A PUBLIC SPEAKER'S CARD AND GIVE IT TO THE CLERK BEFORE

9:45:32AM SPEAKING.

9:45:33AM PLEASE BE ADVISED THAT ANY PERSON WHO PROVIDES TESTIMONY ON

9:45:36AM AN APPLICATION MAY BE SUBJECT TO CROSS-EXAMINATION.

9:45:39AM AFTER THE CLERK ADMINISTERS THE OATH, WE WILL HEAR AN

9:45:45AM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR

9:45:47AM AND THEN THE APPLICANT WILL ADDRESS THE COUNCIL.

9:45:50AM THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR WILL THEN BE

9:45:53AM CALLED UPON FOR ANY FURTHER TESTIMONY.

9:45:55AM AFTER THIS, I WILL ALLOW ANYONE FROM THE PUBLIC WHO HAS BEEN

9:46:00AM SWORN IN TO PROVIDE TESTIMONY.

9:46:02AM PLEASE MAKE YOUR COMMENTS CONCISE AS PUBLIC TESTIMONY IS

9:46:05AM LIMITED TO THREE MINUTES PER PERSON.

9:46:07AM IN ADDITION TO ANY OTHER COUNCIL MEMBERS HAVE AN EX PARTE

9:46:12AM COMMUNICATION REGARDING TODAY'S APPLICATION THAT MEMBER WILL

9:46:16AM NEED TO DISCLOSE THE SUBJECT MATTER OF THE COMMUNICATION AND

9:46:18AM THE PERSON WHOM COUNCIL MEMBER SPOKE.

9:46:22AM IF ANY COUNCIL MEMBER HAS A CONFLICT OF INTEREST ON ANY

9:46:25AM ACTION, THE MEMBER MUST DISCLOSE THE CONFLICT AND RECUSE

9:46:31AM HIMSELF OR HERSELF FROM PARTICIPATION IN THE DISCUSSION OF

9:46:34AM VOTING.

9:46:34AM WILL ALL THOSE WHO INTEND TO TESTIFY AT THE HEARING STAND

9:46:37AM AND RAISE YOUR RIGHT HAND.
9:46:39AM MADAM CLERK, PLEASE ADMINISTER THE OATH.
9:46:43AM >>Kathy Hall: DO YOU SWEAR THE TESTIMONY YOU'RE ABOUT TO
9:46:45AM GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
9:46:48AM TRUTH?
9:46:48AM THANK YOU.
9:46:49AM >>Mayor Ribble: OKAY.
9:46:50AM AT THIS TIME, EACH COUNCIL MEMBER WILL DISCLOSE ANY EX PARTE
9:46:55AM COMMUNICATION ON THE APPLICATION.
9:46:59AM >>Howard Levitan: I'VE HAD NUMEROUS MEETINGS WITH THE

9:47:01AM APPLICANT AND THEIR ATTORNEYS THROUGHOUT THE COURSE OF THIS
9:47:09AM APPLICATION BUT NOTHING SINCE THE DISCLOSURE I MADE ON
9:47:16AM JULY 24.
9:47:20AM >> I HAVE NONE.
9:47:21AM >>Vice-Mayor Errington: IF I HAD ONE, IT WAS WITH SOMEONE
9:47:23AM FROM THE CONSERVANCY.
9:47:25AM THAT'S IT.
9:47:27AM >>Mayor Ribble: I'VE HAD NONE JIM?
9:47:30AM >> NONE.
9:47:31AM >> NONE.
9:47:32AM >> NONE.
9:47:37AM >>Mayor Ribble: COMMUNITY DEVELOPMENT DIRECTOR GIBBS, HAVE
9:47:39AM YOU RECEIVED ANY LETTERS OR WRITTEN COMMUNICATION ON THE
9:47:42AM APPLICATION?
9:47:44AM >>Mary Gibbs: YES.
9:47:45AM I RECEIVED A LETTER FROM THE FLORIDA WILDLIFE FEDERATION
9:47:49AM THAT I BELIEVE YOU ALL HAVE AS WELL ON 9/23.
9:47:55AM I ALSO RECEIVED A LETTER FROM THE CONSERVANCY LATE YESTERDAY
9:48:00AM THAT I BELIEVE WAS ALSO SENT TO YOU.
9:48:02AM E-MAIL FROM PATTY WHITEHEAD WITH THE HANDOUT ON MELALEUCA
9:48:07AM SHE JUST DISCUSSED.
9:48:09AM AND ALSO SOME E-MAILS FROM SARAH SPECTOR, WHO IS THE
9:48:14AM ATTORNEY FOR WILDCAT RUN, RELATED TO THE AGREEMENT ON THE
9:48:18AM LANDSCAPE BUFFER.
9:48:19AM I BELIEVE SHE MAY WANT TO ADDRESS THAT TODAY.

9:48:25AM >>Howard Levitan: EXCUSE ME, MR. MAYOR.
9:48:27AM I WOULD LIKE TO MAKE A COMMENT.
9:48:28AM OUR RULES OF PROCEDURE REQUIRE THAT WRITTEN MATERIALS BE
9:48:33AM DELIVERED TO US AS SOON AS REASONABLY POSSIBLE, AT LEAST
9:48:37AM SEVEN DAYS PRIOR.
9:48:41AM I WOULD LIKE TO REMIND EVERYBODY THAT I'M NOT GOING TO MAKE
9:48:45AM A MOTION TO EXCLUDE THOSE MATERIALS, NONE OF WHICH CAME IN,
9:48:50AM BUT THE PURPOSE FOR THAT RULE IS TO ENABLE THE PUBLIC TO
9:48:53AM ALSO SEE THOSE DOCUMENTS SO THAT THEY CAN BE PUT OUT ON OUR
9:48:59AM WEBSITE.
9:48:59AM AND THIS DOES NOT ALLOW ANYBODY FROM THE PUBLIC.

9:49:02AM LAST NIGHT, I GOT ONE AT 5:00, I THINK.
9:49:09AM IT DOESN'T GIVE US ENOUGH TIME TO REVIEW THEM IN DETAIL, AND
9:49:14AM IT CERTAINLY DOESN'T GIVE THE PUBLIC ENOUGH TIME.
9:49:16AM I JUST THINK WE HAVE TO START TO BECOME MORE VIGOROUS IN
9:49:23AM CONTESTING THAT.
9:49:24AM WE PUT THE REASON IN TO HELP THE PUBLIC AND HELP US IN
9:49:31AM REVIEWING THESE.
9:49:32AM WE SHOULD STICK TO THE RULE.
9:49:35AM >>Mayor Ribble: AGREED.
9:49:36AM MS. GIBBS, WOULD YOU PLEASE INTRODUCE THE ITEM?
9:49:43AM >>Mary Gibbs: THIS IS THE CORKSCREW CROSSING ZONING CASE,
9:49:47AM AND THIS IS 395 ACRES OF PROPERTY ON CORKSCREW ROAD EAST OF
9:49:52AM I-75 AND BETWEEN THE PRESERVE AND BELLA TERRA AND WILDCAT
9:50:00AM RUN.

9:50:00AM THE APPLICANT IS SEEKING APPROVAL FOR 590 RESIDENTIAL UNITS.
9:50:06AM THE APPLICANT, BY THE WAY, IS TEMPLETON TRUST AND ALSO
9:50:10AM REPRESENTED BY ARGO.
9:50:12AM THEY ARE NOW ASKING FOR 590 RESIDENTIAL AND CLUBHOUSE
9:50:17AM AMENITY AREA, MOSTLY SINGLE-FAMILY OR SINGLE-FAMILY ATTACHED
9:50:22AM WITH POSSIBLY 70 OF THE 590 UNITS COULD BE MULTIFAMILY
9:50:27AM TOWNHOMES.
9:50:28AM STAFF IS RECOMMENDING APPROVAL OF THIS REQUEST, AND THE
9:50:35AM APPROVAL IS CONTINGENT ON THE COMPREHENSIVE PLAN AND
9:50:39AM WETLANDS AMENDMENT BECOMING EFFECTIVE.
9:50:41AM IF I CAN EXPLAIN THE MAIN REASONS THAT WE'RE RECOMMENDING
9:50:44AM APPROVAL, THERE ARE FEWER UNITS.
9:50:47AM THIS WAS AN APPROVED PLAN FROM LEE COUNTY SOME YEARS AGO
9:50:51AM THAT WAS APPROVED FOR 724 UNITS.
9:50:54AM THIS IS 134 UNITS LESS WITH 590 THAT THEY ARE ASKING FOR
9:51:01AM NOW.
9:51:01AM THERE ARE SOME CONSTRAINTS BECAUSE IT DOES HAVE APPROVED
9:51:06AM ZONING FOR A HIGHER AM IN OF UNITS.
9:51:08AM AND THAT WAS PART OF OUR BASIS FOR RECOMMENDATION OF
9:51:11AM APPROVAL.
9:51:11AM ADDITIONALLY, THE PRODUCT MIX IS CHANGING, SO BEFORE IT WAS
9:51:15AM MOSTLY MULTIFAMILY, AND NOW IT WILL BE MOSTLY SINGLE-FAMILY.
9:51:20AM THE HEIGHT HAS BEEN REDUCED.
9:51:22AM THE ORIGINAL REQUEST AND WHAT WAS APPROVED BY THE COUNTY WAS
9:51:27AM THREE TO FOUR STORIES.

9:51:28AM AND NOW THEY HAVE AGREED TO LIMIT IT TO A MAXIMUM OF TWO
9:51:33AM STORIES.
9:51:33AM SO IT WILL BE LIKE ONE-STORY AND TWO-STORY PRODUCT.
9:51:37AM THE CLUBHOUSE MAY BE THREE STORIES.
9:51:39AM BUT THE CLUBHOUSE IS INTERNAL TO THE SITE.
9:51:41AM SO WE FELT THAT THIS NEW PROPOSAL IS MORE COMPATIBLE WITH
9:51:45AM THE DEVELOPMENTS TO THE EAST AND THE WEST.

9:51:48AM THEY'VE ALSO RECEIVED THEIR ENVIRONMENTAL RESOURCE PERMIT
9:51:53AM FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT IN
9:51:56AM DECEMBER.
9:51:57AM THAT ALLOWS THEM TO FILL SOME WETLANDS.
9:52:01AM AT THE SAME TIME, THEY'VE GOT A LARGE PRESERVE AREA THAT'S
9:52:04AM 225 ACRES THAT WILL BE SET ASIDE THAT IS PROBABLY THE BETTER
9:52:10AM WETLANDS AND THE MORE CONTIGUOUS WETLANDS, SO IT CREATES A
9:52:13AM LARGER AREA.
9:52:15AM THEY HAVE EXECUTED OR WILL BE EXECUTING A CONSERVATION
9:52:19AM EASEMENT TO PROTECT THAT, AND UNDER THIS NEW -- THE ZONING
9:52:23AM CONDITIONS, THE VILLAGE WILL BE A PARTY TO THAT CONSERVATION
9:52:28AM EASEMENT.
9:52:28AM THEY'VE ALSO DONE SOME OFF-SITE MITIGATION THAT'S REQUIRED
9:52:36AM BY THE WATER MANAGEMENT DISTRICT AND THEN THERE'S ON-SITE
9:52:41AM MITIGATION.
9:52:42AM THROUGH OUR SETTLEMENT AGREEMENT, THEY HAVE OFFERED TO THE
9:52:45AM VILLAGE SOME PAYMENT TO BE DONE AT THE TIME -- BEFORE THEY
9:52:51AM BEGIN DEVELOPMENT, THAT THE VILLAGE COULD USE FOR

9:52:54AM ENVIRONMENTAL PURPOSES WITHIN THE VILLAGE ITSELF INSTEAD OF
9:52:58AM OUTSIDE IN ANOTHER BASIN.
9:53:01AM AND THEY'VE ALSO GOT AN AGREEMENT WITH WILDCAT RUN FOR
9:53:05AM ENHANCED BUFFERS.
9:53:06AM THAT'S A CONDITION OF THE ZONING.
9:53:07AM SO THEY HAVE -- WE DO FEEL LIKE THEY HAVE MADE SEVERAL
9:53:13AM CHANGES FOR THE MORE POSITIVE FROM THE PRIOR PLAN.
9:53:17AM WE ARE RECOMMENDING APPROVAL WITH CONDITIONS.
9:53:19AM THERE ARE 20 SPECIFIC CONDITIONS THAT ARE ATTACHED TO YOUR
9:53:22AM ORDINANCE TODAY, BUT BASICALLY, THEY ADDRESS THE USES THAT
9:53:24AM ARE ALLOWED, AS I JUST DISCUSSED, STORMWATER CONDITIONS,
9:53:29AM WATER AND SEWER CONDITIONS, POTENTIALLY TRAFFIC SIGNAL.
9:53:35AM THEY WOULD PAY A PROPORTIONATE SHARE WHEN A TRAFFIC SIGNAL
9:53:39AM WOULD BE NEEDED ON CORKSCREW ROAD AND THEN BUFFERS AND
9:53:42AM ENVIRONMENTAL CONDITIONS.
9:53:42AM THE PLANNING AND ZONING BOARD REVIEWED THE APPLICATION ON
9:53:46AM JUNE 18th.
9:53:47AM THEY RECOMMENDED APPROVAL WITH THE STAFF CONDITIONS WITH A
9:53:49AM 5-1 VOTE.
9:53:50AM AND THEN WE HAD THE FIRST READING AT COUNCIL ON JULY 24th.
9:53:55AM SINCE THEN, WE'VE MADE A FEW CHANGES TO THE ORDINANCE
9:53:58AM ITSELF, NOT TO THE CONDITIONS.
9:54:00AM THE CONDITIONS ARE THE SAME AS WHAT YOU'VE SEEN BEFORE.
9:54:03AM BUT WE CHANGED A FEW THINGS IN THE ORDINANCE.
9:54:10AM THE HIGHLIGHTS ARE SHOWN IN RED.

9:54:11AM WHAT WE BASICALLY DID IS WE CHANGED SOME OF THE FINDINGS OF
9:54:15AM FACT.
9:54:15AM WE NEEDED TO ADD A NEW FINDING, NUMBER 5, BECAUSE IN OUR NEW

9:54:20AM WETLANDS POLICY, IN THE COMPREHENSIVE PLAN AMENDMENT,
9:54:25AM VILLAGE COUNCIL NEEDS TO MAKE A FINDING WHEN YOU DO THE
9:54:28AM ZONING CASE.
9:54:29AM AND BASICALLY WHAT WE SUGGESTED FOR THE COUNCIL FINDINGS IS
9:54:32AM THAT ON BALANCE, THE DEVELOPMENT HAS SUFFICIENTLY ADDRESSED
9:54:37AM ADVERSE WETLAND IMPACTS ON THE PROPERTY WITH REQUIRED
9:54:39AM ON-SITE PRESERVATION AND RESTORATION, THE OFF-SITE
9:54:43AM MITIGATION AND THE PAYMENT THAT WOULD BE MADE TO THE VILLAGE
9:54:46AM FOR ENVIRONMENTAL PURPOSES.
9:54:47AM THAT'S ONE OF THE NEW FINDINGS THAT WE'VE ADDED INTO THE
9:54:52AM ORDINANCE ITSELF.
9:54:52AM BUT AGAIN, THE CONDITIONS HAVE NOT CHANGED.
9:54:57AM YOU'VE SEEN THAT BEFORE.
9:54:58AM I'M HAPPY TO ANSWER ANY QUESTIONS IF YOU HAVE ANY AT THIS
9:55:01AM TIME.
9:55:01AM >>Mayor Ribble: QUESTIONS, COUNCIL?
9:55:02AM YOU HAVE ONE, NICK?
9:55:08AM GO AHEAD.
9:55:09AM >>Nick Batos: THIS GOES ALONG WITH WHAT HOWARD MENTIONED
9:55:12AM EARLIER, WHERE IF THE INFORMATION HAD GOTTEN TO US EARLIER,
9:55:16AM WE WOULD HAVE HAD TIME TO ASK QUESTIONS.
9:55:18AM THE THING I REALLY COULDN'T GET A HANDLE ON FROM THE

9:55:21AM INFORMATION -- THE LETTERS THAT WERE SENT, THE WILDLIFE
9:55:25AM CORRIDOR THAT'S CREATED -- AND I GUESS IT EXTENDS FROM THE
9:55:32AM NORTH SIDE OF CORKSCREW THROUGH THIS PROPERTY AND INTO I'LL
9:55:38AM CALL IT EDISON FARMS, BUT SOMETHING ELSE NOW -- WHAT IS THE
9:55:52AM SIZE -- I MEAN, IN THE LETTERS RECEIVED, THEY WERE TALKING
9:55:55AM ABOUT IT BEING TOO NARROW.
9:55:58AM I DON'T KNOW IF THAT'S TRUE OR NOT TRUE.
9:56:00AM I DON'T KNOW WHAT THE SIZE OF IT IS ON THE PROPERTY TO THE
9:56:04AM NORTH OF IT.
9:56:05AM >>Mary Gibbs: WELL, THE APPLICANT IS GOING TO ADDRESS THAT.
9:56:10AM BASICALLY, I THINK WHAT THEIR LETTER IS SAYING, THERE IS THE
9:56:17AM PRESERVE TO THE EAST OF THE PROJECT HAS, I THINK, 700 FEET
9:56:20AM OR SOMETHING SET ASIDE AS THEIR PRESERVE AREA.
9:56:23AM THAT GOES DOWN AND CONNECTS TO THE BOTTOM PART OF THIS
9:56:26AM PROJECT WHERE THEY'VE GOT THE 200 ACRES SET ASIDE, AND THEN
9:56:32AM THERE'S A NARROWER STRIP ON THE CORKSCREW CROSSING PROPERTY
9:56:35AM BECAUSE YOU HAVE THE I HAD WOOER STRIP AT THE PRESERVE.
9:56:37AM SO I THINK THE POINTS OF THE LETTERS THAT YOU RECEIVED IS
9:56:41AM THEY'D LIKE TO SEE IT BE WIDER ON THE NORTHERN PART OF THE
9:56:44AM PROPERTY.
9:56:45AM BUT I WOULD LIKE THE APPLICANT TO ADDRESS THAT.
9:56:51AM >> CAN I ASK A FOLLOW-UP ON THE QUESTION THAT NICK RAISED?
9:56:54AM BECAUSE IT SEEMS TO BE A COMMON THEME THAT WE'RE GETTING IN
9:56:57AM TERMS OF THE LETTERS.
9:56:59AM WHO HAS JURISDICTION OVER THAT SUBJECT MATTER?

