THE OFFICE OF THE LEE COUNTY
HEARING EXAMINER

CASE NO.: DCI2021-00012

IN RE: BRIGHTWATER RPD F/K/A STONEYBROOK NORTH

_____/

| | |
|---|---|
| PROCEEDINGS: | PUBLIC HEARING |
| BEFORE: | Amanda Rivera<br>Hearing Examiner |
| DATE: | April 28, 2022 |
| TIME: | 9:00 a.m. to 12:25 p.m. |
| LOCATION: | Hearing Examiner's<br>Hearing Room<br>1500 Monroe Street<br>Second Floor<br>Fort Myers, FL 33901 |
| REPORTER: | Deborah M. Bruns<br>Florida Professional Reporter |

ACCURATE REPORTERS, LLC
1601 Jackson Street, Suite 103
Fort Myers, FL 33901
(239) 245-8695

APPEARANCES:

For the Applicant: Steven C. Hartsell, Esquire
Pavese Law Firm
P.O. Box 1507
Fort Myers, FL 33902-1507
Email: stevehartsell@paveselaw.com

Stacy Ellis Hewitt, AICP
Director of Planning
Banks Engineering
10511 Six Mile Cypress Parkway
Suite 101
Fort Myers, FL 33966
Email: shewitt@bankseng.com

For the Staff: Dirk Danley, Jr., Senior Planner
Department of Community Development
Zoning
P.O. Box 398
Fort Myers, FL 33902-0398
Email: DDanleyJr@leegov.com

ALSO PRESENT:

Ted Treesh, TR Transportation
Sam Marshall, Banks Engineering
Kartik Goyani, Metro Development Group
Tyler King, DexBender Environmental Consulting

# I N D E X


PAGE:

APPLICANT WITNESSES:

Steven Hartsell..... 5
Stacy Ellis Hewitt..... 13
Sam Marshall..... 17
Stacy Ellis Hewitt..... 18
Ted Treesh..... 36
Stacy Ellis Hewitt..... 44

STAFF WITNESS:

Dirk Danley, Jr..... 49

PUBLIC COMMENT:

Steve Fox..... 74
Stephanie Smith... 77
Gandhi Gutta..... 86
Shelley Traurig... 88
Dawn Konieczki..... 93
Debbie Jackow..... 94

REBUTTAL WITNESSES:

Steven Hartsell..... 106
Sam Marshall..... 108
Ted Treesh..... 122
Dirk Danley, Jr..... 128
Steven Hartsell..... 132

Certificate of Reporter..... 135

E X H I B I T S

| Applicant's Exhibit | Description | Identified |
|---|---|---|
| A | 48-hour letter | 13 |
| 1 | Applicant's PowerPoint | 12 |
| 2 | Updated development regulations | 12 |
| 3 | Master Concept Plan | 12 |
| 4 | Traffic study | 123 |
| **Staff's Exhibit** | | |
| 1 | Staff Report | 61 |
| 2 | Staff PowerPoint | 61 |
| 3 | Zoning manager letter | 61 |
| **Public Exhibit** | | |
| **Traurig** | | |
| 1 | Photographs of promotional materials and flooding | 132 |

P R O C E E D I N G S

HEARING EXAMINER RIVERA: Good morning. My name is Amanda Rivera. I'm the Hearing Examiner presiding over today's hearing. The date is April 28th, 2022, and this is case DCI2021-00012. It's an amendment to the existing Brightwater RPD.

Because this is a quasi-judicial hearing, all evidence and testimony must be taken under oath; so if you intend to speak, if you could please raise your hands.

(Participants sworn en masse.)

HEARING EXAMINER RIVERA: Thank you.

And you'll have to forgive me. I've got a bit of allergies going on, so please excuse my throat clearing.

If you intend to speak today, if you could please complete one of those forms by the door; and when we get to the public comment period, I will call you up at that time to place your comments into the record.

With that, we will begin with the Applicant.

Good morning.

MR. HARTSELL: Good morning, Madam Hearing Examiner.

For the record, I'm Steve Hartsell with Pavese Law Firm. I'm here today on behalf of Metro Development

Group. With me today are Kartik Goyani, who is the vice president -- it says don't touch this, but I feel like I need to -- Kartik Goyani, who is the vice president of operations of Metro Development Group; Stacy Hewitt, who is planning director at Banks Engineering; Ted Treesh, who is president of TR Transportation. Also available for questions are Sam Marshall with Banks Engineering and Tyler King with W. DexBender & Associates.

We're here this morning with regard to the RPD amendment that's related to the Brightwater RPD. It was first approved as Stoneybrook North RPD back in 2002, and it's been administratively amended a number of times, and development is already taking place within the -- within the project.

With the -- with regard to kind of a brief overview, our request today is simply to amend the existing RPD, which is consistent with the Lee Plan and the Land Development Code. Staff agrees with the proposed amendments -- or that they are also consistent with the Comp Plan and the Land Development Code.

We have gone back and forth, as you have seen, through our 48-hour letter and then the Staff's response to the 48-hour letter. We are in agreement with the Staff's response to the 48-hour letter.

There were three issues with regard to Condition 20, whether that would be changed at all. We agree with Staff that it does not need to be changed.

Condition 38, we had suggested that that be removed. We are no longer asking that that be removed. We don't object to that.

And Condition 34.d., Staff has shown the changes that we both agree upon with regard to those changes in there, and Stacy will get into that in some detail.

As well, there's been an administrative Zoning manager letter that's being provided, and we are in agreement with the opinion that's been rendered in that Zoning manager letter.

So covering that, just in -- with regard to maybe -- I'll get to that later.

We think there's some very positive benefits to the amendments that have been proposed, and I'll briefly summarize some of those before Stacy gets up here and gets into the details.

First, the meetings -- we've had a number of meetings with residents and the surrounding neighbors, and those have been really informative and very beneficial. Most recently, the residents adjacent to Tract J -- and Stacy will get into that. That's the tract that's adjacent to the recreational facility, the

lagoon. They expressed concerns about the townhomes that had been proposed adjacent to Tract J, so the site plan has been revised now to prohibit townhomes in the area that's now labeled as J-1 and to only allow single-family or two-family attached in that J-1 area; and in addition to that, Metro Development has agreed that those will only be single-story residential units. So that, I believe, addressed a serious concern that those adjacent neighbors had.

This amendment is to an existing RPD. It's already been demonstrated to be compatible with the surrounding area, and the residential dwelling and amenities are also appropriate in this location. It represents infill development. It's an appropriate use of the available services because the infrastructure is already in place and able to serve the 225 additional units that have been requested.

