

Jenkins-Owen, Sharon

Subject: FW: Voice Mail

From: Karen Kamener [<mailto:shadowfaxfan@gmail.com>]

Sent: Monday, May 06, 2019 3:38 PM

To: Miller, Janet

Subject: [EXTERNAL] Re: Voice Mail

Hi Janet,

Thanks for the reply. What I wanted to know is who's email is this PODplanning@leegov.com , who actually reads the messages sent to it, and have any of the other communities complained about their plans through your communication routes, in other words do people call to complain and tell you about it and then you need to transfer them to someone else?

Thanks, Karen

“It’s said that ‘power corrupts’, but actually it’s more true that power attracts the corruptible.
The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.
The tyrant, though, seeks mastery, for which he is insatiable, implacable.” ~ David Brin, 'The Postman'
"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Jenkins-Owen, Sharon

From: Karen Kamener [shadowfaxfan@gmail.com]
Sent: Tuesday, March 12, 2019 1:31 PM
To: Jenkins-Owen, Sharon
Cc: Debbie Jackow; Steve Brodtkin; Carolyn Morton; Shelley Traurig; pamsfeed@gmail.com; JELeppala@gmail.com
Subject: [EXTERNAL] Fwd: Public Participation Concerns Re: Bayshore Open House Meeting

Hi Sharon,

I have not gotten a reply to this email below from anyone at Lee County and it was giving me problems when trying to send it, so can you please tell me if you received it? And can you please add it to the public record for the Bayshore plan.

Thanks, Karen

"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.
The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.
The tyrant, though, seeks mastery, for which he is insatiable, implacable." ~ David Brin, "The Postman"
"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

----- Forwarded Message -----

Subject: Public Participation Concerns Re: Bayshore Open House Meeting

Date: Mon, 11 Mar 2019 07:30:25 -0400

From: Karen Kamener

To: rdesjarlais@leegov.com, Commissioner Mann , Dist2 , Dist4 , Dist3 , Dist1, Manning

CC: DLoveland@leegov.com, Rozdolski, Mikki , Jenkins-Owen, Sharon , bsmith@new-spress.com,
Debbie Jackow , Steve Brodtkin , Carolyn Morton , Shelley Traurig , pamsfeed@gmail.com ,
JELeppala@gmail.com , Don Eslick , Wayne Daltry , NFMDoug@gmail.com ,
hollysch31@gmail.com

Mr. Roger J. Desjarlais and all Lee County Commissioners,

I am disturbed and disappointed with Mr. Desjarlais' reply to Mr. Brodtkin.

Unfortunately I have been a Lee County resident for 38 years and a Bayshore resident for 34 years. I have attended hundreds of meetings held by various Federal, State and County agencies over the decades. I only remember one meeting being in an open house format{1.- see reference below}, which was extremely dysfunctional even though the hours were from 6-9p.m., so it is very alarming that Lee County is diverging from their previous pattern of behavior of providing qualitative opportunities for Public Participation.

I decided to research the issue and while reviewing the EPA's Public Participation Guide I came across the following reference of the The International Association of Public Participation of which I have underlined parts for emphasis.

<https://www.epa.gov/international-cooperation/public-participation-guide-view-and-print-versions>
https://www.epa.gov/sites/production/files/2014-05/documents/ppg_english_full-2.pdf

Fortunately, a number of simple tools exist to assist in the selection of the appropriate level of public participation, one of which is described here.

The IAP2 Public Participation Spectrum

The International Association of Public Participation (IAP2) designed its Public Participation Spectrum to assist agencies in establishing and communicating clear expectations regarding the intent of public participation projects.

The Spectrum is organized around the principle that the level of public participation is directly tied to the level of potential public influence on the decision or action being considered. This potential influence can vary anywhere from none at all to total. The spectrum is designed to understand the key levels that should be considered within these extremes for designing a public participation program.

Since more than a few residents feel Mr. Desjarlais' response to Mr. Brodtkin gives the impression that Lee County is trying to restrain Bayshore Resident's influence on the eradication and rewrite of our privately funded Community Plan, along with the fact that I had attended a Lee County Workshop with an Open House format, on 1/13/2009 for an update on the North Fort Myers Surface Water Management Plan{1.}, that was dysfunctional and provided misinformation resulting in psychological trauma to some residents, I decided to explore the IAP2 website.

I came across articles from their Journal of Public Deliberation, specifically the 12-14-2018 Article 8, from Volume 14 Issue 2, titled "Authoritarians don't deliberate: Cultivating deliberation and resisting authoritarian tools in an age of global nationalism". I have provided an excerpt below also with parts underlined for emphasis.

<https://www.publicdeliberation.net/jpd/vol14/iss2/>
<https://www.publicdeliberation.net/jpd/vol14/iss2/art8>

In this essay, we call on deliberative democracy scholars to examine the larger societal forces inhibiting deliberative practices by focusing on changes in society which lead to the adoption and success of authoritarian policies and messaging strategies globally. In doing so, we take a macro view to explain how and why authoritarian practices are spreading transnationally by first, briefly explaining the differences between authoritarian and deliberative practices before developing a model of authoritarian communication technique based on Ellul's (1973) work on propaganda. We then apply this model to three case studies showing the modern evolution and spread of authoritarianism from nations such as China and Russia and the subsequent adoption of these techniques within the United States. Finally, we suggest interventions designed to stem the tide of global authoritarianism.

Deliberative and Authoritarian Values: Contrasting Practices

Authoritarian practices and values are antithetical to deliberative politics. We can understand, in part, the differences in authoritarian politics from deliberative ones in two ways. First, deliberative democracy requires reasoned discourse. According to Gutmann and Thompson (2004) citizens and their representatives must justify their decisions by providing reasons for their actions while responding to reasons citizens give in return. Additionally, Gastil (2000) argues there is a moral requirement to treat citizens as active, not passive, participants in the process of governance with reasons meant to produce justifiable positions and express the value of mutual respect and consideration of alternative viewpoints. Authoritarianism, on the other hand, demands obedience, replaces diversity of opinion for conformity, and calls for uncritical and reflexive impulses leading to

action, in place of reasoned discourse (Arendt, 1973; Ellul, 1973; Lasswell, 1927; Levitsky & Ziblatt, 2018).

Second, deliberation relies on access to “good” information. As Gastil (2000) notes, “the basic purpose of deliberation is to make sound decisions” (p. 23) and sound decisions rely on information to make choices and arguments (Bowler & Donovan, 2003). According to Gutmann and Thompson (2004) deliberative democracy requires the reasons, provided by politicians, to be accessible and understandable by all citizens to whom they are addressed and to occur in public settings. In contrast, authoritarians attempt to control access to ideas and information to support their policies and legitimize their government (Byman & Lind, 2010; Kalathil & Boas, 2001).

It may be wise for Lee County to rethink the chosen times and level of Public Participation when planning public meetings that include issues that greatly affect the quality of life of Lee County Residents. I am not referring to a "life style" but the documented delay of emergency response times which can result in death, along with consecutive weeks of cessation of services such as garbage, recycling, UPS, FedEx etc. due to flooded and washed out roads. And these negative impacts have been and continue to be exacerbated by poor planning policies, the use of flawed surface water studies for planning and permitting, the lack of agency enforcement of floodplain management, and planning and water management applications/permits that contain misinformation.

Lee County residents don't deserve a decrease in public participation nor planning that allows increased density that requires berms that exacerbate the flooding.

A very Concerned Citizen, Karen Kamener

{1.}

PUBLIC WORKSHOP NOTICE - UPDATE ON NORTH FORT MYERS SURFACE WATER MANAGEMENT PLAN

The Lee County Division of Natural Resources will hold a public workshop on Tuesday, January 13, 2009 to provide an update on the North Fort Myers Surface Water Management Plan. The public is invited to attend this workshop any time between 6:00 and 9:00 PM to review the results of the surface water management plan and ask questions of Lee County staff as well as the consultants that are developing the plan. The workshop will be held in the Expo Building at the Lee County Fairgrounds, 11831 Bayshore Road, Fort Myers, FL 33917.

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"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

----- Forwarded Message -----

Subject:Re: Bayshore Open House Meeting

Date:Wed, 6 Mar 2019 01:19:44 +0000 (UTC)

From:Steven Brodtkin

To:steveb239@aol.com, phbeckergail@gmail.com, dhutter@aol.com, ronald.jackman@comcast.net, debjack12@gmail.com, nathankamener@gmail.com, shadowfaxfan@gmail.com, jodokant@aol.com, roseodellking@gmail.com, JKio74@yahoo.com, TLKKio@yahoo.com, lakej31@gmail.com, acleanpool1@gmail.com, pamsfeed@gmail.com, JELeppala@gmail.com, jlimbaugh@live.com, liptonapc@aol.com, leidabrianna@yahoo.com, miamidlovell@aol.com, glupi@embarqmail.com, hzminda@gmail.com, hollymarth@yahoo.com, info@DarlaMcIntosh.com, donmetrione@gmail.com,

midgett04@centurylink.net, skip@sbrealtyinc.com, DMD11F@gmail.com, Jmracing25@aol.com,
MortonPalm@yahoo.com, lmusho@comcast.net, WTIE@comcast.net,
Kennichols1957@sbcglobal.net, elidalopez83@yahoo.com, barbipk@msn.com,
tonyprice@pricelessrealty.com, tmrohaley@gmail.com, masewion@gsgcf.org,
jennasharpfl@gmail.com, singl2630@aol.com, lisaspropertymanagement@yahoo.com,
jsmith6372@yahoo.com, mikebook1@verizon.net, kim_tester@yahoo.com, tnamllit4771@gmail.com,
sat300@aol.com, bturski@gmail.com, dvieths1@aol.com, pawalker2@gmail.com,
Drkim13@hotmail.com, gweav2007@aol.com, rogerw1@embarqmail.com, sunlady30@aol.com,
cswmkw@aol.com, marykhugo@aol.com, rogeryorde@earthlink.net

CC: BSmith@News-Press.com

Hi All,

I received the response below from Roger Desjarlais to our request for a later start time and different format. If you are concerned about the scheduled time and format of the March 12th public meeting at the Civic Center, I urge you to email Roger Desjarlais, and other county employees with your concerns ASAP. You might also copy the Commissioners. The meeting time is too early (we've had evening meetings with the county in the past, such as the "visioning meeting" last March which started at 7) and their format is designed so there is not a group discussion where everyone can hear what others have to say.

Roger Desjarlais, County Manager RDesjarlais@leegov.com

Dave Loveland, Director Community Development DLoveland@leegov.com

Mikki Rozdolski, Manager, Community Development MRozdolski@leegov.com

Sharon Jenkins-Owen, Principal Planner SJenkins-Owen@leegov.com

Frank Mann Dist5@leegov.com

John Manning Dist1@leegov.com

Brian Hamman Dist4@leegov.com

Larry Kiker Dist3@leegov.com

Cecil Pendergrass Dist2@leegov.com

In a message dated 3/5/2019 8:04:23 AM Eastern Standard Time, RDesjarlais@leegov.com writes:

Steve,

The format and time for the upcoming March 12 meeting to discuss proposed Lee Plan and LDC amendments is a demonstrated successful approach for obtaining public input. Multiple county departments, including Parks and Recreation and Natural Resources, successfully utilize this format in communities throughout the county. This format is designed to be customer-friendly and allows ample public participation because it allows individuals and small groups of people to be actively engaged with an array of staff members in a setting in which they can ask questions and express their opinions. This also allows people to come and go, per their own schedules, whether they are retirees or full-time employees. The advertised time for the meeting is from 4 to 6 p.m. and staff will be available until the last member of the public leaves, even if it is after 6 p.m. Public participation is also encouraged by sending comments to staff at PODPlanning@leegov.com, by sending questions and comments via email, staff is able to promptly respond and disseminate information to answer frequently asked questions.

In addition to the open-house and the meeting scheduled on Thursday for you and others to discuss the proposed Lee Plan and LDC amendments with Community Development and Natural Resources staff, the standard opportunities for in-person public participation will be provided during the three public hearings for adoption of Lee Plan amendments and the three committee meetings and two Board hearings for adoption of LDC amendments.

Thank you for sharing your concern.

Roger J. Desjarlais

County Manager

Lee County, Florida

P.O. Box 398

Fort Myers, Florida 33901

O. 239-533-2424

C. 239-839-1237

From: steveb239@aol.com

To: rdesjarlais@leegov.com

Cc: dloveland@leegov.com, MRozdolski@leegov.com, SJenkins-Owen@leegov.com, BDunn@leegov.com, dist3@leegov.com, dist5@leegov.com, dist1@leegov.com, dist2@leegov.com, dist4@leegov.com, sassysranch@aol.com, jlbergbauer@aol.com, msjones7@gmail.com, bitsandpieces1@aol.com, vickibrown2212@gmail.com, Travelmom17@aol.com, TheTreesKnees@gmail.com, thinkgreenwise@yahoo.com, mtnbnd39@aol.com, tnsebound@aol.com, ChrisCag1@embarqmail.com, overdonmom@aol.com, Protogere@gmail.com, MelindaNY@yahoo.com, jean1sshc@att.net, acotarello2@mac.com, Lacoursin@msn.com, theladycox@gmail.com, Sandman81250@gmail.com, spcgo555go@gmail.com, NFMDoug@gmail.com, loosecannon1@embarqmail.com, budandmelody@yahoo.com, sangeodowning@hotmail.com, davideads55@yahoo.com, nfmcitizen@gmail.com, EZGH1@yahoo.com, moe1000000@gmail.com, sdsford@gmail.com, TLF981@gmail.com, dimondg99@gmail.com, TheresaHannong@gmail.com, BillHannong@gmail.com, Chris.Hansen@LeeHealth.org, hansenhc@me.com, hechlerw@gmail.com, kimaholbrook@yahoo.com, lbhooper@yahoo.com, deniseisgreen@aol.com

Sent: 3/3/2019 10:58:55 PM Eastern Standard Time

Subject: Bayshore Open House Meeting

Lee County Manager

Roger Desjarlais

County Staff has scheduled a meeting to discuss the proposed Bayshore Plan (and LDC amendments) written over the past year by Staff. The meeting is scheduled for 4-6 PM on Tuesday, March 12th at the Civic Center. We requested a later time, since Bayshore is primarily a working class community and not a retirement community. Last March County Staff held a "Visioning Meeting" which started at 7 PM, a more reasonable hour. Our request for a later start time was declined by Staff, but since then we've been receiving complaints from residents about both the time and format.

We need a meeting that starts at 6:30 or 7 PM, with a presentation by Staff, followed by a question and answer period. This complete rewrite of the Bayshore Plan will affect all residents and it's only fair and reasonable to have as much participation as possible. We ask for your assistance in this matter.

Thank you,

Steve Brodtkin

Vice President/Secretary

CCBC

Concerned Citizens of Bayshore Community, Inc.

From: SJenkins-Owen@leegov.com
To: steveb239@aol.com
Sent: 2/27/2019 1:35:36 PM Eastern Standard Time
Subject: FW: Bayshore Open House Meeting

Good afternoon Steve,

Thank you for your E-Mail regarding the time of the open house.

We understand how difficult it is to accommodate everyone's schedule.

The meeting format will be a "open house" forum where people may come and go at their pleasure.

Input can also be provided electronically through the website and E-Mail address. (
<http://www.leegov.com/dcd/planning/cp/bayshore> ; PODPlanning@leegov.com)

We feel confident that this combined approach to gather input will adequately provide the Bayshore residents a chance to share their thoughts.

We look forward to seeing you at the March 7th meeting.

Best regards,

Sharon

Sharon Jenkins-Owen, AICP

Planner, Principal

Lee County DCD Planning Section
1500 Monroe Street
Fort Myers, Florida 33901

SJenkins-Owen@leegov.com

239.533.8535

From: Steven Brodtkin [<mailto:steveb239@aol.com>]
Sent: Tuesday, February 26, 2019 8:49 PM
To: Rozdolski, Mikki
Cc: Jenkins-Owen, Sharon; Dunn, Brandon; Dist5, Frank Mann; mannfarm@aol.com; sassysranch@aol.com; jilbergbauer@aol.com; msjones7@gmail.com; steveb239@aol.com; bitsandpieces1@aol.com; vickibrown2212@gmail.com; Travelmom17@aol.com; Thetreesknees@gmail.com; thinkgreenwise@yahoo.com; mtnbnd39@aol.com; tnsebound@aol.com; ChrisCag1@embarqmail.com; overdonmom@aol.com; Protogere@gmail.com; MelindaNY@yahoo.com; jeanlsshc@att.net; acotarelo2@mac.com; Lacoursin@msn.com; theladycox@gmail.com; Sandman81250@gmail.com; spcgo555go@gmail.com; NFMDoug@gmail.com; loosecannon1@embarqmail.com; budandmelody@yahoo.com; sangeodowning@hotmail.com; davideads55@yahoo.com; nfmcitizen@gmail.com; EZGH1@yahoo.com; moe1000000@gmail.com; sdsford@gmail.com; TLF981@gmail.com; dimondg99@gmail.com; TheresaHannong@gmail.com; BillHannong@gmail.com; Chris.Hansen@LeeHealth.org; hansenhc@me.com; hechlerw@gmail.com; kimaholbrook@yahoo.com; lbhooper@yahoo.com; deniseisgreen@aol.com; phbeckergail@gmail.com; dhutter@aol.com; ronald.jackman@comcast.net; debjack12@gmail.com; nathankamener@gmail.com; shadowfaxfan@gmail.com; JoDoKant@aol.com; roseodellking@gmail.com; JKio74@yahoo.com; TLKKio@yahoo.com; lakej31@gmail.com; acleanpool1@gmail.com; pamsfeed@gmail.com; JELeppala@gmail.com; jlimbaugh@live.com;

liptonapc@aol.com; leidabrianna@yahoo.com; miamidlovell@aol.com; glupi@embarqmail.com; hzminda@gmail.com; hollymarth@yahoo.com; info@DarlaMcIntosh.com; donmetrione@gmail.com; midgett04@centurylink.net; skip@sbrealtyinc.com; DMD11F@gmail.com; Jmracing25@aol.com; MortonPalm@yahoo.com; lmusho@comcast.net; WTIE@comcast.net; Kennichols1957@sbcglobal.net; elidalopez83@yahoo.com; barbipk@msn.com; tonyprice@pricelessrealty.com; tmrohaley@gmail.com; masewion@gsgcf.org; jennasharpfl@gmail.com; singl2630@aol.com; lisaspropertymanagement@yahoo.com; jsmith6372@yahoo.com; mikebook1@verizon.net; kim_tester@yahoo.com; tnamllit4771@gmail.com; sat300@aol.com; bturski@gmail.com; dvieths1@aol.com; pawalker2@gmail.com; Drkim13@hotmail.com; gweav2007@aol.com; rogerw1@embarqmail.com; sunlady30@aol.com; cswmkw@aol.com; marykhugo@aol.com; rogeryorde@earthlink.net

Subject: [EXTERNAL] Bayshore Open House Meeting

Mikki Rozdolski

Manager, Community Development

Hi Mikki

In reference to the meeting notice below, its' scheduled time is too early for many Bayshore residents. We want to make sure that everyone has a chance to attend.

County Community Development plans Bayshore open house

Fort Myers, FL, Feb. 18, 2019 – Lee County Department of Community Development staff will discuss proposed changes for the Bayshore community at an open house from 4 to 6 p.m. Tuesday, March 12, in the Davidson House at the Lee Civic Center, 11831 Bayshore Road, North Fort Myers.

When the "Visioning Workshop" was held last March it started at 7 PM.

Lee County is holding a visioning workshop for residents and businesses of Bayshore, a community located within unincorporated North Fort Myers, east of Interstate 75 and west of Alva. The public workshop will begin at 7 p.m. Tuesday, March 6, at the Bayshore Fire Department Station 131, which is located at 17350 Nalle Road.

We ask that the March 12th meeting be held from 6 to 8 PM so that working people can attend.