9:57:02AM IS THIS SOMETHING THAT WE ARE SUPPOSED TO DECIDE, THAT IT
9:57:06AM HAS AN ADEQUATE WIDTH OR NOT OR IS THIS SOMETHING THAT THE
9:57:11AM DEP OR THE FISH AND WILDLIFE COMMISSION?
9:57:16AM I MEAN, WHOSE JURISDICTION IS IT TO MAKE THE DETERMINATION
9:57:22AM AND WAS THE DETERMINATION MADE BY THE APPROPRIATE AGENCY?
9:57:27AM >>Mary Gibbs: AGAIN, I'M NOT THE ENVIRONMENTAL EXPERT.
9:57:29AM THE FISH AND WILDLIFE, THERE IS A BIOLOGICAL OPINION ISSUED,
9:57:35AM AND I THINK THAT WAS DETERMINED AT THAT TIME.
9:57:39AM I DON'T THINK THAT PRECLUDES, YOU KNOW, THE VILLAGE FROM
9:57:42AM HAVING OTHER OPINIONS, BUT I DO THINK THAT THAT MAKES IT
9:57:48AM PRETTY MUCH DETERMINED ALREADY THROUGH THE PERMITTING
9:57:50AM PROCESS.
9:57:51AM BUT I'D RATHER HAVE THE APPLICANT ADDRESS THAT AS WELL.
9:57:58AM >>Nick Batos: MARY, MAYBE STAFF'S OPINION.
9:58:00AM IN THE LETTERS WE RECEIVED IT ALSO TALKED ABOUT SUGGESTION
9:58:04AM THAT FENCING BE PUT TO PREVENT WILDLIFE INTRUSION INTO THE
9:58:10AM RESIDENTIAL AREA OR VICE VERSA, I GUESS.
9:58:13AM IS THAT SOMETHING THAT STAFF HAS LOOKED AT?
9:58:16AM BECAUSE THEN IT BECOMES -- IT COULD BECOME A SAFETY ITEM FOR
9:58:21AM RESIDENTS WHO ARE LIVING THERE.
9:58:23AM >>Mary Gibbs: AT THE PLANNING AND ZONING BOARD, I THINK SOME
9:58:27AM OF THE BELLA TERRA RESIDENTS BROUGHT UP THE FENCING ISSUE
9:58:31AM THAT LIVE NEXT TO WHERE THIS PRESERVE WOULD BE.
9:58:34AM AND THEY ASKED ABOUT FENCING.
9:58:37AM AT THE TIME, I THINK THE PLANNING AND ZONING BOARD SAID,

9:58:40AM WELL, YOU KNOW, IT SEEMS LIKE THIS WOULD BE -- IF BELLA
9:58:43AM TERRA WANTED THE FENCING ON THEIR PROPERTY, THAT THAT SHOULD
9:58:46AM BE THEIR RESPONSIBILITY TO PUT UP THE FENCING.
9:58:48AM I THINK THE ENVIRONMENTAL AGENCIES, WHEN THEY REVIEWED THESE
9:58:52AM THEY TYPICALLY DON'T LIKE TO FENCE, IF YOU'VE GOT CONTIGUOUS
9:58:56AM AREAS, THEY DON'T LIKE TO SEE THOSE FENCED BECAUSE THEY LIKE
9:58:59AM THE ANIMALS TO BE ABLE TO ROAM.
9:59:02AM BUT IF THERE ARE FENCES, THEN THEY HAVE RESTRICTIONS ON
9:59:05AM THAT.
9:59:06AM AGAIN, I HATE TO TURN IT BACK OVER, BUT AFTER PLANNING AND
9:59:10AM ZONING BOARD, I ASKED THE APPLICANT TO MAKE SURE THAT WAS
9:59:13AM SPECIFICALLY ADDRESSED TODAY.
9:59:16AM >>Mayor Ribble: ANY OTHER QUESTIONS?
9:59:18AM >>Vice-Mayor Errington: WILL THE APPLICANT ADDRESS THE
9:59:21AM WILDLIFE CROSSING?
9:59:23AM >>Mary Gibbs: I BELIEVE THEY ARE PLANNING TO TALK ABOUT
9:59:26AM THAT.
9:59:26AM >>Vice-Mayor Errington: AND THEN ALSO SOMEONE RECOMMENDED
9:59:28AM THAT A RETENTION POND BE PLACED AT THE END OF THE PROPERTY
9:59:34AM INSTEAD OF WHERE IT'S SUPPOSED TO GO BECAUSE YOU WON'T HAVE
9:59:40AM -- IF YOU HAVE A POND AND THEN YOU HAVE THE PRESERVES, IT'S

9:59:43AM MORE DIFFICULT FOR ANIMALS TO COME IN BECAUSE THEN THEY
9:59:46AM WOULD HAVE TO SWIM ACROSS THE LAKE OR THE POND.
9:59:50AM I THOUGHT THAT WAS VERY RELEVANT.
9:59:53AM IF THE APPLICANT WOULD ADDRESS THAT, I WOULD APPRECIATE IT.

9:59:55AM >>Mayor Ribble: ANY OTHER?
9:59:57AM JIM.
9:59:59AM >> ARE WE TAKING QUESTIONS ON THE WHOLE THING OR JUST THE
10:00:02AM STAFF REPORT?
10:00:03AM >>Jim Wilson: I HAD A QUESTION ON DEVIATION FOUR ON THE
10:00:06AM SIDEWALK.
10:00:06AM IT SAYS THE PRE-OFFERED FEE IN LIEU CAN FUND AN ADDITIONAL
10:00:11AM SIDEWALK, AND THEN IT GOES ON TO TALK ABOUT PAYMENT AS
10:00:13AM DESCRIBED IN SECTION 256-C-38.
10:00:17AM DOES THIS MEAN THAT WE'RE GOING TO GET A PAYMENT HOLD FOR
10:00:22AM THE SIDEWALK IN CASH TO BE PUT INTO THE EQUIVALENT OF A
10:00:26AM TRUST FUND OR SOMETHING?
10:00:29AM >>Mary Gibbs: RIGHT.
10:00:29AM IT'S PROVIDE FOR IN THE CODE AND THE APPLICANT CAN EXPLAIN
10:00:32AM IT IN MORE DETAIL.
10:00:34AM BUT THE REASON THEY DON'T WANT TO DO THE SIDEWALK, BECAUSE
10:00:37AM THEY DON'T KNOW THAT THE CONSTRUCTION.
10:00:40AM >>Jim Wilson: I UNDERSTAND ALL THE CONSTRUCTION BEING DONE.
10:00:42AM I WANT TO MAKE SURE THAT IN CASE THIS DEVELOPER THREE, FOUR
10:00:45AM YEARS FROM NOW GOES BANKRUPT, THAT THE MONEY IS SOMEWHERE SO
10:00:48AM WE CAN STILL BUILD THE SIDEWALK.
10:00:50AM >>Mary Gibbs: RIGHT.
10:00:51AM THAT'S THE EXACT PURPOSE OF THAT.
10:00:52AM YES.
10:00:53AM >>Jim Wilson: THANK YOU.

10:00:54AM >>Mayor Ribble: ANY OTHER QUESTIONS OF COUNCIL?
10:00:55AM THANKS, MARY.
10:00:57AM WE'LL NOW ASK THE APPLICANT TO COME UP TO THE PODIUM.
10:01:03AM >> GOOD MORNING.
10:01:04AM FOR THE RECORD, NEALE MONTGOMERY.
10:01:08AM AS THOSE OF YOU WHO LOOKED AT THE WEBSITE KNOW, WE HAVE A
10:01:11AM 50-SLIDE PowerPoint.
10:01:13AM I HAVE BEEN ENCOURAGED TO RECONSIDER THAT.
10:01:16AM LET ME SAY THIS, YOU ALL RECEIVED A TRANSCRIPT OF THE
10:01:19AM PLANNING AND ZONING BOARD PRESENTATION, WHICH WAS VERY
10:01:23AM EXPENSIVE, AND WE WOULD ASK THAT THAT BE ACCEPTED AS
10:01:26AM COMPETENT, SUBSTANTIAL EVIDENCE IN THE RECORD.
10:01:29AM ALONG WITH THAT, WE WOULD ASK THAT THE STAFF REPORT AND THE
10:01:32AM APPLICATION AND ALL THE SUFFICIENCY RESPONSES ALSO BE
10:01:37AM CONSIDERED AND INCLUDED AS COMPETENT, SUBSTANTIAL EVIDENCE.
10:01:40AM THAT WILL ALLOW US NOT TO HAVE TO REITERATE ALL THOSE THINGS
10:01:44AM WE PREVIOUSLY DISCUSSED ON THE RECORD AND FOCUS ON THE

10:01:47AM ISSUES THAT I THINK I'VE HEARD YOU RAISE TODAY.
10:01:49AM I AGREE WITH THE COMMENTS THAT MARY MADE.
10:01:53AM THIS IS A DIFFERENT SITUATION.
10:01:55AM WE'RE NOT GOING FROM AN AG OR A HOLDING CATEGORY TO A USE.
10:01:59AM THIS IS ONE WHERE THE PROPERTY WAS ZONED IN 2007.
10:02:03AM AS MARY HAS ALREADY POINTED OUT, WE ARE REDUCING THE HEIGHT.
10:02:08AM WE ARE REDUCING THE DENSITY.
10:02:10AM WE ARE SHIFTING TO A LAND USE PATTERN THAT'S MORE COMPATIBLE

10:02:14AM WITH THE NEIGHBORS, AND WE HAVE WORKED WITH THOSE NEIGHBORS,
10:02:18AM WHICH IS WHY MS. SPECTOR IS HERE TO TALK ABOUT THE AGREEMENT
10:02:22AM THAT WE HAVE WITH THEM.
10:02:25AM I WANT TO START WITH WHAT I HEARD MS. WHITEHEAD SAY IN
10:02:28AM REGARDS TO THE WILDLIFE UNDERPASS.
10:02:33AM LEE COUNTY HAS RETAINED JOHNSON ENGINEERING TO DO THE
10:02:36AM IMPROVEMENTS OR THE DESIGN FOR THE IMPROVEMENTS ON CORKSCREW
10:02:40AM ROAD.
10:02:41AM INCLUDED WITHIN THAT IS A WILDLIFE CORRIDOR, ANOTHER
10:02:46AM DEVELOPER HAD PUT THE MONEY FOR THE WILDLIFE CORRIDOR, HAD
10:02:49AM GIVEN IT TO THE COUNTY.
10:02:50AM IT HASN'T BEEN SPENT YET.
10:02:52AM THE REASON WHY THE COUNTY HAS INDICATED THEY HAVEN'T SPENT
10:02:56AM THE MONEY, BECAUSE THEY DIDN'T WANT TO PUT THE UNDERPASS
10:02:58AM UNDER A TWO-LANE ROAD ONLY TO TURN AROUND AND HAVE THE ROAD
10:03:02AM BE WIDENED AND HAVE TO REDO IT.
10:03:03AM THE FUNDS FOR THE WILDLIFE CORRIDOR HAVE ALREADY BEEN
10:03:06AM PROVIDED TO THE COUNTY.
10:03:07AM I CONFIRMED WITH RYAN BELL, THE CONSULTANT FROM JOHNSON,
10:03:10AM THAT THE WILDLIFE CORRIDOR UNDERPASS WILL BE PROVIDED AS
10:03:14AM PART OF THE WIDENING OF THE ROAD.
10:03:16AM SO THAT IS AN ISSUE THAT HAS BEEN ADDRESSED AND DOES NOT
10:03:22AM NEED TO BE ADDRESSED AGAIN.
10:03:23AM ONE OF THE THINGS -- I THINK THERE WERE SOME QUESTIONS ABOUT
10:03:27AM THE WILDLIFE CORRIDOR.

10:03:30AM I'M GOING TO ASK MIKE MYERS TO COME UP AND TALK ABOUT THE
10:03:34AM WILDLIFE ISSUE.
10:03:35AM LET ME SAY THIS, WHEN YOU LOOK AT LARGE MAMMALS,
10:03:38AM PARTICULARLY PANTHERS, YOU SHOULD LOOK AT IT FROM THREE
10:03:43AM PERSPECTIVES.
10:03:43AM THERE ARE LOCATIONS WHERE THE ANIMALS DEN.
10:03:45AM THERE ARE DIFFERENT REQUIREMENTS THERE.
10:03:46AM THERE ARE LOCATIONS WHERE THEY FORAGE.
10:03:50AM THERE ARE DIFFERENT REQUIREMENTS THERE, AND THEN THERE ARE
10:03:52AM AREAS WHERE THEY SIMPLY DISPERSE OR WALK THROUGH.
10:03:56AM THIS IS ONE OF THOSE.
10:03:57AM SO WHAT YOU'RE -- WHEN YOU'RE THINKING ABOUT, IS THE
10:04:01AM CORRIDOR WIDE ENOUGH, IN COMMON PART, IS THE CORRIDOR WIDE

10:04:06AM ENOUGH FOR A PANTHER TO WALK THROUGH?
10:04:09AM IN RESPONSE TO THE QUESTION, IS THAT EVALUATED?
10:04:11AM YES.
10:04:14AM IN THIS CASE, IT'S BEEN EXTENSIVELY EVALUATED BY THE SOUTH
10:04:18AM FLORIDA WATER MANAGEMENT DISTRICT IN CONJUNCTION WITH THE
10:04:21AM COMMENTING AGENCIES SUCH AS THE WILDLIFE COMMISSION.
10:04:24AM ADDITIONALLY, THERE ARE OTHER PERMITTING AGENCIES AT THE
10:04:28AM FEDERAL LEVEL, SPECIFICALLY THE ARMY CORPS, AGAIN, WITH
10:04:34AM CONSULTATION FROM OTHER AGENCIES THAT LOOK AT THAT ISSUE AS
10:04:37AM WELL.
10:04:37AM THIS IS ONE WHERE THE PEOPLE THAT ARE GOING TO BE HERE
10:04:40AM BEFORE YOU TODAY HAVE PROVIDED EXTENSIVE COMMENTS TO SOUTH

10:04:44AM FLORIDA, THE WILDLIFE FEDERATION, THE CONSERVANCY,
10:04:47AM MS. WHITEHEAD AND OTHERS HAVE BEEN PERSISTENT AND
10:04:52AM CONSISTENTLY INVOLVED IN THE PROCESS.
10:04:54AM ALL THINGS YOU'RE GOING TO HEAR TODAY HAVE BEEN SAID TO, IN
10:04:57AM SOME FORM, THOSE AGENCIES.
10:05:00AM THEY EVALUATED AND ACTUALLY REEVALUATED EVERYTHING.
10:05:05AM THIS WAS A VERY LONG ERP PROCESS BECAUSE OF THE EXTENSIVE
10:05:09AM AMOUNT OF INPUT.
10:05:10AM SO THE CONCERNS THAT YOU'RE GOING TO HEAR HAVE BEEN FULLY
10:05:13AM EVALUATED.
10:05:17AM IN REGARD TO DEVIATION 4, I CONCUR WITH MARY GIBBS.
10:05:21AM WE DIDN'T WANT TO PUT A SIDEWALK IN TO HAVE LEE COUNTY COME
10:05:27AM IN AND RIP IT UP AND PUT IT BACK DOWN.
10:05:29AM THAT DIDN'T SEEM TO BE A GOOD USE OF FUNDS.
10:05:31AM WITH THAT, I'M GOING TO ASK MIKE MYERS TO ADDRESS THE
10:05:35AM ENVIRONMENTAL QUESTIONS THAT YOU ALL HAVE INQUIRED ABOUT.
10:06:08AM >>Mike Myers: GOOD MORNING.
10:06:09AM FOR THE RECORD, MY NAME IS MIKE MYERS.
10:06:11AM I'M A SENIOR ECOLOGIST WITH PASSARELLA AND ASSOCIATES AND
10:06:19AM BEEN HANDLING THE ENVIRONMENTAL CONSULTING FOR THE PROJECT
10:06:22AM SINCE 2014.
10:06:23AM SO WHAT I THOUGHT I WOULD DO IS GIVE YOU THE PORTION OF MY
10:06:28AM PRESENTATION THAT IS DIRECTED TOWARDS THE REGIONAL WILDLIFE
10:06:32AM CORRIDOR, WHICH IS WHAT EVERYBODY SEEMS TO HAVE A NUMBER OF
10:06:36AM QUESTIONS ABOUT.

10:06:37AM IF IT DOESN'T ANSWER THEM, I'LL BE HAPPY TO TRY AND ANSWER
10:06:42AM THEM AFTER.
10:06:42AM IT'S THREE SLIDES HERE.
10:06:44AM IT WILL GO RATHER QUICKLY.
10:06:45AM ON THIS SLIDE HERE, THE AREA HIGHLIGHTED IN GREEN, THIS IS
10:06:52AM THE PROJECT'S PROPOSED PRESERVE, WHICH WILL COMPRISE ROUGHLY
10:06:57AM 225 ACRES, APPROXIMATELY 57% OF THE SITE.
10:07:03AM IT'S ONE LARGE CONTIGUOUS AREA MADE UP OF THE HIGHEST
10:07:06AM QUALITY HABITATS ON THE PROPERTY, WHICH WILL INCLUDE

10:07:09AM 41 ACRES OF UPLAND AND 184 ACRES OF WETLANDS.
10:07:16AM OUR PRESERVE WILL INTERCONNECT WITH ALL THE CONSERVATION
10:07:20AM LANDS AROUND US.
10:07:22AM THIS INCLUDES THE PRESERVE AT CORKSCREW'S OFF-SITE
10:07:25AM CONSERVATION LANDS TO THE SOUTHWEST.
10:07:31AM THE ALMOST 4,000-ACRE EDISON FARMS PROPERTY TO THE SOUTH.
10:07:37AM ALL OF BELLA TERRA'S PRESERVE LANDS ALONG OUR SOUTHEAST
10:07:41AM SIDE, AS WELL AS THE PRESERVE AT CORKSCREW'S CONSERVATION
10:07:47AM AREA IMMEDIATELY TO OUR EAST.
10:07:49AM AS A RESULT OF THESE INTERCONNECTIONS, WILDLIFE WILL BE
10:07:54AM ALLOWED TO MOVE EAST TO WEST AS WELL AS NORTH TO SOUTH
10:07:58AM THROUGH THE REGION.
10:08:01AM THE FUNCTIONALITY OF THIS CORRIDOR FOR WILDLIFE MOVEMENT,
10:08:05AM INCLUDING FOR THE FLORIDA PANTHER, HAS BEEN REVIEWED AND
10:08:12AM APPROVED BY THE FLORIDA WILDLIFE CONSERVATION COMMISSION'S
10:08:15AM PANTHER TEAM LEADER, DARRELL LAND.

10:08:18AM HE'S ONE OF THE LEADING EXPERTS IN OUR AREA ON PANTHER.
10:08:24AM WE ALSO MET WITH AND GOT APPROVAL FROM NANCY PAYTON,
10:08:28AM FORMERLY WITH FLORIDA WILDLIFE FEDERATION BEFORE SHE
10:08:31AM RETIRED.
10:08:32AM THIS HAS BEEN REVIEWED AND APPROVED BY THE FLORIDA WILDLIFE
10:08:36AM CONSERVATION COMMISSION'S OFFICE OF CONSERVATION PLANNING
10:08:41AM STAFF, JENNIFER GOTH.
10:08:44AM IT'S BEEN REVIEWED AND APPROVED BY THE U.S. FISH AND
10:08:47AM WILDLIFE SERVICES PLANNING AND RESOURCE CONSERVATION STAFF,
10:08:54AM WHICH INCLUDES CHUCK KELSO, CONNIE CASSLER, ROXANNA HINZMAN,
10:08:59AM AND IT'S ALSO BEEN REVIEWED AND APPROVED BY THE U.S. FISH
10:09:03AM AND WILDLIFE'S PANTHER COORDINATOR, DAVID KINDLE.
10:09:08AM WHAT YOU HAVE HERE IS JUST A COPY OF AN E-MAIL FROM DARRELL
10:09:17AM LAND TO CHUCK KELSO.
10:09:19AM AGAIN, DARRELL IS WITH THE FLORIDA WILDLIFE CONSERVATION
10:09:23AM COMMISSION.
10:09:24AM CHUCK KELSO IS WITH THE U.S. FISH AND WILDLIFE.
10:09:27AM A COUPLE OF LINES HERE HIGHLIGHTED IN BLUE SIMPLY CONFIRM
10:09:33AM THEIR OPINION OF THE ADEQUACY OF THE PROJECT'S CORRIDOR IN
10:09:37AM TERMS OF ITS WIDTH AND OVERALL CONFIGURATION.
10:09:42AM IN ANOTHER E-MAIL RESPONSE, MR. LAND ALSO STATED -- AND I'LL
10:09:45AM QUOTE -- IN MY 30 YEARS OF STUDYING PANTHERS, I HAVE SEEN
10:09:50AM THEM USE CORRIDORS OF THIS SIZE AND EVEN SMALLER FEATURES TO
10:09:55AM MOVE FROM ONE AREA TO ANOTHER.
10:09:58AM SO I FELT CONFIDENT THAT THE PROPOSED CORRIDOR WOULD WORK

10:10:03AM FOR PANTHERS.
10:10:05AM THIS SLIDE HERE AGAIN STILL TOUCHING ON REGIONAL CORRIDORS
10:10:15AM ILLUSTRATES HOW THE CORRIDOR IN THE FUTURE WILL INTERCONNECT
10:10:19AM WITH THE WILDLIFE CROSSING TO BE CONSTRUCTED UNDER CORKSCREW
10:10:24AM ROAD.