The way the proposed amendments are designed in the site development plan or the master concept plan is to move some of the exterior units interior to the development and leave some open spaces there that weren't previously planned.

The additional townhomes and senior adult dwelling units also adds to a diversity of housing options within the community.

With the additional 225 dwelling units, that total 1,500 dwelling units is still fewer than the 1,552 that would be permissible with the standard density and the bonus density that's associated with general interchange.

Doing the deed-restricted 590 senior adult living has lesser traffic impacts, fewer trips associated with those units, so that the effect is that, with this amendment, the number of trips will actually be reduced from what's actually out there.

Although the senior housing results in fewer trips, we'd also like to point out that those additional units will bring impact fees. So the additional units will bring impact fees; trip generation is actually reduced there.

There were also previously five acres of wetland impacts that had been approved but hadn't been impacted at this stage. We're now taking away those five acres of wetland impacts, so we are not impacting those five acres. About 63 and a half acres of wetlands will remain preserved now.

The last thing that I'll just highlight -- and Stacy will go into some details, but in Condition number 20 -- I'm sorry, 37, we had offered some voluntary enhancements with regard to doing some

beneficial things adjacent to the Hunters Glen -- which is in the northwest corner of the property you can see there. That Tract D that abuts Hunters Glen, we've agreed to provide an easement on the Brightwater property that will allow Hunters Glen to build a turnaround that will serve the Hunters Glen neighborhood to allow emergency vehicles, service vehicles, and residents to actually be able to turn around at that location. That was a concern at one point in the past. That's something that Metro Development is willing to provide as a voluntary enhancement.

They've also agreed to provide an easement (inaudible) water mains that would allow Hunters Glen to install fire hydrants that would help Hunters Glen fire protection. Again, this is outlined in Condition 37.

In Tract A in the -- just south down there by Leetana Road, we've agreed to increase the open space separation from about 35 to 82 feet setback for some of the lots along the western perimeter there. Again, this was at the request of some of the neighbors in early meetings there.

And then on the east side, on the southeast corner, you can see the Seminole Campground. That's

adjacent to Tract M, and the developer has agreed to provide utility easement connections that would allow central service -- or central sewer service for the Seminole Campground, and it would provide an opportunity for the campground to take their wastewater treatment plant offline and hook into the central sewer that would go through the Brightwater development. And they've also agreed to loop the water mains for increased fire protection through the Seminole Campground area.

Those are some of the highlights just to kind of give folks a broader picture of what Stacy is going to go into with some details. Ted Treesh will also briefly address the transportation issues, and then Stacy will kind of wrap things up and go into the details of the conditions.

A couple of things, maybe housekeeping that I'd like to suggest at this point in time. I've submitted resumés and an exhibit list -- or a witness list for the expert witnesses. We've got Ted Treesh, Stacy Hewitt, Sam Marshall, and Tyler King, all of whom have testified numerous times here and have been qualified as expert witnesses in their field. I would submit them all as experts in the field for the reasons outlined on the 48-hour letter, and would ask you to

acknowledge them as experts at this stage rather than interrupting the proceedings.

HEARING EXAMINER RIVERA: Yes, thank you.

Do you have a copy of the PowerPoint presentation also that I could accept? That was listed, I think, as an exhibit. I don't know --

MR. HARTSELL: Yes, I do --

HEARING EXAMINER RIVERA: -- if it's been pre-labeled --

MR. HARTSELL: -- and that's the second -- should have been the first thing I did. I have a copy of the PowerPoint, and we also have an updated property development regulation, Attachment C-3 to the Staff Report, as well as an updated master concept plan in both 8 and a half -- I'm sorry, an 11-by-17 and 24-by-36 copy for you.

HEARING EXAMINER RIVERA: Okay. So the PowerPoint would then be Applicant's Exhibit 1; the updated development regulations will be Applicant's Exhibit 2; and the updated master concept plan will be Applicant's Exhibit 3. Is that updated from what I had in the 48-hour letter?

MR. HARTSELL: Yes, it is.

MS. HEWITT: Okay.

MR. HARTSELL: It's based on discussions with

Staff.

HEARING EXAMINER RIVERA: Okay. Primarily to remove Deviation 19? Were there any other changes -- or you'll go over it in your presentation?

MR. HARTSELL: Yes.

HEARING EXAMINER RIVERA: Okay.

MR. HARTSELL: There are a couple of minor -- minor modifications that we can point out to you there --

HEARING EXAMINER RIVERA: Okay, thank you.

MR. HARTSELL: -- but, yes, this is updated.

And I also -- just in case it helps, I've got a full copy of the 48-hour letter with the exhibits.

HEARING EXAMINER RIVERA: Okay, thank you. That's pre-labeled as Applicant's Exhibit A. They always do that before we come in here. Thank you so much. Thank you.

(Applicant Exhibits 1 through 3 marked.)

MR. HARTSELL: With that, I'll get out of the way and let Stacy come up.

HEARING EXAMINER RIVERA: Thank you.

MR. HARTSELL: Thank you.

HEARING EXAMINER RIVERA: Good morning.

MS. HEWITT: Good morning. For the record, Stacy Ellis Hewitt with Banks Engineering.

This is a future land use map showing the subject property and the surrounding properties. The subject property is primarily in the sub-outlying suburban category, as is the surrounding properties, except for to the north we have open lands to the northwest; density reduction/groundwater resource to the eastern portion of the north property line; the south property line and to the south the development is in the general interchange future land use category; and across 75 we have suburban and industrial development; and further to the west is rural future land use development -- or rural future land use category.

This is the zoning map for the subject property and surrounding area. The adjacent properties are primarily zoned AG-2 or AG-3, as is the Hunters Glen; and there is also -- Oakmont is RS-1 zoning adjacent to our east, and RV-3 at the Seminole Campground. There's also CPD to the south, and the resolution for that is attached to the Staff Report, as well.

This is the aerial of the site. I wanted to go through some of the urban services that are available.

The FGUA and Lee County utilities letters of availability have been submitted as Attachment B to the Staff Report, and they both demonstrate available capacity for the proposed amendment.

The Sheriff's Office is approximately 7.2 miles from the site.

Bayshore elementary school is approximately 3.3 miles from the site, and Oak Hammock Middle School is approximately 5.9 miles from the site.

The star demonstrates a location of Bayshore Fire Station 131 and Medic 19 for emergency medical services, and those are approximately .9 miles from the site.