Thank you,

Steve

CCBC

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Jenkins-Owen, Sharon

From: Karen Kamener [mailto:shadowfaxfan@gmail.com]

Sent: Friday, March 01, 2019 12:20 PM

To: Jenkins-Owen, Sharon; Dist5, Frank Mann; Rozdolski, Mikki; Wayne Daltry; debjack12@gmail.com; EZGH1@yahoo.com; bitsandpieces1@aol.com; pamsfeed@gmail.com; ChrisCag1@embarqmail.com; dhutter@aol.com; Protogere@gmail.com; MelindaNY@yahoo.com; sat300@aol.com; RPicking@netzero.com; roseodellking@gmail.com; don.paight@gmail.com; sassysranch@aol.com; Thetreesknees@gmail.com; acleanpool1@gmail.com; lisaspropertymanagement@yahoo.com; ronald.jackman@comcast.net; skip@sbrealtyinc.com; JELeppala@gmail.com; moe1000000@gmail.com; TLF981@gmail.com; tonyprice@pricelessrealty.com; npaight@gmail.com; info@DarlaMcIntosh.com; shadowfaxfan@gmail.com; jean1sshc@gmail.com; phbeckergail@gmail.com; lmusho@comcast.net; stefeller@yahoo.com; WTIE@comcast.net; Kennichols1957@sbcglobal.net; Chris.Hansen@LeeHealth.org; hansenhc@me.com; steveb239@aol.com; TheresaHannong@gmail.com; BillHannong@gmail.com; donmetrione@gmail.com; kim_tester@yahoo.com; acotarelo2@mac.com; jsmith6372@yahoo.com; masewion@gsgcf.org; pattywalkerremax@gmail.com; kimaholbrook@yahoo.com; cswmkw@aol.com; marykhugo@aol.com; rogerw1@embarqmail.com; rogeryorde@earthlink.net; budandmelody@yahoo.com; loosecannon1@embarqmail.com; hollymarth@yahoo.com; dvieths1@aol.com; hzminda@gmail.com; DMD11F@gmail.com; mikebook1@verizon.net; nathankamener@gmail.com; sangeodowning@hotmail.com; deniseisgreen@aol.com; Jmracing25@aol.com; hechlerw@gmail.com; davideads55@yahoo.com; lbhooper@yahoo.com; dimondg99@gmail.com; mtbnbd39@aol.com; tnsebound@aol.com; tmrohaley@gmail.com; glupi@embarqmail.com; jlimbaugh@live.com; spcgo555go@gmail.com; overdonmom@aol.com; midgett04@centurylink.net; lakej31@gmail.com; miamidlovell@aol.com; gweav2007@aol.com; tnamllit4771@gmail.com; leidabrianna@yahoo.com; elidalopez83@yahoo.com; larry@larryford.com; barbiipk@msn.com; bturski@gmail.com; msjones7@gmail.com; liptonapc@aol.com; sunlady30@aol.com; vickibrown2212@gmail.com; Drkim13@hotmail.com; jennasharpfl@gmail.com; NFMDoug@gmail.com; theladycox@gmail.com; Sandman81250@gmail.com; JKio74@yahoo.com; TLKKio@yahoo.com; jlbergbauer@aol.com; Lacoursin@msn.com; thinkgreenwise@yahoo.com

Subject: [EXTERNAL] Fwd: Fwd: Bayshore Open House Meeting

Hi Sharon,

I am going to assume your response to this email from Steve is a result of delegation so please do not take my response personally.

I have been emailing and receiving emails from Lee County Staff since Sept of 2006, I still have all the emails in my Thunderbird Email Program and after looking through the old emails to refresh what I remembered I verified that the public meetings concerning impacts to our community have been in the evening. And when they were scheduled for work hours and we asked for the time to be changed so the public could attend we were accommodated. **Can you tell me exactly why the Open House meeting was scheduled for 4-6 p.m? Has there been a change in Lee County policy as far as meetings and emails responses go?** I have also noticed a fair amount of the upper echelon staff no longer respond to emails addressed to them as of late, but in turn have a subordinate respond. Do you know why this is? When I use to email Mary Gibbs or Paul O'Connor they responded.

As far as the March 12th meeting being an open house goes, well I went to the open house out at the Civic Center for the North Fort Myers Surface Water Master Plan and it was unorganized and chaotic as far as staff or contracted firms answering questions correctly went. They had maps with a bunch of planed 10 acre or so ponds randomly dispersed on residents property, which never came to fruition thankfully. I asked an engineer from either the Boyle Or AECOM firm {since the firm was changed} if they planned to eminent domain resident's property for the ponds and he said they would if they had to. Lori Davidson was standing next to me and was totally devastated because one of the ponds was on her property. The information ended up being 100 percent incorrect and Lori had unnecessary anxiety for an extended period over it and subsequently died from cancer at

an early age and to this day I wonder if all that stress added to the demise of her immune system.

Based on my experience with meetings and workshops over the past 12 years I am not confident that this meeting is scheduled appropriately for the working public nor is it a wise use of our tax dollars. And I don't understand why the meeting can't be in a different format with interaction that includes everyone attending instead of us milling around like lost cattle with the communication fractured and off the record. **Why are American Citizens effectively being subjected to the exclusion of the decision making that involves their future? This is not a socially responsible practice.**

Thanks for your time, Karen Kamener

"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.
The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.
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To: steveb239@aol.com
Sent: 2/27/2019 1:35:36 PM Eastern Standard Time
Subject: FW: Bayshore Open House Meeting

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We feel confident that this combined approach to gather input will adequately provide the Bayshore residents a chance to share their thoughts.

We look forward to seeing you at the March 7th meeting.

Best regards,

Sharon

Sharon Jenkins-Owen, AICP

Planner, Principal

Lee County DCD Planning Section
1500 Monroe Street
Fort Myers, Florida 33901

SJenkins-Owen@leegov.com

239.533.8535

Jenkins-Owen, Sharon

Subject: FW: [EXTERNAL] Deadline Extension Fwd: Bayshore Interested Parties - Thank You

From: Karen Kamener [<mailto:shadowfaxfan@gmail.com>]

Sent: Tuesday, March 26, 2019 4:14 PM

To: debjack12@gmail.com; EZGH1@yahoo.com; bitsandpieces1@aol.com; pamsfeed@gmail.com; ChrisCag1@embarqmail.com; dhutter@aol.com; Protogere@gmail.com; JKio74@yahoo.com; sat300@aol.com; Lacoursin@msn.com; roseodellking@gmail.com; jilbergbauer@aol.com; sassysranch@aol.com; Theetreesknees@gmail.com; acleanpool1@gmail.com; lisaspropertymanagement@yahoo.com; ronald.jackman@comcast.net; skip@sbrealtyinc.com; JLEppala@gmail.com; moe1000000@gmail.com; TLF981@gmail.com; tonyprice@pricelessrealty.com; TLKKio@yahoo.com; info@DarlaMcIntosh.com; shadowfaxfan@gmail.com; jean1sshc@gmail.com; phbeckergail@gmail.com; lmusho@comcast.net; stefeller@yahoo.com; WTIE@comcast.net; Kennichols1957@sbcglobal.net; Chris.Hansen@LeeHealth.org; hansenhc@me.com; steveeb239@aol.com; TheresaHannong@gmail.com; BillHannong@gmail.com; donmetrione@gmail.com; kim_tester@yahoo.com; acotarel02@mac.com; jsmith6372@yahoo.com; thinkgreenwise@yahoo.com; pattywalkerremax@gmail.com; kimaholbrook@yahoo.com; cswmkw@aol.com; marykhugo@aol.com; rogerw1@embarqmail.com; rogeryorde@earthlink.net; budandmelody@yahoo.com; loosecannon1@embarqmail.com; hollymarth@yahoo.com; dvieths1@aol.com; hzminda@gmail.com; DMD11F@gmail.com; mikebook1@verizon.net; nathankamener@gmail.com; sangeodowning@hotmail.com; deniseisgreen@aol.com; Jmracing25@aol.com; hechlerw@gmail.com; davideads55@yahoo.com; lbhooper@yahoo.com; dimondg99@gmail.com; mtnbnd39@aol.com; tnebound@aol.com; tmrohaley@gmail.com; glupi@embarqmail.com; jlimbaugh@live.com; spcgo555go@gmail.com; overdonmom@aol.com; midgett04@centurylink.net; lakej31@gmail.com; miamidlovell@aol.com; gweav2007@aol.com; tnamlit4771@gmail.com; leidabrianna@yahoo.com; elidalopez83@yahoo.com; larry@larryford.com; barbipk@msn.com; bturski@gmail.com; msjones7@gmail.com; liptonapc@aol.com; sunlady30@aol.com; vickibrown2212@gmail.com; Drkim13@hotmail.com; jennasharpfl@gmail.com; NFMDoug@gmail.com; theladycox@gmail.com; Sandman81250@gmail.com

Cc: Jenkins-Owen, Sharon; Miller, Janet; singl2630@aol.com

Subject: [EXTERNAL] Deadline Extension Fwd: Bayshore Interested Parties - Thank You

Hi All,

I just got off the phone with Sharon Jenkins Owens from Lee County Planning and in response to our request for an extension the deadline for comments concerning the new Bayshore Plan has been extended from April 5th to April 30th, 2019.

Thanks, Karen

"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.

The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.

The tyrant, though, seeks mastery, for which he is insatiable, implacable." ~ David Brin, 'The Postman'

"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

Jenkins-Owen, Sharon

From: Karen Kamener [shadowfaxfan@gmail.com]
Sent: Tuesday, March 26, 2019 5:25 PM
To: Jenkins-Owen, Sharon
Subject: [EXTERNAL] Re: Bayshore Comments Time Extension



"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.
The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.
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"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

On 3/26/2019 3:19 PM, Jenkins-Owen, Sharon wrote:

Hi Karen,

The time extension is no problem, but comments received sooner rather than later would be appreciated.

Have a nice evening,

Sharon

Sharon Jenkins-Owen, AICP

Planner, Principal

Lee County DCD Planning Section

1500 Monroe Street

Fort Myers, Florida 33901

SJenkins-Owen@leegov.com

239.533.8535

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Jenkins-Owen, Sharon

Subject: FW: [EXTERNAL] Fwd: Fwd: Update from Lee County

From: Karen Kamener [mailto:shadowfaxfan@gmail.com]
Sent: Friday, February 22, 2019 6:23 AM
To: Jenkins-Owen, Sharon; Miller, Janet; steveb239@aol.com
Subject: [EXTERNAL] Fwd: Fwd: Update from Lee County

"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.
The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.
The tyrant, though, seeks mastery, for which he is insatiable, implacable." ~ David Brin, 'The Postman'
"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

----- Forwarded Message -----

Subject: Fwd: Update from Lee County
Date: Thu, 21 Feb 2019 15:55:31 -0500
From: Karen Kamener
To: Ottolini, Roland , Ottolini, Roland
CC: Commissioner Mann , Debbie Jackow , Steve Brodtkin , Carolyn Morton , Shelley Traurig ,
pamsfeed@gmail.com , JLEppala@gmail.com , Stephanie Eller , singl2630@aol.com

Hi Roland,

I have asked Chris Berry to contact you to arrange a meeting for the Bayshore Community. Lee County is being asked once again by Pri-Car and friends to allow another big development requiring berms, Lee County also wants to put a waste transfer station on the border of or partially in{depending on the map} the coastal high hazard area, and Lee just eliminated the original Bayshore plan and rewrote it with language about developments requiring berms, like there is a way to reroute the water without it having negative impacts. The detailed neighborhood studies recommended by the NFMSWMP were never done for Bayshore but yet the plan is still used for permitting. The Popash project sent water over Nalle Grade from Popash Creek to Welborn{a mile long} for almost a week from Irma which never happened during Ernesto or the 95 event or anytime during the 34 years I have lived out here and the

water was the same depth at my house so it is stacking up and getting deeper at the lower elevation next to Nalle Grade Rd{20 inches of water at the head of Welborn} in order to go over Nalle Grade instead of around it like it use to. And the Babcock Project is sending about 3 times more water down Rt. 31 since Kitson weaseled his way out of the 4 mile conveyance. And Hunters Glenn was flooded by Stoneybrook for the first time ever during Irma according to the developer at a SFWMD meeting. And the Pri-Car farm road has reversed the watershed flow east of Popash preserve to a west instead of an east flow. The planning, modeling, and permitting is not working. I have dash cam video of Rt. 31, Nalle and Nalle Grade from the Irma flooding, Rt. 31, an evacuation, route was closed.

I don't think we should have to wait any longer for a meeting to discuss the flooding. We have been ignored and the focus, as usual, has been on the higher income areas of south Lee County.

We need to talk about the continuing and escalating negative impacts to the Bayshore Community.

I sent Commissioner Mann another email today requesting a meeting and wanted to contact you also, especially after seeing this update below.

Also my and the surrounding properties out back are still flooded from that cold front that came through Jan 27th, it's been 3 1/2 weeks and it looks like it is summer now already with rain in the forecast almost daily. There are clouds of mosquitoes. The neighbor sold his property next door and the closing is in March and I have to have my horses and fence off the property by March 15th but am starting the removal today before the water gets deeper. There is also a 6-8 ft. alligator that just moved into the pond back there last week, never seen one that big on these properties

before, so I get to wear my pistol on my hip while I work and hope I don't lose an arm or leg in the process from a gator bite, so please excuse the condition of this email I don't have time to make it concise or edit it for the proper structure.

The gator with a big zoom lens 200 to 300 feet or so away, isn't it cute. 2/14/19



Thanks from the twilight zone, Karen Kamener

As it is said that "power corrupts", but actually it is more true that power attracts the corruptible. The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits. The tyrant, though, seeks mastery, for which he is insatiable, implacable." ~ David Brin, "The Postman"
"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

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Subject: Update from Lee County
Date: Thu, 21 Feb 2019 13:04:15 -0500 (EST)
From: Lee County Government
Reply-To: mcoon@leegov.com
To: shadowfaxfan@gmail.com



Update from Lee County

February 21, 2019

Lee County recently completed three public meetings to inform stakeholders and residents about the yearlong effort the county has started for Phase 3 of its post-Hurricane Irma flood-mitigation efforts.

The informational meetings, which were formatted as drop-in style open houses, were held in South Fort Myers, Bonita Springs and Lehigh Acres.Â Â

County staff and engineering firms were on hand to provide information about the study and the process. Staff also introduced the public to the county's updated flood-mitigation project website so residents can follow the process and obtain updates. More public meetings will be planned in 2019 before the study's conclusion. Dates are not yet set, but information will be posted online, sent to media and included in these occasional updates from Lee County to you.

This study and process " called Phase 3 " is being handled by local engineering firms and the Lee County Department of Natural Resources. The Lee Board of County Commissioners approved a contract for the firms, who were selected via a procurement process, to do a yearlong assessment with recommendations for the Board in late 2019 looking at potential long-term flood-mitigation projects. (The previously mentioned second round of public information meetings will be slated to happen prior to Phase 3 going to the Board so that community feedback can be received.)

Completion of Phase 3 of the county's flood-mitigation effort is necessary before any long-term and large-scale infrastructure

improvements can happen.

Next steps could include an array of actions such as grant applications, land acquisition (if necessary), permitting, design, bid and construction. Projects would be subject to Board approval and could include stakeholders such as municipalities and special districts.

To follow the progress of Phase 3 and stay informed about upcoming opportunities to provide input, please visit: www.leegov.com/flooding. The website will continue to be updated, letting you know where our contracted firms will be throughout the county, conducting modeling and other work. Other updates will be posted as needed.

Also on the website is background information about Phase 1 and Phase 2 of the county's flood mitigation efforts.

If you would like to view the PowerPoint that staff shared at the recent public meetings, please click [here](#).

If you would like to read a Frequently Asked Questions (FAQ) with answers, based on those public meetings, click [here](#).

Please forward this to others you know who would like to stay informed.

Thank you.

The county's intent is to use its updated and revamped website, www.leegov.com/flooding, as the method for updating residents and stakeholders. However, an occasional email may be sent. If you have previously received flood mitigation effort emails from the county, you will remain on our list. If you have not received prior emails " or if your email address has changed " please sign up [here](#). Please forward this email to others and share the web address.

»

Lee County Government | P.O. Box 398, Fort Myers, FL 33902

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Jenkins-Owen, Sharon

From: Karen Kamener [shadowfaxfan@gmail.com]
Sent: Friday, February 22, 2019 7:08 AM
To: Ottolini, Roland; Debbie Jackow; Steve Brodtkin; Carolyn Morton; Shelley Traurig; pamsfeed@gmail.com; JEleppala@gmail.com; Jenkins-Owen, Sharon; Miller, Janet; Dist5, Frank Mann; Stephanie Eller; singl2630@aol.com
Cc: Dist5, Frank Mann; Harner, David
Subject: Re: [EXTERNAL] Fwd: Update from Lee County

Hi Roland,

Thank you very much for the reply.

I am sorry that the email was hard to read, in my Thunderbird email program the background was white when I sent it but came back from you in blue. I think it has something to do with the computer code in the Update from Lee County combined with code from Thunderbird since I have my display fonts in an almost black navy blue, I have read that different computers can interpret the code differently and that's what can cause the large A's and other strange fonts in emails. The one I forwarded to Chris Berry last month came back with a green background so I will delete the forwarded Lee County Update portion of this email and hopefully the reply all feature will eliminate the blue background, please let me know if it doesn't work.

Steve Brodtkin got an email from Sharon Owen Jenkins yesterday saying that Janet Miller is also working on arranging a meeting so I am copying everyone with your reply so things are clarified. I had also originally discussed organizing a meeting with Chris Berry back in Jan which included the heads of the planning department so I will copy her also.

Thanks again for the reply, Karen

Jenkins-Owen, Sharon

From: Karen Kamener [shadowfaxfan@gmail.com]
Sent: Friday, February 22, 2019 6:19 AM
To: Jenkins-Owen, Sharon; Miller, Janet; steveb239@aol.com
Subject: Fwd: RE: [EXTERNAL] Fwd: Update from Lee County

"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.
The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.
The tyrant, though, seeks mastery, for which he is insatiable, implacable." ~ David Brin, 'The Postman'
"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

----- Forwarded Message -----

Subject: RE: [EXTERNAL] Fwd: Update from Lee County
Date: Fri, 25 Jan 2019 12:59:43 +0000
From: Dist5, Frank Mann
To: Karen Kamener

Let me check with him to see if he is working on something. I was out of town from the 10th to the 20th so I haven't heard from him yet.

Christine Berry
Executive Assistant to Lee County Commissioner Frank Mann
District #5

From: Karen Kamener
Sent: Thursday, January 24, 2019 11:32 PM
To: Dist5, Frank Mann ; Debbie Jackow ; Steve Brodtkin ; Carolyn Morton ; Shelley Traurig ; Pam Leppala ; Jim Leppala ; Stephanie Eller
Subject: Re: [EXTERNAL] Fwd: Update from Lee County
Hi Chris,

I was wondering if you had heard back from Roland on this issue? If they are not going to do this type of meeting soon then I need to put together a request for a meeting like we discussed in the office the other week with a list of the heads of the departments and a list of concerns.

Thanks for your time, Karen

"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.
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"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

On 1/10/2019 9:42 AM, Dist5, Frank Mann wrote:

Thanks, I will get with Roland and see when they can make that happen.

Get [Outlook for Android](#)

On Wed, Jan 9, 2019 at 10:58 PM -0500, "Karen Kamener" <shadowfaxfan@gmail.com> wrote:

Hi Chris,

It was really good to see you and Frank yesterday.

I received the email below today and would like to request that Lee County have a meeting for the residents in these areas; Orange River/ Hickey Creek/ Bedman Creek/Olga; Bayshore Creek/ Popash Creek/ Stroud Creek , that is not 45 minutes to an hour away, as soon as possible. Especially since there are 2 large proposed projects in the Bayshore/Popash/Stroud area. We should not have to wait until later in the year but should be able to have a meeting for our area in the same time frame as the meetings for south Lee County.

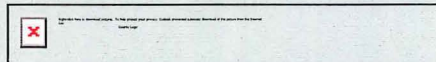
Thanks you for your time, Take care, Karen

â€œItâ€™s said that â€˜power corruptsâ€™, but actually itâ€™s more true that power attracts the corruptible. The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.

The tyrant, though, seeks mastery, for which he is insatiable, implacable.â€™ ~ David Brin, 'The Postman'
"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

----- Forwarded Message -----

Subject:Update from Lee County
Date:Wed, 9 Jan 2019 15:47:36 -0500 (EST)
From:Lee County Government
Reply-To:mcoon@leegov.com
To:shadowfaxfan@gmail.com



Update from Lee County January 9, 2019

Flood-mitigation update from Lee County Lee County announces three meetings to inform the public about flood-mitigation efforts

Lee County is planning three public meetings to inform stakeholders and residents about the yearlong effort the county has started for Phase 3 of its post-Hurricane Irma flood-mitigation efforts.