10:10:25AM KEEP IN MIND THE CROSSING WILL BE LOCATED OVER 700 FEET TO
10:10:30AM THE NORTHEAST OF OUR PROPERTY.
10:10:33AM THAT'S ALMOST TWO AND A HALF FOOTBALL FIELDS AWAY.
10:10:36AM THE CROSSING WILL CONNECT THE PRESERVE AT CORKSCREW'S
10:10:40AM CONSERVATION AREA WITH WILD BLUE TO THE NORTH.
10:10:45AM THE CORRIDOR ON OUR SITE WILL BE BUFFERED BY FENCING,
10:10:49AM SUPPLEMENTAL PLANTINGS, AND A 50-FOOT-WIDE FLOW-WAY THAT
10:10:54AM WILL RUN ALONG THE EAST SIDE OF THE DEVELOPMENT DOWN TO THE
10:10:57AM SOUTHERN PRESERVE.
10:10:59AM THE CORRIDOR'S MINIMUM WIDTH ON THE SOUTH SIDE OF CORKSCREW
10:11:04AM ROAD WILL BE 709 FEET, WHICH IS MUCH WIDER THAN THE MINIMUM
10:11:12AM WIDTH IN A NUMBER OF LOCATIONS IN THE CORRIDOR IN WILD BLUE.
10:11:19AM THERE ARE CONSTRICTION POINTS IN THE WILD BLUE CORRIDORS.
10:11:23AM A FEW OF THEM UNDER 700 FEET DOWN TO AS NARROW AS 475 FEET.
10:11:28AM THE CORRIDOR ON-SITE IS ALSO MUCH -- ON OUR SITE IS ALSO
10:11:34AM MUCH WIDER THAN THE FPL EASEMENT LOCATED TO THE WEST OF
10:11:40AM WILDCAT RUN.
10:11:41AM THAT'S ABOUT 270 FEET WIDE.
10:11:45AM AND PANTHERS HAVE BEEN KNOWN TO CROSS CORKSCREW ROAD IN THIS
10:11:50AM LOCATION BASED ON PANTHER TRACK OBSERVATIONS.

10:11:53AM SO THIS IS CONSISTENT WITH MR. LAND'S REMARKS REGARDING
10:12:00AM PANTHERS USING NARROWER CORRIDORS.
10:12:02AM WITH THAT, I'D BE HAPPY TO ADDRESS ANY ADDITION.
10:12:08AM >>Mayor Ribble: HOWARD.
10:12:10AM >>Howard Levitan: THE QUESTION I HAD IS, WE'VE NOW HAD TWO
10:12:14AM LETTERS WITH CITES TO I ASSUME SCHOLARLY PUBLICATIONS OR
10:12:24AM OTHER THINGS.
10:12:25AM ONE WAS A CITE TO A LECTURE THAT WAS UNAVAILABLE.
10:12:29AM I COULDN'T FIND IT ANYWHERE AFTER ABOUT AN HOUR SEARCH OF
10:12:31AM THE INTERNET.
10:12:32AM ALSO, IT'S A DIFFERENT WIDTH, QUOTED AS THE RULE OF THUMB.
10:12:43AM ONE LETTER SAYS, AS A GENERAL RULE, A REGIONAL SCALE
10:12:47AM CORRIDOR SHOULD AVERAGE A MILE WIDE.
10:12:49AM WELL, THE PROPERTY ISN'T EVEN A MILE WIDE.
10:12:53AM >>Mike Myers: RIGHT.
10:12:55AM >>Howard Levitan: THEN IN ANOTHER LETTER, IT'S QUOTED THAT
10:13:00AM IF THE CORRIDOR IS BETWEEN SIX-TENTHS OF A MILE AND FOUR
10:13:07AM MILES, IT SHOULD BE MORE THAN 1312 FEET.
10:13:13AM IS THERE -- AND THEN RIGHT ABOVE THE PROVISION WHERE THAT
10:13:20AM WAS FOUND IS ONE THAT SAYS THE CORRIDOR WIDTH FOR PUMAS IN
10:13:29AM CALIFORNIA SHOULD BE ABOUT 30% OF THE HOME RANGE SIZE OF AN
10:13:35AM ADULT.
10:13:35AM FOR FLORIDA PANTHERS, THIS WOULD TRANSLATE TO A CORRIDOR
10:13:38AM WIDTH OF 5.5 MILES.
10:13:40AM >>Mike Myers: YEAH.

10:13:42AM >>Howard Levitan: WHAT'S THE ANSWER?

10:13:44AM >>Mike Myers: THERE'S NO ONE SIZE FITS ALL.
10:13:47AM A LOT OF THIS INFORMATION COMES OUT OF THE FLORIDA PANTHER
10:13:50AM RECOVERY PLAN THAT WAS PUBLISHED IN 2008.
10:13:55AM IT'S NOT AN ADMINISTRATIVE DOCUMENT.
10:13:57AM IT'S JUST A RESEARCH REFERENCE MATERIAL.
10:14:00AM BUT ONE OF THE ITEMS THAT NEVER GETS MENTIONED WHEN THEY
10:14:03AM START TALKING ABOUT THESE GUIDELINES IS THERE IS A SENTENCE
10:14:07AM IN THE RECOVERY PLAN AT THE BEGINNING OF THE SECTION ON PAGE
10:14:11AM 30, BY THE WAY, IF YOU WANT TO CHECK IT OUT, THAT SAYS IN
10:14:16AM THE ABSENCE OF SITE-SPECIFIC INFORMATION, ALL RIGHT, WE'VE
10:14:21AM SPENT FIVE YEARS NOW ANALYZING THIS SITE, AND WE HAVE
10:14:26AM MOUNTAINS OF DATA AND SITE-SPECIFIC INFORMATION.
10:14:30AM WHICH IS WHY ALL THE WILDLIFE REGULATORS ARE NOW ON BOARD
10:14:35AM AND HAVE GIVEN US THEIR APPROVALS FOR THIS CORRIDOR.
10:14:41AM >>Howard Levitan: IF YOU LOOKED AT THE -- I GUESS ONE OF THE
10:14:46AM ATTACHMENTS TO THE CONSERVANCY'S LETTER GAVE US A MAP
10:14:51AM SHOWING TELEMETRY DATA.
10:14:54AM WHILE THERE ARE SOME TELEMETRY DATA THAT ARE SITE SPECIFIC,
10:14:58AM IT LOOKS TO ME FROM LOOKING AT THIS EXHIBIT, EXHIBIT A, THE
10:15:03AM OVERWHELMING MAJORITY OF THE TELEMETRY DATA SHOWS PANTHERS
10:15:09AM BEING REPORTED GOING BASICALLY FROM THE CREW LANDS TO THE
10:15:15AM EAST THROUGH FLINT PEN STRAND UP TO THE AIRPORT MITIGATION
10:15:21AM AREA.
10:15:21AM >>Mike Myers: THAT IS EXACTLY CORRECT.

10:15:22AM WHAT THEY ARE SHOWING IS A COLLECTION OF THE HISTORICAL
10:15:27AM TELEMETRY DATA ON THE PROPERTY, SO IT SHOWS UP AS A BUNCH OF
10:15:31AM RED DOTS.
10:15:33AM BUT THOSE DOTS HAVE METADATA ASSOCIATED WITH THEM AS TO
10:15:39AM PANTHER NUMBER, DATE THAT THEY WERE ON THE PROPERTY THAT
10:15:42AM SORT OF THING.
10:15:42AM SO WHEN YOU DRILL DOWN INTO THE METADATA, WHAT YOU'LL FIND
10:15:46AM NOW IS THERE HASN'T BEEN A COLLARED PANTHER RECORDED ON THE
10:15:53AM SITE SINCE APRIL OF 2012.
10:15:57AM >>Neale Montgomery: MIKE, SINCE WE'RE ON THAT, LET ME ASK
10:15:59AM YOU ANOTHER QUESTION.
10:16:00AM THOSE RED DOTS OF TELEMETRY DATA AREN'T NECESSARILY
10:16:04AM DIFFERENT PANTHERS.
10:16:05AM OFTEN THOSE ARE THE SAME COLLARED PANTHERS.
10:16:08AM >>Mike Myers: THAT'S CORRECT.
10:16:10AM >>Howard Levitan: AND ALL OF THIS DATA WAS PRESENTED TO FISH
10:16:13AM AND WILDLIFE AND SOUTH FLORIDA WATER MANAGEMENT AND U.S.
10:16:18AM FISH AND GAME.
10:16:19AM I ASSUME THEY HAVE IT AS WELL.
10:16:21AM AND YOU HAVE RECEIVED THE APPROPRIATE PERMITS.
10:16:26AM >>Mike Myers: THAT IS CORRECT.
10:16:27AM >>Howard Levitan: -- FROM THEM BASED ON THAT DATA.
10:16:30AM >>Mike Myers: YES.

10:16:30AM >>Howard Levitan: THANK YOU.
10:16:31AM >>Mayor Ribble: ANY OTHER?

10:16:32AM NICK?
10:16:33AM >>Nick Batos: JUST A QUESTION AND A STATEMENT OF
10:16:36AM CLARIFICATION, IN YOUR COMMENTS, YOU MENTIONED ABOUT THEY
10:16:41AM WOULD BE PUTTING A FENCE IN.
10:16:43AM >>Mike Myers: YES, SIR.
10:16:45AM >>Nick Batos: COULD YOU TELL ME WHERE THAT FENCE IS GOING?
10:16:48AM >>Mike Myers: THE FENCE WOULD BE LOCATED ALONG THE EAST SIDE
10:16:51AM OF OUR DEVELOPMENT FOOTPRINT --
10:16:54AM >>Nick Batos: FROM CORKSCREW ROAD GOING SOUTH?
10:16:57AM >>Mike Myers: YES.
10:16:57AM ALL THE WAY SOUTH DOWN -- ALL THE WAY ALONG THE DEVELOPMENT
10:17:01AM FOOTPRINT OF OUR PROJECT TO WILDCAT RUN.
10:17:06AM >>Nick Batos: IN OTHER WORDS, YOU ARE PUTTING A FENCE IN --
10:17:11AM USE THE WORD PROTECT -- BUT TO SEPARATE THE CORRIDOR FROM
10:17:15AM THE PEOPLE THAT YOU'RE GOING TO BE BUILDING HOMES FOR.
10:17:20AM >>Mike Myers: YES.
10:17:21AM ACTUALLY, THAT'S PRETTY MUCH A REQUIREMENT NOW FOR NEWER
10:17:25AM DEVELOPMENTS.
10:17:26AM THAT WAS REQUESTED BY DARRELL LAND OF THE FLORIDA FISH AND
10:17:30AM WILDLIFE CONSERVATION COMMISSION.
10:17:32AM THAT WAS ONE OF THE THINGS THAT CAME OUT OF THE MEETING WITH
10:17:35AM HIM AND NANCY PAYTON, AND IT WAS ALSO REQUESTED AS PART OF
10:17:40AM THE U.S. FISH AND WILDLIFE REVIEW AND APPROVAL PROCESS.
10:17:44AM >>Nick Batos: AT THE JUNCTURE WHERE THE CORRIDOR GOES FROM
10:17:48AM THE BELLA TERRA PROPERTY ONTO YOUR PROPERTY, WHAT IS THE

10:17:52AM SIZE OF THAT PINCHED AREA?
10:17:55AM >>Mike Myers: IT'S OVER 800 FEET.
10:17:57AM >>Nick Batos: AM I CORRECT IN SAYING -- THIS IS MORE OF A
10:18:02AM QUESTION, CORRECT IN ASSUMING THIS.
10:18:06AM IF THERE ARE PINCHES IN THE CORRIDOR ON THE WILD BLUE
10:18:09AM PROPERTY OF FOUR HUNDRED --
10:18:13AM >>Mike Myers: -- 75 FEET.
10:18:15AM >>Nick Batos: -- ISN'T THE SMALLEST PINCH WHAT'S GOING TO
10:18:19AM DETERMINE WHAT'S GOING TO BE USED OR NOT?
10:18:21AM IF WE HAVE SOMETHING LESS THAN A MILE IN OTHER PLACES --
10:18:26AM >>Mike Myers: RIGHT, RIGHT.
10:18:27AM THEY ARE FOCUSING JUST ON OUR PROJECT, BUT WHEN YOU LOOK AT
10:18:30AM THE CORRIDOR AS A WHOLE, THERE'S GOING TO BE A NUMBER OF
10:18:33AM CONSTRICTION POINTS.
10:18:36AM BUT, AGAIN, WE'RE TALKING A PANTHER OR A BEAR, AND WE'RE
10:18:40AM LOOKING AT SOMETHING IN THE ORDER OF TWO AND A HALF FOOTBALL
10:18:46AM FIELDS WIDE.
10:18:47AM AS NEALE MENTIONED, THIS CORRIDOR THROUGH THE RESIDENTIAL
10:18:51AM AREA IS GOING TO BE PRIMARILY USED FOR THE ANIMAL TO GET

10:18:56AM FROM POINT A TO POINT B.
10:19:00AM AIRPORT MITIGATION LANDS TO THE NORTH OR THE EDISON FARMS
10:19:05AM PROPERTY TO THE SOUTH.
10:19:06AM >>Nick Batos: THANK YOU VERY MUCH.
10:19:08AM >>Howard Levitan: ONE LAST QUESTION.
10:19:09AM THERE'S NO FENCING NEXT TO THE EASTERN LINE OF YOUR PROPERTY

10:19:15AM ALONG THE PRESERVE AND ALONG SOME OF THOSE HOMES IN BELLA
10:19:17AM TERRA.
10:19:19AM SO THERE'S NOTHING TODAY THAT PREVENTS A PANTHER OR A BEAR
10:19:23AM FROM GOING THERE.
10:19:26AM AND IF THAT WERE A PROBLEM FOR BELLA TERRA, WOULD YOU
10:19:29AM SUSPECT THAT THEY WOULD HAVE PUT A FENCE ON THEIR SIDE?
10:19:35AM >>Mike Myers: YEAH.
10:19:36AM AS YOU CAN LOOK -- AS IT RELATES TO BELLA TERRA, WHAT'S OUT
10:19:40AM THERE TODAY IS GOING TO BE OUT THERE AFTER OUR DEVELOPMENT.
10:19:45AM THE ONLY DIFFERENCE IS WE'RE GOING TO HAVE REMOVED ALL THE
10:19:49AM EXOTICS ON THE PROPERTY.
10:19:55AM >>Neale Montgomery: MR. LEVITAN JUST ASKED ONE OF MY
10:20:00AM QUESTIONS.
10:20:01AM BUT YOU JUST ENDED WITH A COMMENT ON RESTORATION, AND I KNOW
10:20:01AM SOME FOLKS DON'T WANT US TO GO INTO THE WHOLE DETAIL, BUT
10:20:04AM THE AREA THAT YOU SEE AS GREEN AND PRESERVE ON THIS SITE
10:20:07AM PRESENTLY HAS SOME EXOTIC INFESTATION, IS THAT TRUE?
10:20:10AM >>Mike Myers: THAT'S CORRECT.
10:20:11AM >>Neale Montgomery: SO AS PART OF THE CREATION OF THIS
10:20:13AM CORRIDOR, WILL THERE BE RESTORATION AND RECLAMATION?
10:20:17AM >>Mike Myers: YEAH, THERE WILL BE -- WELL, TECHNICALLY IT
10:20:20AM WOULD BE ENHANCEMENT OF THE HABITATS OUT THERE.
10:20:24AM THE EXOTICS WILL BE REMOVED EITHER MECHANICALLY OR VIA HAND
10:20:28AM REMOVAL.
10:20:29AM AND THERE WILL BE OVER 150,000 SUPPLEMENTAL PLANTINGS ADDED

10:20:34AM TO THE PRESERVE AREA AS PART OF THE ENHANCEMENT PLAN.
10:20:45AM >>Vice-Mayor Errington: ARE YOU PLANNING ON USING THE
10:20:46AM RESIDENTS OF WILDCAT RUN, THE SWALE, AS PART OF THE
10:20:51AM TERRITORY THERE?
10:20:53AM BECAUSE YOU HAVE NO FENCING.
10:20:55AM I'M LOOKING AT THIS, AND HOUSES BACK RIGHT UP AGAINST WHERE
10:21:02AM A PANTHER OR BEAR COMES UP AND HAS TO MAKE A DECISION WHICH
10:21:05AM WAY TO GO.
10:21:06AM SO IF THEY WANT TO GO TOWARD WILDCAT RUN, THEY COULD GO DOWN
10:21:10AM THE SWALE, BUT THE DEVELOPER HAS CHOSEN NOT TO PUT ANY KIND
10:21:14AM OF PRESERVE ON THE SIDE THAT I'M LOOKING AT ON THE LEFT
10:21:18AM SIDE.
10:21:19AM THERE AREN'T ANY PRESERVES THERE EXCEPT THAT SWALE.
10:21:21AM >>Mike Myers: WELL, AGAIN, THAT'S MORE PART OF THE SURFACE
10:21:25AM WATER MANAGEMENT SYSTEM FOR THE PROJECT, AND I THINK

10:21:28AM MR. MIKE DELATE WILL BE BETTER EQUIPPED TO ANSWER THAT
10:21:37AM QUESTION.
10:21:37AM THERE IS AN EXISTING CANAL THERE THAT RUNS DOWN THE EAST
10:21:41AM SIDE OF WILDCAT RUN, AND THAT WILL BE WIDENED AS PART OF THE
10:21:47AM REDESIGN FOR OUR SURFACE.
10:21:49AM >>Vice-Mayor Errington: AND WHERE DOES A PANTHER GO?
10:21:52AM WE'RE NOT JUST LOOKING AT PANTHERS AND BEARS.
10:21:54AM WE'RE TALKING ABOUT PEOPLE ON THIS ROAD, WHEN THE PANTHER
10:21:57AM DECIDES TO CROSS THE ROAD OR A BEAR, WE'RE TALKING ABOUT CAR
10:22:00AM ACCIDENTS.

10:22:01AM AND WE'RE TALKING ABOUT MAYBE A SCHOOL BUS STOP SOMEPLACE IN
10:22:05AM HERE.
10:22:06AM I DON'T THINK A BEAR OR A PANTHER WILL DECIDE, MAYBE THEY
10:22:13AM JUST DECIDE THEY WANT TO WALK RIGHT DOWN THE MIDDLE OF THE
10:22:16AM DEVELOPMENT.
10:22:16AM I'M LOOKING, TOO, AT WILD BLUE BOULEVARD.
10:22:22AM TEMPLETON OWNS 0.81 ACRES RIGHT THERE.
10:22:27AM WHY COULDN'T THEY EXPAND THAT INTO MORE OF A PRESERVE?
10:22:31AM THAT'S SEPARATE FROM THIS.
10:22:34AM THAT'S THE SAME OWNER, BUT FOR SOME REASON, THAT PARCEL OF
10:22:38AM LAND IS HELD BACK.
10:22:42AM SO WE ARE STRUGGLING WITH -- THIS IS PANTHER TERRITORY.
10:22:49AM IT'S IN THE VICINITY OF EDISON FARMS, FLINT PEN STRAND, CREW
10:22:55AM AND CORKSCREW SWAMP SANCTUARY AND THOSE LEAD INTO WILD BLUE
10:22:59AM AND AREAS OF THE AIRPORT MITIGATION AND WILD TURKEY STRAND.
10:23:03AM SO WE'RE LOOKING AT A LARGE AREA OF PROTECTING THE WILDLIFE,
10:23:07AM ALSO PROTECTING CITIZENS.
10:23:10AM BECAUSE WHENEVER A PANTHER IS HIT OR KILLED ON THE ROAD, NOT
10:23:15AM MUCH GETS MENTIONED ABOUT THE PERSON WHO HIT THAT ANIMAL.
10:23:21AM AND SO WE'RE TALKING ABOUT SAFETY.
10:23:23AM AND THIS ROAD IS GOING TO HAVE 5,000 SOME MORE CARS ON IT A
10:23:28AM DAY BECAUSE OF THIS DEVELOPMENT.
10:23:34AM I'D LIKE TO SEE WHERE THE SAFETY IS WITH ALL OF THIS.
10:23:37AM YOU DIDN'T PUT -- IF THE PERSON, THE OWNER HAD JUST DECIDED
10:23:45AM TO PUT A FEW HOUSES, UNITS, WHATEVER, IN THERE, IT WOULD

10:23:51AM HAVE BEEN SO MUCH BETTER.
10:23:52AM BUT WE HAVE TO DEAL WITH WHAT WE HAVE TO DEAL WITH.
10:23:56AM BUT WE HAVE TO PROTECT OUR CITIZENS AND WE HAVE TO PROTECT
10:23:58AM THE WILDLIFE.
10:23:59AM AND WE HAVE TO PROTECT OUR WETLANDS.
10:24:01AM WE'VE BEEN THROUGH THIS.
10:24:02AM WE'VE ALREADY BEEN IN LITIGATION.
10:24:05AM WE'VE BEEN DOWN THAT ROAD.
10:24:06AM IT PUTS US IN A HARD PLACE, BUT YOU HAVE TO LOOK AT THIS,
10:24:12AM HOW ARE YOU GOING TO BETTER PROTECT THE FLOW OF WATER AND
10:24:17AM ALSO THE ANIMAL WILDLIFE?