The request is to amend the existing 741.22-acre Brightwater residential planned development to reconfigure the tracts; relocate dwelling units to the interior of the site; add "Dwelling, Townhouse" to the approved schedule of uses; add Brightwater Country Club and allow limited nonresidents to the Crystal Lagoon amenity, which is part of the country club; add 225 dwelling units, which increases the maximum dwelling units from 1,257 to 1,500; convert 590 single-family dwelling units to senior adult housing; incorporate voluntary enhancements; and also to allow fill material to be moved within the site across Pritchett Parkway. There were three deviation requests included with the application.

The Staff Report recommends approval with conditions. The Applicant is in agreement with the

proposed conditions as amended by Staff's response to the 48-hour notice, and I request to incorporate the Staff Report and attachments as part of my testimony today.

There's quite an extensive history on the site, and all of the administrative amendments are included in the Staff Report, as well as the original zoning Attachments H through L.

And one item that I did want to note, that during that time in 2016, the general interchange future land use category was revised. It used to not -- it used to be called interchange, and it didn't allow residential density in that area. In 2016 it was revised to allow up to 22 dwelling units per acre: 14 standard dwelling units and 8 bonus units per acre.

The latest amendment was in 2020, and this is the existing master concept plan that's in effect today. I just want to point out a couple of -- north is to your left on most of these maps. We've got Pritchett Parkway that runs between the two east and west portions of the development. And I just want to point out right now the Tract N that we're talking about currently shows residential development and a lake by the Oakmont subdivision, and Tract E by Bayshore Creek has residential development abutting the creek in this

area on the west.

HEARING EXAMINER RIVERA: And is that -- you might talk about it later, but the five acres that were previously impacted that are no longer impacted, is that the location of them? I assume that's because of the site redesign.

MS. HEWITT: I believe the removal of the wetland impacts might have been in the southwest area. If I could, Sam Marshall --

MR. MARSHALL: (Inaudible.)

HEARING EXAMINER RIVERA: It was mentioned several times that those were no longer being impacted, but I could never trace exactly where that was happening.

Good morning.

MR. MARSHALL: Good morning. My name is Sam Marshall with Banks Engineering. I'm aware of where the location is, if I can -- it's -- it's this area right here, was originally proposed for impact, and it's been incorporated into the site plan. As a matter of fact, that's part of the Phase 1 development which is existing today, so it's existing and no impact is proposed.

HEARING EXAMINER RIVERA: Okay. So no impacts occurred, and so you're essentially folding that five acres back into the preserve area?

MR. MARSHALL: That's correct.

HEARING EXAMINER RIVERA: Okay, thank you.

Thank you.

MS. HEWITT: This is the proposed master concept plan. Tract N has been now -- residential development has been removed from Tract N across Pop Ash Creek, and Tract E1 has been created adjacent to Bayshore Creek and removed residential development from that area to transfer the density interior.

Tract O at the south now generates density, and that density also is being transferred internal, and we're -- we've reconfigured some of the tracts and designated the western portion -- the tracts that are listed are the western portion of the development, and those have -- the master concept plan's been updated to designate those as age restricted.

And the additional Tract J1 that we discussed was in the recent amendment to the master concept plan. We also -- that was one of the changes, plus we removed the Deviation 19. And we also have added a page to -- the code requires a conceptual open space plan, so we've added that as page 2 of the master concept plan. And one of the changes with the most recent submittal is we have just added the existing drainage easement that you'll hear about discussed in our testimony this

morning, and that is in -- along the creeks, as well, along Bayshore Creek along the north property line and the northeast property line.

And this exhibit demonstrates -- this will aid reviews at the time of development order as far as open space requirements being met, and it demonstrates the preservation of the wetlands, and has become part of the record now.

The development status:

Again, the approved master plan has 1,275 homes, the amenity with a fully gated lagoon, and the preserve areas.

Phase 1 residential was completed, which was 258 homesites east of Pritchett Parkway.

Phase 2, which is west of Pritchett Parkway, is the 590 dwelling units. Today it was approved without the age restriction. Approval of this request would require that deed restrictions be added to restrict that to adult senior housing.

Phase 3 and the lagoon have permitting for site development, and Phase 2 and the lagoon are under construction.

The north ditch that we referenced in the easement has been built, and an easement was granted to Lee County for future public drainage connection.

Maintenance/enhancements were performed on Pop Ash and Bayshore Creeks to remove obstacles to flow.

Sabal Palm relocation has occurred within Phase 1.

Exotics have been removed from the Phase 1 preserve areas.

And the privately-funded water and sewer lines were extended from Bayshore along Pritchett Parkway and dedicated to the public, providing increased fire protection to the area.

In regards to the Lee County Highpoint Wastewater Treatment Plant, which is central to the development -- it's located in here in this location -- existing sewer collection system can accept flows as an opportunity for the County to take that offline, if they desire to in the future; and also access through the Brightwater community is offering opportunities for the County to potentially remove a box culvert from Pop Ash Creek, which is at Sedgefield Road in that location, which would allow potential for restoring the natural bank.

As Mr. Hartsell mentioned, there were voluntary meetings held with the neighborhood group Concerned Citizens of Bayshore and the internal residents.

And the development team has been working with the Florida Department of Transportation and Lee County Department of Transportation regarding general regional

transportation issues.

And we've been following up and requesting to start the permitting on a -- previously was conditioned for a right-turn lane on Pritchett that the neighbors had requested, as well, and we've been following up and coordinating with the County, which resulted in the conditions that you see that we've all agreed upon now.

Also, the signal at Bayshore and Nalle Road has been fully activated from a flashing light to a fully activated signal.

This is just a colorized version of the master concept plan to demonstrate the green areas where the density is being transferred from. We've got Tract N, Tract O to the south, and Tract E1 to the west. And the blue shows where the changes are made to allow that density transfer to be internal.

Tract J is the location of proposed townhomes, and then we also have -- B1 is the recreation facility, and we did add an option for residential to be either two-family attached or single-family in that location. And Tract F1 in this area has been -- allows two-family attached instead of single-family, which is where the proposed density transfers are directed towards.

HEARING EXAMINER RIVERA: So would the amenity tract on the west side of Pritchett then go away in

favor of the residential units, or it would be hybrid of --

MS. HEWITT: It's -- it's -- it's an optional. I think it could be -- the way it's written it could be either/or, so it could end up having a combination. There's no restriction to that, but it -- just allowing some flexibility.

HEARING EXAMINER RIVERA: Okay.

MS. HEWITT: There are several existing conditions of approval that are showing changes from the original conditions. All -- again, all language is agreed upon with Staff at this point.