The informational meetings will be formatted as a drop-in 4 to 6 p.m. on three

consecutive Thursdays at various county locations. They are:

• Jan. 24 at Wa-Ke Hatchee Recreation Center, 16760 Bass Road, Fort Myers, FL 33908

• Jan. 31 at the Bonita Springs Library, 26876 Pine Ave., Bonita Springs, FL 34135

• Feb. 7 at Veterans Park Recreation Center, 55 Homestead Road South, Lehigh Acres, FL 33936

County staff and engineering firms will be on hand to provide information about the study and the process. Staff will also introduce the public to the county's updated flood-mitigation project website so residents can follow the process and obtain updates. The website address is www.leegov.com/flooding. Also, more public meetings will be planned in 2019 before the study's conclusion.

This study and process "called Phase 3" is being handled by local engineering firms and Lee County Natural Resources. The Lee Board of County Commissioners approved a contract for the firms, who were selected via a procurement process, to do a yearlong assessment with recommendations for the Board in late 2019 looking at potential long-term flood-mitigation projects.

Completion of Phase 3 of the county's flood-mitigation effort is necessary before any long-term and large-scale infrastructure improvements can happen. Next steps could include an array of actions such as grant applications, land acquisition (if necessary), permitting, design, bid and construction. Projects would be subject to Board approval and could include stakeholders such as municipalities and special districts.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate in the upcoming public meetings, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or jlguardia@leegov.com. Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

BACKGROUND: Prior county efforts included Phase 1, which cleaned up waterways and cleared flow ways post-Hurricane Irma, and Phase 2, which was a more-detailed post storm assessment.

Phase 2 involved the county hiring several engineering firms and also using residents' and stakeholders' observations and data from the rain event of August 2017 and the hurricane, which made landfall on Sept. 10, 2017.

Phase 2 resulted in flood assessment project reports for the following areas: Imperial River/ Spring Creek/ Halfway Creek/ Estero River; Ten Mile Canal/ Island Park/ Briarcliff/ Six Mile Cypress/Mullock Creek/Hendry Creek; Orange River/ Hickey Creek/ Bedman Creek/Olga; Bayshore Creek/ Popash Creek/ Stroud Creek; and, Whiskey Creek/ Villas/ Pine Lake.

Some of the other Board and county staff efforts from the past year include:

• Sending regular e-blast communications on flood-mitigation efforts, which will now be replaced by the soon-to-be launched website;

• Creating a request-for-action process in which individual flooding situations were tracked;

• Continuing to clean, assess and maintain flow ways, ditches and canals;

• Attending community and neighborhood meetings to garner feedback;

Â· Approving an interlocal agreement with the South Florida Water Management District (SFWMD) that helps the county and district join forces on flood-mitigation efforts. Specifically, the agreement had the district take over management and maintenance of 10 natural flow ways and waterbodies;

Â· Obtaining a U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) grant for sediment and debris removal in areas such as at Ten Mile Canal;

Â· Working with the East Mullock Drainage District to remove debris from ditches from the San Carlos Park area; and,

Â· Dedicating a Lee Department of Transportation operations crew for clearing drain impediments in The Villas.

The county's intent is to use its updated and revamped website, www.leegov.com/flooding, as the method for updating residents and stakeholders. However, an occasional email may be sent. If you have previously received flood mitigation effort emails from the county, you will remain on our list. If you have not received prior emails or if your email address has changed please sign up [here](#). Please forward this email to others and share the web address.

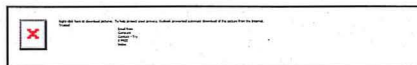
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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Jenkins-Owen, Sharon

From: Karen Kamener [shadowfaxfan@gmail.com]
Sent: Friday, February 22, 2019 6:20 AM
To: Jenkins-Owen, Sharon; Miller, Janet; steveb239@aol.com
Subject: [EXTERNAL] Fwd: Meeting Request ASAP for CCBC

“It’s said that ‘power corrupts’, but actually it’s more true that power attracts the corruptible.
The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.
The tyrant, though, seeks mastery, for which he is insatiable, implacable.” ~ David Brin, 'The Postman'
"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

----- Forwarded Message -----

Subject: Meeting Request ASAP for CCBC

Date: Thu, 21 Feb 2019 14:53:21 -0500

From: Karen Kamener

To: Commissioner Mann , Dist5, Mann , Debbie Jackow , Steve Brodtkin , Carolyn Morton , Shelley Taurig , pamsfeed@gmail.com , JELeppala@gmail.com , Stephanie Eller , sing12630@aol.com

Hi Chris,

The draft of Bayshore Plan has been released and we have significant concerns. Can you please arrange a meeting for the Bayshore Board and the following staff and anyone else they think should be there. Can Commissioner Mann also attend?
I am short on time so Steve and I will add to the list of concerns since I want to get this meeting request in asap.

Thanks for your time, Karen Kamener

Roland Ottolini
Dave Loveland
Mikki Rozdolski

The topics to be discussed are the following:

1. The North Fort Myers Surface Water Master Plan
- a. The misinformation in it.

- b. The fact that projects and development use this flawed study for planning and permitting.
- c. Why the recommended detailed neighborhoods studies were never done.
- d. How projects like Popash and Babcock significantly increased the flooding from Irma.
- e. How projects have altered the water sheds

2. The Bayshore Community

- a. The new draft of the Bayshore Community Plan and the elimination of original plan
- b. Why is Lee County still going to allow development that requires berms
- c. Will be adding to this list

“It’s said that ‘power corrupts’, but actually it’s more true that power attracts the corruptible.
The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.
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"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

Jenkins-Owen, Sharon

From: Karen Kamener [shadowfaxfan@gmail.com]
Sent: Thursday, February 21, 2019 11:50 AM
To: Jenkins-Owen, Sharon
Subject: Re: [EXTERNAL] Stoneybrook/Brightwater

Thanks again Sharron, I spent an hour or two looking for this info, I should have just emailed you first. Thanks, Karen

"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.
The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.
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"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

On 2/21/2019 11:22 AM, Jenkins-Owen, Sharon wrote:

Here is ADD2015-00134
Sharon Jenkins-Owen, AICP
Planner, Principal
Lee County DCD Planning Section
1500 Monroe Street
Fort Myers, Florida 33901
SJenkins-Owen@leegov.com

239.533.8535

From: Jenkins-Owen, Sharon
Sent: Thursday, February 21, 2019 11:09 AM
To: 'Karen Kamener'
Subject: RE: [EXTERNAL] Stoneybrook/Brightwater

Hi Karen,

I checked and DCI2008-00037 has been withdrawn.

For your convenience, please click on the following link to e-connect showing the applications/permits:

<https://accelaaca.leegov.com/aca/Cap/GlobalSearchResults.aspx?QueryText=16432500000030010>

Thanks for letting us know about Accela issues- I'll forward it to the computer folks in a moment.

Sharon Jenkins-Owen, AICP
Planner, Principal
Lee County DCD Planning Section
1500 Monroe Street
Fort Myers, Florida 33901
SJenkins-Owen@leegov.com

239.533.8535

From: Karen Kamener [<mailto:shadowfaxfan@gmail.com>]
Sent: Thursday, February 21, 2019 10:56 AM
To: Jenkins-Owen, Sharon
Subject: [EXTERNAL] Stoneybrook/Brightwater

Jenkins-Owen, Sharon

From: Karen Kamener [shadowfaxfan@gmail.com]
Sent: Thursday, February 21, 2019 10:56 AM
To: Jenkins-Owen, Sharon
Subject: [EXTERNAL] Stoneybrook/Brightwater

Hi Sharon,

Do you know who might know when the Stoneybrook/Brightwater development plans were last updated and is the case # the same? I have the old Stoney Brook plans in print that I paid 30 bucks for years ago. I am trying to remember if those docs are available on line now days or if a link has to be provided by staff. I was just trying to find the info on the website

<https://accelaaca.leegov.com/aca/> and when I click on Planning it says I have to be logged in. Also the webpage has info missing in the right-hand sidebar {screenshots below} in both Chrome and Waterfox web browsers. I messed around and typed in a bunch of alphabet letters in the partially missing username box and it moves the whole webpage over. The IT guys need to fix this. All I am trying to do is find out how far the setbacks are from the creeks.

The old DCI# info is down below.

Thanks for your time, Karen

To use ALL services you must register and create a user account. If you are searching for record information, submitting a Code Enforcement complaint or paying fees, you are NOT required to create an account.

Licensed Contractors that have registered their License with Contractor Licensing: You, and anyone you are appointing as Authorized eConnect User(s), must each create an account, add the Contractor License Number to each of the accounts, and submit the **Contractor eConnect Agreement Form** to eConnect@leegov.com.

Licensed Contractors that have NOT registered their License with Contractor Licensing: You must contact ContractorLicensing@leegov.com or 239-533-8895 to register your Contractor License, prior to attempting to add the Contractor License Number to you or your Authorized eConnect User accounts, and before submitting the **Contractor eConnect Agreement Form**.

Existing eConnect and ePlan Users: It is encouraged that you create your new account using the same email address you used to create your eConnect or ePlan User accounts. If you are not affiliated with a Licensed Contractor (i.e. Design Professionals), and need to access your existing records, you must send an email to eConnect@leegov.com to request connection with your existing records. Be sure to include the record numbers in your email. For questions, contact eConnect@leegov.com or 239-533-8329.

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If you are a new user you may register for a free Citizen Access account. It only takes a few simple steps and you'll have the added benefits of seeing a complete history of applications, access to invoices and receipts, checking on the status of pending activities, and more.

Login

User Name or E-mail:

Password:

CASE NUMBER: DCI2008-00037

CASE NAME: NORTH BROOK

REQUEST: Extend the zoning Master Concept Plan for North

Brook RPD (formerly known as
Stoneybrook North RPD and also formerly known as Heritage
Creek) for a period of
five (5) years, to February 16, 2014, pursuant to LDC Section 34-
381.1

"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.

The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.

The tyrant, though, seeks mastery, for which he is insatiable, implacable." ~ David Brin, 'The Postman'

"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

Jenkins-Owen, Sharon

Subject: FW: Kamener voicemail question

From: Karen Kamener [mailto:shadowfaxfan@gmail.com]

Sent: Tuesday, February 19, 2019 9:42 PM

To: Miller, Janet

Cc: steveb239@aol.com

Subject: [EXTERNAL] Re: Bayshore Community Plan Update - Open House Scheduled

Hi Janet,

Hope you are doing well. I am short of time and don't have hours to search for where the definitions might be on the [Lee.Gov](#) website. Can you easily provide a link for where I might find the definitions to decipher this new Bayshore Plan. Here are a few examples of the terms I need defined "stem wall" or " modified Type "D" buffer ".

If this is not something you are familiar with or would take a lot of your time I can ask Mike. You have been more knowledgeable than most about a lot of things over the years so I thought I would ask you first.

Thanks for your time, Karen

"It's said that 'power corrupts', but actually it's more true that power attracts the corruptible.

The sane are usually attracted by other things than power. When they do act, they think of it as service, which has limits.

The tyrant, though, seeks mastery, for which he is insatiable, implacable." ~ David Brin, 'The Postman'

"Be charitable before wealth makes thee covetous." ~ Sir Thomas Browne

On 2/19/2019 3:27 PM, Miller, Janet wrote:

Hello,

You are receiving this email because of your interest in Lee County Community Development and the community planning process.

Please mark your calendars for March 12th (details below). Lee County Community Development is planning an open house for the Bayshore Planning Community. We invite the public to come learn about the proposed Lee Plan and Land Development Code amendments based on input from the community. Please read below for more details, and feel free to share this information with others via email or social media.

Jenkins-Owen, Sharon

From: Steven Brodtkin [steveb239@aol.com]
Sent: Monday, May 13, 2019 8:12 PM
To: Rozdolski, Mikki
Cc: Dunn, Brandon; Jenkins-Owen, Sharon; Miller, Janet; Loveland, David; debjack12@gmail.com; debjack12@gmail.com; shadowfaxfan@gmail.com; JELeppala@gmail.com; pamsfeed@gmail.com; MortonPalm@yahoo.com; singl2630@aol.com; sat300@aol.com; jean1sshc@att.net; NFMDoug@gmail.com; nfmcitizen@gmail.com
Subject: Re: [EXTERNAL] Bayshore Plan

Hi Mikki,

How do we get a copy of the official file for the Bayshore Plan CPA and LDC? I see the comment cards for the visioning meeting and the open house on the county website, but where are the email comments residents and CCBC sent to Staff, and any emails sent to PODPlanning@leegov.com?

Thanks,
Steve

In a message dated 5/6/2019 9:34:48 AM Eastern Standard Time, MRozdolski@leegov.com writes:

Good morning Steve,

Yes, changes were made to the proposed LDC's for the Bayshore Community Plan area. We have upload a new draft to show those changes with highlight.

As you know, the public may provide written comments regarding the proposed amendments to PODPlanning@leegov.com for consideration by staff anytime before the date of the first public hearing. Written public comments become part of the official file; they are not attached to the staff's report. However, written comments may be presented by the public at any public hearing provided that the commentator supplies at least 10 copies to distribute to the Board, recording secretary and staff. The comprehensive plan amendment procedures, including those for public participation, can be found in Administrative Code 13-6.

Mikki Rozdolski

Planning Section Manager

Lee County Community Development

email: mrozdolski@leegov.com

phone: 239-533-8309

Jenkins-Owen, Sharon

From: Dunn, Brandon
Sent: Thursday, May 09, 2019 8:12 AM
To: Jenkins-Owen, Sharon
Subject: FW: [EXTERNAL] Bayshore Plan

FYI...

From: Steven Brodtkin [<mailto:steveb239@aol.com>]
Sent: Wednesday, May 08, 2019 10:40 PM
To: Dunn, Brandon
Cc: debjack12@gmail.com; shadowfaxfan@gmail.com; JLeppala@gmail.com; pamsfeed@gmail.com; MortonPalm@yahoo.com
Subject: [EXTERNAL] Bayshore Plan

Hi Brandon,

I'm hoping you can answer some questions regarding Staff's May 1st draft of the Bayshore Plan. If not, please pass this on to someone who can.

1. The minor commercial zone at the intersection of Nalle and Bayshore Roads in the new draft now reads as follows: "On property north of Bayshore Road and within 500 feet north, 200 feet east, and 700 feet west of the Nalle Road and Bayshore Road intersection: or".

I assume the "or" should have been lined through. Anyway, in policy 6.1.2 of the Lee Plan it states:

"Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs, and commercial marinas. Minor Commercial development must be located so that the retail use, including buildings and outdoor sales area, is located at the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) of arterial and collector roads or two collector roads with direct access to both intersecting roads."

So, in the Lee Plan, minor commercial uses are located within 330 feet of the intersecting roads. Why has the commercial area been expanded to 500 feet north and 700 feet west of the intersection? This seems inconsistent with the existing Lee Plan policy.

2. Policy 18.1.4(3) is confusing. Are there properties within Bayshore, outside of the General Interchange area, that have zoning approval for greater than minor commercial development? I don't believe there are any. Therefore, the second half of the sentence in policy 18.1.4(3) starting with "or on property ..." is redundant with policy 18.1.4(2)(c).

What is the rationale for all of the changes to the commercial development policy, including the expansion of the commercial zone at Nalle and Bayshore Roads.

3. Shouldn't policy 18.1.4(2) read: Commercial Development is allowed only in the following locations, instead of: Commercial Development is only allowed in the following locations? They mean different things. The way it's written in the current draft it could mean that only commercial development can be permitted in those locations, and there is no restriction on commercial development elsewhere. You know what Russell Schropp can do with unclear language.

Please clarify on these points.

Thanks,
Steve

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Jenkins-Owen, Sharon

From: Steven Brodtkin [steveb239@aol.com]
Sent: Monday, May 06, 2019 2:01 PM
To: Rozdolski, Mikki
Cc: Dunn, Brandon; Jenkins-Owen, Sharon; Miller, Janet; Loveland, David
Subject: RE: FW: [EXTERNAL] Bayshore Plan

Hi Mikki,

So if written comments sent to Staff, collected at open houses, or sent to PODPlanning are not attached to the Staff Report, then it's not likely that the LPA, the Commissioners or any other of the reviewing agencies will see them. Is that correct?

Steve

Sent from AOL Mobile Mail

Get the new AOL app: mail.mobile.aol.com

On Monday, May 6, 2019 Rozdolski, Mikki <MRozdolski@leegov.com> wrote:

Good morning Steve,

Yes, changes were made to the proposed LDC's for the Bayshore Community Plan area. We have upload a new draft to show those changes with highlight.

As you know, the public may provide written comments regarding the proposed amendments to PODPlanning@leegov.com for consideration by staff anytime before the date of the first public hearing. Written public comments become part of the official file; they are not attached to the staff's report. However, written comments may be presented by the public at any public hearing provided that the commentator supplies at least 10 copies to distribute to the Board, recording secretary and staff. The comprehensive plan amendment procedures, including those for public participation, can be found in Administrative Code 13-6.

Mikki Rozdolski

Planning Section Manager

Lee County Community Development

email: mrozdolski@leegov.com

phone: 239-533-8309

From: Steven Brodtkin [<mailto:steveb239@aol.com>]

Sent: Sunday, May 05, 2019 11:23 PM

To: PODPlanning

Subject: [EXTERNAL] Bayshore Plan

Were there any changes made to the Bayshore LDC? We were told you would accept comments thru the end of April. How could you have considered all of the public comment when you send out a new draft on May 1st?

Steve

CCBC

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Jenkins-Owen, Sharon

From: Steven Brodtkin [steveb239@aol.com]
Sent: Tuesday, April 30, 2019 10:14 PM
To: Rozdolski, Mikki; Jenkins-Owen, Sharon
Cc: Dunn, Brandon; Loveland, David; Ottolini, Roland; Dist5, Frank Mann; debjack12@gmail.com; shadowfaxfan@gmail.com; JELeppala@gmail.com; pamsfeed@gmail.com; MortonPalm@yahoo.com; singl2630@aol.com; nfmcitizen@gmail.com
Subject: [EXTERNAL] Fwd: Bayshore Community Plan Update, CCBC Comments
Attachments: CCBC, Bayshore Plan Petition, submitted 4-30-19.pdf

4/30/2019

Mikki Rozdolski,

Manager, Community Development

Sharon Jenkins-Owen

Principal Planner

Attached is a petition signed by 170 people opposed to the Staff's rewrite of the Bayshore Plan (and LDC). We need a plan that protects Bayshore as a rural, residential, low density community, promoting the rural lifestyle. We also need a plan that does more to address the flooding. The current draft does nothing to address the Bayshore Community's goals, and in some ways is counterproductive.

The overwhelming majority of the petitioners live within Bayshore, a few are from the immediate surrounding area and are impacted by the Bayshore Plan, and a few are from further away but have interests in Bayshore, such as boarding horses here. We are submitting the petition at this time since we were advised that the end of April ends the public comment period for Staff's consideration.

Staff needs to start from scratch and produce a meaningful, enforceable plan.

Thank you,

Steve Brodtkin

CCBC

3/5/2019

Mikki Rozdolski,

Manager, Community Development

Sharon Jenkins-Owen





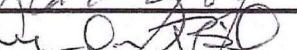

Principal Planner

Please consider our comments below regarding Staff's proposed rewrite of the Bayshore Plan.

WE, THE RESIDENTS OF THE BAYSHORE COMMUNITY, OPPOSE THE COUNTY'S REWRITE OF THE BAYSHORE PLAN BECAUSE:

1. The plan promotes clustered development, which is not consistent with Bayshore's rural lifestyle.
2. The plan does nothing to keep residential densities low, promote larger residential parcels, and reduce flooding (plan will make flooding worse).
3. The plan does nothing to raise the bar for land use changes, which allow for higher residential densities.
4. There is inadequate control of commercial intensity, including in the interchange zone, which impacts Bayshore's rural lifestyle.
5. The transportation objective and policies, and the industrial policy have been eliminated, and should be reinstated.