10:24:19AM THIS TO ME IS JUST NOT ACCEPTABLE BECAUSE IT JUST DOESN'T DO
10:24:26AM THAT.
10:24:26AM WE'RE CAUGHT IN A BIND, AND YOU HAVE TO WORK WITH US, TOO.
10:24:32AM WE HAVE TO PROTECT OUR CITIZENS.
10:24:35AM AND WE HAVE TO PROTECT THE ANIMALS.
10:24:39AM AND THEY ARE NOT SMART ENOUGH TO KNOW WHICH WAY TO GO.
10:24:42AM SO WHERE ARE WE GOING TO GO?
10:24:48AM >>Neale Montgomery: MIKE, ARE YOU AWARE OF THE FACT THAT
10:24:50AM THERE IS UNDERPASS UNDER CORKSCREW ROAD?
10:24:52AM AND CAN YOU EXPLAIN HOW THE ANIMALS KNOW TO USE THOSE
10:24:56AM UNDERPASSES?
10:24:57AM >>Mike Myers: WELL, THE WILDLIFE, OBVIOUSLY, ARE GOING TO BE
10:25:00AM DIRECTED FROM OUR SITE ONTO THE PRESERVE AT CORKSCREW
10:25:05AM THROUGH THE FORESTED AREA.

10:25:08AM AND EVENTUALLY UP TO THE CROSSING THAT EXTENDS UNDER
10:25:13AM CORKSCREW ROAD.
10:25:14AM AS FAR AS SAFETY CONCERNS, THAT IS ALWAYS A CONCERN, BUT THE
10:25:20AM U.S. FISH AND WILDLIFE AND FWC DOCUMENT VEHICLE-PANTHER
10:25:27AM COLLISIONS IN SOUTH FLORIDA.
10:25:28AM AND THERE ARE NONE RECORDED ON CORKSCREW ROAD IN THIS
10:25:33AM STRETCH BETWEEN OUR PROJECT AND THE PRESERVE AT CORKSCREW.
10:25:39AM >>Vice-Mayor Errington: COULD THAT BE BECAUSE THEY ARE HAPPY
10:25:42AM LIVING THERE WITH LOTS OF TREES?
10:25:44AM >>Mike Myers: I'M SORRY?
10:25:45AM >>Vice-Mayor Errington: IS THAT BECAUSE THEY ARE HAPPY
10:25:46AM LIVING THERE.
10:25:47AM THEY DON'T NEED TO CROSS THE ROAD.
10:25:49AM >>Mike Myers: POSSIBLY.
10:25:51AM >>Vice-Mayor Errington: ONCE EVERYTHING ELSE STARTS COMING
10:25:53AM OUT, YOU'VE DISTURBED THEIR HABITAT.
10:25:57AM >>Neale Montgomery: AND SINCE THERE WAS A REFERENCE TO WILD
10:25:59AM BLUE, MIKE, ARE YOU FAMILIAR WITH THE WILD BLUE PROJECT?
10:26:02AM >>Mike Myers: SOMEWHAT.
10:26:03AM >>Neale Montgomery: TO THE EXTENT OF YOUR KNOWLEDGE, DID THE
10:26:05AM ENTIRE WILD BLUE, BE IT LENNAR, STOCK, OR PULTE, DID THAT
10:26:12AM UNDERGO ARMY CORPS PERMITTING AS WELL AS AN ERP AND WERE THE
10:26:15AM WILDLIFE ISSUES EVALUATED?
10:26:17AM >>Mike Myers: YES, AND APPROVED.
10:26:19AM >>Neale Montgomery: AND SO WHEN THIS PROJECT WAS EVALUATED,

10:26:20AM DID THEY LOOK AT IT IN THE CONTEXT OF WHAT HAD ALREADY BEEN
10:26:24AM APPROVED?
10:26:24AM >>Mike Myers: YES, THEY DID.
10:26:26AM >>Neale Montgomery: AND SO ARE THEY COORDINATED, MINDFUL OF
10:26:29AM THE SAFETY OF THE RESIDENTS AND OF THE ANIMALS?
10:26:31AM >>Mike Myers: AND OF THE WILDLIFE CROSSING.
10:26:39AM >> WHERE THE RESIDENTIAL COMMUNITY IS GOING TO BE LOCATED,

10:26:41AM DID THE DEVELOPER PROVIDE ANY ADDITIONAL CORRIDOR ACREAGE
10:26:47AM FOR THE PASSAGE OR JUST UTILIZING THE EXISTING CORRIDOR
10:26:54AM THAT'S ALREADY THERE?
10:26:56AM >>Mike Myers: WELL, CONSIDERING WHAT WAS ALREADY AROUND THE
10:27:00AM PROJECT, THE IDEA WAS FOR OUR SITE TO INTERCONNECT WITH THE
10:27:06AM PRESERVE -- CORKSCREW'S PRESERVE AT THEIR SOUTH END.
10:27:11AM >> AT THAT JUNCTION, WHERE THE DEVELOPMENT IS, YOU'RE NOT
10:27:13AM PROVIDING ANY ADDITIONAL CORRIDOR.
10:27:15AM >>Mike Myers: NO.
10:27:16AM >> YOU'RE JUST UTILIZING WHAT WAS ALREADY THERE.
10:27:18AM AND THE SOUTHERN PORTION OBVIOUSLY IS GOING TO TRESPASS THE
10:27:21AM PROPERTY.
10:27:22AM >>Mike Myers: HUD ALSO TAKING INTO ACCOUNT THAT WE'RE
10:27:25AM PRESERVING 57% OF THE SITE, WHICH IS MUCH GREATER THAN
10:27:33AM ANYTHING THE DEVELOPMENTS AROUND US HAVE DONE.
10:27:36AM >>Neale Montgomery: AND THE LOCATION OF ALLOWING THE
10:27:37AM CORRIDOR TO REMAIN WHERE IT IS ON THE PRESERVE AT CORKSCREW,
10:27:39AM IS THAT DUE IN PART TO WHERE THE UNDERPASS IS REPORTED TO

10:27:44AM BE?
10:27:45AM >>Mike Myers: YES.
10:27:45AM AGAIN, THE WILDLIFE CROSSING IS GOING TO BE LOCATED AT THE
10:27:48AM NORTHEAST CORNER OF THE PRESERVE AT CORKSCREW'S PRESERVE.
10:27:54AM AS I MENTIONED, IN THE PRESENTATION, OVER 700 FEET, ALMOST
10:27:59AM TWO AND A HALF FOOTBALL FIELDS AWAY FROM OUR PROPERTY.
10:28:04AM SO THE IDEA IS TO FUNNEL THE WILDLIFE EVENTUALLY OVER TO,
10:28:08AM WHETHER IT'S GOING TO BE A BRIDGE OR A BOX CULVERT THAT GOES
10:28:12AM UNDER CORKSCREW ROAD TO THE NORTHEAST.
10:28:15AM >>Vice-Mayor Errington: THERE'S ONLY ONE CULVERT THAT GOES
10:28:18AM UNDER?
10:28:19AM IS THAT WHAT I'M HEARING?
10:28:20AM >>Mike Myers: I'M NOT UP ON -- I KNOW IN THE ORIGINAL PLANS
10:28:24AM IT WAS GOING TO BE AN EIGHT-FOOT HIGH BY 20-FOOT WIDE BOX
10:28:28AM CULVERT THAT EXTENDED, BUT THAT MAY BE UNDER REVIEW.
10:28:32AM >>Vice-Mayor Errington: IS THAT FLOW WATER, TOO?
10:28:34AM >>Mike Myers: YES.
10:28:35AM BUT AGAIN --
10:28:36AM >>Vice-Mayor Errington: WHO MAINTAINS THAT WHEN IT GETS ALL
10:28:39AM MESSY AND UGLY UNDER THERE?
10:28:41AM >>Neale Montgomery: THAT IS GOING TO BE IN THE CORKSCREW
10:28:43AM RIGHT-OF-WAY, AND THAT'S GOING TO BE MAINTAINED BY LEE
10:28:45AM COUNTY.
10:28:47AM AND I KNOW THIS IS A LITTLE FAR AFIELD, BUT THE COUNTY DID
10:28:50AM DO A STUDY RELATIVE TO THE CORKSCREW CORRIDOR, IS AND THEY

10:28:56AM HAVEN'T LOCATED THEM YET, BUT THEY HAVE IDENTIFIED GENERAL
10:29:00AM LOCATIONS FOR FOUR TO FIVE OTHER WILDLIFE CROSSINGS.
10:29:05AM AND AS THEY IMPLEMENT WHAT I CALL THE ECO, THE ENVIRONMENTAL

10:29:09AM OVERLAY, THOSE UNDERPASSES WILL BE INCLUDED AS WELL.
10:29:14AM FROM A WATER STANDPOINT, MIKE IS THE WETLANDS, THE BUGS, THE
10:29:18AM BUNNIES AND THE PANTHERS.
10:29:20AM THE OTHER MIKE, MIKE DELATE IS HERE AND HE CAN ADDRESS YOUR
10:29:25AM WATER QUESTIONS.
10:29:27AM >>Howard Levitan: I NOTICED IN OUR CONDITIONS, THERE IS A
10:29:29AM CONDITION THAT REQUIRES PRIOR TO LOCAL DEVELOPMENT ORDER
10:29:34AM APPROVAL, YOUR PROTECTED SPECIES MANAGEMENT HUMAN WILDLIFE
10:29:39AM COEXISTENCE PLAN HAVE TO BE SUBMITTED AND APPROVED DEALING
10:29:43AM WITH SPECIFIC SPECIES MANAGEMENT PLANS INCLUDING THE FLORIDA
10:29:51AM PANTHER AND FLORIDA BLACK BEAR, THIS DOCUMENT HAS ALREADY
10:29:59AM BEEN SUBMITTED AND APPROVED TO THE VARIOUS AGENCIES THAT
10:30:03AM HAVE CONSIDERED IT IN THE CONTEXT OF GIVING YOU PERMISSIONS?
10:30:07AM >>Mike Myers: YES.
10:30:08AM ACTUALLY, THAT DOCUMENT, THE REASON THAT DOCUMENT GOT
10:30:10AM DRAFTED WAS A REQUEST BY NANCY PAYTON WHEN WE HAD MET WITH
10:30:15AM NANCY WAY BACK WHEN IN 2014.
10:30:19AM AND OUT OF THAT MEETING, SHE HAD INDICATED THAT WILD BLUE
10:30:24AM HAD CREATED THIS HUMAN WILDLIFE COEXISTENCE PLAN.
10:30:29AM KEEP IN MIND, THIS IS NOT A REQUIREMENT BY ANY OF THE
10:30:31AM WILDLIFE AGENCIES.
10:30:33AM BUT SHE SAID THAT WOULD BE NICE IF YOU PREPARED THAT

10:30:37AM DOCUMENT.
10:30:37AM SO THE APPLICANT VOLUNTARILY HAD US PREPARE IT, AND WE DID
10:30:43AM SUBMIT IT TO THE FLORIDA WILDLIFE CONSERVATION COMMISSION,
10:30:46AM WHO DID LOOK AT IT AND APPROVE IT.
10:30:48AM THAT IS THE DOCUMENT THAT WILL BE USEFUL TO THE FUTURE
10:30:55AM HOMEOWNERS THAT LIVE IN THE DEVELOPMENT.
10:30:57AM >>Neale Montgomery: AND IN LIGHT OF THE COUNCIL PERSON'S
10:31:00AM CONCERN ABOUT PUBLIC SAFETY, DOES THAT COEXISTENCE PLAN HELP
10:31:05AM TO ENSURE THE SAFETY OF BOTH THE WILDLIFE AND THE HUMANS?
10:31:08AM >>Mike Myers: YES.
10:31:08AM YES, IT DOES.
10:31:13AM >>Jim Wilson: ON AUGUST 27th, A MEETING WAS HELD WITH THE
10:31:16AM COUNTY.
10:31:17AM THE MEETING MINUTES OR NOTES THAT I GOT REGARDING THAT SAYS
10:31:19AM THAT THE WILDLIFE CROSSING -- THIS IS FROM THE COUNTY --
10:31:23AM WILL BE A SMALL BRIDGE RATHER THAN A CULVERT AND IT WILL
10:31:26AM GIVE THE ROAD A LOWER PROFILE.
10:31:28AM DO YOU KNOW ANYTHING ABOUT THAT AND ARE WE STILL TALKING
10:31:32AM CULVERTS?
10:31:33AM >>Mike Myers: THAT'S WHY I MENTIONED IN THE OLD PLANS FOR
10:31:36AM CORKSCREW ROAD, THEY HAD IN THOSE PLANS DESIGNS FOR A
10:31:41AM EIGHT-FOOT HIGH BY 20-FOOT WIDE BOX CULVERT.
10:31:44AM BUT JUST RECENTLY I'VE HEARD CONVERSATIONS THAT THAT'S BEING
10:31:48AM LOOKED AT HERE AGAIN, AND PERHAPS MIKE OR JIM, THE TRAFFIC
10:31:58AM ENGINEER, MIGHT BE ABLE TO FILL IN THE GAPS ON THAT.

10:32:01AM >>Jim Wilson: THIS WILL NOT NECESSARILY CHANGE THE LOCATION,
10:32:05AM THE PREVIOUS SLIDE THAT WE WERE LOOKING AT WHICH HAD A
10:32:07AM YELLOW DOT SHOWING -- ACTUALLY, IT'S THIS LINE, THAT SHOWS A
10:32:11AM POINT HERE TO THE EAST OF YOUR PROJECT WHERE THE WILDLIFE
10:32:15AM CROSSING IS GOING TO BE, THIS ONE.
10:32:17AM >>Mike Myers: I'M NOT AWARE OR HAVEN'T HEARD ANY INFORMATION
10:32:21AM ABOUT --
10:32:26AM >>Howard Levitan: I HAVE ONE MORE QUESTION OF THIS
10:32:28AM GENTLEMAN.
10:32:29AM IT DOESN'T RELATE TO THIS WETLANDS.
10:32:31AM I ASSUME YOU'RE THE WETLANDS GUY, TOO.
10:32:33AM >>Mike Myers: YES, SIR.
10:32:34AM >>Howard Levitan: THE LETTER WE GOT ABOUT MELALEUCAS, GOT
10:32:39AM SUBMITTED, THE ARTICLE THAT WAS DONE BY AUDUBON, IN TRYING
10:32:45AM TO REVIEW THAT, I LOOKED AT EVERYTHING ON IT I COULD ON THE
10:32:48AM WEB ABOUT MELALEUCA INFESTATION, AND YOU UNIFORMLY -- AND
10:32:58AM UNIFORMLY GOT BACK DATA AND SCHOLARLY ARTICLES THAT IT'S THE
10:33:04AM WORST INVASIVE, IT'S DANGEROUS AND ELIMINATES BIODIVERSITY.
10:33:08AM THERE IS A WHOLE LAUNDRY LIST OF THINGS.
10:33:10AM THIS SEEMS TO ADDRESS ONLY ONE PARTICULAR ASPECT OF THAT,
10:33:16AM THE EVAPORATION ASPECT AND MAKES A SUGGESTION ABOUT THAT
10:33:25AM MAYBE THE METRIC FOR DETERMINING MITIGATION MIGHT BE OFF A
10:33:30AM LITTLE AND MAYBE SHOULD BE REVIEWED.
10:33:32AM WHAT RELEVANCE DOES THAT HAVE TO THIS PARTICULAR SITE?
10:33:38AM >>Mike Myers: ALL THE INFORMATION I HAVE IS MELALEUCA IS

10:33:42AM HIGHLY INVASIVE, VERY DESTRUCTIVE TO NATURAL HABITATS.
10:33:46AM THE ARTICLE THAT AUDUBON HAD PUT TOGETHER IS EXACTLY AS YOU
10:33:49AM SAID.
10:33:50AM IT'S MORE OF A TECHNICAL DOCUMENT THAT IS KIND OF
10:33:54AM COMPLAINING ABOUT THE WAY THE UNIFORM MITIGATION ASSESSMENT
10:34:00AM MAP, UMAM, THAT'S HOW MANY CREDITS YOU HAVE TO BUY OR HOW
10:34:04AM MUCH CREDIT TO GET FOR YOUR ON-SITE PRESERVE IS SCORED.
10:34:09AM SO IT'S MORE A PROCESS ISSUE, REALLY, AND DOESN'T REALLY
10:34:13AM APPLY DIRECTLY TO THE SITE.
10:34:17AM >>Neale Montgomery: THANK YOU FOR THAT QUESTION, BECAUSE I
10:34:18AM DO WANT TO FOLLOW UP.
10:34:20AM AT THE PLANNING AND ZONING BOARD, MIKE PRESENTED A SLIDE
10:34:24AM THAT SHOWED THE SITE WHEN HE FIRST DID SOME OF HIS
10:34:28AM WALK-THROUGHS ON THE SITE, AND THEN HE SHOWED SOME
10:34:33AM VEGETATION THAT'S OCCURRED SINCE THEN THAT I THINK YOU MADE
10:34:36AM THE POINT THAT IF LEFT ALONE, THAT VINE OR IVY WOULD DESTROY
10:34:40AM THE SITE.
10:34:41AM CAN YOU ADDRESS THAT FOR THE COUNCIL?
10:34:43AM >>Mike Myers: WELL, THAT PARTICULAR SLIDE WITH THE
10:34:45AM PHOTOGRAPH OF THE MELALEUCA ITSELF, IT'S NOT IN THE SHORTER
10:34:49AM VERSION OF THE PRESENTATION, BUT THIS SLIDE HERE, WHAT WAS

10:34:56AM INDICATED IS TO SHOW YOU KIND OF THE DAMAGE OR THE
10:35:01AM INVASIVENESS OF IN THIS INSTANCE, PARTICULARLY MELALEUCA.
10:35:05AM WHEN YOU TAKE A LOOK AT THE NORTH HALF OF THE SITE, WHICH
10:35:09AM WOULD BE THE LEFT HALF HERE, AS YOU HEAD TOWARDS CORKSCREW

10:35:13AM ROAD, YOU CAN CLEARLY SEE HOW THE PROPERTY IS GETTING DARKER
10:35:18AM AND DARKER IN COLOR.

10:35:20AM AND THAT'S DUE TO THE HIGH INVASION OF MELALEUCA.

10:35:24AM CONVERSELY, AS YOU HEAD SOUTH DOWN TOWARDS EDISON FARMS,

10:35:30AM YOU'LL SEE IT STARTS TO GET MUCH LIGHTER IN COLOR, AND

10:35:33AM THAT'S BECAUSE THE MELALEUCA IS DROPPING OUT AND THE HABITAT
10:35:38AM QUALITY IS IMPROVING.

10:35:40AM YOU HAVE MUCH LESS MELALEUCA AS YOU HEAD TO THE SOUTH.

10:35:46AM IN ADDITION, THIS SITE HAS A LOT OF BRAZILIAN PEPPER, AND

10:35:49AM SOMETHING THAT HAS REALLY COME ON STRONG IN THE LAST FIVE

10:35:53AM YEARS IS SOMETHING CALLED OLD WORLD CLIMBING FERN, WHICH IS

10:35:58AM A HIGHLY INVASIVE OLD-WORLD FERN THAT DISPERSES BY SPORES.