We will -- the first condition has been revised. We need to update the date reference just to the master concept plan that was submitted at the hearing this morning, and underlined language has been added from the existing that is just clarifying the project, and we are in agreement with Staff on that interpretation.

We did add a clarification note. The master concept plan has designations of R-1 for single-family --

MR. HARTSELL: Stacy?

MS. HEWITT: Yes.

MR. HARTSELL: I'm sorry. Can I interrupt --

MS. HEWITT: Yes.

MR. HARTSELL: -- for just a moment?

Madam Hearing Examiner, it might be more helpful to work from the Staff --

HEARING EXAMINER RIVERA: Their 48-hour letter?

MR. HARTSELL: The 48-hour response.

HEARING EXAMINER RIVERA: But what you just submitted to me was the updated development regulations. That's just the single sheet, so there isn't -- I don't have an updated conditions sheet from the Applicant. You're working from the Staff's 48-hour --

MR. HARTSELL: We're working from the Staff's 48-hour letter.

HEARING EXAMINER RIVERA: Thank you, that is helpful. Give me one second so I can -- there is a lot of paperwork with this one, as you can imagine.

MS. HEWITT: Yes.

HEARING EXAMINER RIVERA: I want to be sure I'm looking at the right thing.

And this is what was submitted yesterday afternoon?

MS. HEWITT: Correct. The only difference on the PowerPoint is I did try to underline some of the changes from the existing conditions of approval --

HEARING EXAMINER RIVERA: Okay.

MS. HEWITT: -- just to -- so we could highlight some of the changes that have happened.

HEARING EXAMINER RIVERA: So this slide has been updated since yesterday afternoon to incorporate Staff's proposed changes?

MS. HEWITT: Correct.

HEARING EXAMINER RIVERA: Okay, thank you.

MS. HEWITT: That was the intent.

HEARING EXAMINER RIVERA: And thank you, Mr. Hartsell. I appreciate that.

MR. HARTSELL: I just -- I know that it's -- it's challenging because we are making changes to the existing conditions, and we have shown underlines and cross-throughs; and in the numerous versions between what Staff is doing and what we were agreeing with, we ended up with too many underlines and crosshatchings, so --

HEARING EXAMINER RIVERA: Thank you.

MR. HARTSELL: -- we're trying to -- trying to keep it clear for you.

HEARING EXAMINER RIVERA: And I think from what you said at the beginning, you -- the Applicant is in agreement, except for the modifications that you're making that are minor, with the substance of what the Staff proposed yesterday?

MR. HARTSELL: Yes.

HEARING EXAMINER RIVERA: Okay, thank you.

MS. HEWITT: And for clarification, we're not proposing any changes besides the master concept plan date and what's in the PowerPoint. It's just intended to kind of walk you through some of the changes that are demonstrated in the strike-through.

The note at the beginning of the schedule of uses was just to tie the schedule of uses to the master concept plan a little better, and I didn't show the strike-through/underlining in the schedule of uses. All the tracts were in one combined schedule of uses, and we've just broken them out to be more clear for the proposed changes.

Let's see. We do have -- there's a change that was proposed in Condition 5 that just updated a tract reference.

There was a change that we've agreed to with Staff on Condition 14. That was revised since we were no longer impacting wetlands, and we're in agreement on that change.

Condition 16 was just to clarify the language on existing lake 1 in Tract O. That change was -- there had previously been some proposed amendments to that lake, and it's just to clarify that the lake can exist

unless there's changes proposed to it.

Condition 18 just had some additional language that had been added by Staff.

Condition 19, we concur with removal since concurrency is no longer in effect.

Condition 20, we're in agreement with the Staff language. It's been worked out with Florida Department of Transportation and Lee County Department of Transportation.

Conditions 22 and 23 were removed by Staff because of Code changes since the original approval.

Condition 26a1 was revised just for a clarification. The language every -- when the development orders have come through, there was some clarification that needed to be made each -- with each of the submittals, and this is just to clarify that language so it's clear moving forward with the development order reviews.

The rest of the conditions are -- on the creeks are remaining as they are.

Condition 26a5 just had a minor typographical error that was caught in the -- in the notice, as well. That was the only change in that condition.

Condition 30, just to point out, that incorporates the additional buffering that's culled out on the

master --

MR. GOYANI: (Sneezing.)

MS. HEWITT: -- concept plan --

MR. HARTSELL: Bless you.

MS. HEWITT: -- but no changes are proposed to that.

And Condition 31, there was just an update for multi-purpose fields to reference the amenities on-site.

Again, the key modifications of this request are:

To remove the previously approved wetland impacts;

The Brightwater Lagoon limited nonresident access;

The addition of the 225 dwelling units;

Limitation of 590 to adult senior housing, which reduces the traffic;

And the TIS does demonstrate the reduction in trips from the current zoning approval;

Add the townhouse use in Tract J, as Mr. Hartsell mentioned earlier, we did make a change, after a request from the adjacent neighbors, to create the Tract J1 with the limitations;

And add the opportunities for additional open space areas by Pop Ash and Bayshore Creeks.

I did include the density table. This just demonstrates how we come up with the -- the maximum

that could be requested for the site. Standard density is 1,524, and the general interchange also allows bonus density -- which we're not proposing, but would allow the density increase up to 1,552 for the maximum that could be requested on the site.

HEARING EXAMINER RIVERA: For one second back to the townhouse use. What was --

MS. HEWITT: Yes.

HEARING EXAMINER RIVERA: -- the -- because, as I understand it, the townhomes were adjacent to the amenity site, to the lagoon. What was the request to change those to single-family or two-family? Do you know what the residents' concerns were?

MS. HEWITT: Their concern was they did not want townhomes abutting their lots. If I could go to the aerial --

HEARING EXAMINER RIVERA: So the objection wasn't that the townhomes abutted the amenity, it was that they were abutting other single-family --

MR. HARTSELL: Yes.

MS. HEWITT: Correct.

HEARING EXAMINER RIVERA: Okay.

MS. HEWITT: This is -- this is the location here that we created, Tract J1, which is adjacent to these lots, and they just did not want a townhome in their --

directly abutting them --

HEARING EXAMINER RIVERA: Okay --

MS. HEWITT: -- so we --

HEARING EXAMINER RIVERA: -- thank you. That makes sense.

MS. HEWITT: Yeah.

And -- the underlying conditions, now I'm going to go into the new conditions that have been included with this request:

Condition 33 is the condition that requires that the Phase 2 development order be amended to convert the 590 dwelling units and limit them to adult senior housing.