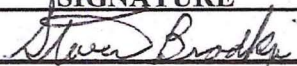
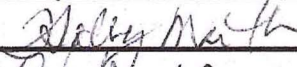

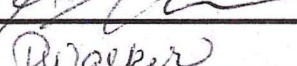
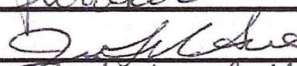
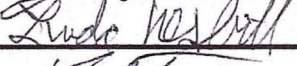
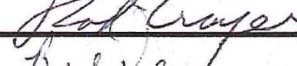
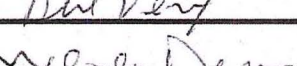
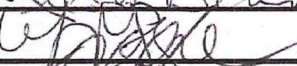
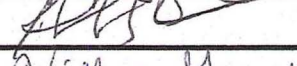
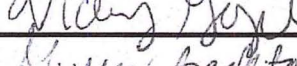

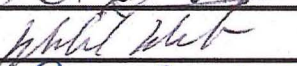
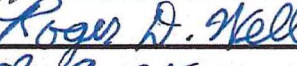
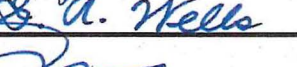



ESSENTIALLY THE PLAN DOES NOTHING TO PRESERVE BAYSHORE'S RURAL LIFESTYLE FOR CURRENT AND FUTURE RESIDENTS.

NAME	SIGNATURE	ADDRESS	DATE
FRANKIE VIETNS		17400 WELLS RD. 33917	3/12/19
Nicole Taylor		20181 Williams Dr 33917	3/20/19
Paula Price		715 Hunter Rd 33913	3/20/19
Mary Abraham	MARY ABRAHAM	8701 NALLE GRADE 33917	3/21/19
Debra M. Kinns	DEBORA M. KINNS	18970 Nalle Rd. 33917	3/21/19
Linda Denty	Linda H. Denty	20700 Nalle Rd 33917	3/22/19
Craig Gilles		20700 Nalle Rd 33917	3/22/19
Kathy Wilfong	K. Wilfong	15470-3 Adamsville Ct 33917	3-22-19
Lynda Bird		7871 Nalle Grade Rd 33917	3-25-19
Susan Forman	SUSAN FORMAN	2030 HAWTHALL FT. MYERS	4/11/2019
Leslie Alvarez	Leslie Alvarez	20350 Pearce St. NFM 33917	4-10-2019
BERNAL ALVAREZ	Bernal Alvarez	20350 PEARCE ST NFM 33917	4-10-2019
Randy & Patricia Wang	Patricia Wang	20200 Haskins Rd. 33917	4/10/2019
Donald & Dianna Easterly	Dianna Easterly	18501 Lynn Rd 33917	4/11/2019
Donald Easterly	Donald Easterly	18501 Lynn Rd 33917	4/11/2019
Bachara Whelan	B. Whelan	16921 RAINA DELL NFM-33917	4-11-2019
Annie Burley		8950 Henderson Grade 33917	4/11/19
KATHLEEN MAYO	Kathleen Mayo	8955 FOREST ST. FT. MYERS 33907	4-12-19
LORI Lynch	Lori J. Lynch	18920 Durand Rd 33917	4-27-19
DENNIS Lynch	Dennis Lynch	" "	4-27-19

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ESSENTIALLY THE PLAN DOES NOTHING TO PRESERVE BAYSHORE'S RURAL LIFESTYLE FOR CURRENT AND FUTURE RESIDENTS.

NAME	SIGNATURE	ADDRESS	DATE
Steven Brodtkin		17720 Durrance Rd. N.F.M.	3-12-19
Holly Marth		9300 Henderson Grade NFM	"
Andy "		" " 33917	"
Frank Mann		ALVA	"
Patty Walker		17941 Leetana Rd NFM 33917	3-12-19
Jennifer Smith		19801 Slater Rd NFM 33917	3-12-19
Linda Nesbitt		19451 Slater Rd NFM 33913	3/12/19
Bob Grayson		19540 Slater	3/12/19
Bud Dennis		18931 LYNN RD NFM 33917	3/12/19
Melody Dennis		18931 Lynn Rd NFM 33917	3/12/19
Kerry Goggin		11200 Deal Rd NFM 33917	3/12/19
Keith Goggin		10810 Deal Rd NFM 33917	3/12/19
Vicky Goggin		10810 Deal Rd NFM 33917	3/12/19
Shelley Bechtol		17061 Pelican Way 33917	3/12/19
David Bechtol		17061 Pelican Way 33917	3/12/19
Michael Mashe		17350 Wells Rd. NFM 33917	3/12/19
ROGER WELLS		18070 LEETANA RD.	3-12-19
ANN WELLS		" " "	3-12-19
DAVID VIETHS		17400 WELLS Rd. 33917	3/12/19

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NAME	SIGNATURE	ADDRESS	DATE
Sandra G Anderson	Sandra G Anderson	20050 Pearce St NFM	3/12/19
D.J. LAUSAN	D.J. Lausan	20050 PEARCE ST. NFM	3/12/19
Debbie Jackson		19450 Meredith Rd NFM	3/12/19
Charlotte Singleton	Charlotte Singleton	166 TD Chappin Ln NFM	33917
Don Mettrione	Don Mettrione	8280 Boonesboro Rd NFM	33917
Carolyn Morton	CAROLYN MORTON	11480 Bayshore Rd N.F.M	33917
KAREN KAMENER	Karen Kamener	20777 BRADLEY RD. NFM	33917
LISA MUSHO	L. Musho	17350 Wells Rd. NFM	33917
Nicole Shankley Gonzalez	Nicole Shankley Gonzalez	19251 Skipper Rd NFM	33917
Stephanie Eller	Stephanie Eller	18601 Leetana Rd, NFM	33917
Tan Brackner	Tan Brackner	17420 Durrance Rd NFM	33917

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NAME	SIGNATURE	ADDRESS	DATE
Marilyn McLain	Marilyn McLain	9950 Quail Hollow Rd	4-11-19
GREG McLAIN	Greg McLain	9950 Quail Hollow Rd	4/11/19
Thomas Clifton	Thomas Clifton	9080 RJS Dr.	4/12/19
Melody Dennis	Melody Dennis	18931 Lynn Rd NFM 33917	4/12/19
Bob Dennis	Bob Dennis	18931 Lynn Rd NFM 33917	4/12/19
Logan Clifton	Logan Clifton	9080 RJS Dr NFM 33917	4/13/19
Shirley L. McIVER	Shirley L. McIVER	19350 Donna Dr. N.E.M. 33917	4/14/19
F.R. Shaw	F.R. Shaw	18900 Lynn Rd. NFM 33917	4/15/19
LOIS McAllister	Lois McAllister	18800 LYNN RD	4-14-19
D. J. LANSAW	D. J. Lansaw	20060 PEARCE ST N.Ft MYERS	4-16-19
SANDRA G. ANDERSON	Sandra G. Anderson	20050 Pearce St N.Ft Myers	4-16-19
Don Mettrione	Don Mettrione	8280 Boonesboro Rd NFM	4-18-19
Orfael Fajardo	Orfael Fajardo	11681 Tundra Dr N.Ft. Myers	4-24-19
Lilia Reos	Lilia Reos	11681 Tundra Dr N.Ft Myers	4-24-19
Santiago Fajardo	Santiago Fajardo	11681 Tundra Dr N.Ft Myers	4-24-19
Sylvia C. Rodriguez	Sylvia C. Rodriguez	11681 Tundra Dr, N.Ft. Myers	4-24-19
Dawn Konieczki	Dawn Konieczki	18490 HUNTERS Glen Rd NFM Myers	4/25/19
Cindy Young	Cindy Young	11560 Tundra Dr. N.Ft. Myers	4-25-19
DOMINIC KONIECZKI	DOMINIC KONIECZKI	18490 HUNTERS Glen Rd N.Ft. MYERS FL	4/25/19

Debbie Balogh

BRAD BALOGH

Blake Balogh

Tyler Balogh

Pennis Lynch

Courtney Gamble

Debbie Balogh

the B. L.

Blake Balogh

tyler Balogh

Angela

Courtney Gamble

7051 Rich Rd

7051 Rich Rd

7051 Rich Rd

7051 Rich Road

18920 Durrance Rd

18920 Durrance Rd

4/27/19

4/27/19

4/27-19

4-27-19

4/27/19

4/27/19

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NAME	SIGNATURE	ADDRESS	DATE
David Miller	<i>David Miller</i>	20230 Williams Dr	4/12/19
Dianne Miller	<i>Dianne Miller</i>	20230 Williams Dr	4/12/19
Denise Metrione	<i>Denise Metrione</i>	8280 Boonesboro Rd	4/12/19
CHRISTINE M. OLSEN	<i>Christine M. Olsen</i>	20080 KEOLA LANE	4/16/19
LYNN A. WAGNER	<i>Lynn A. Wagner</i>	19330 DURANE RD 33907	4/12/19
Michael Barnhart	<i>Michael Barnhart</i>	19300 Skipper Rd 33917	4/19/19
Brandy Darling	<i>Brandy Darling</i>	19751 Hubard 33911	4/20/19
Carolyn Morrow	<i>Carolyn Morrow</i>	11480 Bayshore Rd. N. Ft. Myers	4/20/19
Marlo Castillo	<i>Marlo Castillo</i>	11441 Tundra Drive. N. Ft. Myers.	4/23/19
Rob Kizzire	<i>Rob Kizzire</i>	38800 Still Ln N. Ft. Myers	4/24/19
Sonia Fajardo	<i>Sonia Fajardo</i>	11681 Tundra Dr. N. Ft. Myers	4/24/19
Robert Jacobes	<i>Robert Jacobes</i>	7950 Nalle Grade Rd	4/25/19
Antonio Castillo Jr	<i>Antonio Castillo Jr</i>	11441 TUNDRA DR. N. Ft. MYERS	4/25/19
Antonio M Castillo Sr	<i>Antonio Castillo Sr</i>	11441 TUNDRA DR. N. Ft. MYERS, 33917	4/25/19
Charlene Casey MacDonald	<i>Charlene Casey MacDonald</i>	19550 Pine Echo Rd. N. Ft. Myers, 33917	4/26/19
Kathleen Pritch	<i>Kathleen Pritch</i>	11575 Wells Rd. N. Ft. Myers. FL. 33917	
LuAnne Coursin	<i>LuAnne Coursin</i>	17112 Wayzata Ct. N. Ft. Myers, FL. 33917	4/26/19
Tressa Joyce Joray	<i>Tressa Joyce Joray</i>	9848 Cattail Ct. Fort Myers, FL 33905	
James A. Joray	<i>James A. Joray</i>	9848 Cattail Ct. Fort Myers FL 33905	

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NAME	SIGNATURE	ADDRESS	DATE
Paula Peice	Paula Peice	715 Hutto Rd 33903	4/15/19
Robin Rust	Robin Rust	10771 Aqua Vista Ln 33917	4/15/19
Janet Simmons	Janet Simmons	9751 St Paul Rd	4-15-19
Cindy Swenden	Cindy Swenden	20250 Heloa	4-15-19
ROY KOERGER JR	ROY KOERGER JR	6751 NALLE GRADE RD	4/16/19
Gemma M Baum	Gemma M Baum	17800 NALLE RD	4/16/19
Brittany Miller	Brittany Miller	6990 rich rd	4/16/19
Kristen Freed	Kristen Freed	2260 twin Brooks rd	4/16/19
Crystal Vandervender	Crystal Vandervender	2301 twin Brooks rd	4/16/19
Corky Cochran	Corky Cochran	2260 twin Brooks rd	4/16/19
Amahala Lagon	Amahala Lagon	6651 Nalle Grade Rd	4/16/19
XANDREA HART	Xandrea Hart	18825 NALLE RD	4/16/19
KEVIN D. HART	Kevin D. Hart	18825 NALLE RD.	4/16/19
Sarah Scorzafava	Sarah Scorzafava	4351 Skates Cir.	4/16/19
Annalynn Bragg	Annalynn Bragg	17800 Sabal Palm Rd	4-16-19
DOMINIQUE HOPKINS	DOMINIQUE HOPKINS	17800 S. Palm Rd	4-16-19
VITO BIANCO	VITO BIANCO	17800 S. Palm Rd	4-16-19
John R. [unclear]	John R. [unclear]	17921 Durance Rd	4-16-19
Ronald Lamm	Ronald Lamm	12350 Old Rosebud	4-17-19

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NAME	SIGNATURE	ADDRESS	DATE
Patrick Bastin	<i>Patrick Bastin</i>	19151 Donna Dr	4/16/19
Cathie Rogalski	<i>Cathie Rogalski</i>	8950 Nalle Grade Rd	4/17/19
Debbie Robertson	<i>Debbie Robertson</i>	20150 Williams Dr	4-17/19
Marika Cummings	<i>Marika Cummings</i>	19900 Nalle Rd	4-17-19
Richard Kempt	<i>Richard Kempt</i>	19900 Nalle Rd	4.17.19
Angela Taylor	<i>Angela Taylor</i>	2975 Ribbon Ct	4-18-19
Lisa Anderson	<i>Lisa Anderson</i>	5855 Soudburg	4-18-19
Sherry Graft	<i>Sherry Graft</i>	2051 Snyder Dr	4-18-19
Katherine Parent	<i>K. Parent</i>	6251 Jackson Rd	4-19-19
John Lanier	<i>John Lanier</i>	19181 Nalle Rd	4-19-19
Connie A Lanier	<i>Connie A Lanier</i>	19181 Nalle Rd	4-19-19
Peggy L. Strong	<i>Peggy L. Strong</i>	5951 Lusk Rd	4/19/19
Willie Clark	<i>Willie Clark</i>	19900 Nalle Rd	4/19/19
Elizabeth A. Norton	<i>Elizabeth A. Norton</i>	16581 SHELBY LN	4/19/19
Justin E Arter	<i>Justin E Arter</i>	9000 Nalle Grade	4/20/19
Tina Manning	<i>Tina Manning</i>	10830 Pioneer Rd	4/20/19
Robert J. Beeson	<i>Robert J. Beeson</i>	20750 NALLE RD	4/20/2019
Heather Auld	<i>Heather Auld</i>	20750 Nalle Rd	4/20/19
Cheryl Peruski	<i>Cheryl Peruski</i>	23141 North River Rd	4/20/19
Cathy Zager	<i>Cathy Zager</i>	9301 Heather Ln	4-20-19

Wm. L. Cross Sr

Kathy Cross

Carolyn Brooks

LINDA CROSBIE

Kalina Arter

Todd URICH

Stephanie Peterson

~~B. Jorgensen~~
~~Robert Oettinger~~

Wm. L. Cross Sr

Kathy Cross

Mrs Carolyn Brooks

Linda Crosbie

Kalina Arter

Todd Urich

~~B. Jorgensen~~

Kelly Jorgensen
Robert Oettinger

13400 Nalle Rd

4-22-19

17400 Nalle Rd

4-22-19

6560 Slatu Pines Dr.

4-22-19

WILLOW LN

4-22-19

9000 Nalle Grade

4-22-19

Matt Rd

4-22-19

7171 Nalle Grade

4/22/19

18850 Nalle Rd

4/23/19

18450 Lynn Rd

4/23/19

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NAME	SIGNATURE	ADDRESS	DATE
PATRICIA SPUDT	Patricia Spudt	20037 Wellborn Rd	4/23/19
NINA COOL	Nina Cool		4/23/19
LORI KEMP	Lori Kemp		4/23/19
KATHLEEN KRIEGER	Kathleen Krieger	7720 NAULI GRABE	4-24-19
AMY L. HARRINGTON	Amy L. Harrington	12195 Old Rodeo Drive Alva, FL	4-27-19
MIKE MESSINEO	Mike Messineo	9700 Merledr. NFM	4-27-19
SABYNA BLESSINEO	Sabyna Blessineo	9700 Merle Dr. NFM	4/27/19
LAY BEYER	Lay Beyer	18071 SLATER RD	4/27/19
RENCE BUCHANAN	Rence Buchanan	21301 Carter Rd Estero	4/27/19
KAYLEE KERSEY	Kaylee Kersey	7605 Bonita Blvd NFM	4/27/19
KARLIS STOLT	Karl Stolt	333 NE 16th Pl. Cape	4/27/19
PATTY HEIN	Patty Hein	333 NE 16th Pl Cape	4/27/19
WAYNE COMBS	Wayne Combs	19180 Ethel Dr NFM	4/29/19
BARBARA HANSEN	Barbara Hansen	2780 Hidden Pond Ln NFM	4/29/19
RUSS POST	Russ Post	16970 TARPON WAY	4-29-19
JULIE GRIFFIN	Julie Griffin	970 Aguilone	4-29-19
LARRY BRIGHT	Larry Bright	19780 Skipper Rd	4-29-19
SHANNON BRIGHT	Shannon Bright	19780 Skipper Rd	4-29-19
KATTIE PACERIS	Katie Paceris	19800 Skipper Rd	4-29-19

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NAME	SIGNATURE	ADDRESS	DATE
Brandi Cook	Brandi Cook	19800 Skippier Rd	4-29-19
Leisha Gysin	Leisha Gysin	16757 Slater Rd	4-30-19
Steven Gysin	Steven Gysin	16757 Slater Rd	4-30-19
Mairee de Armond	Mairee de Armond	16751 Slater Rd	4-30-19
Zackary de Armond	Zackary de Armond	16757 Slater Rd	4-30-19

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NAME	SIGNATURE	ADDRESS	DATE
Shirley R. Johnson	Shirley R. Johnson	11901 Shirley Lane	4-30-19
Wm W. Cleaver	Wm W. Cleaver	N. Ft. Myers, FL	
		11901 Shirley Lane	4-30-19
Michael Hipp	Michael Hipp	18871 SR 31 N. Ft. Myers	4/30/19

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NAME	SIGNATURE	ADDRESS	DATE
Heame Cornick	Heame Cornick	1995 Huber Rd NEM	4/10/19

Jenkins-Owen, Sharon

From: Steven Brodtkin [steveb239@aol.com]
Sent: Tuesday, March 19, 2019 8:55 PM
To: Dunn, Brandon
Cc: Jenkins-Owen, Sharon; Rozdolski, Mikki; Loveland, David; debjack12@gmail.com; shadowfaxfan@gmail.com; JELeppala@gmail.com; pamsfeed@gmail.com; MortonPalm@yahoo.com; sat300@aol.com; singl2630@aol.com; jean1sshc@att.net; ChrisCag1@embarqmail.com; nfmccitizen@gmail.com
Subject: [EXTERNAL] Bayshore Plan and LDC

Hi Brandon,

Thank you for answering some of my questions at last week's Bayshore Plan meeting. I have a few more. I see in goal 17 of the Lee Plan where it says:

POLICY 17.3.2: One public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete. (Ordinance No. 18-18)

Are public meetings within the community required for county initiated Lee Plan Changes? I don't see that required anywhere.. Also, where in the land development code, or the Lee Plan, does it describe if meetings are required for LDC changes. Did you say those exist, or are in development?

With regard to Policy 17.1.3, if community plans are not at all regulatory in nature, then what good are they?

POLICY 17.1.3: Community plans should consist of long term objectives and policies that are not regulatory in nature. If needed, land development regulations may be adopted to implement the community plan.

If only the LDC is regulatory then all we have is a requirement that developments be clustered (requiring berms that block sheet flow), that lot sizes be much smaller than residents at the visioning meeting wanted (inconsistent with the rural lifestyle), open space requirements that will consist primarily of buffers, roadside swales, and lakes, and a lack of definition of what a flowway is, and how they will be preserved. Also, there is nothing about roads. Attorney Michael Jacob once told us, when we tried to update the Bayshore Plan in cooperation with the county following the EAR and were stopped, that the way to preserve Bayshore's rural lifestyle is through the LDC. We need a LDC that accomplishes that.