10:36:08AM THAT'S GOING TO BE ANOTHER ISSUE, NOT JUST FOR THIS SITE,

10:36:13AM BUT A LOT OF THE PRESERVE SURROUNDING THIS PROPERTY.

10:36:19AM >>Vice-Mayor Errington: IT APPEARS THAT WE ARE HERE TODAY,

10:36:28AM THE DEVIATIONS HAVE BEEN RECOMMENDED TO BE APPROVED BY

10:36:30AM STAFF.

10:36:30AM AND YOU PRESENTED TO US YOUR PLAN.

10:36:33AM I DON'T SEE WHAT THE PURPOSE IS IF WE CAN'T COME OUT WITH

10:36:45AM SOMETHING ON OUR SIDE A LITTLE BIT.

10:36:49AM YOU HAVE A LOT OF WETLANDS THAT WILL BE IN PRESERVES, BUT

10:36:53AM YOU'VE ALSO TAKEN A WHOLE LOT OF WETLANDS.

10:36:56AM THAT'S VERY IMPORTANT TO THIS AREA IN THE DRGR, IN THAT

10:37:03AM AREA.

10:37:03AM BUT WE HAVE TO COME AWAY FROM THIS WITH SOMETHING THAT

10:37:07AM YOU'VE GIVEN TO US.

10:37:09AM IT'S NOT THAT -- I DON'T FEEL LIKE I WANT MY TIME WASTED

10:37:14AM HERE TODAY JUST THINKING YOU'RE TELLING US WHAT YOU'RE GOING

10:37:17AM TO DO AND WE AGREE TO EVERYTHING.

10:37:18AM THE WILDLIFE CROSSING IS VERY, VERY CRITICAL, AND WE DON'T

10:37:25AM WANT ANY ACCIDENTS -- I KNOW MAYBE THE COUNTY SAID THEY

10:37:29AM WOULD PUT SOME CULVERTS IN.

10:37:31AM THEY MAY BE TWO, THREE MILES DOWN THE ROAD, BUT WE'RE

10:37:34AM TALKING ABOUT THE SITE HERE TODAY.

10:37:36AM WHY CAN'T WE LEAVE HERE TODAY WITH A GUARANTEE THAT WE HAVE

10:37:40AM MORE AND EVEN A LONGER EXTENSION OF A WILDLIFE CROSSING TO

10:37:47AM MAKE THIS A BETTER PROJECT?

10:37:50AM WE DON'T HAVE ANYTHING EXCEPT WE'RE LISTENING TO WHAT YOU'RE

10:37:54AM TELLING US, AND I APPRECIATE THAT.

10:37:56AM AND I UNDERSTAND IT, BUT GIVE US SOMETHING BACK.

10:38:02AM AND THE WILDLIFE, AND THE SAFETY OF THE PEOPLE IN ESTERO,

10:38:05AM AND ESPECIALLY GOING UP AND DOWN CORKSCREW, THAT'S VITAL,

10:38:09AM AND WE HAVE TO HAVE A BETTER, BETTER WAY OF GETTING THOSE
10:38:12AM ANIMALS UNDERNEATH THE ROAD BECAUSE THEY ARE HEADING TO
10:38:17AM DIFFERENT AREAS.
10:38:19AM AND SO, PLEASE, DO SOMETHING TO HELP US HERE.
10:38:22AM I DON'T THINK TWO FOOTBALL FIELDS IS VERY MUCH FOR A
10:38:25AM PANTHER.
10:38:26AM THEY CAN RUN IT IN ABOUT FOUR, FIVE SECONDS.
10:38:28AM I DON'T KNOW.

10:38:36AM >>Neale Montgomery: I APPRECIATE YOUR CONCERNS.
10:38:38AM I WOULD NOTE THAT DUE TO THE PROCESS THIS PROJECT HAS GONE
10:38:40AM THROUGH OVER FIVE YEARS, IT HAS CONSISTENTLY GIVEN MORE --
10:38:46AM SEVERAL MEETINGS WITH THE STAFF AND THE ADMINISTRATION AS WE
10:38:50AM WENT THROUGH MEDIATION AND GAVE MORE.
10:38:57AM YOU CAN ACQUIRE OTHER ENVIRONMENTAL LANDS.
10:39:00AM THERE IS MORE.
10:39:01AM WE ARE AT THE POINT WHERE THERE ISN'T MORE.
10:39:03AM AND SO IT'S EITHER GOING TO BE THE PROJECT THAT'S APPROVED,
10:39:08AM OR THE PROJECT THAT'S BEFORE YOU, BECAUSE YOU STILL HAVE TO
10:39:11AM HAVE AN ECONOMICALLY VIABLE PROJECT AT THE END OF THE DAY,
10:39:14AM AND I THINK THAT YOUR STAFF AND YOUR ADMINISTRATION HAS
10:39:17AM WORKED VERY HARD FOR YOU TO GET TO THIS POINT.
10:39:20AM SO I'M HOPEFUL THAT THE EXPLANATION WE HAVE GIVEN YOU ABOUT
10:39:24AM IF APPROPRIATENESS OF THE WILDLIFE CORRIDOR AND THE WETLANDS
10:39:28AM IS SUFFICIENT.
10:39:30AM AND I KNOW YOU HAVE RAISED A QUESTION ABOUT WATER FLOW.
10:39:32AM SO I AM GOING TO ASK MIKE DELL IF HE WOULD TO COME AND
10:39:36AM ADDRESS THAT.
10:39:37AM >> I'M MIKE DELL, ENGINEER WITH GRADY MINOR WORKING ON THIS
10:39:50AM PROJECT FOR OVER FIVE YEARS WITH MAKE AS WELL.
10:39:52AM SO YOUR QUESTION ABOUT THE CORRIDOR, THE UNDERPASS -- I HAVE
10:39:59AM A VISUAL HERE.
10:40:00AM IF YOU LOOK ON THE UPPER RIGHT SIDE, THERE'S PROPOSED
10:40:04AM CULVERTS FOR THE PROJECT AREA ALONG CORKSCREW ROAD.

10:40:07AM THIS WAS WHAT WAS PREVIOUSLY PERMITTED AND JOHNSON
10:40:11AM ENGINEERING IS DESIGNING NOW WITH THE DESIGN MODIFICATION OF
10:40:13AM THE PLANS.
10:40:15AM IGNORING WHAT THE EXISTING CULVERTS IN THE VICINITY.
10:40:19AM BUT IF YOU LOOK AT THE RECTANGLES UP THERE, SO I'LL PUT THE
10:40:23AM CURSOR, THE NUMBER FOUR -- EXCUSE ME, NUMBER THREE IS THE
10:40:26AM PANTHER CROSSING.
10:40:28AM AND IF YOU LOOK, IT'S ABOUT IN THE 700 FEET AWAY FROM THE
10:40:31AM PROPERTY.
10:40:33AM THAT WILL HAVE FENCING LEADING UP TO IT ON BOTH SIDES OF
10:40:36AM THE ROAD.
10:40:36AM AND FOR CERTAIN LENGTH EITHER SIDE.
10:40:38AM I'M NOT THE EXPERT ON THAT.

10:40:40AM I DON'T KNOW OF WHAT IT IS BUT IT'S QUITE A DISTANCE.
10:40:42AM >> THAT'S NOT EVEN ON THIS PROPERTY.
10:40:45AM >> NO, IT'S ABOUT 700 FEET EAST.
10:40:47AM BUT THERE WILL BE FENCING ALONG THE -- IN FRONT.
10:40:50AM PRESERVE AT CORKSCREW PRESERVE LEADING UP TO THE OPENING OF
10:40:53AM THE BOX CULVERT BRIDGE.
10:40:55AM YOU DID HAVE A QUESTION, IT WAS A GOOD ONE, ABOUT IF IT'S A
10:40:58AM BOX CULVERT AND IT'S SET LOW AND IT COULD BE MUDDY AND WOULD
10:41:02AM DISCOURAGE ANIMALS FROM USING THE CULVERT.
10:41:05AM I REMEMBER THE DESIGN CRITERIA BUT IT IS ELEVATED ABOVE THE
10:41:08AM GROUND LEVEL.
10:41:09AM SO IN TYPICAL -- I DON'T BELIEVE FROM MEMORY THAT IT HAD ANY

10:41:15AM WATER GOING THROUGH IT.
10:41:16AM CERTAINLY IN LARGE RAIN EVENTS AND FLOWS IT WOULD GO THROUGH
10:41:20AM THERE.
10:41:20AM BUT THEY ARE ALSO PROVIDING THE NUMBERS 2 AND 4 NEXT TO IT.
10:41:24AM THOSE ARE SMALLER BOX CULVERTS WHICH WOULD BE SET LOWER, AND
10:41:27AM THAT WOULD PASS THE FLOWS THROUGH TO THE PRESERVE AREAS.
10:41:34AM >>Katy Errington: SO IN RAINY SEASON WHEN ANIMALS REMAIN IN
10:41:37AM THAT WOULD THEY CHOOSE NOT TO GO THROUGH THERE?
10:41:40AM >> MIKE DELL OF THE: THAT BOTTOM WAS GOING TO BE DRY.
10:41:46AM THE BOTTOM WAS LIFTED OFF THE GROUND.
10:41:48AM >>Katy Errington: WHERE IS THE WATER FLOW?
10:41:50AM >> IF YOU SEE THE NUMBERS 2 AND 4 NEXT TO IT, THOSE WOULD BE
10:41:53AM SET LOWER IN THE GROUND, AND EMPHASIZE HERE, AND I CAN'T
10:41:59AM SQUINT.
10:42:00AM LET'S SEE.
10:42:01AM THOSE ARE FOUR FEET TALL BY 24 FEET WIDE.
10:42:07AM SO IT WOULD DISCOURAGE LARGER ANIMALS TO GO THROUGH THEM.
10:42:10AM AND ACTUALLY I HAVE THE ELEVATIONS HERE.
10:42:12AM THEY ARE SET 1.2 FEET LOWER THAN THE WILDLIFE CROSSING BOX
10:42:16AM CULVERT.
10:42:18AM >>Katy Errington: HOW WIDE ARE THEY?
10:42:20AM >> THEY ARE 24 FEET WIDE.
10:42:23AM >>Katy Errington: HOW HIGH?
10:42:25AM >> 4 FEET HIGH.
10:42:26AM SO THOSE ARE FOR THE FLOWS TO PASS THRU.

10:42:29AM THEN THE PANTHER, WILDLIFE CROSSING IS 8 FEET HIGH BY 20
10:42:34AM FEET WIDE.
10:42:35AM AND IT'S ALSO SET ABOVE THOSE OTHER CULVERTS BY 1.2 FEET.
10:42:42AM >>Katy Errington: AFTER BEAR COULDN'T GET THROUGH THERE VERY
10:42:44AM WELL, ON ITS HINDLEGS.
10:42:47AM >> RIGHT.
10:42:49AM SO THE LARGE ONES DISCOURAGE THE LARGER ANIMALS.
10:42:55AM YOU GO THROUGH THE WILDLIFE CROSSING WHICH IS THE WILL
10:42:58AM 8-FOOT TALL BY 20-FOOT WIDE.

10:43:01AM IT'S OFF THE GROUND.
10:43:06AM >>Mayor Bill Ribble: ANY OTHER QUESTIONS FROM COUNCIL?
10:43:14AM >>Neale Montgomery: A QUESTION FOR MIKE.
10:43:15AM I KNOW THERE'S CONCERN ABOUT MORE, AGAIN, YOU INDICATED THAT
10:43:19AM YOUR STAFF HAD WORKED DILIGENT LIP.
10:43:21AM SOME OF THE MORE SHOWS UP ON YOUR CONDITION 8 IN REGARD TO
10:43:24AM DRAINAGE.
10:43:29AM MR. KOZIE WORKED HARD ON THAT.
10:43:34AM CAN YOU RELATE TO THE COUNCIL WHAT THOSE CONDITIONS DO?
10:43:38AM >> CERTAINLY.
10:43:39AM WE WORKED WITH STAFF QUITE A BIT ON THIS AS THEY DEVELOPED
10:43:41AM THEIR STORMWATER PLAN FOR THE VILLAGE THAT HAD PRESENTED TO
10:43:45AM YOU A WHILE BACK.
10:43:48AM AFTER THAT MODEL CAME, FLOWS THAT WERE DIFFERENT THAN WHAT
10:43:52AM WE HAD MODELED FOR THE WATER MANAGEMENT DISTRICT, BUT WE HAD
10:43:55AM HEARD EARLIER ON THAT THERE MIGHT BE GREATER FLOWS WE WOULD

10:43:59AM HAVE TO MODEL TO, SO WE CHECKED THAT WITH OUR OWN MODELING.
10:44:02AM DAVID HADN'T HAD A CHANCE TO THOROUGHLY REVIEW THAT AND
10:44:07AM WE'LL DO THAT THROUGH THE DEVELOPMENT ORDER PROCESS.
10:44:09AM HOWEVER THE APPLICANT HAS AGREED TO ACCEPT THOSE PROPOSED
10:44:11AM FLOWS THAT CAME OUT OF THE MODEL THAT ARE INDICATED IN THE
10:44:14AM CONDITIONS HERE.
10:44:14AM AND WE AGREE TO THOSE AS WELL.
10:44:22AM >>Mayor Bill Ribble: NEXT.
10:44:22AM >> ON THE MAP THAT YOU ARE SHOWING HERE AN THE CULVERT
10:44:25AM NUMBER 3 WHICH GOES FROM WILD BLUE ONTO YOUR PROPERTY, IS
10:44:29AM THAT GOING TO BE ELIMINATED?
10:44:31AM >> YES.
10:44:31AM THAT WILL BE REMOVED SO ANY OF THE EXISTING CIRCULAR
10:44:34AM CULVERTS WILL BE REMOVED AND THE SQUARES ARE GOING TO BE THE
10:44:37AM REPLACEMENT CULVERTS.
10:44:39AM AS YOU SEE, THEY MORE LINE UP WITH WHAT WILD BLUE DID TO THE
10:44:43AM NORTH OF THAT PROJECT SO THEY MAKE SENSE IN THAT REGARD IN
10:44:48AM REGARDS TO PASSING THE FLOWS UNDER IF ROAD.
10:44:50AM >> I'M RE-READING THE SECTION ON TRAFFIC, WHICH OF COURSE
10:44:55AM IS -- AND I'M CONFUSED BECAUSE IT WILL EXCEED SERVICE
10:45:14AM CAPACITY IN AM-PM PEAK.
10:45:19AM BUT IT TALKS ABOUT THE VOLUMES THAT ARE GOING TO BE
10:45:21AM GENERATED BY THIS PROJECT, AND IT'S GOT MOST INTENSE
10:45:25AM PROPOSED LAND USE, AND IT'S GOT PREVIOUSLY APPROVED LAND
10:45:28AM USE, AND IT'S GOT NET NEW TRIPS.

10:45:31AM BUT I CAN'T FIGURE OUT HOW MANY TRIPS, PEEK HOUR TRIPS OF
10:45:41AM THIS IS GOING TO GENERATE.
10:45:42AM IT INDICATES MAYBE 300 VEHICLES PER PEAK HOURS.
10:45:45AM IS THERE SOMEBODY HERE --
10:45:47AM >> THERE IS.

10:45:49AM MR. BANKS.
10:45:49AM >> HERE IS THE KEY QUESTION.
10:45:52AM WHAT IS THE CURRENT UNWIDENED ROAD CAPACITY IN PEAK HOUR
10:45:57AM EITHER IN THE MORNING OR AFTERNOON, AND THEN HOW MUCH
10:45:59AM TRAFFIC WILL THIS PROJECT ADD?
10:46:03AM AND DO WE KNOW APPROXIMATELY WHEN THE FIRST UNIT WILL
10:46:06AM ACTUALLY BE OCCUPIED?
10:46:08AM IN OTHER WORDS, HOW DOES THAT LINE UP WITH THE ROAD
10:46:11AM EXPANSION PROJECT?
10:46:15AM >> JIM BANKS: WELL, THE LAST QUESTION, I WILL HAVE SOMEBODY
10:46:18AM ELSE.
10:46:19AM FOR THE RECORD, MY NAME IS JIM BANKS.
10:46:21AM I'M A TRAFFIC ENGINEER HERE IN LEE COUNTY.
10:46:24AM 32 YEARS OF EXPERIENCE.
10:46:27AM SPECIFICALLY, THE FIRST QUESTION I THINK YOU ASKED WAS
10:46:29AM WHAT'S THE EXISTING CAPACITY ON CORKSCREW ROAD.
10:46:33AM >> THIS IS THE TRAFFIC IMPACT STUDY DONE IN 2018.
10:46:55AM AND THERE WAS ONE SECTION HERE ON PAGE 3 THAT TALKS ABOUT
10:46:58AM 1200 DPHPDs.
10:47:01AM >> YES.

10:47:02AM THAT'S THE ADOPTED LEVEL OF SERVICE FOR -- THAT'S THE
10:47:05AM ADOPTED CAPACITY THAT LEE COUNTY DOT RECOGNIZES FOR
10:47:09AM CORKSCREW ROAD UNDER ITS CURRENT CONFIGURATION.
10:47:12AM AND IT CAN ACCOMMODATE UP TO 1200 PEAK HOUR TRIPS IN ONE
10:47:17AM DIRECTION.
10:47:17AM >> SO AM I CORRECT THAT LATER IN THIS SAME REPORT IT SAYS
10:47:26AM THAT THIS PROJECT IS GOING TO ADD ANOTHER 300 TRIPS WHICH
10:47:29AM WOULD BE 25% OF THE ROAD CAPACITY?
10:47:32AM >> JIM: OKAY.
10:47:34AM PER THE LEE COUNTY'S CONCURRENCY MANAGEMENT BOARD, THEY HAVE
10:47:38AM THE CURRENT DEMAND ON CORKSCREW ROAD AT 903 VEHICLES PER
10:47:45AM HOUR WITH A CAPACITY OF 1200.
10:47:47AM SO CURRENTLY LEE COUNTY HAS DESIGNATED THIS ROAD OPERATES AT
10:47:52AM LEVEL OF SERVICE C, BUT THEY HAVE ACKNOWLEDGED THAT WITH
10:47:57AM FUTURE DEVELOPMENT THAT'S GOING TO OCCUR ALONG CORKSCREW
10:48:00AM ROAD THAT VARIOUS RESIDENTIAL PROJECTS AND THE AREA-WIDE
10:48:03AM STUDY THAT THE VILLAGE OF ESTERO COMMISSIONED TO BE
10:48:06AM PREPARED, THEY ESTIMATED THAT BASED ON SOME FAIRLY HIGH
10:48:10AM GROWTH RATES, BUT THEY ESTIMATED BY THE YEAR 2021 THAT IF
10:48:14AM CORKSCREW ROAD REMAINED AS A TWO-LANE ROAD, IT WOULD FAIL.
10:48:18AM AGAIN THAT WAS MADE ON SOME ESTIMATIONS.
10:48:21AM MAY NOT FAIL BY 2021.
10:48:23AM MAYBE MUCH -- I DON'T KNOW.
10:48:25AM BUT THAT IS THE REFERENCE THAT YOU ARE REFERRING TO IN THE
10:48:28AM REPORT THAT ACKNOWLEDGED THAT IT WAS EXPECTED THAT THE ROAD

10:48:34AM WOULD FAIL BY 2021.