Condition 34 is regarding the Brightwater Country Club. It's a residential amenity with a lagoon with accessory facilities that are permitted and under construction today. The request limited -- the request for limited nonresident access to offset the resident fees, it functions similar to a golf course country club or other private recreation facility that requires reservations or memberships, and it will be limited by the parking availability on the site.

As mentioned in Staff's response to the 48-hour notice, the Director determined a substantially similar use pursuant to Land Development Code Sections 34-620

and 34-933, and there have been conditions. The Condition 34 defines the club. It consists of the building and associated recreation facilities constructed in conjunction with the Brightwater Crystal Lagoon, open to members and their guests for a membership fee, and also includes a daily nonresident reservation-based system. The resident memberships in the Brightwater Country Club are included in every purchase of a Brightwater home.

And some limiting conditions that Staff and Applicant have worked together is that the access to the lagoon must be fully gated; the nonresident access and -- it's on a reservation portal website and requires daily reservations to nonresidents, and it will be limited by availability of parking in the parking lot, which will be monitored and controlled by staff.

Signage is required on Pritchett Parkway to notify the public that no parking is permitted on the roadway, and the parking lot is limited to Tract K and is required to provide a minimum of 180 spaces, a maximum of 400 spaces, including golf carts, of which a minimum of 33 percent shall be resident-only spaces, including the golf carts. And the parking limited to the Brightwater RPD residents will be clearly marked and

signed, and the golf cart parking areas are available for exclusive use of the residents.

Condition 35 has been added, which allows the fill to transport across Pritchett Parkway, and that will be at designated single locations where the drives are aligned to allow the fill to just go between the two portions, the east and west portion of the development.

Condition 36 formalizes the voluntary enhancement that the Applicant has brought forth. Transferring Tract E1, which is approximately 9.73 acres, internal to the site; Tract N is approximately 10.37 acres; and Tract O is approximately 14.43 acres. And density is being removed from those three sites and transferred internal.

And Mr. Hartsell outlined in some detail the -- the voluntary enhancements for Hunters Glen, the easements for the turnaround, and also the ability for -- to have the -- the water mains for the potential for them to connect for increased fire protection.

And, also, Tract A will have increased open space varying between 35 and 82 feet between the lot lines and the perimeter.

And Tract M will have the easement for Seminole Campground to allow their option to connect to the central sewer and take their wastewater treatment plant

offline, and also the opportunity for water main looping for increased fire protection.

Condition 37 has been included, which ties in the site-wide construction water quality monitoring program that's been submitted as the development orders, and that just brings that into the zoning to require that the water quality program continues to be in compliance with that.

HEARING EXAMINER RIVERA: What is it without requiring a Zoning amendment? Is that just -- does that mean at a public hearing amendment or no ADDs? I wasn't clear on exactly the intent of that.

MS. HEWITT: The intent is that it's more -- it's very detailed, and it's more development order related, but we did want to tie it in that it is a Zoning requirement that the DO include that report. It may be amended from time to time as development comes on, or as the site plan evolves, but that -- and just so that if the water quality monitoring report needs to be changed, it's not going to require another administrative amendment each time. It will be reviewed and approved during that process.

HEARING EXAMINER RIVERA: But the DO will still control whatever amendments are required for the water quality monitoring program. This is simply just tying

the two together to say that that is required with the initial -- it's a 2018 DO, so I assume it was already submitted?

MS. HEWITT: Yes. What this condition is doing is instead of adding the water quality monitoring report that was approved for that or was submitted with that development order, it's just tying a location to where that is, and it's going to be amended with -- through the development order process.

HEARING EXAMINER RIVERA: Okay.

MS. HEWITT: Condition 38 is -- we agree on with Staff. There is an existing sidewalk through the preserves, and it's just to clarify the development order. It showed a pedestrian path, didn't show a sidewalk, so it's just to clarify. And that has already been permitted and constructed.

The deviations, there are existing deviations. A couple of them have some minor clarifications from the existing approval, just some amended language that Staff has included to update it.

And Condition -- or Deviation 14 and 15 were on signage, and there's just a minor clarification regarding the development name in those two deviations.

The remainder of the deviations are requested to remain.

And we have -- Deviations 1 through 18 were previously approved.

Deviation 19 is a new deviation that's requested to be withdrawn.

And Deviations 20 and 21 are new deviations that I'll describe. All of the deviations, existing and proposed, enhance the achievements of the planned development and also preserve and promote the general intent of the Land Development Code, to protect the public health, safety, and welfare.

Deviation 20 seeks relief from Land Development Code Section 10-296(k)(1), which requires dead-end streets to provide a circular turnaround, to allow a dead-end street in Tract E, as shown on the master concept plan. And what we've done is the -- this is the Tract E1 that we removed density from, and it's just to stub out to allow access to that parcel. And Staff does recommend approval with a condition that, at the time of development order, we get a letter of no objection from the Fire Department.

Deviation 21, this has been added as a -- for clarification of a small portion of Tract K that is within 500 feet of the external residences. It's a deviation from Land Development Code Section 34-1264, to allow outdoor consumption on premises to be located

approximately 466 feet from a dwelling unit under separate ownership outside of the planned development. Staff does recommend approval of the deviation, and they did provide a couple of conditions, that the consumption on premises is only permitted in conjunction with the Brightwater Country Club use in the consumption on premises area delineated on the master concept plan, and live music or amplified sound is prohibited in the exterior portions of the consumption on premises after 10 p.m.

Now, this is -- the 500 feet is just into this little area on the recreation tract. In these two exhibits, north is up; and there's a walking path around the lagoon; and there is just a small portion of the walking path that lies within the 500 feet of the external property line.

Just to be clear here, the Tract J in the proposed townhome uses are between the COP and Tract K and the external residences, and there's also approximately 85 to 150 foot to Pop Ash Creek preservation area, which provides separation, as well; and the aerial here just demonstrates -- the red line outlines the preserve area here that provides that separation.

HEARING EXAMINER RIVERA: And the 2002 zoning approval consumption on premises in conjunction with

the country club, so did that location change to be within the 500 feet, or was that just not requested in the original --

MS. HEWITT: The -- the reconfiguration of the tracts just brought that small portion within the 500 feet.

HEARING EXAMINER RIVERA: Okay.

MS. HEWITT: We have submitted a new -- the property development regulation table that was submitted today. The only addition was to limit the single-family detached in Tract J1 to 35 feet, one-story. The one submitted with the 48-hour notice had the limitation on the two-family attached. We just wanted to clarify for the record that single-family attached and two-family attached is limited to one story for J1.