Thanks,
Steve

Jenkins-Owen, Sharon

From: Steven Brodtkin [steveb239@aol.com]
Sent: Tuesday, March 05, 2019 11:08 PM
To: Rozdolski, Mikki; Jenkins-Owen, Sharon
Cc: Loveland, David; sassysranch@aol.com; jlbergbauer@aol.com; msjones7@gmail.com; steveb239@aol.com; bitsandpieces1@aol.com; vickibrown2212@gmail.com; Travelmom17@aol.com; Thetreesknees@gmail.com; thinkgreenwise@yahoo.com; mtnbnd39@aol.com; tnsebound@aol.com; ChrisCag1@embarqmail.com; overdonmom@aol.com; Protogere@gmail.com; MelindaNY@yahoo.com; jean1sshc@att.net; acotarello2@mac.com; Lacoursin@msn.com; theladycox@gmail.com; Sandman81250@gmail.com; spcgo555go@gmail.com; NFMDoug@gmail.com; loosecannon1@embarqmail.com; budandmelody@yahoo.com; sangeodowning@hotmail.com; davideads55@yahoo.com; nfmcitizen@gmail.com; EZGH1@yahoo.com; moe1000000@gmail.com; sdsford@gmail.com; TLF981@gmail.com; dimondg99@gmail.com; TheresaHannong@gmail.com; BillHannong@gmail.com; Chris.Hansen@LeeHealth.org; hansenhc@me.com; hechlerw@gmail.com; kimaholbrook@yahoo.com; lbhooper@yahoo.com; deniseisgreen@aol.com; phbeckergail@gmail.com; dhutter@aol.com; ronald.jackman@comcast.net; debjack12@gmail.com; nathankamener@gmail.com; shadowfaxfan@gmail.com; jodokant@aol.com; roseodellking@gmail.com; JKio74@yahoo.com; TLKKio@yahoo.com; lakej31@gmail.com; acleanpool1@gmail.com; pamsfeed@gmail.com; JELeppala@gmail.com; jlimbaugh@live.com; liptonapc@aol.com; leidabrianna@yahoo.com; miamidlovell@aol.com; glupi@embarqmail.com; hzminda@gmail.com; hollymarth@yahoo.com; info@DarlaMcIntosh.com; donmetrione@gmail.com; midgett04@centurylink.net; skip@sbrealtyinc.com; DMD11F@gmail.com; Jmracing25@aol.com; MortonPalm@yahoo.com; lmusho@comcast.net; WTIE@comcast.net; Kennichols1957@sbcglobal.net; elidalopez83@yahoo.com; barbipk@msn.com; tonyprice@pricelessrealty.com; tmrohaley@gmail.com; masewion@gsgcf.org; jennasharpfl@gmail.com; singl2630@aol.com; lisaspropertymanagement@yahoo.com; jsmith6372@yahoo.com; mikebook1@verizon.net; kim_tester@yahoo.com; tnamllit4771@gmail.com; sat300@aol.com; bturski@gmail.com; dvieths1@aol.com; pawalker2@gmail.com; Drkim13@hotmail.com; gweav2007@aol.com; rogerw1@embarqmail.com; sunlady30@aol.com; cswmkw@aol.com; marykhugo@aol.com; rogeryorde@earthlink.net
Subject: [EXTERNAL] Bayshore Community Plan Update, CCBC Comments
Attachments: BayshoreMeetingCourtesylLocationMap.pdf

3/5/2019

Mikki Rozdolski,
Manager, Community Development

Sharon Jenkins-Owen
Principal Planner

Please consider our comments below regarding Staff's proposed rewrite of the Bayshore Plan.

GOAL 18: BAYSHORE COMMUNITY PLAN. Manage future growth in the Bayshore Community Plan area so as to: maintain a low-density development pattern; support commercial agricultural operations and homestead agricultural and equestrian activities; minimize potential damage to property caused by flooding; and, protect and conserve water supply.

The proposed Bayshore goal is weak, and does not mention anything about maintaining and preserving Bayshore's rural lifestyle, one of the primary points made by residents at the "visioning workshop". Commercial agriculture is fine, however some commercial operations have not been good neighbors and have negatively impacted the community. We want to support the individuals' rural lifestyle, with residents having the ability to have horses, livestock, and pets. Also, residents don't want to "minimize potential flooding", but do more to

ensure that flooding isn't made worse. While we know that Bayshore will always be a flood prone area, we want actions taken to reduce flooding, not exacerbate it as has occurred with overly dense developments that remove large areas from the flood plain. The existing Bayshore Plan talks about excluding incompatible uses that are destructive to the rural residential environment; language we've always supported but has been eliminated in Staff's proposal. There is no mention of minimizing commercial activity (focused on serving the local community), which was another primary point made at the visioning workshop. Residents want to see Bayshore remain as a low density uncongested area.

OBJECTIVE 18.1: LAND USE. Support low-density residential development, limited commercial development, and active agricultural and recreational uses within the Bayshore Community Plan area.

Low density residential development should be defined as 2.5 to 5 acres and larger. The limited commercial development should be focused on serving the local community. There is no requirement for the County to permit a development at the maximum allowable density. Yet, despite the existing Bayshore Plan goal, and the flood prone nature of the community, Staff historically has recommended approval for developments at or near the maximum density allowed, so we need stronger language.

POLICY 18.1.1: Utilize the planned development process for all residential developments containing ten or more dwelling units to ensure compatibility with the surrounding uses.

The planned development process does not ensure compatibility with the surrounding uses, as demonstrated by the Leetana RPD project which Staff has recommended for approval. It is not low density (supported by Staff, at the maximum possible density despite being in a flood plain) and will exacerbate flooding. The lot sizes, even at the perimeter, are not consistent with the surrounding development pattern and are way too small to support the rural lifestyle. Residential development needs to promote the rural lifestyle.

POLICY 18.1.2: The use of bonus density, including Transferable Development Units, is prohibited within the boundaries of the Bayshore Community Plan area.

There is no mention of using transfer development Units to move residential density out of Bayshore, as a tool to keep the density low. The policy should also prohibit the transfer of development units into Bayshore from outside.

POLICY 18.1.3: Amendments to the future land use map that increase density or intensity must demonstrate consistency with the Lee Plan through a concurrent planned development rezoning.

There needs to be a much higher bar for amendments that increase density or intensity in order to maintain Bayshore's rural lifestyle, and because, unlike other communities, Bayshore lies in a floodplain.

POLICY 18.1.4: Commercial development is only allowed as follows:

- 1. All types of commercial development are permitted on property located within the General Interchange future land use category, as it exists on [insert effective date of Ordinance].**
- 2. Only minor commercial development is permitted on property located within 330 feet of the following intersections: Nalle Road and Bayshore Road; State Route 31 and Bayshore Road; and, State Route 31 and Old Bayshore Road.**

3. Property with existing zoning approval (prior to [insert effective date of Ordinance]) which allows commercial use(s). Amendment to the allowable commercial use of an existing zoning approval is limited to minor commercial development.

4. All zoning requests for commercial developments must utilize the planned development rezoning process.

It's unclear whether commercial development is allowed elsewhere in Bayshore. Commercial development in the General Interchange Zone should be largely limited, to be consistent with Bayshore's rural quality of life. Intensive commercial development should be located on the west side of the interstate. You heard at the March 2018 meeting residents saying that they don't want additional commercial development in Bayshore. The definition of minor commercial development is not contained within the Bayshore Plan and could be changed without residents being aware. Minor commercial development should be defined as 20,000 sq. ft (maximum). in the Bayshore Community, as proposed by Staff when we worked with them from 2012 through 2015 in an attempt to update the Bayshore Plan. There needs to be a limit on the amount of impervious area allowed.

POLICY 18.1.5: Minimize impacts to floodplains by using low impact construction measures, such as stem wall or stilt construction, which will reduce the amount of fill needed for site development.

Stem wall construction is fine but the main problem is higher residential density that fills too much of the land, interrupting sheet flow. Where is the restriction on how much of the land can be filled and where is the requirement that development is required to allow historic sheet flow to cross the property?

POLICY 18.1.6: Maintain existing county-owned equestrian facilities and explore the feasibility and potential funding for developing additional facilities in or adjacent to the Bayshore Community Plan area.

Aside from a few equine events once a year at the SW Florida Fair (at the Civic Center), the only county owned equestrian facility we know of is Popash Preserve, which has riding trails. Years ago there were horse shows at the Civic Center but the facility was of such poor quality, and the fees so high, that equestrian groups gave up on it. There are horse shows at the Posse Arena which is a privately owned non-profit. So we're not completely sure what you are referring to in this policy.

OBJECTIVE 18.2: NATURAL RESOURCES: Protect and enhance surface and groundwater resources, and rare and unique plant habitats while also protecting life and property from flood hazards.

The County has not protected against flood hazards despite existing policies in the Lee Plan. The County does not take these policies seriously. Policy 5.1.2 was totally ignored when Staff recommended approval of the Leetana RPD. Brightwater is another example.

(POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.)

POLICY 18.2.1: Protect environmentally sensitive areas, such as creeks, oak hammocks, floodplains and wetlands from potential impacts of development.

How will this be implemented?

POLICY 18.2.2: Preserve critical habitats of protected, endangered, and threatened species, species of special concern, and native plant communities, including subtropical and tropical hardwood hammock, scrub, and wetlands.

How will this be accomplished? Relocating wildlife and mitigation only serve to reduce total critical habitat.

POLICY 18.2.3: Developments will be designed so as not to interrupt natural flowway corridors, exacerbate flooding, or reduce water basin storage or water quality within the watershed. Natural flowway corridors, cypress heads, natural lakes, and restored impacted natural surface waters should be used in the design of private surface water management systems.

How will this be enforced? Current policies that address this issue are regularly ignored.

POLICY 18.2.4: Support the use of private and public land conservation and acquisition programs as mechanisms to ensure long-term wetland and native upland habitat preservation and water quality.

Projects on county owned land need to be designed in a way to not exacerbate flooding on offsite properties. Studies show that roads and berms are the primary causes of sheetflow backup, yet projects are permitted with mile long berms, such as Popash Preserve which has worsened flooding in the neighborhood to the west.

POLICY 18.2.5: All developments must connect to a sanitary sewer system. If sanitary sewer service is not available, an on-site sewage treatment facility (package plant) is required to provide for the collection and treatment of wastewater generated by the development. For residential developments of ten or more dwelling units and non-residential developments of five acres or less, advanced septic systems may be used.

If all developments must connect to a sewer system, or have an on-site package plant, then it's inconsistent to say that developments of ten or more du's and non-residential developments can use advanced septic systems.

The proposed LDC amendments are vague and have no teeth. The County already ignores existing policies such as policy 5.1.2 previously discussed.

Sec. 33-1751. Impediments to surface water flow.

Berms or other physical impediments must be designed, constructed and located so as not to obstruct off-site surface water.

With regard to Sec. 33-1751, how is an impediment designed to not be an obstruction? Any significant berm, by definition, will obstruct surface water. Developments must be designed to allow sheet flow to move through, and not around, the development, and the development must be of low density (parcels 2.5-5 acres or more) so as not to obstruct surface water flow. In the past we've advocated for vegetative buffers, and not berms, where buffers are needed.

We strongly oppose Sec. 33-1752(a)1 which states:

Development must be clustered in a manner that provides for the protection of: existing, on-site native vegetation, including wetlands and uplands; natural flow ways; and habitat for endangered, threatened or species of special concern.

At the "visioning workshop" Bayshore residents strongly supported preserving Bayshore's rural lifestyle. Clustering development destroys the rural lifestyle. In a clustered development residents cannot keep horses and livestock. The rural lifestyle is maintained by keeping parcel sizes at 2.5-5 acres and larger. In the River Hall case the County Commission declared that clustered development in the Rural land use category, was suburban in nature. As clearly expressed at the visioning workshop, Bayshore residents want to maintain the rural residential lifestyle.

The Transportation objective and policies (shown below) in the existing Bayshore Plan have been eliminated without replacement or explanation.

OBJECTIVE 18.2: TRANSPORTATION. All road improvements within the Bayshore Community considered by the county will address the community's goal to maintain its rural character and give preference to alternatives that allow existing roads to function at their current capacity. (Ordinance No. 03-02, 18-18)

POLICY 18.2.1: Any expansion of the state arterial roadways should include physically separated provisions for bicyclists/pedestrians. (Ordinance No. 03-02, 18-18)

POLICY 18.2.2: Road capacity improvements needed within the Bayshore Community to serve demands generated outside the community will be designed to minimize the impacts on the community and its rural character. (Ordinance No. 03-02, 18-18)

POLICY 18.2.3: If a need to extend Del Prado Boulevard east of I-75 through the Bayshore Community Plan area is demonstrated, the corridor evaluation must include alternatives to using the existing Nalle Grade Road alignment. The evaluation will address (but not be limited to) access, safety and community character issues. Alternatives will be presented at an evening public information meeting in accordance with Policies 17.3.3 and 17.3.4. (Ordinance No. 03-02, 18-18)

The Transportation objective includes important issues. When County Staff previously made changes to the Bayshore Plan and eliminated the evening meeting requirement in policy 18.2.3, I discussed it with Mikki Rozdolski and she reinstated it. Now the entire objective is gone. What is wrong the the existing Transportation objective and policies? We propose adding to the Transportation objective (or LDC) policies to add paved shoulders to county roads when feasible, and the requirement that roads in Bayshore continue to be designed with swales, and not curbs. School children have been killed walking along county maintained roads in Bayshore, where there are no paved shoulders.

Also missing, without explanation, are other important policies in the existing Bayshore Plan.

POLICY 18.1.3: No new industrial uses or industrial rezonings are permitted after February 3, 2003. (Ordinance No. 03-02, 18-18)

POLICY 18.1.4: No new mining uses or commercial excavations are permitted after February 3, 2003. (Ordinance No. 03-02, 18-18)

These policies are consistent with the vision expressed at the "visioning workshop" and should not be removed.

When discussing the Leetana RPD development, Staff told us that an application doesn't have to be consistent with every policy of the Lee Plan. For example, we pointed out that the Leetana RPD proposal, recommended for approval by Staff, was inconsistent with policy 5.1.2. Staff did not disagree, yet they ignored the policy

without addressing the issue in any way. If an application does not have to be consistent with some policies, then what good is the Lee Plan?

The North Fort Myers Surface Water Management Plan, performed by AECOM and issued on 9/21/2010, states in conclusion that:

"Based on discussions with County staff, it was determined that the model results do not accurately reflect some of the areas where flooding has been observed and reported in the past. It was also determined that it was out of the scope of this planning level effort to perform a detailed analysis at the neighborhood level for some of these areas. Therefore, it is recommended that Neighborhood Level Drainage Studies be performed in three areas that could include detailed modeling, an assessment of level of service, and proposed recommendations for improvements." The plan also states: "The Charlotte County watershed lacks detailed information."

So the neighborhood level drainage studies have never been done, the models do not accurately reflect where flooding occurs, and we don't have sufficient information on the sheetflow entering Lee County from Charlotte County. In addition, when the 2010 study was done, AECOM admitted that they didn't consider the interconnections between the watersheds. We should not continue to issue permits when model results do not accurately reflect areas where flooding has been observed (including observations by Staff at the time), and the neighborhood studies have not been done.

Unlike other communities in Lee County, Bayshore lies in a floodplain. Therefore there needs to be stricter development rules to allow for the historic sheet flow. The proposed LDC is vague and does not spell out how to achieve and enforce the policies proposed in Objective 18.2: Natural Resources. Neighborhood level drainage studies need to be done. The draft plan fails to protect Bayshore's rural lifestyle, sufficiently limit commercial activity, and account for floodplain issues. The plan also eliminates other important policies with no attempt at replacement. Proposed development needs to be consistent with all of the Lee Plan, and not just part of the Lee Plan.

We again ask for the plan amendment to be provided in a strike through, underline format, so residents can see what is being removed. This will be needed anyway for the LPA. We also again ask what is the status of the existing Bayshore Vision statement?

Since the draft plan does not adequately address the concerns raised at the "visioning workshop", important policies have been removed, and the language made weaker, CCBC will oppose transmittal as written. We hope that Staff will rewrite the plan in a manner consistent with the needs and desires of the Bayshore community.

These comments have been reviewed and approved by the CCBC Board of Directors.

Thank you,
Steven Brodtkin
Vice President/Secretary
CCBC

From: steveb239@aol.com

To: MRozdolski@leegov.com, SJenkins-Owen@leegov.com, BDunn@leegov.com, debjack12@gmail.com, MortonPalm@yahoo.com, EZGH1@yahoo.com, bitsandpieces1@aol.com, pamsfeed@gmail.com, ChrisCag1@embarqmail.com, dhutter@aol.com, Protogere@gmail.com, MelindaNY@yahoo.com, sat300@aol.com, roseodellking@gmail.com, JoDoKant@aol.com, Thetreesknees@gmail.com, acleanpool1@gmail.com, lisaspropertymanagement@yahoo.com, ronald.jackman@comcast.net, skip@sbrealtyinc.com, JELeppala@gmail.com, moe1000000@gmail.com, TLF981@gmail.com, tonyprice@pricelessrealty.com, info@DarlaMcIntosh.com, shadowfaxfan@gmail.com, jean1sshc@gmail.com, phbeckergail@gmail.com, lmusho@comcast.net, stefeller@yahoo.com, WTIE@comcast.net, Kennichols1957@sbcglobal.net, Chris.Hansen@LeeHealth.org, hansenhc@me.com, steveb239@aol.com,

Jenkins-Owen, Sharon

From: Steven Brodtkin [steveb239@aol.com]
Sent: Sunday, March 03, 2019 10:59 PM
To: Desjarlais, Roger
Cc: Loveland, David; Rozdolski, Mikki; Jenkins-Owen, Sharon; Dunn, Brandon; Dist3, Larry Kiker; Dist5, Frank Mann; Dist1, John Manning; Dist2, Cecil Pendergrass; Dist4, Brian Hamman; sassysranch@aol.com; jlbergbauer@aol.com; msjones7@gmail.com; bitsandpieces1@aol.com; vickibrown2212@gmail.com; Travelmom17@aol.com; Thetreesknees@gmail.com; thinkgreenwise@yahoo.com; mtnbnd39@aol.com; tnsebound@aol.com; ChrisCag1@embarqmail.com; overdonmom@aol.com; Protogere@gmail.com; MelindaNY@yahoo.com; jean1sshc@att.net; acotarelo2@mac.com; Lacoursin@msn.com; theladycox@gmail.com; Sandman81250@gmail.com; spcgo555go@gmail.com; NFMDoug@gmail.com; loosecannon1@embarqmail.com; budandmelody@yahoo.com; sangeodowning@hotmail.com; davideads55@yahoo.com; nfmcitizen@gmail.com; EZGH1@yahoo.com; moe1000000@gmail.com; sdsford@gmail.com; TLF981@gmail.com; dimondg99@gmail.com; TheresaHannong@gmail.com; BillHannong@gmail.com; Chris.Hansen@LeeHealth.org; hansenhc@me.com; hechlerw@gmail.com; kimaholbrook@yahoo.com; lbhooper@yahoo.com; deniseisgreen@aol.com
Subject: [EXTERNAL] Bayshore Open House Meeting

Lee County Manager
Roger Desjarlais

County Staff has scheduled a meeting to discuss the proposed Bayshore Plan (and LDC amendments) written over the past year by Staff. The meeting is scheduled for 4-6 PM on Tuesday, March 12th at the Civic Center. We requested a later time, since Bayshore is primarily a working class community and not a retirement community. Last March County Staff held a "Visioning Meeting" which started at 7 PM, a more reasonable hour. Our request for a later start time was declined by Staff, but since then we've been receiving complaints from residents about both the time and format.

We need a meeting that starts at 6:30 or 7 PM, with a presentation by Staff, followed by a question and answer period. This complete rewrite of the Bayshore Plan will affect all residents and it's only fair and reasonable to have as much participation as possible. We ask for your assistance in this matter.

Thank you,
Steve Brodtkin
Vice President/Secretary
CCBC
Concerned Citizens of Bayshore Community, Inc.

From: SJenkins-Owen@leegov.com
To: steveb239@aol.com
Sent: 2/27/2019 1:35:36 PM Eastern Standard Time
Subject: FW: Bayshore Open House Meeting

Good afternoon Steve,

Thank you for your E-Mail regarding the time of the open house.

We understand how difficult it is to accommodate everyone's schedule.

The meeting format will be a "open house" forum where people may come and go at their pleasure.