10:48:37AM BUT AGAIN THIS IS A TWO-LANE ROAD.
10:48:40AM AS YOU ARE AWARE, LEE COUNTY DOT HAS ACCELERATED THE
10:48:44AM IMPROVEMENTS OF CORKSCREW ROAD TO BE FOUR LANED.
10:48:47AM AND WHEN THE ROAD IS COMPLETED AS FOUR LANES, IT WILL
10:48:50AM OPERATE AT LEVEL SERVICE B, SO SUBSTANTIALLY MUCH BETTER.
10:48:57AM THIS PROJECT WILL MOST LIKELY NOT HAVE VERY MANY UNITS
10:49:01AM CONSTRUCTED PRIOR TO -- CAN'T TELL THE EXACT TIME WHEN THIS
10:49:07AM PROJECT IS COMPLETED BUT MOST LIKELY VERY LOW VOLUME OF
10:49:12AM UNITS THAT WOULD BE CONSTRUCTED IN THIS DEVELOPMENT.
10:49:14AM SO THERE WOULD BE VERY LITTLE IMPACT ON THE ROAD FROM THIS
10:49:16AM PROJECT OVER THE NEXT FEW YEARS.
10:49:19AM BUT AS IT STANDS TODAY, THE AMOUNT OF AVAILABLE CAPACITY ON
10:49:24AM THE ROAD COULD ACCOMMODATE OUR TRAFFIC.
10:49:27AM IT MAY NOT BE ABLE TO ACCOMMODATE OUR TRAFFIC TO SOME OF THE
10:49:30AM OTHER PROJECTS.
10:49:31AM AND AGAIN THAT'S WHY DOT ACCELERATED THE 4 LANING OF
10:49:36AM CORKSCREW ROAD.
10:49:37AM >> THAT'S THE CHALLENGE BECAUSE TO GET ACROSS THE STREET IS
10:49:41AM NOW IN GROUND, OF COURSE THE PLACE FURTHER OUT IS IN THE
10:49:44AM GRIND, AND THAT'S THE REASON FOR MY LAST QUESTION.
10:49:47AM I AM ACTUALLY HOPING THAT THIS PROJECT TAKES A LONG TIME TO
10:49:50AM GO THROUGH THE PERMITTING PROCESS, BECAUSE OTHERWISE ANYBODY
10:49:53AM WHO IS GOING TO BUY THERE, IF THEY ARE GOING TO TRY TO TURN
10:49:56AM OUT TO THE WEST ONTO A TWO-LANE ROAD --

10:50:02AM >>Neale Montgomery: IT'S GOING TO TAKE US A LITTLE BIT OF
10:50:03AM TIME BUT AS YOU KNOW THE WHOLE PROJECT DOESN'T SHOW UP BY
10:50:06AM YEAR ONE OR YEAR TWO.
10:50:10AM UNDER YOUR CONCURRENCY MANAGEMENT, THEY ALLOW YOU FOR
10:50:15AM TRAFFIC PURPOSES TO CAPACITY BECAUSE THAT'S THE WHOLE GOAL
10:50:20AM TO MAKE SURE IMPROVEMENTS ARE COMMITTED.
10:50:22AM >> JUST A FOLLOW-UP.
10:50:27AM AT EACH DEVELOPMENT ORDER, WE ARE GOING TO GET A REVIEW OF
10:50:30AM THE TRAFFIC WITH A MUCH MORE DETAILED TRAFFIC INFORMATION
10:50:34AM STUDY AT THAT POINT IN TIME, SO THAT IF, FOR EXAMPLE, FOUR
10:50:41AM LANING WAS DELAYED, WE WOULD HAVE THE ABILITY TO HAVE A
10:50:44AM LITTLE MORE IMPACT ON TIMING, WHICH I THINK WAS WHAT JIM'S
10:50:48AM QUESTION WAS.
10:50:53AM >> >>Neale Montgomery: I WILL ANSWER THAT FOR MR. BANKS.
10:50:55AM YOU WANT HIM TO ANSWER?
10:50:57AM >> HE'S THE EXPERT.
10:50:58AM >> JIM BANKS: THAT IS CORRECT.
10:51:00AM WHAT YOU ARE LOOKING AT IS THE ZONING LEVEL TRAFFIC STUDY.
10:51:04AM WHEN THESE PROJECTS INCLUDING OURS AND THE OTHER ONES OUT
10:51:07AM THERE ACTUALLY MAKE AN APPLICATION TO ACTUALLY START
10:51:09AM BUILDING, THEY ARE REQUIRED TO UPDATE THE TRAFFIC STUDY, IN
10:51:14AM MORE DETAIL AN EXAMINATION OF WHEN THEY ARE EXPECTED --
10:51:18AM THEIR UNITS TO BE BUILT AND WHEN THE ROAD WILL BE BUILT.

10:51:20AM SO THERE WILL BE SECOND, THIRD AND FOURTH LOOKS AT THIS AS
10:51:24AM THESE VARIOUS PROJECTS GO ONLINE.

10:51:26AM >> MY CONCERN IS THAT THE CURRENT CONDITIONS, YESTERDAY
10:51:29AM MORNING, TODAY, AND IT'S NOT EVEN SEASON, THAT AT CERTAIN
10:51:32AM TIMES IN THE, LET'S SAY, 7:45 IN THE MORNING, THIS ROAD IS
10:51:37AM BACKED UP ALL THE WAY UP TO THE LOCATIONS THAT WE ARE
10:51:41AM TALKING ABOUT TODAY.
10:51:42AM SO IT'S GOING TO BE DICEY.
10:51:44AM IT'S GOING TO BE IMPORTANT THAT -- GET HER DONE.
10:51:49AM >> THAT'S WHY LEE COUNTY HAS IT ON ITS CIP TO DO IT.
10:51:56AM >>Neale Montgomery: I THOUGHT THEY WERE GOING TO START BY
10:51:57AM NOW.
10:51:58AM DOESN'T FDOT ALSO HAVE SOME IMPROVEMENT PROGRAM?
10:52:02AM >> THEY ARE MAKING IMPROVEMENTS TO THE INTERCHANGE WHICH
10:52:05AM RIGHT NOW DURING SEASON FAILS, LEVEL SERVICE F, AND AFTER
10:52:09AM THEIR IMPROVEMENTS ARE COMPLETED, THEY ARE PROJECTING IT
10:52:13AM WOULD BE LEVEL OF SERVICE C IN THE AM AND D IN THE PM, PEAK
10:52:19AM HOUR SEASON.
10:52:21AM SO SOME OF THAT IS FROM THE INTERCHANGE.
10:52:22AM THE LAST I CHECKED WITH FDOT, THEY ARE SUPPOSED TO START
10:52:25AM THESE IMPROVEMENTS IN LATE OCTOBER OF THIS YEAR.
10:52:27AM >> 30 DAYS.
10:52:30AM >> JIM BANKS: YES.
10:52:34AM >>Mayor Bill Ribble: QUESTIONS FROM COUNCIL?
10:52:35AM NOW LET US ASK OUR LAND USE ATTORNEY.
10:52:45AM >> NO, SIR.
10:52:46AM >>Mayor Bill Ribble: MARY, DO YOU HAVE ANYTHING ELSE?

10:52:50AM >> WELL, WE DON'T HAVE ANY MORE NOW CASE IN CHIEF.
10:52:53AM WE KNOW YOU HAVE THE PUBLIC AND OUR RIGHT TO RESPOND TO ANY
10:52:56AM OF THOSE COMMENTS OR RESPOND TO ANY QUESTIONS IF THAT'S
10:52:58AM OKAY.
10:52:59AM >> NEALE, YOU ASKED US TO ADMIT INTO EVIDENCE THE WHOLE
10:53:04AM RECORD FROM THE PLANNING BOARD.
10:53:06AM BUT YOU ALSO QUALIFIED THAT BY SAYING WE SHOULD DETERMINE
10:53:09AM THAT IT WAS COMPETENT, SUBSTANTIAL EVIDENCE.
10:53:12AM I THINK I WOULD LIKE TO ADMIT IT WITHOUT CHARACTERIZING IT.
10:53:18AM IF WE HAVE TO MAKE THAT DETERMINATION.
10:53:21AM >> >>Neale Montgomery: YOU ARE RIGHT.
10:53:22AM I WAS SUBMITTING WAY THINK IS COMPETENT SUBSTANTIAL
10:53:24AM EVIDENCE, NOT NECESSARILY THAT YOU DO.
10:53:26AM SO I APPRECIATE THAT.
10:53:28AM >>Mayor Bill Ribble: ANY COMMENTS OR QUESTIONS FOR MARY?
10:53:33AM >>Neale Montgomery: I DO NOT.
10:53:33AM UNLESS YOU WOULD REALLY LIKE TO BE QUIZZED.
10:53:38AM >>Mayor Bill Ribble: NO.
10:53:38AM WE'LL TAKE A TEN-MINUTE BREAK.

10:53:40AM HOW ABOUT COMING BACK AT FIVE AFTER ELEVEN?
10:53:44AM (RECESS)
10:54:11AM
11:05:07AM >>Mayor Bill Ribble: I WILL OPEN THE FLOOR FOR PUBLIC
11:05:09AM COMMENT.
11:05:14AM HOW MANY SPEAKERS DO WE HAVE?

11:05:17AM >> WE HAVE A FEW SPEAKERS.
11:05:20AM SARAH SPECTOR WILL BE FOLLOWED BY PATTY WHITEHEAD.
11:05:31AM >> GOOD MORNING.
11:05:33AM SARAH SPECTOR WITH ROETZEL ANDRESS.
11:05:36AM >>Mayor Bill Ribble: HAVE YOU BEEN SWORN IN?
11:05:37AM >> I HAVE BEEN SWORN IN.
11:05:38AM THANK YOU.
11:05:38AM >> WHAT WAS THE --
11:05:39AM >> ROETZEL AND ANDRESS.
11:05:42AM HERE ON BEHALF OF WILDCAT RUN COMMUNITY ASSOCIATION.
11:05:46AM MAY I PLEASE APPROACH?
11:05:47AM I DID NOT GET THESE TO YOU IN ADVANCE.
11:05:49AM I APOLOGIZE.
11:05:55AM AS HAS BEEN ALLUDED TO EARLIER THIS MORNING, WE HAVE BEEN
11:06:18AM WORKING WITH ARGO.
11:06:20AM EVERYONE HAS BEEN TELLING YOU THEIR TIME WITH THE PROJECT.
11:06:22AM I HAVE ALSO BEEN INVOLVED FOR THE LAST FIVE YEARS BECAUSE
11:06:26AM ARGO DID COME TO US VERY EARLY IN THE PROCESS, AND THEY HAVE
11:06:29AM BEEN VERY GOOD NEIGHBORS.
11:06:33AM WE DID COME TO AN AGREEMENT WITH REGARD TO THE EXPANDED
11:06:37AM SWALE.
11:06:38AM WE ARE HOLDING THAT AGREEMENT IN ESCROW BECAUSE ARGO DOES
11:06:43AM NOT CURRENTLY OWN THE PROPERTY, AND THEY ARE THE PARTY THAT
11:06:45AM SIGNED THE AGREEMENT.
11:06:46AM SO IT WILL BE RECORDED WHEN THEY DO PURCHASE THE PROPERTY.

11:06:49AM AS PART OF THAT AGREEMENT, THEY HAVE AGREED TO THE EXPANDED
11:06:53AM SWALE PLAN THAT YOU HAVE BEFORE YOU.
11:06:56AM AND WE WANTED TO MAKE CERTAIN THAT WHEN THE REZONING WENT
11:07:00AM THROUGH THAT THE VILLAGE ALSO RECOGNIZED THAT PLAN.
11:07:04AM WE ARE NOT ASKING THAT YOU RECOGNIZE THE ENTIRE AGREEMENT
11:07:07AM BECAUSE THAT DEALS WITH A PRIVATE AGREEMENT REGARDING
11:07:11AM MAINTENANCE AND THINGS OF THAT NATURE.
11:07:12AM BUT WE DO WANT TO MAKE SURE THAT THE SWALE GETS BUILT AS WE
11:07:15AM HAVE BEEN BOTH AGREED TO.
11:07:17AM WHEN REVIEWING THE DOCUMENTS THAT WERE BEFORE YOU AS
11:07:22AM ATTACHMENTS TO THE PROPOSED ORDINANCE, IT WAS NOTICED THAT
11:07:25AM WHILE THERE ARE TWO PAGES ATTACHED, IT IS TWO PAGES -- THE
11:07:31AM FIRST PAGE IS ACTUALLY SPLIT INTO TWO PAGES.
11:07:33AM SO THERE ARE TWO PAGES, BUT IT'S ACTUALLY ONLY PAGE 1 THAT
11:07:37AM YOU ARE SEEING.

11:07:38AM AND IT WAS OUR INTENTION THAT THE ENTIRE PLAN, THE TWO-PAGE
11:07:41AM PLAN, BE ATTACHED.
11:07:43AM SO WHAT YOU ARE SEEING IS THE ENTIRE PLAN RATHER THAN JUST
11:07:46AM THE FIRST PAGE.
11:07:47AM THE REASON WE ARE ASKING THAT THE SECOND PAGE BE INCLUDED AS
11:07:50AM WELL IS IF YOU LOOK AT THE FIRST PAGE, YOU WILL SEE THAT
11:07:53AM THERE ARE CROSS SECTIONS REFERENCED.
11:07:55AM THERE ARE LITTLE NOTATIONS ALONG THE BUFFER WITH LITTLE
11:08:00AM BRACKETS THAT ARE NUMBERED.
11:08:02AM IF YOU THEN LOOK ON THE SECOND PAGE, THOSE NUMBERED BRACKETS

11:08:07AM ARE BROKEN DOWN INTO THE CROSS SECTIONS SO YOU SEE WHAT IT
11:08:10AM WILL LOOK LIKE LOOKING DOWN THE CORRIDOR RATHER THAN FROM
11:08:14AM ABOVE.
11:08:15AM SO WE ARE JUST ASKING THAT THE TWO-PAGE PLAN THAT IS
11:08:18AM INCLUDED CURRENTLY BE REPLACED WITH THE PLAN THAT'S BEFORE
11:08:21AM YOU NOW.
11:08:23AM I UNDERSTAND THAT THE APPLICANT AND THE VILLAGE ARE BOTH IN
11:08:26AM AGREEMENT WITH THIS REQUEST.
11:08:31AM >>Mayor Bill Ribble: DOES COUNCIL HAVE ANY QUESTIONS?
11:08:36AM >>Katy Errington: I DON'T QUITE UNDERSTAND THIS.
11:08:40AM KIND OF EXPLAIN WHAT YOU ARE TALKING ABOUT.
11:08:42AM I KNOW YOU DID, BUT --
11:08:44AM >> I KNOW, IT'S HARD.
11:08:45AM >> I MIGHT BE ABLE TO EXPLAIN IT.
11:08:50AM THERE'S A CONDITION IN THE PROPOSED CONDITIONS THAT THERE'S
11:08:54AM AN AGREEMENT BETWEEN WILDCAT RUN AND THE APPLICANT.
11:08:57AM ON THE WEST BOUNDARY BETWEEN THE TWO.
11:08:59AM THEY ARE GOING TO HAVE SOME ENHANCED PLANTINGS.
11:09:02AM SO IT'S NOT OUR STANDARD BUFFER.
11:09:04AM IT'S BETTER.
11:09:07AM INSTEAD OF PUTTING OUR STANDARD BUFFER IN, WE NEED TO
11:09:10AM INCLUDE THIS DOCUMENT SO THAT WHEN THEY COME IN FOR THE
11:09:13AM DEVELOPMENT ORDER, WE KNOW THERE'S GOING TO BE EXTRA
11:09:17AM PLANTINGS.
11:09:17AM WHAT HAPPENED WHEN I INCLUDED THIS ATTACHED DOCUMENT, I AM

11:09:20AM FORGOT THAT ONE PAGE THAT I HAVE THE CROSS SECTIONS SO ALL
11:09:23AM WE NEED TO DO IS JUST ADD THAT PAGE IN.
11:09:27AM >>Mayor Bill Ribble: OTHER QUESTIONS FROM COUNCIL?
11:09:29AM NANCY, DO YOU HAVE ANY QUESTIONS?
11:09:32AM OKAY.
11:09:32AM >> OTHERWISE, WE DO SUPPORT THE PROJECT.
11:09:35AM THANK YOU.
11:09:35AM >> CONTINUANCE OF MY COMMENTS FROM EARLIER, I AM STILL
11:09:51AM GREATLY CONCERNED ABOUT A WETLAND THAT SITS IN THE MIDDLE OF
11:09:57AM A FLOW-WAY AND TO COUNTER SOME OF THE COMMENTS MADE BY
11:10:02AM COUNCILMAN LEVITAN, I DON'T KNOW IF YOU READ THE ENTIRE FACT

11:10:07AM SHEET BUT IT SAYS ON THE SECOND PAGE, MANY HYDROLOGICAL, AND
11:10:14AM WILL DAMAGE THE ECOLOGY OF SOUTH FLORIDA.
11:10:17AM THIS IS WRITTEN BY DISTINGUISHED RESEARCHER ON THIS MATTER,
11:10:19AM MR. FRANK MOZOTTI, DATING BACK TO 1998.
11:10:25AM AND I FOUND ONE OF HIS SCHOLARLY RESEARCH PAPERS WHERE HE
11:10:29AM GOES ON TO SAY, ALTHOUGH INVASION OF NATURAL SYSTEMS BY
11:10:32AM ALIEN SPECIES IS A SERIOUS THREAT TO ECOLOGICAL INTEGRITY OF
11:10:37AM SOUTH FLORIDA, SUBURBAN DEVELOPMENT IS A GREATER THREAT,
11:10:41AM DEVELOPMENT ELIMINATES WETLAND, CONTRIBUTE TO DEGRADATION OF
11:10:45AM ADJACENT NATURAL AREAS.
11:10:46AM THEY DO THIS BY ASSOCIATED STORMWATER RUNOFF, POLLUTION,
11:10:49AM HABITAT FRAGMENTATION AND HYDROLOGICAL DISRUPTION.
11:10:53AM OBVIOUSLY YOU ARE GOING TO HAVE MELALEUCA.
11:10:57AM THAT'S ECOTERM WHERE ARE YOU HAVE, YOU KNOW, A SCAR ACROSS A

11:11:01AM NATURAL LANDSCAPING, A ROAD, AND CARS AND TRUCKS DRIVE
11:11:05AM ACROSS THAT ROAD, AND THEY TRANSPORT, YOU KNOW, INVASIVE SEA
11:11:13AM STOCK.
11:11:13AM THAT'S PRETTY OBVIOUS.
11:11:15AM FURTHER, I AM NOT SO CONCERNED ABOUT THE WILDLIFE.
11:11:17AM PANTHERS CAN FIGURE OUT HOW TO MANEUVER.
11:11:21AM BUT WATER JUST FOLLOWS A COURSE.
11:11:25AM FLOODS ARE JUST AN ONSLAUGHT OF WATER, RIGHT?
11:11:27AM YOU CAN'T SHUT WATER TO THAT DEGREE FROM. WHAT THE
11:11:34AM SCHEMATIC SHOWS, I STILL DON'T UNDERSTAND HOW THAT WORKS.
11:11:36AM HASN'T BEEN ADEQUATELY DEMONSTRATED TO ME.
11:11:39AM WITH REGARD TO THE QUESTION ABOUT COLLARED PANTHERS,
11:11:44AM PANTHERS HAVEN'T BEEN COLLARED FOR AT LEAST FOUR YEARS.
11:11:47AM THERE'S AN ARTICLE GOING BACK TO I THINK 2016, 2017, WHERE
11:11:55AM DARA LYNN SAYS WE AREN'T COLLARING PANTHERS ANYMORE, WE
11:12:00AM DON'T SEE THE NEED TO AFFECT THEIR QUALITY OF LIFE JUST FOR
11:12:03AM THE SAKE OF SAYING WE KNOW WHERE THIS PARTICULAR PANTHER
11:12:06AM TRAVELS.
11:12:06AM SO PROBABLY THE POPULATION OF COLLARED PANTHERS THESE DAYS
11:12:10AM IS AT MOST FIFTY, I WOULD SAY.
11:12:13AM YOU HAVE SO MANY MORE UNCOLLARED PANTHERS THAT ARE ROAMING
11:12:17AM THESE LANDS THAT ARE COMPLETELY UNACCOUNTED FOR.
11:12:20AM SO THOSE ARE MY COMMENTS.
11:12:21AM THANK YOU.
11:12:23AM >>Mayor Bill Ribble: ANY QUESTIONS FROM COUNCIL?

11:12:27AM NANCY?
11:12:27AM >> BARBARA SAXTON FOLLOWED BY KELLY.
11:12:36AM >> BARBARA SAXTON, RESIDENT HERE, 19634 TESORO WAY, AT THE
11:12:44AM RESERVE, ALSO CHAIR OF FRIENDS OF RIVER OAKS, AND THAT IS
11:12:47AM WHO I AM REPRESENTING TODAY.
11:12:48AM FIRST I WANT TO SAY THIS WAS VERY INTERESTING.
11:12:53AM I COMMEND ALL OF YOU.