With that I'm going to turn it over to Ted Treesh, and then I would like to -- then I'll get into the comp plan compliance and the planning.

HEARING EXAMINER RIVERA: Okay, thank you.

MS. HEWITT: Thank you.

HEARING EXAMINER RIVERA: Good morning.

MR. TREESH: Good morning, Ted Treesh, TR Transportation Consultants. I have been sworn, and I'd like to be accepted as an expert in transportation

planning-related matters.

HEARING EXAMINER RIVERA: Yes, thank you.

MR. TREESH: We conducted the analysis as part of this rezoning request; been working on this project for quite some time.

As Stacy indicated, the original project was approved for 1,275 dwelling units. That traffic study was done by our firm. It was based on 1,275 single-family dwelling units, even though there was a mix of dwelling units approved. That generated a worst case in terms of trip generation.

This analysis, as Stacy indicated, is kind of -- is a mix between single-family -- 910 single-family; two-family attached townhouse units; and then the senior adult housing, which is a much lower trip generator than your single-family -- typical single-family dwelling unit; along with the public use of the lagoon.

And the trip generation analysis that was included in our report indicated that the trip generation of the overall project will be slightly lower than what we analyzed in the original Zoning application; so this project as a whole will have slightly less impacts than what we analyzed in our original analysis.

So at build-out our impacts to the surrounding

roadway network will be a little less than what we analyzed back in 2002. And things have changed a little bit since we did -- went through this process the first time. A number of things have happened: Babcock has now started construction and been underway for a number of years, and road improvements are now starting to happen.

The only level-of-service issue that we looked at that was caused by the build-out of the project -- again, based on the current approval or what we're requesting today -- is the two-lane segment of Bayshore east of Pritchett is shown to operate at a poor level of service in the future, which everyone anticipates, especially with the upcoming Babcock development. But that project is -- is planned by FDOT to be a four-lane divided roadway. The PD&E process is currently underway by FDOT. That's part of the commitments by Babcock, to help fund the widening of that project. Typically, once the PD&E is completed, then the funding for construction -- for design and construction follows. So it's still a number of years before that project happens; but, again, it's still a number of years before the Brightwater project is completed, as well.

So I did have conversations with FDOT as early as

yesterday, and the PD&E is still moving forward. They anticipate having public meetings on the PD&E process either in -- this summer or early fall to alert the public of how that process is moving. There's also improvements to the interchange at I-75 with Bayshore also being studied and looked at by FDOT. So there's a number of improvements in the area that -- that are being looked at by FDOT that are coming forward to accommodate the growth in this area of the County.

So our analysis indicated that the project, as proposed, from a traffic perspective meets the goals and objectives of the Comprehensive Plan and the Land Development Code.

I'd be more than happy to answer any questions --

HEARING EXAMINER RIVERA: With respect --

MR. TREESH: -- if you have --

HEARING EXAMINER RIVERA: -- to the nonresident access to the lagoon, how was that calculated? Because the 48-hour letter Staff submitted yesterday placed further restriction on it, as I read it. I don't know if that was considered previously, but there's that 33 percent requirement that it remain resident-only parking.

MR. TREESH: Right.

MS. HEWITT: So was -- when you looked at it, did

you assume a particular number for the non --

MR. TREESH: Yes, we look at -- there's an existing facility, Wesley Chapel, that we were provided some data on that looked at nonresident attendance versus resident attendance; and based on projected attendance at this facility, estimated trips -- and, again, we -- our analysis looks at the p.m. peak hour of the peak -- typically the 4 to 6 p.m. peak hour. So based on that, we estimated some trip generation, consulted with Lee County Staff in our analysis, and estimated some trip generation of nonresident use during that 4 to 6 p.m. time frame based on the data that we received from the existing facility in Wesley Chapel.

HEARING EXAMINER RIVERA: Okay. And what is the trip generation difference between the senior housing and what was previously approved there on that particular -- the tracts that are being limited now?

MR. TREESH: Well, for instance, a single-family unit -- based on the ITE trip generation report, a single-family unit, the average trip rate is about .97 trips per unit during the p.m. peak hour, so about 1 trip per unit. For a senior adult housing detached unit, it's about .3 trips per unit. So it's almost -- it's almost a 66 percent reduction in trip generation.

And when you think about it, senior housing, those folks typically don't work, you know, the 9-to-5 job; they don't have the kids at home that have two or three cars. I've got two teenagers that drive, in my house, so I've got four cars in my driveway, so I'm probably over the one trip per --

HEARING EXAMINER RIVERA: By a lot probably.

MR. TREESH: Probably.

HEARING EXAMINER RIVERA: Okay, thank you. That was the extent of my questions.

MR. TREESH: All right.

HEARING EXAMINER RIVERA: Did Staff have any questions?

MR. DANLEY: Could you clarify what the PD&E process is just for the public, the process of PD&E versus actual construction?

MR. TREESH: The PD&E process is the early phase of the project that looks at environmental impacts; right-of-way impacts; what right-of-way is going to be needed; the cross section, ultimate cross section; the median width, et cetera, that's going to be needed so they can give the ultimate design firm that's responsible what cross section of roadway they need to design to accommodate -- they look at the traffic projections for the 20-year projections to look at to

see what type of road they need to design to accommodate the future traffic that's going to be along this roadway.

And FDOT is entirely aware of -- of this project, the Babcock project, and other projects in the area that are coming that have not been built yet. So it's more of a planning process that -- and as well as looking at environmental and drainage impacts, as well. So it's more of a planning process before they get into the detailed engineering process.

MR. DANLEY: Thank you.

HEARING EXAMINER RIVERA: And that reminded me, I did want to ask about the intersection signalization at Pritchett and Bayshore. Do you know the timing of that or the status of where that sits currently?

MR. TREESH: There's no -- there's no plans to signalize the intersection just because of proximity to the interchange. We've had many discussions with FDOT and Lee County. As you're aware, Pritchett Parkway is a Lee County road, and Bayshore is a State road, so the jurisdictions lie with those two agencies.

Obviously, this project is very interested in what happens to that intersection because it's the primary access to this project. We've -- we've attempted to have meetings with those -- with those entities.

They've met internally, I know several times, to talk about that intersection specifically and what can be done in the interim, as well as they're specifically looking at it as part of the PD&E process of -- of inner-connectivity along the north side; can they connect over to Wells Road to have a better access, to move that intersection a little further away from the interstate; will improvements at the interchange help with that separation distance because of the -- currently that intersection is very close to the I-75 ramp as you come off of the interstate. So that's all being studied, but signalization isn't one of the options that FDOT is considering right now.