Jenkins-Owen, Sharon

From: Steven Brodtkin [steveb239@aol.com]
Sent: Tuesday, February 26, 2019 8:49 PM
To: Rozdolski, Mikki
Cc: Jenkins-Owen, Sharon; Dunn, Brandon; Dist5, Frank Mann; mannfarm@aol.com; sassysranch@aol.com; jlbergbauer@aol.com; msjones7@gmail.com; steveb239@aol.com; bitsandpieces1@aol.com; vickibrown2212@gmail.com; Travelmom17@aol.com; Thetreesknees@gmail.com; thinkgreenwise@yahoo.com; mtnbnd39@aol.com; tnsebound@aol.com; ChrisCag1@embarqmail.com; overdonmom@aol.com; Protogere@gmail.com; MelindaNY@yahoo.com; jean1sshc@att.net; acotarelo2@mac.com; Lacoursin@msn.com; theladycox@gmail.com; Sandman81250@gmail.com; spcgo555go@gmail.com; NFMDoug@gmail.com; loosecannon1@embarqmail.com; budandmelody@yahoo.com; sangeodowning@hotmail.com; davideads55@yahoo.com; nfmcitizen@gmail.com; EZGH1@yahoo.com; moe1000000@gmail.com; sdsford@gmail.com; TLF981@gmail.com; dimondg99@gmail.com; TheresaHannong@gmail.com; BillHannong@gmail.com; Chris.Hansen@LeeHealth.org; hansenhc@me.com; hechlerw@gmail.com; kimaholbrook@yahoo.com; lbhooper@yahoo.com; deniseisgreen@aol.com; phbeckergail@gmail.com; dhutter@aol.com; ronald.jackman@comcast.net; debjack12@gmail.com; nathankamener@gmail.com; shadowfaxfan@gmail.com; JoDoKant@aol.com; roseodellking@gmail.com; JKio74@yahoo.com; TLKKio@yahoo.com; lakej31@gmail.com; acleanpool1@gmail.com; pamsfeed@gmail.com; JELeppala@gmail.com; jlimbaugh@live.com; liptonapc@aol.com; leidabrianna@yahoo.com; miamidlovell@aol.com; glupi@embarqmail.com; hzminda@gmail.com; hollymarth@yahoo.com; info@DarlaMcIntosh.com; donmetrione@gmail.com; midgett04@centurylink.net; skip@sbrealtyinc.com; DMD11F@gmail.com; Jmracing25@aol.com; MortonPalm@yahoo.com; lmusho@comcast.net; WTIE@comcast.net; Kennichols1957@sbcglobal.net; elidalopez83@yahoo.com; barbipk@msn.com; tonyprice@pricelessrealty.com; tmrohaley@gmail.com; masewion@gsgcf.org; jennasharpfl@gmail.com; singl2630@aol.com; lisaspropertymanagement@yahoo.com; jsmith6372@yahoo.com; mikebook1@verizon.net; kim_tester@yahoo.com; tnamllit4771@gmail.com; sat300@aol.com; bturski@gmail.com; dvieths1@aol.com; pawalker2@gmail.com; Drkim13@hotmail.com; gweav2007@aol.com; rogerw1@embarqmail.com; sunlady30@aol.com; cswmkw@aol.com; marykhugo@aol.com; rogeryorde@earthlink.net
Subject: [EXTERNAL] Bayshore Open House Meeting

Mikki Rozdolski
Manager, Community Development
Hi Mikki

In reference to the meeting notice below, its' scheduled time is too early for many Bayshore residents. We want to make sure that everyone has a chance to attend.

County Community Development plans Bayshore open house

Fort Myers, FL, Feb. 18, 2019 – Lee County Department of Community Development staff will discuss proposed changes for the Bayshore community at an open house from 4 to 6 p.m. Tuesday, March 12, in the Davidson House at the Lee Civic Center, 11831 Bayshore Road, North Fort Myers.

When the "Visioning Workshop" was held last March it started at 7 PM.

Lee County is holding a visioning workshop for residents and businesses of Bayshore, a community located within unincorporated North Fort Myers, east of Interstate 75 and west of Alva. The public workshop will begin at 7 p.m. Tuesday, March 6, at the Bayshore Fire Department Station 131, which is located at 17350 Nalle Road.

We ask that the March 12th meeting be held from 6 to 8 PM so that working people can attend.

Thank you,

Steve

CCBC

Jenkins-Owen, Sharon

From: Steven Brodtkin [steveb239@aol.com]
Sent: Friday, February 22, 2019 1:36 PM
To: Jenkins-Owen, Sharon
Subject: RE: [EXTERNAL] Bayshore Community Plan Update - Open House Scheduled

Thanks.

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Friday, February 22, 2019 Jenkins-Owen, Sharon <SJenkins-Owen@leegov.com> wrote:

Good morning Steve,

See attached PDFs as requested.

Sharon

Sharon Jenkins-Owen, AICP

Planner, Principal

Lee County DCD Planning Section
1500 Monroe Street
Fort Myers, Florida 33901

SJenkins-Owen@leegov.com

239.533.8535

From: Steven Brodtkin [mailto:steveb239@aol.com]
Sent: Thursday, February 21, 2019 9:27 PM
To: Jenkins-Owen, Sharon
Subject: Re: [EXTERNAL] Bayshore Community Plan Update - Open House Scheduled

Hi Sharon,

Thank you for the reply. Could you resent the attachments as PDF's. For some reason I don't seem to be able to open these attachments. Maybe because I'm still working with windows 7.

Thanks,

Steve

Jenkins-Owen, Sharon

From: Steven Brodtkin [steveb239@aol.com]
Sent: Wednesday, February 20, 2019 10:06 PM
To: Rozdolski, Mikki; Jenkins-Owen, Sharon; Dunn, Brandon; debjack12@gmail.com; MortonPalm@yahoo.com; EZGH1@yahoo.com; bitsandpieces1@aol.com; pamsfeed@gmail.com; ChrisCag1@embarqmail.com; dhutter@aol.com; Protogere@gmail.com; MelindaNY@yahoo.com; sat300@aol.com; roseodellking@gmail.com; JoDoKant@aol.com; Thetreesknees@gmail.com; acleanpool1@gmail.com; lisaspropertymanagement@yahoo.com; ronald.jackman@comcast.net; skip@sbrealtyinc.com; JELeppala@gmail.com; moe1000000@gmail.com; TLF981@gmail.com; tonyprice@pricelessrealty.com; info@DarlaMcIntosh.com; shadowfaxfan@gmail.com; jean1sshc@gmail.com; phbeckergail@gmail.com; lmusho@comcast.net; stefeller@yahoo.com; WTIE@comcast.net; Kennichols1957@sbcglobal.net; Chris.Hansen@LeeHealth.org; hansenhc@me.com; steveb239@aol.com; TheresaHannong@gmail.com; BillHannong@gmail.com; donmetrione@gmail.com; kim_tester@yahoo.com; acotarelo2@mac.com; jsmith6372@yahoo.com; masewion@gsgcf.org; pattywalkerremax@gmail.com; kimaholbrook@yahoo.com; cswmkw@aol.com; marykhugo@aol.com; rogerw1@embarqmail.com; rogeryorde@earthlink.net; budandmelody@yahoo.com; loosecannon1@embarqmail.com; hollymarth@yahoo.com; dvieths1@aol.com; hzminda@gmail.com; DMD11F@gmail.com; mikebook1@verizon.net; nathankamener@gmail.com; sangeodowning@hotmail.com; deniseisgreen@aol.com; Jmracing25@aol.com; hechlerw@gmail.com; davideads55@yahoo.com; lbhooper@yahoo.com; dimondg99@gmail.com; mtbnbd39@aol.com; tnsebound@aol.com; tmrohaley@gmail.com; glupi@embarqmail.com; jlimbaugh@live.com; spcgo555go@gmail.com; overdonmom@aol.com; midgett04@centurylink.net; lakej31@gmail.com; miamidlovel@aol.com; gweav2007@aol.com; tnamllit4771@gmail.com; leidabrianna@yahoo.com; elidalopez83@yahoo.com; larry@larryford.com; barbipk@msn.com; bturski@gmail.com; msjones7@gmail.com; liptonapc@aol.com; sunlady30@aol.com; vickibrown2212@gmail.com; Drkim13@hotmail.com; jennasharpfl@gmail.com; NFMDoug@gmail.com; theladycox@gmail.com; Sandman81250@gmail.com; JKio74@yahoo.com; TLKKio@yahoo.com; jlbergbauer@aol.com; Lacoursin@msn.com; thinkgreenwise@yahoo.com; sassysranch@aol.com; Travelmom17@aol.com; singl2630@aol.com
Cc: Dist5, Frank Mann
Subject: [EXTERNAL] Bayshore Community Plan Update - Open House Scheduled
Attachments: BayshoreMeetingCourtesyLocationMap.pdf

Mikki Rozdolski
Manager, Community Development
Hi Mikki,

We have a lot of problems with Staff's draft proposal. For starters we have always received Lee Plan Amendments in strike through, underline form. This allows residents to see what is being removed and what is being added. There are a number of policies in the current Bayshore Plan which have been dropped and have not been addressed. Remember that the Bayshore Plan was written by, and paid for, by the community. It was adopted unanimously by the BOCC. It's not clear from the email we received if the current plan is totally eliminated.

Where is Goal 18. Has it been changed? Has the vision statement been changed? We're down from 4 objectives to 2. What happened to the transportation objective?

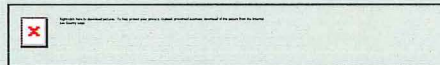
On page 5 of the proposal we received it states: " However, the Community Plan area also includes future land use categories that allow density of more than two dwelling units per acre, including General Interchange, Sub-Outlying Suburban, and Rural." Does Staff not know that the Sub-Outlying Suburban and Rural land use categories do not allow more than two dwelling units per acre?

The map on page 3 shows maintenance projects. It's hard to see the exact locations. The County held meetings in south and east Lee County to discuss flooding issues and what is being done (part of the email is shown below). We've repeatedly asked for a meeting in Bayshore to discuss flooding, but have received no response.

Bayshore lies in a flood plain and experiences some of the worst flooding in the county, yet the appropriate County Staff has not responded to meeting requests. The County continues to permit development that fills in the flood plain, and diverts water onto others, while claiming to try to mitigate flooding. How can we get a meeting to discuss Bayshore's flooding issues and what the County is doing? The Update from Lee County says more meetings will be planned, but we've heard of none.

We will be commenting further on on proposed policies and proposed LDC amendments once we've had a chance to fully review Staff's proposal.

Thank you,
Steve Brodtkin
CCBC



Update from Lee County

January 9, 2019

Flood-mitigation update from Lee County

Lee County announces three meetings to inform the public about flood-mitigation efforts

Lee County is planning three public meetings to inform stakeholders and residents about the yearlong effort the county has started for Phase 3 of its post-Hurricane Irma flood-mitigation efforts.

The informational meetings will be formatted as a drop-in 4 to 6 p.m. on three consecutive Thursdays at various county locations. They are:

- Jan. 24 at Wa-Ke Hatchee Recreation Center, 16760 Bass Road, Fort Myers, FL 33908
- Jan. 31 at the Bonita Springs Library, 26876 Pine Ave., Bonita Springs, FL 34135
- Feb. 7 at Veterans Park Recreation Center, 55 Homestead Road South, Lehigh Acres, FL 33936

County staff and engineering firms will be on hand to provide information about the study and the process. Staff will also introduce the public to the county's updated flood-mitigation project website so residents can follow the process and obtain updates. The website address is www.leegov.com/flooding. Also, more public meetings will be planned in 2019 before the study's conclusion.

From: JMiller@leegov.com
To: xyz@leegov.com
Sent: 2/19/2019 3:28:54 PM Eastern Standard Time
Subject: Bayshore Community Plan Update - Open House Scheduled

Hello,

You are receiving this email because of your interest in Lee County Community Development and the community planning process.

Please mark your calendars for March 12th (details below). Lee County Community Development is planning an open house for the Bayshore Planning Community. We invite the public to come learn about the proposed Lee Plan and Land Development Code amendments based on input from the community. Please read below for more details, and feel free to share this information with others via email or social media.

For more information visit the website at <http://www.leegov.com/dcd/planning/cp/bayshore> or contact PODPlanning@leegov.com.

Lee County Community Development plans Bayshore open house

Fort Myers, FL, Feb. 18, 2019 – Lee County Department of Community Development staff will discuss proposed changes for the Bayshore community at an open house from 4 to 6 p.m. Tuesday, March 12, in the Davidson House at the Lee Civic Center, 11831 Bayshore Road, North Fort Myers.

The changes come in the form of proposed amendments to the Lee Plan and Land Development Code; they are based on input from a Bayshore community meeting held in 2018.

The prior meeting – called a visioning meeting – was held for the Bayshore Community Plan area in March 2018, following the direction of the Lee Board of County Commissioners (BoCC). At the meeting, staff collected input from area stakeholders concerning the vision and goals for the Bayshore Community Plan area.

Since then, Community Development staff have been working with other Lee County departments to turn the community's vision into implementable Lee Plan and Land Development Code provisions.

All amendments will move through the normal process required to amend the Lee Plan with opportunities for public input – one hearing with the Local Planning Agency and two hearings with the BoCC (transmittal and adoption).

There are 17 distinct community planning areas identified in the Lee Plan. This winter and spring, Community Development staff members plan to host open-house community plan meetings in San Carlos Island and Alva; information about those dates and times will be available after the Bayshore meeting. Additionally, three communities will have visioning meetings scheduled (details to come): North Olga, Caloosahatchee Shores and Page Park.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate in this meeting, contact David Wagley, 239-533-8502, Florida Relay Service 711, or DWagley@leegov.com. Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

Janet Miller

Administrative Assistant

DCD Administration

jmiller@leegov.com

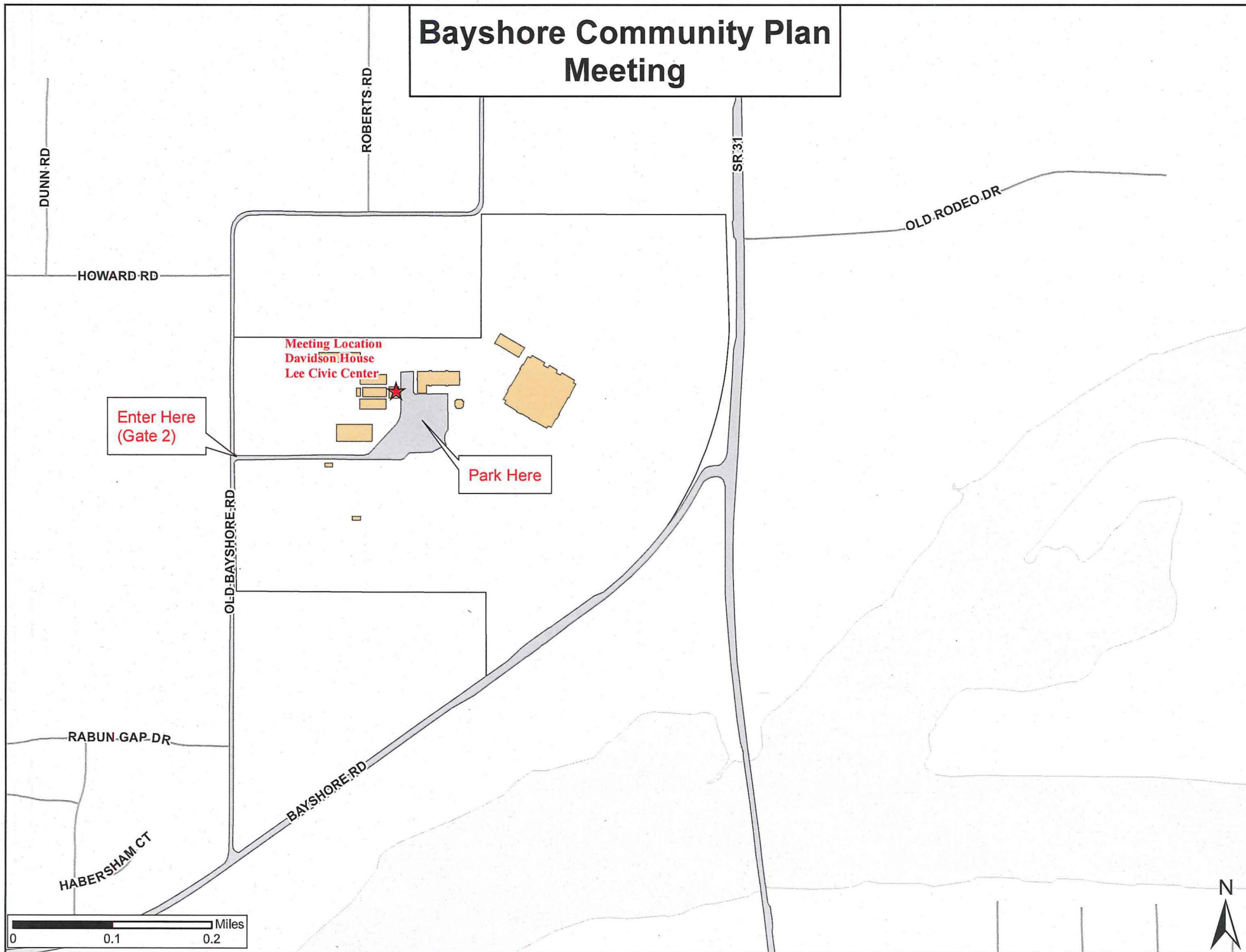
(239) 533-8583 PHONE

Fax: (239) 485-8344

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Bayshore Community Plan Meeting



Jenkins-Owen, Sharon

From: Debbie Jackow [debjack12@gmail.com]
Sent: Tuesday, April 23, 2019 11:29 AM
To: PODPlanning
Subject: [EXTERNAL] Bayshore

Hi. I'm just making sure these two issues get included in the Bayshore Plan

1. No mining of any kind. We have narrow roads and no where to pull off the roads. Children at bus stops at risk also.
2. Transfer OUT only of development rights. We need to do no harm to surrounding properties in the flood plain we live in. We also need to maintain the rural lifestyle that our citizens moved here for.

Thanks
Debbie Jackow
CCBC

Jenkins-Owen, Sharon

From: Linda Baer [LindaB@Salinc.net]
Sent: Friday, March 15, 2019 9:42 AM
To: PODPlanning
Cc: Linda Baer
Subject: [EXTERNAL] Bayshore-Lee Plan

Thank you for allowing us to voice our concerns regarding the proposed development in the Bayshore Community. I was not able to make the March 12, 2019 meeting.

I have resided on Leetana Rd for 50 years. I prefer the rural character the area has and wish to keep it that way. My concerns with the proposed development are as follows:

- 1) The residential development proposed for Rich Rd & Leetana Rd does not fit the criteria of larger lots (2-5 acres). Although the previous meeting held was a hearing to change the classification of the property from Agriculture to Residential. We later learned the dog and pony show presented of how the subdivision would be constructed was never going to take place as it was merely just a plan to get the zoning changed so the property owner can sell the property at a higher price. Therefore we would be subject to a whole new plan depending upon who actually purchases/develops the property. With that said, I strongly encourage enforcement of the larger lot requirements.
- 2) Traffic & Infrastructure-There is not adequate planning for roadways to handle the influx of traffic where these new developments are being considered (Rich Rd/Leetana/Pritchett Pkwy/Bayshore Rd E of I-75). Nor are the emergency services and public schools prepared to handle the increase in population. These are major concerns for our overall safety and general welfare.
- 3) Flooding- I have great concern regarding the affects these projects (residential & commercial) are going to have on the sheet flow during our rainy season.
- 4) Water- with all the proposed residential development in the surrounding areas I am very concerned with regards our water table. Several have had wells go dry during our drought time and increasing the amount of wells with new developments is very scary.

I know some growth is bound to happen within our area, however, our concerns are legitimate and should be taken into consideration when approving the development within our Community.

Sincerely,

Linda Baer
Sassysranch@aol.com

Jenkins-Owen, Sharon

Subject: FW: Lee Plan Goal 18 Bayshore Open House

From: Vicki Brown [<mailto:vickibrown2212@gmail.com>]

Sent: Sunday, March 03, 2019 10:36 AM

To: Miller, Janet; Karen Kamener; Jenkins-Owen, Sharon; SteveB239@aol.com; Dist5, Frank Mann; nfmcitizen@gmail.com

Subject: [EXTERNAL] Bayshore Open House...

Sharon,

You may feel confident that YOUR approach to gather input for our Open House meeting March 12, 2019 from 4-6 pm is adequate. However, my dear, I don't believe you understand how UN accommodating YOUR scheduling is to our working families. Our community is a tight knit community that doesn't just "come and go as they please". Our input is a little more intimate than going to <http://www.leegov.com/dcd/planning/cp/bayshore>; PODPlanning@leegov.com. This Open House meeting is very important to us. We have a lot of issues going on in our community that we would like to address, and most of us get out of work between 5-6 pm (on a good day). Since it is our Open House, couldn't you be a little more accommodating to the people it affects the most? I personally don't believe our current government really has our best interest at heart. I trust you will do your ultimate best to move the meeting starting time to at least 6 pm.