11:12:56AM YOU HAVE QUITE THE TASK IN FRONT OF YOU.
11:12:59AM I THINK DEVELOPMENT IN THIS AREA IS INEVITABLE.
11:13:02AM 322,000 PEOPLE MOVED INTO FLORIDA LAST YEAR ALONE.
11:13:07AM SO WE NEED DEVELOPMENT.
11:13:08AM BUT WE NEED YOU GUYS TO MAKE SURE THAT IT IS SMART
11:13:12AM DEVELOPMENT.
11:13:14AM AND I THINK BASED ON WHAT I HAVE HEARD THIS MORNING, I FEEL
11:13:17AM PRETTY COMFORTABLE THAT YOU GUYS ARE WORKING ON BEHALF OF
11:13:20AM THE COMMUNITY, AND I APPLAUD YOU FOR THAT.
11:13:23AM BUT I AM NOT HERE TO TALK ABOUT THAT.
11:13:25AM I AM HERE TO REMIND YOU, A FRIENDLY REMINDER, THAT YOU DO
11:13:30AM ACQUIRE IF \$750,000 THAT ARGO IS LOOKING TO SEND YOUR WAY
11:13:39AM FOR ENVIRONMENTAL USE, I REQUEST ON BEHALF OF FRIENDS OF
11:13:44AM RIVER ROADS PARK AND REITERATE DEBBY OSBORNE'S COMMENT LAST
11:13:50AM MEETING THAT WE REQUEST OR STRONGLY URGE YOU TO CONSIDER
11:13:55AM USING THOSE FUNDS FOR RIVER OAKS, OKAY?
11:14:01AM WHETHER IT'S PART OF THAT OR ALL OF THAT.
11:14:03AM I THINK THAT WOULD BE A SMART THING.

11:14:05AM I THINK THE COMMUNITY WOULD VERY MUCH APPRECIATE YOUR
11:14:12AM CONSIDERATION OF THAT.
11:14:14AM AND I AM JUST GOING TO REMIND YOU, BECAUSE I THINK IT'S
11:14:17AM APPROPRIATE, BASED ON THE CONVERSATION WE ARE HAVING THIS
11:14:21AM MORNING, THAT RIVER OAKS IS A 370 FEET PARCEL OF LAND
11:14:30AM LEADING INTO THE ESTERO -- TRIBUTARY LEADING INTO THE ESTERO
11:14:35AM RIVER.
11:14:36AM IT FILTERS THE WATER.
11:14:38AM THAT GOES THROUGH ESTERO BAY.
11:14:41AM AND ULTIMATELY OUT TO THE GULF OF MEXICO.
11:14:44AM SO WE ARE TALKING ABOUT MAYBE TAKING AWAY SOME WETLANDS.
11:14:48AM BUT THIS IS AN OPPORTUNITY TO PUT SOME MONEY TO GOOD USE FOR
11:14:52AM PROTECTING SOME WETLANDS THAT ARE VERY IMPORTANT TO US HERE
11:14:55AM IN ESTERO.
11:14:58AM SAVING THIS LAND WILL PROTECT THE DIVERSITY OF NATIVE PLANTS
11:15:01AM WHICH WE HAVE BEEN TALKING ABOUT TODAY, ANIMALS, REALLY
11:15:06AM FOUND IN RAPIDLY SUBURBANIZING AREAS WHICH IS WHAT'S
11:15:10AM HAPPENING HERE IN ESTERO.
11:15:12AM 322,000 PEOPLE MOVING INTO FLORIDA.
11:15:16AM LEE COUNTY THE FASTEST GROWING COUNTY IN ALL OF FLORIDA, HAS
11:15:19AM INCREASED IN POPULATION 25% IN THE PAST EIGHT YEARS.
11:15:22AM YOU CAN'T FIGHT IT.
11:15:24AM YOU JUST HAVE TO DO THINGS THE RIGHT WAY.
11:15:27AM THERE'S PLENTY OF IMPERILLED AIR PLANTS, GOPHER TORTOISES,
11:15:31AM HERITAGES, OLD OAK TREES.

11:15:35AM SO WE JUST WANT TO REITERATE WE STRONGLY ENCOURAGE YOUR
11:15:39AM SUPPORT SHOULD YOU GET THAT \$750,000.
11:15:43AM CONSIDER PLEASE USING THAT FOR RIVER OAKS.

11:15:45AM THANK YOU VERY MUCH.
11:15:46AM >> McNAB FOLLOWED BY --
11:15:56AM >> GOOD MORNING.
11:15:57AM KELLY McNAB, WITH THE CONSERVANCY OF SOUTHWEST FLORIDA.
11:16:01AM I WANT TO START FIRST BY APOLOGIZING THAT I GOT MY COMMENTS
11:16:04AM TO YOU ALL SO LATE LAST NIGHT.
11:16:06AM IT WAS NOT MY INTENTION.
11:16:08AM BUT I HEAR YOU FROM NOW ON SEVEN DAYS IN ADVANCE SO YOU HAVE
11:16:12AM AMPLE TIME TO REVIEW.
11:16:14AM THE CONSERVANCY HAS BEEN AND CONTINUES TO BE OPPOSED TO THE
11:16:18AM PROPOSED AMENDMENT TO THE CORKSCREW REQUESTING RPD.
11:16:22AM IT IS INCREDIBLY UNFORTUNATE THAT THE VILLAGE OF ESTERO HAS
11:16:26AM BEEN PUT INTO THIS POSITION APPROVING A PREVIOUSLY APPROVED
11:16:29AM LEE COUNTY PROJECT EVEN THOUGH THE IMPACTS WILL AFFECT THE
11:16:32AM VILLAGE MORE THAN ANY OTHER AREA.
11:16:34AM NOT ONLY WILL THIS PROJECT INCREASE TRAFFIC ON CORKSCREW
11:16:39AM ROAD AND INTO ESTERO, BUT IT IS ALSO VERY LIKELY TO CAUSE
11:16:42AM WATER IMPACTS TO WATER RESOURCES AS WELL AS WETLAND IMPACTS.
11:16:46AM AS WELL AS FUNCTIONS PROVIDED FOR WILDLIFE ESPECIALLY LISTED
11:16:50AM SPECIES.
11:16:52AM CORKSCREW CROSSING WOULD IMPACT ABOUT 160 ACRES OF WETLAND,
11:16:56AM A MEANINGFUL REDUCTION OF WETLAND IMPACTS IS NEEDED TO

11:16:58AM ENSURE THE VALUE OF THE WETLAND SYSTEM WILL NOT BE
11:17:03AM JEOPARDIZED. THIS PROJECT WOULD DISCHARGE THE ESTERO BASIN,
11:17:09AM PART OF THE ESTERO BAY WATERSHED. THE PROJECT WOULD IMPACT
11:17:10AM WETLANDS IN AN AREA THAT HAS BEEN HEAVILY IMPACTED BY
11:17:14AM DEVELOPMENT AND MINING.
11:17:16AM THERE ARE SO MANY OUTSTANDING CONCERNS SUCH AS HOW THE
11:17:19AM SUBSTANTIAL LOSS OF WETLANDS IN THIS AREA WILL IMPACT
11:17:22AM REGIONAL FLOODING AND WHAT THE EFFECTS WILL BE TO THE
11:17:24AM EXISTING FLOW-WAY CONVEYANCE ON-SITE THAT MOVES WATER TO THE
11:17:28AM SOUTH BRANCH OF THE ESTERO RIVER.
11:17:31AM WILDLIFE IMPACTS ARE A MAJOR CONCERNS
11:17:35AM DESIGNATED ZONED PRIMARY PANTHER HABITAT.
11:17:39AM OTHER LISTED SPECIES HAVE BEEN OBSERVED IN AND AROUND THE
11:17:42AM PROPERTY.
11:17:43AM THE IMPORTANCE OF WILDLIFE MOVEMENT THROUGH THIS AREA HAS
11:17:45AM BEEN WIDELY ESTABLISHED AND THE WILDLIFE CROSSING UNDER
11:17:49AM CORKSCREW ROAD IS PLANNED UNDER THE APPLICANT'S PROPERTY.
11:17:52AM THE PRESERVE IN THE CORKSCREW CROSSING SITE PROVIDES FOR THE
11:17:56AM EXISTING CORRIDOR, AND IN ORDER TO PRESERVE THE FUNCTION
11:17:59AM AMOUNT OF THIS CORRIDOR AND OF THE UNDERPASS, ADDITIONAL
11:18:02AM PRESERVATION LANDS ON THE EAST SIDE OF THE SITE IS
11:18:05AM NECESSARY.
11:18:07AM BEST AVAILABLE SCIENCE STATES AN ADDITIONAL 300 TO 700 FEET
11:18:11AM IS NEEDED ON THE CORKSCREW CROSSING PROPERTY TO PROTECT THE
11:18:14AM WILDLIFE CORRIDOR.

11:18:15AM ANOTHER IMPACT OF THIS PROJECT WILL BE THE INCREASE OF
11:18:17AM TRAFFIC ESPECIALLY ALONG CORKSCREW ROAD DURING AND AFTER
11:18:20AM CONSTRUCTION WHICH WILL RESULT IN INCREASED PANTHER
11:18:24AM MORTALITY AS WELL AS INCREASE VEHICULAR CONGESTION ON AN
11:18:27AM ALREADY OVERCROWDED ROAD.
11:18:29AM THE PROJECT IS IN AN AREA THAT PROVIDES AN EXISTING WILDLIFE
11:18:31AM CORRIDOR AND REGIONAL FLOW-WAY TO THE ESTERO RIVER.
11:18:35AM ANY AMENDMENT TO THE PROJECT SHOULD ENSURE THAT THE PROJECT
11:18:37AM WILL PRESERVE ON-SITE WETLAND TO THE GREATEST EXTENT
11:18:41AM FEASIBLE AND THAT THE REGIONAL FLOW-WAYS AND WILDLIFE
11:18:44AM CORRIDORS WILL BE DESIGNED USING BEST AVAILABLE SCIENCE TO
11:18:47AM ENSURE THEY WILL FUNCTION PROPERLY.
11:18:50AM AS DESIGNED, THE PROJECT IS NOT PERMITTABLE AND POSES
11:18:53AM UNACCEPTABLE ADVERSE IMPACTS TO FISH AND WILDLIFE AND LISTED
11:18:58AM SPECIES, THE PUBLIC INTEREST, AND WILL RESULT IN
11:19:00AM UNACCEPTABLE HUMAN IMPACTS UPON WETLAND IN THIS AREA.
11:19:05AM THANK YOU.
11:19:05AM >> MEREDITH, FOLLOWED BY REECE.
11:19:12AM >> GOOD MORNING.
11:19:20AM ON BEHALF OF FLORIDA WILDLIFE FEDERATION.
11:19:22AM WHILE I DO WANT TO ACKNOWLEDGE THAT MY PREDECESSOR DID REFER
11:19:25AM TO AGENCY COMMENTS REGARDING WILDLIFE CORRIDOR, THIS WAS
11:19:28AM DURING DISCUSSIONS BACK IN 2014 WHEN IT -- I HAVE SINCE
11:19:33AM REVIEWED THAT APPLICATION, AND CONSULTED WITH TRANSPORTATION
11:19:39AM DR. DANIEL SMITH AND ACTUALLY SHARE A LOT OF CONCERNS THAT

11:19:42AM NANCY ARTICULATED DURING THAT 2014 DISCUSSION IN A MEMO AND
11:19:46AM I BELIEVE I PROVIDED WITH AN ATTACH.
11:19:49AM NO LETTER THAT I SENT TO YOU.
11:19:51AM SO IN THAT MEMO, IT WAS REFERENCED IN THE CORRIDOR THAT
11:19:58AM AGENCY STAFFED EXPLAINED THAT THE GENERAL RULE OF THUMB AS
11:20:01AM THE CORRIDOR INCREASED IN LENGTH THE WIDTH SHOULD ALSO
11:20:04AM INCREASE, FELT THE CORRIDOR WAS NINE AS PROPOSED.
11:20:07AM BUT IT COULD HAVE BEEN WIDER IS WHAT THIS MEMO IS SAYING.
11:20:10AM SO THE WHOLE POINT OF THAT PART OF MY LETTER THAT TALKED
11:20:12AM ABOUT THE WIDTHS AND HOW IT'S NARROW IS TO EMPHASIZE, YES,
11:20:17AM AGENCY STAFF ARTICULATED THAT THE CORRIDOR WOULD FUNCTION,
11:20:21AM THAT IT'S NOT NECESSARILY IDEAL FOR PANTHER MOVEMENT.
11:20:24AM SO UNDERSTANDING THIS, I DO WANT TO NOTE THAT HI DO
11:20:27AM APPRECIATE AND THE FEDERATION APPRECIATES THAT THERE WAS
11:20:30AM INCLUSION OF THE CO-EXISTENCE PLAN THAT WAS TALKED ABOUT
11:20:34AM DURING THIS 2014 DISCUSSION.
11:20:35AM AND IN THAT SAME MEETING, MY PREDECESSOR NANCY ALSO
11:20:39AM SUGGESTED THE PLACEMENT OF LAKES AND FENCING.
11:20:41AM SO UNDERSTANDING THIS, IN MY LETTER TO YOU ALL, I DID
11:20:45AM RECOMMEND THAT PERHAPS THE APPLICANT COULD PROVIDE FENCING
11:20:48AM ON THAT EASTERN PORTION OF THEIR PARCEL WHERE IT DOES ABUT

11:20:52AM TO RESIDENCES ALONG BELLA TERRA.
11:20:55AM WHILE I CAN SEE THE ARGUMENT THAT THIS COULD BE A
11:20:58AM RESPONSIBILITY OF BELLA TERRA, THE PROPOSED DEVELOPMENT
11:21:01AM WITHIN THE SUBJECT PARCEL IS GOING TO NARROW THAT AREA FOR

11:21:05AM WILDLIFE MOVEMENT.
11:21:06AM SO THERE IS A RESPONSIBILITY I BELIEVE ON PART OF THE
11:21:08AM APPLICANT AS WELL AS PERHAPS DOWN.
11:21:13AM I ALSO RECOMMEND MAYBE SHIFTING THE SOUTHERN MOST LAKE
11:21:17AM RETENTION POND TO BORDER THE PRESERVE.
11:21:21AM THIS WAS A RECOMMENDATION ALSO BY NANCY PAYTON DURING THAT
11:21:25AM 2014 DISCUSSION, AND I BELIEVE ALSO INDICATED BOTH NANCY AND
11:21:30AM DARA LYNN HAD SPOKEN ABOUT THAT.
11:21:33AM SO I DO ALSO WANT TO POINT OUT THAT WHEN FISH AND WILDLIFE
11:21:36AM SERVICE IS REVIEWING AN APPLICATION FOR CONSULTATION, THEY
11:21:40AM ARE TASKED WITH DETERMINING WHETHER THE SINGLE PROJECT WILL
11:21:43AM JEOPARDIZE THE EXISTENCE OF A LISTED SPECIES.
11:21:46AM NOT IF IT'S IDEAL FOR PANTHER MOVEMENT AND CERTAINLY NOT FOR
11:21:49AM THE SAFETY AND WELFARE OF THE ADJACENT COMMUNITY AS IT
11:21:53AM PERTAINS TO HUMAN WILDLIFE CONFLICT.
11:21:55AM SO I AM STANDING HERE TODAY, NOT DIRECTLY OPPOSED TO THIS
11:21:58AM PROJECT IN FULL.
11:21:58AM I JUST THINK THERE'S WAYS THAT WE CAN ENHANCE THIS CORRIDOR,
11:22:02AM INCLUSION OF FENCING, SHIFTING OF LAKES, I THINK WE CAN
11:22:05AM ENHANCE THAT WILDLIFE MOVEMENT AND ALSO PROTECT THOSE
11:22:07AM ADJACENT COMMUNITIES FROM UNNECESSARY HUMAN WILDLIFE
11:22:12AM CONFLICT.
11:22:13AM THANK YOU VERY MUCH.
11:22:24AM >> I'LL SWEAR YOU IN AT THIS POINT IN TIME.
11:22:26AM (OATH ADMINISTERED BY CLERK)

11:22:28AM >> GOOD MORNING.
11:22:31AM REECE GRAVER, 21027 TORRE DEL LAGO, BELLA TERRA.
11:22:45AM THE PREVIOUS SPEAKER JUST HIT ON THE TOPIC THAT IS MY
11:22:45AM CONCERN. I LIVE AT 21027 TORRE DEL LAGO WHICH IS ADJACENT
11:22:54AM TO THE BACK OF THIS PROPERTY, BASCO COURT.
11:22:58AM THEIR BACKYARD IS THE BACK OF THIS PROPERTY.
11:23:00AM THEIR BACKYARDS ARE THE PROPERTY ITSELF.
11:23:03AM SO THE CONCERN IS AS THE PREVIOUS SPEAKER INDICATED I HAVE
11:23:07AM IS THAT WITH THE DEVELOPMENT AS INDICATED, IT WILL FORCE THE
11:23:14AM WILDLIFE THROUGH THE AREA BEHIND US OR ADJACENT TO OUR
11:23:20AM PROPERTY.
11:23:22AM AND THAT IS A CONCERN.
11:23:24AM NEEDLESS TO SAY, WHEN THE WILDLIFE GETS IN THERE AND CREATES
11:23:28AM A PROBLEM, IT'S EITHER MOVED OR PUT DOWN OR SOMETHING.
11:23:34AM SO WE HAVE A STRONG CONCERN THAT THIS WILL DRIVE THE
11:23:40AM WILDLIFE INTO THE BELLA TERRA PROPERTY.
11:23:44AM AND THAT WAS MY PRESENTATION.