The signal that's been under flash mode for a number of years at Nalle Road, which is just to our east, that signal was recently converted to a fully operational signal, and it's tied into the Fire Department so they can have better access to -- when they get a call, they can activate that signal to turn red for State Route 78. But it's now fully activated so residents coming out of Nalle Road can better access State Route 78. It's no longer in flash mode, but it's a typical traffic signal that you would see operating that -- that's been fully operational now for just over -- around about a month.

HEARING EXAMINER RIVERA: Okay. So FDOT essentially retains full control over the signalization of the intersection at Pritchett --

MR. TREESH: Yes.

HEARING EXAMINER RIVERA: -- and Bayshore?

MR. TREESH: Yeah.

HEARING EXAMINER RIVERA: Okay, thank you. That was the extent of my questions, thank you.

MR. TREESH: All right, thank you.

MS. HEWITT: Again, Stacy Hewitt for the record.

I'd like to go over the findings contained in the Land Development Code for rezoning matters. The project does -- was previously found consistent and remains consistent with the Comprehensive Plan:

It's consistent with Policy 1.1.11, the sub-outlying suburban category.

Consistent with Policy 1.3.2, the general interchange category.

It's consistent with Objective 1.5, Goal 124, as it preserves all of the 63.5 acres of wetlands on-site.

Consistent with Objectives 2.1 and 2.2 and Policy 2.2.1, as it is infill and compact and contiguous development, clustered mixed uses where sufficient infrastructure exists.

It's consistent with Standards 4.1.1 and 4.1.2, as

the water and sewer availability letters are attached to the Staff Report, Attachment V.

It's consistent with Standard 4.1.4 regarding environmental matters. There is a 123.09-acre conservation easement, which includes the 63.5 acres of wetlands. That easement was submitted with the 48-hour notice, as well.

It's consistent with Policy 5.1.2, the residential development avoids the FEMA floodway along Bayshore and Pop Ash Creeks, and further removes residential development adjacent to those areas.

It's consistent with Policy 5.1.5, as it transfers density internal with more open space along the creeks, and conditions included on the Brightwater Country Club, the deed restricted adult senior units, and it continues to provide buffers for the master concept plan and the conditions of the approval.

It's consistent with Policy 5.1.10. The allowable density is the sum of allowable densities for each land use category on the site.

It's consistent with Goal 18 of the Bayshore Community Plan. It's a clustered residential planned development providing enhanced open space, buffers, and protects environmental areas.

It's consistent with Goal 60. The original

approval provided improvements to Bayshore and Pop Ash Creeks, and the wetland preservation on the site.

It's consistent with Policy 115.1.2, as no changes except for the additional wetland preservation as far as environmental, and Condition 37 requires the water quality monitoring.

And it's also consistent with Goal 135. The addition of the townhome and senior housing adds a mix to the residential housing types in the area.

The request does meet the Land Development Code and other applicable regulations or qualifies for deviations. The amendment complies with the Land Development Code and qualifies for the existing and the proposed deviations.

It is compatible with the existing and planned uses in the area. The existing residential planned development was found compatible and provided conditions for clustered development, enhanced preserve areas, buffering above the Land Development Code -- it requires 10 trees per 100 linear feet and a double staggered hedge row or preserve areas around the perimeter -- and the improvements to Pop Ash and Bayshore Creeks. The amendment remains compatible as conditioned.

The request provides access sufficient to support

the proposed development intensity, as no changes to the existing approved access points are proposed, and the traffic impact statement demonstrates a reduction in traffic from the current approval.

The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval. The site-related improvements will be addressed by the conditions, and the project will also pay impact fees as mitigation for off-site road impacts.

It will not adversely affect environmentally critical or sensitive areas. Again, we removed the previously-approved wetland impact, and the conservation easement that includes the existing wetlands is provided.

Urban services are available for the site and adequate. The majority of the sites are the future suburban area, with the southern 3.45 acres in the future urban area.

The mix of uses is appropriate at the proposed location. The addition of townhomes and senior housing is appropriate and adds to the mix of housing types in the area, and the limited nonresident access to the Brightwater Country Club is similar to a residential golf course and appropriate at this location.

The recommended conditions do provide sufficient safeguards to the public interest and are reasonably related to the impacts of the request.

And the deviations do enhance the achievement of the objectives of the planned development, and preserve or promote the general intent of the Code to protect the public health, safety, and welfare.

In conclusion, it's my professional opinion that, with the proposed amendments, the residential planned development continues to meet or exceed all the Land Development Code and Lee Plan requirements, and is in compliance with the Land Development Code and the Lee Plan.

And with that, we are available for questions.

HEARING EXAMINER RIVERA: Thank you. I think I asked the ones that I had so far as I went through.

Did Staff have any --

MR. DANLEY: No.

HEARING EXAMINER RIVERA: -- questions?

Most of my questions relate to the use, but I'm expecting that you'll get into that during your presentation.

MR. DANLEY: (Nods head.)

HEARING EXAMINER RIVERA: Thank you.

MS. HEWITT: Thank you.

HEARING EXAMINER RIVERA: Thank you.

So with that, we can begin with the Staff presentation, if you're ready.

MR. DANLEY: I'll hand this to you.

HEARING EXAMINER RIVERA: Thank you.

MR. DANLEY: Good morning, my name is Dirk Danley. I'm a senior planner in the Zoning Division of Community Development.

I'll try not to overlap whatever has been -- what testimony has already been placed on the record by the Applicant, but this case is DCI2021-00012, named Brightwater RPD formerly known as Stoneybrook North RPD.

The Applicant's already listed out the proposed use -- or the proposed changes to the planned development, but just to briefly re-summarize:

It's to reconfigure tracts;

To relocate dwelling units that were previously externally located, bringing them interior to the development;

Add the dwelling unit townhouse use;

Clarify and add -- or expand on the Brightwater Country Club. The Crystal Lagoon was already approved as an administrative use for residents only -- or administratively for the residents only. This

amendment allows for the external -- or for nonresident access to the use;

To add 225 dwelling units, an increase from 1,275 to 1,500;

To convert 590 single-family dwelling units to adult senior housing;

Incorporate voluntary enhancements; and

To allow for fill material to be moved within the site across Pritchett Parkway.

This is the original MCP --

(Phone ringing.)

THE REPORTER: Could you start that again, please?