Warm regards,
Vicki Brown

Subject: FW: Bayshore Update

From: Jeanne Cornele [<mailto:jean1sshc@att.net>]
Sent: Monday, May 06, 2019 3:55 PM
To: Miller, Janet
Cc: Steven Brodtkin
Subject: [EXTERNAL] Re: Bayshore Update

I tried to email his to the email that was in indicated but it said it was not valid. Please see that this reaches the appropriate people. Obviously none of the Planning Committee live a rural lifestyle nor do they want anyone else to enjoy such. They have total ignored the wishes of the residents of the area. So much for having representational government. Seems like the residents of North Fort Myers(Bayshore) have been screwed.

On Friday, May 3, 2019, 2:01:34 PM EDT, Miller, Janet <JMiller@leegov.com> wrote:

Lee County Department of Community Development staff hosted an open house to discuss, collect input, and answer questions regarding proposed Lee Plan amendments for the Bayshore Community Plan area in March 2019.

Following the open house, staff continued to answer questions; collect and analyze community input; and where appropriate, revise the proposed Lee Plan and Land Development Code amendments. The revised amendments are intended to further address community input concerning:

- **Protection of rural character**
- **Minimum lot size**
- **Clarification of where commercial uses are allowed**
- **Creation of a Transferable Development Rights (TDR) Program**

The current drafts of the proposed Lee Plan and LDC amendments as well as frequently asked questions are available at <http://www.leegov.com/dcd/planning/cp/bayshore>.

Lee County staff will begin drafting a staff report for the proposed Lee Plan amendments under the case number [CPA2018-00005](#), with the intent to bring the amendments to the Local Planning Agency (LPA) this summer. The proposed LDC amendments will also go to the Land Development Code Advisory Committee (LDCAC), Executive Regulatory Oversight Committee (EROC), and LPA during the summer so that all proposed amendments may be considered by the BoCC at approximately the same time.

Please email any questions or comments to PODPlaning@leegov.com

Jenkins-Owen, Sharon

From: Joy Daggett [daggettjoy63@yahoo.com]
Sent: Friday, April 05, 2019 12:43 PM
To: PODPlanning
Subject: [EXTERNAL] Trash transfer station on Bayshore road / Joy Daggett resident of Cypress Creek Dr.

First not too sure how you can spend all the money you have on a piece of property, build your home, pay big taxes for 20 years and then the County can come in and re-zone the area and make your entire life null and void without a care for the people's lives they are destroying!

My daughter has invested over 15 years of her life into her home. My future grandchildren that were going to be living on the same street as I will not be able to do this if you build this trash transfer station only 200 feet from her home. How can something like this ruin a whole area? Why is this not in an Industrial area?

I have Alpha1- Antitrypsin Deficiency. A lung disease that has left me with only 37% lung capacity. I am extremely sensitive to smells and chemicals and with my door only being 800 feet from the proposed site, this will surely destroy the remainder of my lungs and bring my life to a quicker end. Why should my home become a jail for me as I am already on oxygen.

I had my house and property appraised as this was supposed to be the savings for mine and my husband's retirement fund. We invested everything into this property because everyone told us that was the best investment we could make for our retirement. We are heading into our Sixties and now we could possibly lose 37 years of hard labor. Our property will be worth nothing with a trash pit on our street. I would like to know who is going to be paying us all the money we will lose, the county??

Why did our tax dollars pay for 1300 acres on the riverfront, spend hundreds of thousands of dollars on canoeing, wooden walkways, dog park, etc. at the Caloosahatchee Creeks Preserve Park and then want to literally dump trash on top of it. Who would want to walk through the preserve and enjoy the outdoors with this kind of noise and smell? Seems ridiculous!

The ditch that runs the whole length of the proposed property takes on the sheet flow every rainy season. It runs under my road and hits the creek with quite the force, which eventually flows directly to the Manatees safe harbor at the power plant. After all the money spent on trying to save their lives and protect them and their waters. How do you propose to stop the sheet flow from becoming contaminated? I really and truly find it hard to believe that DEP and SWFL Water Management would allow this. We have animals out here that are highly protected. We have alligator turtles, gopher turtles, bobcats, coyotes, bears. This is a Nature Preserve, I thought.

If I tried to put something as invasive as this trash plant I would be stopped and fined in a heartbeat that's for sure.

There will be so many buzzards sitting and flying overhead, everyone on I-75 passing by will be wondering what in the world has died over here. Have you considered how this is going to look to all the residents that live on Bayshore road? How it will also affect the value of their homes. No one wants to drive past a noisy, smelly, trash site on their way home every day. This is the main road to everything out here. I shouldn't have to mention that this is how most people get to the Lee Civic Center. How is this going to look to all of the tourist trade that Lee County relies on each year?

This absolutely never should have been considered for the Riverside of the road!

My husband would like to know whose trash do we have to accommodate for, in our small rural community?

Sincerely,

Joy Daggett

Below are pictures of a dead manatee that washed up on the shore of the Caloosahatchee Creeks Preserve waterfront.

This email was to large to send a video so it will be sent in a second email.



Attached to the second email is a picture and a video of a trash transfer site on Alico road for industrial trash. Still smelly, ugly and noisy.

Jenkins-Owen, Sharon

From: Mathew Daggett [awildrancher@embarqmail.com]
Sent: Wednesday, April 03, 2019 9:07 PM
To: PODPlanning
Subject: [EXTERNAL] Waste Transfer Station

To whom it may concern: (1) I have wondered why the largest city between Tampa and Miami (Cape Coral) does not have a waste transfer station , but needs to be put in the more rural section of Bayshore. Who's rubbish are we taking care of? Who at the county will benefit from this decision? (2) If moving waste trucks and larger rigs is a concern why would it not be more feasible to build behind the truck stop where huge trucks already are going, and not one residential property is located from Tressel drive to 75? Who at the county benefits from this decision? (3) At the time of this e-mail we have been told by zoning everything is on hold, but Johnson Engineering is at the location today continuing with their survey. Zoning claims they are working pro bono. Seems odd to keep working on a project that is on hold? (4) If you can buy twice as many acres about a mile away for the same price(Listing on palm creek drive) affect less homes and have twice the buffer space seems like a waste of tax dollars. (5) How has government and the zoning authority come forward with any evidence or sign of proof that this transfer station is remotely related to the public interest in our rural community ? I am not well educated but try to keep hold of common sense and I am only composing my thoughts as my neighbors on Cypress Creek Drive have begged me to help them discontinue this project. With that in mind I would like you to make an offer on my parcels ,then you can barge the trash up river from all over. Respectfully Mathew Daggett.

Jenkins-Owen, Sharon

Subject: FW: Bayshore Open House Meeting

From: Buddy Dennis [mailto:budandmelody@yahoo.com]

Sent: Wednesday, March 06, 2019 10:20 PM

To: Loveland, David; Desjarlais, Roger; Rozdolski, Mikki; Jenkins-Owen, Sharon; Dist5, Frank Mann; Dist1, John Manning; Dist4, Brian Hamman; Dist3, Larry Kiker; Dist2, Cecil Pendergrass

Subject: [EXTERNAL] Bayshore Open House Meeting

3/6/2019

To Whom It May Concern:

My husband and I are requesting that the upcoming March 12, 2019 meeting either be set at a later time (perhaps 7pm) when working people can attend or have an additional meeting set up where all residents and county staff can come together at a set time. All parties should be able to attend this meeting and have a presentation from the county staff informing of potential changes to the Bayshore plan with a follow up question and answer period. There are many issues that can be missed when people are coming and going and discussions are going on all around on different subjects. This is not fair to the local land/home owners. It feels a little like "divide and conquer" in regards to many issues including changing our rural way of life to a much more dense and problematic population. We deserve to be able to attend this meeting as a community at a time late enough in the day that working people can also attend. Also to have a presentation given to us as to what is being decided. My husband and I have read the information previously sent by CCBC president Steve Brodtkin to the County Staff regarding the proposed rewrite of the Bayshore plan and request full consideration by the county staff. As noted by Stephanie Eller, Mr Brodtkin has "identified areas of weakness, incompatibility, incomplete or unclear information, contradictory information (i.e. stem walls vs protection of environment and groundwater), and generally vague and inconsistent language". His information follows below.

Thank you,

Bud and Melody Dennis

THE FOLLOWING WAS PREVIOUSLY SENT BY CCBC PRESIDENT STEVE BRODKIN TO COUNTY STAFF:

GOAL 18: BAYSHORE COMMUNITY PLAN. Manage future growth in the Bayshore Community Plan area so as to: maintain a low-density development pattern; support commercial agricultural operations and homestead agricultural and equestrian activities; minimize potential damage to property caused by flooding; and, protect and conserve water supply.

The proposed Bayshore goal is weak, and does not mention anything about maintaining and preserving Bayshore's rural lifestyle, one of the primary points made by residents at the "visioning workshop". Commercial agriculture is fine, however some commercial operations have not been good neighbors and have negatively impacted the community. We want to support the individuals' rural lifestyle, with residents having the ability to have horses, livestock, and pets. Also, residents don't want to "minimize potential flooding", but do more to ensure that flooding isn't made worse. While we know that Bayshore will always be a flood prone area, we want actions taken to reduce flooding, not exacerbate it as has occurred with overly dense developments that remove large areas from the flood plain. The existing Bayshore Plan talks about excluding incompatible uses that are destructive to the rural residential environment; language we've always supported but has been eliminated in Staff's proposal. There is no mention of minimizing commercial activity (focused on serving the local

community), which was another primary point made at the visioning workshop. Residents want to see Bayshore remain as a low density uncongested area.

OBJECTIVE 18.1: LAND USE. Support low-density residential development, limited commercial development, and active agricultural and recreational uses within the Bayshore Community Plan area.

Low density residential development should be defined as 2.5 to 5 acres and larger. The limited commercial development should be focused on serving the local community. There is no requirement for the County to permit a development at the maximum allowable density. Yet, despite the existing Bayshore Plan goal, and the flood prone nature of the community, Staff historically has recommended approval for developments at or near the maximum density allowed, so we need stronger language.

POLICY 18.1.1: Utilize the planned development process for all residential developments containing ten or more dwelling units to ensure compatibility with the surrounding uses.

The planned development process does not ensure compatibility with the surrounding uses, as demonstrated by the Leetana RPD project which Staff has recommended for approval. It is not low density (supported by Staff, at the maximum possible density despite being in a flood plain) and will exacerbate flooding. The lot sizes, even at the perimeter, are not consistent with the surrounding development pattern and are way too small to support the rural lifestyle. Residential development needs to promote the rural lifestyle.

POLICY 18.1.2: The use of bonus density, including Transferable Development Units, is prohibited within the boundaries of the Bayshore Community Plan area.

There is no mention of using transfer development Units to move residential density out of Bayshore, as a tool to keep the density low. The policy should also prohibit the transfer of development units into Bayshore from outside.

POLICY 18.1.3: Amendments to the future land use map that increase density or intensity must demonstrate consistency with the Lee Plan through a concurrent planned development rezoning.

There needs to be a much higher bar for amendments that increase density or intensity in order to maintain Bayshore's rural lifestyle, and because, unlike other communities, Bayshore lies in a floodplain.

POLICY 18.1.4: Commercial development is only allowed as follows:

- 1. All types of commercial development are permitted on property located within the General Interchange future land use category, as it exists on [insert effective date of Ordinance].**
- 2. Only minor commercial development is permitted on property located within 330 feet of the following intersections: Nalle Road and Bayshore Road; State Route 31 and Bayshore Road; and, State Route 31 and Old Bayshore Road.**
- 3. Property with existing zoning approval (prior to [insert effective date of Ordinance]) which allows commercial use(s). Amendment to the allowable commercial use of an existing zoning approval is limited to minor commercial development.**

4. All zoning requests for commercial developments must utilize the planned development rezoning process.

It's unclear whether commercial development is allowed elsewhere in Bayshore. Commercial development in the General Interchange Zone should be largely limited, to be consistent with Bayshore's rural quality of life. Intensive commercial development should be located on the west side of the interstate. You heard at the March 2018 meeting residents saying that they don't want additional commercial development in Bayshore. The definition of minor commercial development is not contained within the Bayshore Plan and could be changed without residents being aware. Minor commercial development should be defined as 20,000 sq. ft (maximum). in the Bayshore Community, as proposed by Staff when we worked with them from 2012 through 2015 in an attempt to update the Bayshore Plan. There needs to be a limit on the amount of impervious area allowed.

POLICY 18.1.5: Minimize impacts to floodplains by using low impact construction measures, such as stem wall or stilt construction, which will reduce the amount of fill needed for site development.

Stem wall construction is fine but the main problem is higher residential density that fills too much of the land, interrupting sheet flow. Where is the restriction on how much of the land can be filled and where is the requirement that development is required to allow historic sheet flow to cross the property?

POLICY 18.1.6: Maintain existing county-owned equestrian facilities and explore the feasibility and potential funding for developing additional facilities in or adjacent to the Bayshore Community Plan area.

Aside from a few equine events once a year at the SW Florida Fair (at the Civic Center), the only county owned equestrian facility we know of is Popash Preserve, which has riding trails. Years ago there were horse shows at the Civic Center but the facility was of such poor quality, and the fees so high, that equestrian groups gave up on it. There are horse shows at the Posse Arena which is a privately owned non-profit. So we're not completely sure what you are referring to in this policy.

OBJECTIVE 18.2: NATURAL RESOURCES: Protect and enhance surface and groundwater resources, and rare and unique plant habitats while also protecting life and property from flood hazards.

The County has not protected against flood hazards despite existing policies in the Lee Plan. The County does not take these policies seriously. Policy 5.1.2 was totally ignored when Staff recommended approval of the Leetana RPD. Brightwater is another example.

(POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.)

POLICY 18.2.1: Protect environmentally sensitive areas, such as creeks, oak hammocks, floodplains and wetlands from potential impacts of development.

How will this be implemented?

POLICY 18.2.2: Preserve critical habitats of protected, endangered, and threatened species, species of special concern, and native plant communities, including subtropical and tropical hardwood hammock, scrub, and wetlands.

How will this be accomplished? Relocating wildlife and mitigation only serve to reduce total critical habitat.

POLICY 18.2.3: Developments will be designed so as not to interrupt natural flowway corridors, exacerbate flooding, or reduce water basin storage or water quality within the watershed. Natural flowway corridors, cypress heads, natural lakes, and restored impacted natural surface waters should be used in the design of private surface water management systems.

How will this be enforced? Current policies that address this issue are regularly ignored.

POLICY 18.2.4: Support the use of private and public land conservation and acquisition programs as mechanisms to ensure long-term wetland and native upland habitat preservation and water quality.

Projects on county owned land need to be designed in a way to not exacerbate flooding on offsite properties. Studies show that roads and berms are the primary causes of sheetflow backup, yet projects are permitted with mile long berms, such as Popash Preserve which has worsened flooding in the neighborhood to the west.

POLICY 18.2.5: All developments must connect to a sanitary sewer system. If sanitary sewer service is not available, an on-site sewage treatment facility (package plant) is required to provide for the collection and treatment of wastewater generated by the development. For residential developments of ten or more dwelling units and non-residential developments of five acres or less, advanced septic systems may be used.

If all developments must connect to a sewer system, or have an on-site package plant, then it's inconsistent to say that developments of ten or more du's and non-residential developments can use advanced septic systems.

The proposed LDC amendments are vague and have no teeth. The County already ignores existing policies such as policy 5.1.2 previously discussed.

Sec. 33-1751. Impediments to surface water flow.

Berms or other physical impediments must be designed, constructed and located so as not to obstruct off-site surface water.

With regard to Sec. 33-1751, how is an impediment designed to not be an obstruction? Any significant berm, by definition, will obstruct surface water. Developments must be designed to allow sheet flow to move through, and not around, the development, and the development must be of low density (parcels 2.5-5 acres or more) so as not to obstruct surface water flow. In the past we've advocated for vegetative buffers, and not berms, where buffers are needed.

We strongly oppose Sec. 33-1752(a)1 which states:

Development must be clustered in a manner that provides for the protection of: existing, on-site native vegetation, including wetlands and uplands; natural flow ways; and habitat for endangered, threatened or species of special concern.

At the "visioning workshop" Bayshore residents strongly supported preserving Bayshore's rural lifestyle. Clustering development destroys the rural lifestyle. In a clustered development residents cannot keep horses and livestock. The rural

lifestyle is maintained by keeping parcel sizes at 2.5-5 acres and larger. In the River Hall case the County Commission declared that clustered development in the Rural land use category, was suburban in nature. As clearly expressed at the visioning workshop, Bayshore residents want to maintain the rural residential lifestyle.

The Transportation objective and policies (shown below) in the existing Bayshore Plan have been eliminated without replacement or explanation.

OBJECTIVE 18.2: TRANSPORTATION. All road improvements within the Bayshore Community considered by the county will address the community's goal to maintain its rural character and give preference to alternatives that allow existing roads to function at their current capacity. (Ordinance No. 03-02, 18-18)

POLICY 18.2.1: Any expansion of the state arterial roadways should include physically separated provisions for bicyclists/pedestrians. (Ordinance No. 03-02, 18-18)

POLICY 18.2.2: Road capacity improvements needed within the Bayshore Community to serve demands generated outside the community will be designed to minimize the impacts on the community and its rural character. (Ordinance No. 03-02, 18-18)

POLICY 18.2.3: If a need to extend Del Prado Boulevard east of I-75 through the Bayshore Community Plan area is demonstrated, the corridor evaluation must include alternatives to using the existing Nalle Grade Road alignment. The evaluation will address (but not be limited to) access, safety and community character issues. Alternatives will be presented at an evening public information meeting in accordance with Policies 17.3.3 and 17.3.4. (Ordinance No. 03-02, 18-18)

The Transportation objective includes important issues. When County Staff previously made changes to the Bayshore Plan and eliminated the evening meeting requirement in policy 18.2.3, I discussed it with Mikki Rozdolski and she reinstated it. Now the entire objective is gone. What is wrong the the existing Transportation objective and policies? We propose adding to the Transportation objective (or LDC) policies to add paved shoulders to county roads when feasible, and the requirement that roads in Bayshore continue to be designed with swales, and not curbs. School children have been killed walking along county maintained roads in Bayshore, where there are no paved shoulders.

Also missing, without explanation, are other important policies in the existing Bayshore Plan.

POLICY 18.1.3: No new industrial uses or industrial rezonings are permitted after February 3, 2003. (Ordinance No. 03-02, 18-18)

POLICY 18.1.4: No new mining uses or commercial excavations are permitted after February 3, 2003. (Ordinance No. 03-02, 18-18)

These policies are consistent with the vision expressed at the "visioning workshop" and should not be removed.

When discussing the Leetana RPD development, Staff told us that an application doesn't have to be consistent with every policy of the Lee Plan. For example, we pointed out that the Leetana RPD proposal, recommended for approval by Staff, was inconsistent with policy 5.1.2. Staff did not disagree, yet they ignored the policy without addressing the issue in any way. If an application does not have to be consistent with some policies, then what good is the Lee Plan?

The North Fort Myers Surface Water Management Plan, performed by AECOM and issued on 9/21/2010, states in conclusion that:

"Based on discussions with County staff, it was determined that the model results do not accurately reflect some of the areas where flooding has been observed and reported in the past. It was also determined that it was out of the scope of this planning level effort to perform a detailed analysis at the neighborhood level for some of these areas. Therefore, it is recommended that Neighborhood Level Drainage Studies be performed in three areas that could include detailed modeling, an assessment of level of service, and proposed recommendations for improvements." The plan also states: "The Charlotte County watershed lacks detailed information."

So the neighborhood level drainage studies have never been done, the models do not accurately reflect where flooding occurs, and we don't have sufficient information on the sheetflow entering Lee County from Charlotte County. In addition, when the 2010 study was done, AECOM admitted that they didn't consider the interconnections between the watersheds. We should not continue to issue permits when model results do not accurately reflect areas where flooding has been observed (including observations by Staff at the time), and the neighborhood studies have not been done.