11:23:50AM >>Mary Gibbs: I HAVE NO FURTHER CARDS FILLED OUT.
11:23:55AM >>Mayor Bill Ribble: OKAY.
11:23:56AM DOES THE APPLICANT WANT SOME TIME FOR REBUTTAL?
11:24:08AM >>Neale Montgomery: THE EXHIBIT A TO YOUR CONDITIONS IS THE
11:24:11AM DOCUMENT THAT MS. SPECTOR AND MARY REFERENCED.
11:24:15AM WE HAVE NO OBJECTION TO ATTACHING THE SECOND PAGE AND
11:24:19AM MANGING IT PART OF THAT.
11:24:20AM I WOULD JUST SUBMIT FOR THE RECORD THAT THE STAFF -- YOU ARE

11:24:25AM REQUIRED TO MAKE FINDINGS OF CONCLUSION IN REGARDS TO
11:24:29AM SECTION 34-145 OF THE LAND DEVELOPMENT CODE.
11:24:35AM MS. GIBBS HAS OUTLINED THOSE FINDINGS AND FOUND THAT THE
11:24:36AM PROJECT IS CONSISTENT WITH THE LAND DEVELOPMENT CODE AND
11:24:39AM WITH YOUR COMPREHENSIVE PLAN.
11:24:40AM WE AGREE WITH THAT.
11:24:43AM THE OTHER TESTIMONY THAT YOU HEARD TODAY IN REGARD TO
11:24:47AM TRAFFIC, FLOODING, WILDLIFE, NONE OF THAT WAS EXPERT
11:24:53AM TESTIMONY, AND LAY WITNESS TESTIMONY IS ONLY COMPETENT
11:24:56AM SUBSTANTIAL EVIDENCE IF IT'S FACT BASED.
11:25:00AM THERE WAS NO FACT-BASED EVIDENCE PROVIDED TO YOU THAT WAS
11:25:05AM CONTRARY TO THE INFORMATION PROVIDED BY THE APPLICANT AND
11:25:08AM THE STAFF.
11:25:10AM SO WE WOULD ASK THAT YOU ACCEPT THE FINDINGS OF THE STAFF
11:25:12AM AND APPROVE THE PROJECT AS PRESENTED. THANK YOU.
11:25:14AM >>Mayor Bill Ribble: I WILL NOW CLOSE THE PUBLIC HEARING AND
11:25:16AM OPEN FOR COUNCIL DISCUSSION OR COMMENTS.
11:25:17AM >>Jim Wilson: I CAN START OFF.
11:25:23AM PLEASE BEAR WITH ME.
11:25:25AM I HAD A LOUSY COLD FOR ABOUT THREE WEEKS.
11:25:30AM THIS IS A LEGACY PROJECT.
11:25:36AM WE GOT FROM THE FOREIGN CORPORATION.
11:25:38AM I THINK THE FIRST TIME THAT I SAT IN ONE OF THESE HEARINGS
11:25:41AM ON THIS PARTICULAR PROJECT WAS WELL BEFORE ARGO WAS EVER
11:25:45AM INVOLVED, WHEN PATTI WHITEHEAD'S MOTHER WAS TRYING TO

11:25:50AM DEVELOP THIS PROPERTY.
11:25:55AM THIS ISN'T A DEBATE. THIS IS MY TIME.
11:25:59AM THAT WAS PROBABLY IN THE TIME OF 2011 TO 2012.
11:26:12AM WHAT WE ARE BASICALLY DOING TODAY IS CLEANING UP THE
11:26:15AM COUNTY'S MESS WHICH BEE INHERITED.
11:26:18AM AND WHAT WE ARE TRYING TO DO IS MAKE THIS AS GOOD A PROJECT
11:26:22AM AS WE POSSIBLY CAN, GIVEN THE LIMITATIONS OF THE FACT THAT
11:26:26AM THE COUNTY APPROVED 724 UNITS ON WHAT WAS BASICALLY A
11:26:34AM WETLAND AND WITH VERY LITTLE UPLANDS, AND I THINK OVER THE
11:26:41AM COURSE OF THESE NEGOTIATIONS OF OVER A YEAR, MAYBE EVEN
11:26:46AM MORE, AND WE HAVE DONE JUST THAT AS THE VILLAGE, WE
11:26:52AM PROTECTED OUR CITIZENS, WE HAVE DONE AS GOOD A JOB AS WE
11:26:55AM POSSIBLY CAN ON THE ENVIRONMENTAL ISSUES, PARTICULARLY THE

11:26:59AM STORMWATER MANAGEMENT ISSUES THAT AROSE BASICALLY FROM OUR
11:27:08AM OWN STORMWATER MANAGEMENT PLAN.
11:27:11AM WE CAME OUT WITH A NEW PLAN, WETLAND POLICY, THAT'S MUCH
11:27:16AM CLEARER, THAT SETS FORTH IN MUCH STRONGER THAN THE COUNTY
11:27:22AM COMPREHENSIVE PLAN ON THAT SUBJECT.
11:27:24AM AS A MATTER OF FACT, THE COUNTY HAS PRETTY MUCH EMASCULATED
11:27:28AM THE SAME CONCEPT OF TRANSFER OF WETLANDS, TRANSFER DENSITY,
11:27:36AM AND AS A MATTER OF FACT OPENED IT UP NOW TO COMMERCIAL
11:27:40AM VENTURES, NOT JUST TRANSFERRING RESIDENTIAL DENSITY.
11:27:50AM THIS PROPERTY WILL BE PRESERVING 225 ACRES, WHICH IS ABOUT
11:27:55AM 54, 55-PLUS PERCENT OF THE TOTAL.
11:28:00AM AND I WOULD NOTE THAT WE ALL OBJECTED, AND A LOT OF US

11:28:05AM OBJECTED STRENUOUSLY TO THE WILD BLUE DEVELOPMENT AS BEING
11:28:11AM URBAN SPRAWL AND THE LIKE, AND NOT IN THE WHOLE CONCEPT OF
11:28:17AM AN ENVIRONMENTAL ENHANCEMENT OVERLAY DISTRICT THAT THE
11:28:21AM COUNTY WENT FOR.
11:28:23AM THEY ARE ONLY PRESERVING A LITTLE BIT MORE THAN 46% OF THEIR
11:28:29AM LAND.
11:28:32AM SO THE DENSITY HAS DECREASED FROM 724, THE INITIAL PROPOSAL
11:28:38AM WAS 625 AND IS NOW DOWN TO 590.
11:28:42AM SO MUCH LESS DENSITY.
11:28:44AM MUCH MORE COMPATIBLE WITH THOSE NEIGHBORHOOD, ONE WHICH IS
11:28:47AM THE LAND USE DISTRICT THAT WE HAVE PUT THIS PROPERTY IN, AND
11:28:53AM MUCH MORE COMPATIBLE WITH THE TWO ADJACENT DEVELOPMENTS.
11:28:58AM WHEN WE FIRST STARTED THIS PROJECT IN 2011, 2012, I OBJECTED
11:29:04AM TO THIS BECAUSE IT WAS ANOTHER EXAMPLE OF URBAN SPRAWL.
11:29:09AM THE SAME EXAMPLE AS WILD BLUE, AND THEN THE PLACE, AND ALL
11:29:17AM THE NEW ONES THAT ARE COMING ON, THAT ARE GOING TO COME ON
11:29:21AM LINE.
11:29:21AM BUT GUESS WHAT.
11:29:22AM OVER THAT PERIOD OF TIME, THIS ISN'T URBAN SPRAWL ANYMORE.
11:29:25AM IT'S IN-FILL.
11:29:27AM BECAUSE EVERYTHING AROUND IT IS ALREADY IN DEVELOPMENT OR
11:29:31AM DEVELOPED.
11:29:32AM AND SO WE HAVE TO FIGURE OUT A WAY TO DO THIS AND DO IT THE
11:29:35AM BEST WAY POSSIBLE.
11:29:39AM THE DIFFERENCE THAT I SAW IN THIS PLAN FROM WHAT THE COUNTY

11:29:42AM HAD APPROVED, THE MONTE CRISTO PROJECT BACK IN 2008, WAS
11:29:48AM THAT THERE ARE FIVE MORE ACRES OF DEVELOPMENT AREA, 165 WENT
11:29:56AM TO 170.
11:29:57AM AND THAT TROUBLED ME WHEN WE FIRST STARTED TALKING ABOUT
11:30:00AM THIS.
11:30:00AM BUT WHAT EXACTLY DO WE GET IN RETURN FOR THAT INITIAL
11:30:06AM INCREASE IN THE DEVELOPMENT AREA?
11:30:09AM WE GOT INCREDIBLY DETAILED ON-SITE WETLANDS MITIGATION.
11:30:15AM WE GOT ON-SITE CREDITS.

11:30:17AM NOT JUST FOR WETLAND MITIGATION BUT FOR PANTHER MITIGATION
11:30:21AM AS WELL.
11:30:24AM LOOK AT THE SOUTHWEST FLORIDA WATER MANAGEMENT ERP.
11:30:28AM AND WE GOT AN ADDITIONAL SUM FOCUSED IN ON THAT FIVE ACRES
11:30:33AM TO COMPENSATE US FOR THE FACT THAT WE NOW HAVE THE ABILITY
11:30:37AM TO PRESERVE OTHER ENVIRONMENTALLY SENSITIVE LANDS IN ESTERO,
11:30:44AM DIRECTLY IN ESTERO, NOT OFF BASIN OR IN OTHER MITIGATION
11:30:48AM AREAS.
11:30:50AM WE HAVE LESS HEIGHT IN THIS PROJECT.
11:30:52AM WE HAVE BETTER BUFFERS BOTH ON THE EAST AND WEST SIDE AND
11:30:57AM THE BERM ON THE NORTH SIDE.
11:30:58AM WE HAVE AN IN LIEU PAYMENT OF SIDEWALKS SO IT CAN BE
11:31:01AM DESIGNED IN COORDINATION WITH THE NEW FOUR LANING.
11:31:05AM WE HAVE MORE CLARITY WITH RESPECT TO THE SOUTH FLORIDA WATER
11:31:09AM MANAGEMENT ISSUES, ESPECIALLY BUILDING ELEVATIONS, ONE FOOT
11:31:16AM ABOVE THE 100 YEAR STORM LEVELS WHICH IS WHAT WAS

11:31:19AM RECOMMENDED TO US IN OUR STORMWATER MANAGEMENT PLAN.
11:31:22AM OVERALL, WE HAVE A SIGNIFICANTLY BETTER PROJECT THAN WHAT
11:31:25AM THE COUNTY APPROVED AND I AM IN FAVOR OF IT.
11:31:30AM >>Mayor Bill Ribble: ANY OTHER COMMENTS FROM COUNCIL?
11:31:32AM JIM.
11:31:34AM >>Jim Boesch: I WOULD LIKE TO THANK HOWARD, MUCH MORE
11:31:41AM TIME SPENT ON IT THAN MYSELF PERSONALLY, PROBABLY MOST OF
11:31:44AM THE COUNCIL AND MYSELF, AND BRINGING SOME EXCELLENT POINTS.
11:31:50AM AND THE SECOND THING, SECOND PERSON I WOULD LIKE TO
11:31:55AM COMPLIMENT IS OUR REAL ESTATE DEPARTMENT WHO PROBABLY SPENT
11:32:00AM MORE TIME ON THIS PROJECT THAN ALL THE OTHER ONES WE HAD
11:32:04AM BEFORE.
11:32:04AM AND THE THIRD THING I WOULD LIKE TO BE SAY, I LEARNED A
11:32:07AM WONDERFUL LESSON HERE THAT THERE WAS A PROJECT THAT WAS
11:32:11AM HIGHLY IN DISPUTE, AND THROUGH THE COURSE OF BOTH THE
11:32:16AM DEVELOPER AND US, WE SAT DOWN AND WORKED OUT A PLAN THAT
11:32:20AM COULD WORK TOGETHER, MAYBE NOT 100% WHAT THE DEVELOPER
11:32:24AM WANTS, MAYBE NOT 100% OF WHAT WE WANT.
11:32:27AM BUT WE CAME TO A CONCLUSION THAT I THINK THE PROJECT CAN GO
11:32:30AM FORWARD.
11:32:32AM IT'S JUST THE WAY GOVERNMENT OUGHT TO WORK, RATHER THAN SHUT
11:32:37AM THE DOOR, SAYING WE ARE NOT GOING TO LISTEN TO WHAT YOU HAVE
11:32:40AM TO SAY.
11:32:41AM SO I DO APPRECIATE THE PROCESS THAT WE WENT THROUGH, WHICH I
11:32:45AM THINK IS DELIBERATION AND DISCUSSION, AND I WOULD LIKE THAT

11:32:52AM MESSAGE TO GO TO ALL THE DEVELOPERS THAT WE ARE WILLING TO
11:32:55AM LISTEN.
11:32:59AM AND I HOPE A DEVELOPER COMES IN TO LISTEN AND WE CAN
11:33:03AM ACCOMPLISH GREAT THINGS HERE FOR ESTERO AS WE GO FORWARD.
11:33:07AM >>Mayor Bill Ribble: ANYONE ELSE?

11:33:08AM KATY.
11:33:11AM >>Katy Errington: YES.
11:33:12AM IS IT POSSIBLE TO PUT IN THE DOCUMENTS THAT REGARDING WILD
11:33:18AM LIVE IN THIS NEW DEVELOPMENT, THAT ANYONE MOVING IN THERE
11:33:25AM MAY HAVE ANIMALS GOING THROUGH THEIR NEIGHBORHOOD?
11:33:27AM I THINK THAT'S CRITICAL, BECAUSE THE LAST THING YOU WOULD
11:33:31AM WANT IS SOMEONE COMPLAINING ABOUT PANTHERS AND BEARS COMING
11:33:38AM THROUGH THERE.
11:33:39AM SO I THINK I READ SOMEPLACE IN HERE THAT IT WAS RECOMMENDED.
11:33:44AM SO I DON'T SEE THAT AS SOMETHING TO MAKE PEOPLE AWARE OF
11:33:47AM THAT, AND IN THE HOMEOWNERS DOCUMENTS.
11:33:52AM >> IS IT ALREADY PART OF THE EIP?
11:33:59AM >>Katy Errington: WHAT IS THAT?
11:34:01AM >>Mary Gibbs: CONDITION C.
11:34:08AM >>Katy Errington: ALSO THAT TRASH CANS, ANYBODY MOVING IN
11:34:10AM THERE, YOU HAVE TO HAVE YOUR TRASH CANS BEAR PROOFED.
11:34:18AM THIS IS AN EXAMPLE OF SOMETHING THAT WE INHERITED, AND I
11:34:23AM LOVE OUR WETLANDS.
11:34:25AM MOST OF US DO.
11:34:26AM ALL OF US DO, I THINK.

11:34:29AM THAT WE HAVE WORKED DILIGENTLY, AND I APPRECIATE THE WORK
11:34:33AM THAT NANCY HAS DONE.
11:34:34AM I APPRECIATE WHAT HOWARD HAS DONE, AND MARY, THE WHOLE
11:34:37AM STAFF, STEVE, EVERYBODY, WORKING WITH THIS.
11:34:43AM IT IS NOT IDEAL.
11:34:46AM AND I WOULD HAVE HOPED THAT THE DEVELOPER HAD PUT A LITTLE
11:34:50AM MORE IN PRESERVES ON THE SIDE TOWARD WILDCATS AND THE OTHER
11:34:57AM SIDE FOR PRESERVE.
11:34:58AM BUT THE APPLICANT CHOSE NOT TO DO THAT.
11:35:02AM THE PROJECT IS LIKE ALL THE PROJECTS COMING INTO ESTERO.
11:35:10AM AND I HOPE DEVELOPERS -- ESTERO.
11:35:15AM AND I HOPE DEVELOPERS LISTEN TO THIS.
11:35:16AM SOME TRY TO CROWD TOO MUCH INTO A SMALL SPACE.
11:35:20AM I THINK THAT'S WHAT REALLY IS DETRIMENTAL TO THE COMMUNITY.
11:35:25AM THIS PROJECT COULD BE, WITH TAKING UP SO MANY WETLAND, COULD
11:35:31AM HAVE BEEN MORE IDEAL JUST TO REDUCE IT.
11:35:33AM IT GOT REDUCED, I KNOW, 134 HOMES.
11:35:38AM WHY NOT MAKE IT ANOTHER 134 OR LESS?
11:35:42AM I MEAN, THAT'S WHAT WE ARE FACING HERE IN ESTERO.
11:35:46AM AND THAT'S WHAT PERSONALLY I DON'T THINK RESIDENTS WANT.
11:35:49AM THEY DON'T WANT THIS METROPOLIS OF AN AREA.
11:35:56AM SO I WOULD ASK THE DEVELOPERS, PLEASE DON'T COME IN AND TRY
11:35:59AM TO CROWD TOO MANY UNITS ON ONE PIECE OF PROPERTY.
11:36:06AM I AGREE WITH SHIFTING THE LAKE, WHEREVER THAT IS ON THERE,
11:36:13AM THAT WILL KEEP ANIMALS FROM COMING IN TO NEIGHBORHOODS, TO
11:36:18AM HOMES.

11:36:19AM THAT WAS MENTIONED EARLIER, AND I CAN'T FIND IT BUT I DID
11:36:23AM READ IT.
11:36:24AM I THINK THAT'S EXCELLENT.
11:36:25AM I HAVE BEEN IN HOMES AT WILDCAT AND THERE'S A BIG LAKE THERE
11:36:29AM AND PRESERVE IN THE BACK.
11:36:30AM IT TAKES AN AWFUL LOT TO GET INTO THE HOME.
11:36:35AM BUT IF YOU HAVE A RESERVE THE ANIMAL CAN COME UP TO YOUR
11:36:38AM DOOR.
11:36:39AM I APPRECIATE WHEREVER THAT IS IN THE DOCUMENT TO TRY TO GET
11:36:41AM THAT WORKED OUT.
11:36:43AM BUT ALL IN ALL, IT'S NOT IDEAL, BUT EVERYBODY HAS BEEN
11:36:47AM WORKING ON IT, IT'S TAKEN A LOT OF TIME AND EFFORT, AND SO
11:36:53AM THANK YOU.
11:36:54AM >>Mayor Bill Ribble: ANY OTHER COMMENTS FROM COUNCIL?
11:36:56AM NICK.
11:37:02AM >>Nick Batos: IT'S A SHAME THAT THE REALITY IS THAT WE HAD
11:37:04AM TO SHRINK DO I KNOW WHATEVER CORRIDOR WE HAD.
11:37:07AM IT WAS BROUGHT UP BY SOME OF THE PEOPLE WHO MADE COMMENTS,
11:37:11AM THAT IT WAS TOO SMALL OF A CORRIDOR.
11:37:13AM I JUST WANT TO BRING OUT THAT CERTAIN ORGANIZATIONS WHO
11:37:19AM DIDN'T SUPPORT BUT APPROVED THE WILD BLUE PROJECT, APPROVED
11:37:24AM IT WITH SMALLER CARS THAN THIS PROPERTY HAS.
11:37:27AM SO IT'S DIFFICULT FOR ME TO UNDERSTAND HOW THEY COULD OBJECT
11:37:30AM TO A LARGER CORRIDOR HERE WHERE THEY AGREED TO A SMALLER

11:37:34AM CORRIDOR ON WILD BLUE.
11:37:36AM THE ONE THING THAT I STILL WISH COULD BE CHANGED -- AND IT
11:37:43AM BOTHERS ME A GREAT DEAL, AND I THINK IT IS THE
11:37:46AM RESPONSIBILITY OF THIS DEVELOPER, SINCE THEY ARE NARROWING
11:37:51AM THE CORRIDOR OF WHAT IS THERE NOW, THEY ARE -- WHATEVER
11:37:58AM WILDLIFE IS GOING TO COME.
11:38:00AM I KNOW YOU ARE PUTTING YOUR FENCE IN ON YOUR PROJECT AND
11:38:02AM PROTECTING YOUR PEOPLE, BUT YOU ARE NOT DOING ANYTHING AFTER
11:38:09AM AN ACTION OF YOURS IS GOING TO FORCE ANIMALS TO THE EAST,
11:38:13AM AND IT'S GOING TO GO CLOSER TO THE PRESERVE AND BELLA TERRA.
11:38:17AM I WOULD REALLY THINK THAT THAT WOULD BE TAKEN ON AS A
11:38:24AM RESPONSIBILITY OF THE DEVELOPER, BECAUSE YOUR ACTIONS IN
11:38:30AM BUILDING ON THAT PROPERTY ARE CAUSING WHATEVER IS GOING TO
11:38:34AM HAPPEN ON THAT TO OCCUR.
11:38:37AM I DON'T KNOW IF THAT IS SOMETHING THAT CAN STILL BE TALKED
11:38:39AM ABOUT, BUT MY FEELING.
11:38:44AM AND I UNDERSTAND EVERYTHING ELSE THAT'S BEEN MENTIONED, AND
11:38:48AM WE ARE GOING ALONG WITH IT.
11:38:49AM BUT THAT PARTICULAR PROBLEM IS GOING TO AFFECT THOSE
11:38:54AM NEIGHBORS, AND THEY ARE THERE ALREADY.
11:38:58AM >>Mayor Bill Ribble: ANYONE ELSE?
11:38:58AM ANY OTHER COUNCIL COMMENTS?
11:39:00AM OKAY.

11:39:02AM I HAVE A MOTION IN REGARD TO ORDINANCE 2019-25.
11:39:08AM HOWARD?

11:39:08AM >>HOWARD LEVITAN: MOVE THE ORDINANCE.
11:39:11AM >>Mary Gibbs: WITH THE AMENDMENT TO SUBSTITUTE.
11:39:18AM >>Mayor Bill Ribble: AND I HAVE A SECOND.
11:39:20AM PLEASE CALL THE ROLL.
11:39:22AM >>Howard Levitan: AYE.
11:39:24AM >>Jon McLain: AYE.
11:39:26AM >>Jim Boesch: AYE.
11:39:29AM >>Nick Batos: AYE.
11:39:31AM >>Jim Wilson: AYE.
11:39:33AM >>Katy Errington: AYE.
11:39:35AM >>Bill Ribble: AYE.
11:39:38AM MOTION MASSES.
11:39:44AM I WILL TAKE A MOTION TO ADJOURN.
11:39:45AM >> SO MOVED TO ADJOURN.
11:39:48AM >>Mayor Bill Ribble: OKAY.
11:39:48AM WE ARE ADJOURNED.
11:39:49AM THANK YOU VERY MUCH.
11:39:49AM [MEETING 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.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.