Unlike other communities in Lee County, Bayshore lies in a floodplain. Therefore there needs to be stricter development rules to allow for the historic sheet flow. The proposed LDC is vague and does not spell out how to achieve and enforce the policies proposed in Objective 18.2: Natural Resources. Neighborhood level drainage studies need to be done. The draft plan fails to protect Bayshore's rural lifestyle, sufficiently limit commercial activity, and account for floodplain issues. The plan also eliminates other important policies with no attempt at replacement. Proposed development needs to be consistent with all of the Lee Plan, and not just part of the Lee Plan.

We again ask for the plan amendment to be provided in a strike through, underline format, so residents can see what is being removed. This will be needed anyway for the LPA. We also again ask what is the status of the existing Bayshore Vision statement?

Since the draft plan does not adequately address the concerns raised at the "visioning workshop", important policies have been removed, and the language made weaker, CCBC will oppose transmittal as written. We hope that Staff will rewrite the plan in a manner consistent with the needs and desires of the Bayshore community. These comments have been reviewed and approved by the CCBC Board of Directors.

Jenkins-Owen, Sharon

Subject: FW: Bayshore Open House Meeting

From: Stephanie Eller [mailto:nfmcitizen@gmail.com]

Sent: Wednesday, March 06, 2019 5:15 PM

To: Desjarlais, Roger

Cc: Steven Brodtkin; Loveland, David; Rozdolski, Mikki; Jenkins-Owen, Sharon; Dunn, Brandon; Dist3, Larry Kiker; Dist5, Frank Mann; Dist1, John Manning; Dist2, Cecil Pendergrass; Dist4, Brian Hamman; sassysranch@aol.com; jlbergbauer@aol.com; msjones7@gmail.com; bitsandpieces1@aol.com; vickibrown2212@gmail.com; Travelmom17@aol.com; Thetreesknees@gmail.com; thinkgreenwise@yahoo.com; mtnbnd39@aol.com; tnsebound@aol.com; ChrisCag1@embarqmail.com; overdonmom@aol.com; Protogere@gmail.com; MelindaNY@yahoo.com; jean1sshc@att.net; acotarelo2@mac.com; Lacoursin@msn.com; theladycox@gmail.com; Sandman81250@gmail.com; spcgo555go@gmail.com; NFMDoug@gmail.com; loosecannon1@embarqmail.com; budandmelody@yahoo.com; sangeodowning@hotmail.com; davideads55@yahoo.com; EZGH1@yahoo.com; moe1000000@gmail.com; sdsford@gmail.com; TLF981@gmail.com; dimondg99@gmail.com; TheresaHannong@gmail.com; BillHannong@gmail.com; Chris.Hansen@LeeHealth.org; hansenhc@me.com; hechlerw@gmail.com; kimaholbrook@yahoo.com; lbhooper@yahoo.com; deniseisgreen@aol.com

Subject: Re: [EXTERNAL] Bayshore Open House Meeting

RDesjarlais@leegov.com; DLoveland@leegov.com; MRozdolski@leegov.com; SJenkins-Owen@leegov.com; Dist5@leegov.com; Dist1@leegov.com; Dist4@leegov.com; Dist3@leegov.com; Dist2@leegov.com

Mr. Desjarlais,

I received this response from you to a request for a meeting at a reasonable time for the working citizens in the Bayshore community, and was quite surprised at the lack of consideration given to the very people tasked with providing the tax dollars to run this county! It never occurred to me your office thought of 'we the taxpayers' as "customers."

As you stated in your response, I am sure this has been a successful approach when citizens are in agreement with the changes, but some of the changes being touted are inconsistent with the rural lifestyle in the existing Bayshore Community Plan and will be detrimental to many of the existing properties.

Steve Brodtkin, the person you responded to in this email, is one of our long time residents who has worked tirelessly to maintain the rural character of the Bayshore Community. Below your email response, I have posted some of the problems Steve has already uncovered in the revised plan. Since he helped write the original plan, he knows it well. He identifies specific flaws, omissions, contradictions, vague language, and inconsistencies to name a few. These are things that need to be discussed by all parties at the same time. Having a meeting that ends before people can get off work, travel to the meeting location, and attend, is not acceptable, and I find it hard to believe you cannot see that.

I've included several other county officials, along with all of the County Commissioners in this response. All we are asking is that we can all meet together, when we are not working, so there will be no doubt as to whether or not we all received the same answers to our questions, and to allow us to hear the concerns of other members in our community.

Thank you.

Stephanie Eller

On Tue, Mar 5, 2019 at 8:04 AM Desjarlais, Roger <RDesjarlais@leegov.com> wrote:

Steve,

The format and time for the upcoming March 12 meeting to discuss proposed Lee Plan and LDC amendments is a demonstrated successful approach for obtaining public input. Multiple county departments, including Parks and Recreation and Natural Resources, successfully utilize this format in communities throughout the county. This format is designed to be customer-friendly and allows ample public participation because it allows individuals and small groups of people to be actively engaged with an array of staff members in a setting in which they can ask questions and express their opinions. This also allows people to come and go, per their own schedules, whether they are retirees or full-time employees. The advertised time for the meeting is from 4 to 6 p.m. and staff will be available until the last member of the public leaves, even if it is after 6 p.m. Public participation is also encouraged by sending comments to staff at PODPlanning@leegov.com, by sending questions and comments via email, staff is able to promptly respond and disseminate information to answer frequently asked questions.

In addition to the open-house and the meeting scheduled on Thursday for you and others to discuss the proposed Lee Plan and LDC amendments with Community Development and Natural Resources staff, the standard opportunities for in-person public participation will be provided during the three public hearings for adoption of Lee Plan amendments and the three committee meetings and two Board hearings for adoption of LDC amendments.

Thank you for sharing your concern.

Roger J. Desjarlais

County Manager

Lee County, Florida

P.O. Box 398

Fort Myers, Florida 33901

O. 239-533-2424

PREVIOUSLY SENT BY CCBC PRESIDENT STEVE BRODKIN TO COUNTY STAFF:

Please consider our comments below regarding Staff's proposed rewrite of the Bayshore Plan.

GOAL 18: BAYSHORE COMMUNITY PLAN. Manage future growth in the Bayshore Community Plan area so as to: maintain a low-density development pattern; support commercial agricultural operations and homestead agricultural and equestrian activities; minimize potential damage to property caused by flooding; and, protect and conserve water supply.

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OBJECTIVE 18.2: NATURAL RESOURCES: Protect and enhance surface and groundwater resources, and rare and unique plant habitats while also protecting life and property from flood hazards.

The County has not protected against flood hazards despite existing policies in the Lee Plan. The County does not take these policies seriously. Policy 5.1.2 was totally ignored when Staff recommended approval of the Leetana RPD. Brightwater is another example.

(POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.)

POLICY 18.2.1: Protect environmentally sensitive areas, such as creeks, oak hammocks, floodplains and wetlands from potential impacts of development.

How will this be implemented?

POLICY 18.2.2: Preserve critical habitats of protected, endangered, and threatened species, species of special concern, and native plant communities, including subtropical and tropical hardwood hammock, scrub, and wetlands.

How will this be accomplished? Relocating wildlife and mitigation only serve to reduce total critical habitat.

POLICY 18.2.3: Developments will be designed so as not to interrupt natural flowway corridors, exacerbate flooding, or reduce water basin storage or water quality within the watershed. Natural flowway corridors, cypress heads, natural lakes, and restored impacted natural surface waters should be used in the design of private surface water management systems.

How will this be enforced? Current policies that address this issue are regularly ignored.

POLICY 18.2.4: Support the use of private and public land conservation and acquisition programs as mechanisms to ensure long-term wetland and native upland habitat preservation and water quality.

Projects on county owned land need to be designed in a way to not exacerbate flooding on offsite properties. Studies show that roads and berms are the primary causes of sheetflow backup, yet projects are permitted with mile long berms, such as Popash Preserve which has worsened flooding in the neighborhood to the west.

POLICY 18.2.5: All developments must connect to a sanitary sewer system. If sanitary sewer service is not available, an on-site sewage treatment facility (package plant) is required to provide for the collection and treatment of wastewater generated by the development. For residential developments of ten or more dwelling units and non-residential developments of five acres or less, advanced septic systems may be used.

If all developments must connect to a sewer system, or have an on-site package plant, then it's inconsistent to say that developments of ten or more du's and non-residential developments can use advanced septic systems.

The proposed LDC amendments are vague and have no teeth. The County already ignores existing policies such as policy 5.1.2 previously discussed.

Sec. 33-1751. Impediments to surface water flow.

Berms or other physical impediments must be designed, constructed and located so as not to obstruct off-site surface water.

With regard to Sec. 33-1751, how is an impediment designed to not be an obstruction? Any significant berm, by definition, will obstruct surface water. Developments must be designed to allow sheet flow to move through, and not around, the development, and the development must be of low density (parcels 2.5-5 acres or more) so as not to obstruct surface water flow. In the past we've advocated for vegetative buffers, and not berms, where buffers are needed.

We strongly oppose Sec. 33-1752(a)1 which states:

Development must be clustered in a manner that provides for the protection of: existing, on-site native vegetation, including wetlands and uplands; natural flow ways; and habitat for endangered, threatened or species of special concern.

At the "visioning workshop" Bayshore residents strongly supported preserving Bayshore's rural lifestyle. Clustering development destroys the rural lifestyle. In a clustered development residents cannot keep horses and livestock. The rural lifestyle is maintained by keeping parcel sizes at 2.5-5 acres and larger. In the River Hall case the County Commission declared that clustered development in the Rural land use category, was suburban in nature. As clearly expressed at the visioning workshop, Bayshore residents want to maintain the rural residential lifestyle.

The Transportation objective and policies (shown below) in the existing Bayshore Plan have been eliminated without replacement or explanation.

OBJECTIVE 18.2: TRANSPORTATION. All road improvements within the Bayshore Community considered by the county will address the community's goal to maintain its rural character and give preference to alternatives that allow existing roads to function at their current capacity. (Ordinance No. 03-02, 18-18)

POLICY 18.2.1: Any expansion of the state arterial roadways should include physically separated provisions for bicyclists/pedestrians. (Ordinance No. 03-02, 18-18)

POLICY 18.2.2: Road capacity improvements needed within the Bayshore Community to serve demands generated outside the community will be designed to minimize the impacts on the community and its rural character. (Ordinance No. 03-02, 18-18)

POLICY 18.2.3: If a need to extend Del Prado Boulevard east of I-75 through the Bayshore Community Plan area is demonstrated, the corridor evaluation must include alternatives to using the existing Nalle Grade Road alignment. The evaluation will address (but not be limited to) access, safety and community character issues. Alternatives will be presented at an evening public information meeting in accordance with Policies 17.3.3 and 17.3.4. (Ordinance No. 03-02, 18-18)

The Transportation objective includes important issues. When County Staff previously made changes to the Bayshore Plan and eliminated the evening meeting requirement in policy 18.2.3, I discussed it with Mikki Rozdolski and she reinstated it. Now the entire objective is gone. What is wrong with the existing Transportation objective and policies? We propose adding to the Transportation objective (or LDC) policies to add paved shoulders to county roads when feasible, and the requirement that roads in Bayshore continue to be designed with swales, and not curbs. School children have been killed walking along county maintained roads in Bayshore, where there are no paved shoulders.

Also missing, without explanation, are other important policies in the existing Bayshore Plan.

POLICY 18.1.3: No new industrial uses or industrial rezonings are permitted after February 3, 2003. (Ordinance No. 03-02, 18-18)

POLICY 18.1.4: No new mining uses or commercial excavations are permitted after February 3, 2003. (Ordinance No. 03-02, 18-18)

These policies are consistent with the vision expressed at the "visioning workshop" and should not be removed.

When discussing the Leetana RPD development, Staff told us that an application doesn't have to be consistent with every policy of the Lee Plan. For example, we pointed out that the Leetana RPD proposal, recommended for approval by Staff, was inconsistent with policy 5.1.2. Staff did not disagree, yet they ignored the policy without addressing the issue in any way. If an application does not have to be consistent with some policies, then what good is the Lee Plan?

The North Fort Myers Surface Water Management Plan, performed by AECOM and issued on 9/21/2010, states in conclusion that:

"Based on discussions with County staff, it was determined that the model results do not accurately reflect some of the areas where flooding has been observed and reported in the past. It was also determined that it was out of the scope of this planning level effort to perform a detailed analysis at the neighborhood level for some of these areas. Therefore, it is recommended that Neighborhood Level Drainage Studies be performed in three areas that could include detailed modeling, an assessment of level of service, and proposed recommendations for improvements." The plan also states: "The Charlotte County watershed lacks detailed information." So the neighborhood level drainage studies have never been done, the models do not accurately reflect where flooding occurs, and we don't have sufficient information on the sheetflow entering Lee County from Charlotte County. In addition, when the 2010 study was done, AECOM admitted that they didn't consider the interconnections between the watersheds. We should not continue to issue permits when model results do not accurately reflect areas where flooding has been observed (including observations by Staff at the time), and the neighborhood studies have not been done.

Unlike other communities in Lee County, Bayshore lies in a floodplain. Therefore there needs to be stricter development rules to allow for the historic sheet flow. The proposed LDC is vague and does not spell out how to achieve and enforce the policies proposed in Objective 18.2: Natural Resources. Neighborhood level drainage studies need to be done. The draft plan fails to protect Bayshore's rural lifestyle, sufficiently limit commercial activity, and account for floodplain issues. The plan also eliminates other important policies with no attempt at replacement. Proposed development needs to be consistent with all of the Lee Plan, and not just part of the Lee Plan.

We again ask for the plan amendment to be provided in a strike through, underline format, so residents can see what is being removed. This will be needed anyway for the LPA. We also again ask what is the status of the existing Bayshore Vision statement?

Since the draft plan does not adequately address the concerns raised at the "visioning workshop", important policies have been removed, and the language made weaker, CCBC will oppose transmittal as written. We hope

that Staff will rewrite the plan in a manner consistent with the needs and desires of the Bayshore community. These comments have been reviewed and approved by the CCBC Board of Directors.

Thank you,
Steven Brodtkin
Vice President/Secretary
CCBC

Jenkins-Owen, Sharon

From: Stephanie Eller [nfmcitizen@gmail.com]
Sent: Sunday, March 03, 2019 2:53 PM
To: Vicki Brown
Cc: Miller, Janet; Karen Kamener; Jenkins-Owen, Sharon; SteveB239@aol.com; Dist5, Frank Mann
Subject: [EXTERNAL] Re: Bayshore Open House...

Very well put!

On Sun, Mar 3, 2019 at 10:36 AM Vicki Brown <vickibrown2212@gmail.com> wrote:
Sharon,

You may feel confident that YOUR approach to gather input for our Open House meeting March 12, 2019 from 4-6 pm is adequate. However, my dear, I don't believe you understand how UN accommodating YOUR scheduling is to our working families. Our community is a tight knit community that doesn't just "come and go as they please". Our input is a little more intimate than going to <http://www.leegov.com/dcd/planning/cp/bayshore:PODPlanning@leegov.com>. This Open House meeting is very important to us. We have a lot of issues going on in our community that we would like to address, and most of us get out of work between 5-6 pm (on a good day). Since it is our Open House, couldn't you be a little more accommodating to the people it affects the most? I personally don't believe our current government really has our best interest at heart. I trust you will do your ultimate best to move the meeting starting time to at least 6 pm.

Warm regards,
Vicki Brown

Jenkins-Owen, Sharon

Subject: FW: [EXTERNAL] Re: Bayshore Community Plan Update - Open House Scheduled

From: Pam Leppala [<mailto:pamsfeed@gmail.com>]

Sent: Thursday, February 21, 2019 3:50 PM

To: Miller, Janet

Subject: [EXTERNAL] Re: Bayshore Community Plan Update - Open House Scheduled

Good afternoon Janet, when I click on the link (<http://www.leegov.com/dcd/planning/cp/bayshore>) for further information; I get to this page:

<http://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2018-00005+OR+CPA2018-05>. Perhaps you can assist in this regard? Thanks for your time and reply. Sincerely, Pam

On Tue, Feb 19, 2019 at 3:28 PM Miller, Janet <JMiller@leegov.com> wrote:

Hello,

You are receiving this email because of your interest in Lee County Community Development and the community planning process.

Please mark your calendars for March 12th (details below). Lee County Community Development is planning an open house for the Bayshore Planning Community. We invite the public to come learn about the proposed Lee Plan and Land Development Code amendments based on input from the community. Please read below for more details, and feel free to share this information with others via email or social media.

For more information visit the website at <http://www.leegov.com/dcd/planning/cp/bayshore> or contact PODPlanning@leegov.com.

Lee County Community Development plans Bayshore open house

Fort Myers, FL, Feb. 18, 2019 – Lee County Department of Community Development staff will discuss proposed changes for the Bayshore community at an open house from 4 to 6 p.m. Tuesday, March 12, in the Davidson House at the Lee Civic Center, 11831 Bayshore Road, North Fort Myers.

The changes come in the form of proposed amendments to the Lee Plan and Land Development Code; they are based on input from a Bayshore community meeting held in 2018.

The prior meeting – called a visioning meeting – was held for the Bayshore Community Plan area in March 2018, following the direction of the Lee Board of County Commissioners (BoCC). At the meeting, staff collected input from area stakeholders concerning the vision and goals for the Bayshore Community Plan area. Since then, Community Development staff have been working with other Lee County departments to turn the community's vision into implementable Lee Plan and Land Development Code provisions.

All amendments will move through the normal process required to amend the Lee Plan with opportunities for public input – one hearing with the Local Planning Agency and two hearings with the BoCC (transmittal and adoption).

There are 17 distinct community planning areas identified in the Lee Plan. This winter and spring, Community Development staff members plan to host open-house community plan meetings in San Carlos Island and Alva; information about those dates and times will be available after the Bayshore meeting. Additionally, three communities will have visioning meetings scheduled (details to come): North Olga, Caloosahatchee Shores and Page Park.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate in this meeting, contact David Wagley, 239-533-8502, Florida Relay Service 711, or DWagley@leegov.com. Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

Janet Miller

Jenkins-Owen, Sharon

From: Lisa Musho LAST_NAME [lmusho@comcast.net]
Sent: Friday, February 22, 2019 7:24 AM
To: Jenkins-Owen, Sharon
Subject: [EXTERNAL] Re: Bayshore Community Plan Update

Hi Sharon, just to clarify since I'm not familiar with how this works, is the *whole* Bayshore Community Plan document contained in the attachment or just the proposed changes to the existing Plan? If it's just the changes, can you please email me the whole Plan too?

Thanks.

On February 21, 2019 at 3:48 PM "Jenkins-Owen, Sharon" wrote:

Good afternoon Lisa,

As requested, attached is the Bayshore Community Meeting Draft Goal 18.

Also attached is a revised Topic Summary of the Plan Amendments. (Typos were corrected on page 5 from the previous version).

Best regards,

Sharon

Sharon Jenkins-Owen, AICP

Planner, Principal

Lee County DCD Planning Section
1500 Monroe Street
Fort Myers, Florida 33901

SJenkins-Owen@leegov.com

239.533.8535

From: JMiller@leegov.com
To: xyz@leegov.com
Sent: 2/19/2019 3:28:54 PM Eastern Standard Time
Subject: Bayshore Community Plan Update - Open House Scheduled

Hello,

Jenkins-Owen, Sharon

Subject: FW: [EXTERNAL] Lies

From: Dale pinheiro [<mailto:dalepinheiro@yahoo.com>]

Sent: Monday, May 06, 2019 7:57 PM

To: PODPlanning

Subject: [EXTERNAL] Lies

My nieghbors and I attended to monitor the status of the waste transfer station. We were yold it was put on hold indefinitely, yet it is back on the agenda . We feel lied to. It is the talk of Lawhons in the morning, church on Sunday and dinner at Hogbody's. Commissioner Mann has been warned,. We will not allow it

[Sent from Yahoo Mail for iPhone](#)

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Jenkins-Owen, Sharon

Subject: FW: Bayshore Open HOUSE format

From: singl2630 [<mailto:singl2630@aol.com>]

Sent: Saturday, March 02, 2019 11:44 AM

To: Miller, Janet

Subject: [EXTERNAL] Bayshore Open HOUSE format

I strongly feel that the public has the right to be heard. They cannot do that if they are at work during the scheduled open house. I think the format and time should be changed so neighbors can hear each other and Lee County planners from 6 to 8 p.m.

Respectfully,
Charlotte Singletary

Sent from my Verizon, Samsung Galaxy smartphone

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