MR. DANLEY: Yes. Yeah, this was the approved master concept plan from the original zoning resolution under Z-02-070 -- that was when this case was originally rezoned from AG to RPD -- and that approved 1,275 single-family and two-family attached dwelling units with accessory uses. And what you'll -- you'll find is there's a lot of these pieces that are remaining similar to what was approved all the way back in Z-02 -- you can see a lot of the wetland areas -- I'll have a -- I'll have a side-by-side later on in the presentation we can -- we can look at.

But there's extensive history -- the Applicant's already gone through this pretty extensively so I won't

get too far into it; but, like I said, the important piece is that the -- the Brightwater Country Club was considered in previous Zoning approvals.

The surrounding zoning districts, the Applicant already went through this, but just to -- just to note, it's primarily agriculturally zoned. There's some AG-3 in this area. AG-2 almost entirely surrounds it. There's some RS-1 here and here; there's an RV park here; and then just south is the closest CPD at this intersection -- or on the west side of I-75.

This is the proposed master concept plan. I believe it's next that has the side-by-side.

Yeah, so this just shows some things that the Applicant noted but I wanted to reiterate. There is -- there was originally residential uses considered up to the creek in this area that are no longer proposed there. And then additionally, down in the southern corner here, density was not previously considered in the land use category, and that has since changed since 2002. So they're taking the same density -- or the density that's approved and bringing it internal to the development. So this is also not going to be developed with single-family homes. So this tract basically here will look as it is today, with the exception of removal of exotics and other things. And the same goes for

here, that that will look as it is today.

This is just an overlay to see what the build-out will look like when it's all constructed. There are development orders approved, I believe, for about -- the footprint looks about like this. There's -- there's 285 dwelling units that are currently approved.

This is where the amenity is going to be located.

You can -- you can drive this access point here -- I don't know if you've done a site visit yet --

HEARING EXAMINER RIVERA: I did yesterday, yes.

MR. DANLEY: -- but you can -- you can actually drive here into the neighborhood, and you can see where the lagoon is actually located. It just looks like maybe four or five feet deep all the way across as far as the eye can see, basically.

And then on the west side they are doing some clearing work, and I believe they're working on some of these lakes. Specifically, this -- this big one was pretty noticeable.

But at -- at build-out this is what it will look like.

I just wanted to reiterate again, no development here -- or no residential development there, and no residential development along this southern boundary and along -- I believe Leetana starts -- it splits from

here and runs up this way, so this also will not have development.

The Applicant's already gone through the decision-making criteria, but just to speak briefly about it, they're established in 34-145(d)(4)a.

And then there are special findings for planned developments.

And then additionally, in 34-380(a), that a planned development may be amended throughout its useful life as a planned development so long as they're meeting the criteria for a planned development listed out here on a previous slide.

Just to speak briefly to the density -- the Applicant's already gone through this pretty extensively so I won't belabor the point, but their request is to increase from 1,275 to 1,500. That allows for 910 single-family detached dwelling units or some mixture of detached single-family, townhouse, two-family attached, and that's all tied to the transportation impacts, which I believe, generally speaking, single-family detached generates the most amount of trips. As -- as Ted was saying earlier, you have a whole bunch of kids and a lot of cars, it generates more traffic.

So -- and then there's 590 detached or two-family

attached senior adult housing being proposed by the Applicant, as well.

Just similarly -- this was already shown by the Applicant, but this just shows the calculation. The freshwater wetlands -- I don't know if it was specifically stated, but when you preserve freshwater wetlands, you're able to derive the density of the adjacent future land use category. So when we -- I'll show an exhibit in a second that shows the future land use maps, but the adjacent future land use categories to those wetlands are outlying suburban, so they're able to generate two dwelling units an acre where they can transfer that internal to the development, to developable areas of the development.

And then general interchange allows for 14 units per acre. No bonus density was requested, so at a max build-out without bonus density, 1,524 units is what's permitted -- permissible, permissible, and they're requesting under that at 1,500 units.

So just to point them out, some of the wetland areas here, here, and here, as it's shown on our plans -- or on our map, that doesn't necessarily mean that's what's there today. Jurisdictional determinations will have to clarify where the actual lines are, and I believe that those have already been

done.

And that shows how much acreage is actually wetland that they're actually preserving.

So coming back to that, this 63.5 acres is manifested at least in these areas here, where those two units an acre will then move into the yellow areas of the rest of the development.

Just to speak briefly to the use, you do have a copy of the -- the memorandum from the Zoning manager regarding the use, finding it consistent -- generally consistent with the country club use.

When the Applicant came to request this use, we did have to go through a little bit of an activity of finding what was most similar, and so there are three uses that are considered in areas like these that would be permitted that are not quite what the Applicant's seeking.

And so the definition that was provided by the Applicant we went back and forth on a little bit just to clarify -- just to clarify the definition and make sure that there's no loose ends on it. And then as you see in the memo there today, the Director does have the authority in 34-620 to find that use is similar to another approved use. And then that 34-933 allows for uses that are not specifically listed to be permitted,

if in the opinion they are substantially similar to another listed use.

HEARING EXAMINER RIVERA: And when you went through that process, so country club obviously isn't -- it doesn't fit wholly within that --

MR. DANLEY: Right.

HEARING EXAMINER RIVERA: -- because it's on a golf course. That one's pretty obvious. And the recreation facilities private sounds the most similar because that is the one that includes pools and things of this nature, but that would be controlled by the HOA, I believe, and essentially only for the internal residents. So that's how it was previously approved --

MR. DANLEY: Right.

HEARING EXAMINER RIVERA: -- but now that they're opening it up -- but the recreation facilities commercial, what removes it from that category? Because I know that they're not only providing it for a fee, but essentially it says it's anything that's not a personal or private facility but operated as a business and open to the public for a fee. So it is that -- it's something more than that, but it does --

MR. DANLEY: Right.

HEARING EXAMINER RIVERA: -- fit within that.

So was the --

MR. DANLEY: Right.

HEARING EXAMINER RIVERA: -- thinking just that it was unique enough that it warranted its own --

MR. DANLEY: Right.

HEARING EXAMINER RIVERA: -- designation?

MR. DANLEY: Right. And -- and because the facility in its own right is, as you've stated, more than that, that's why we kind of came back to we really should craft language and bumpers around it so that we can call it something that's compatible with the surrounding area, and it doesn't run away as a commercial use.

HEARING EXAMINER RIVERA: That would be the concern --

MR. DANLEY: That's -- that's certainly the concern, and that's the way we've conditioned it, is to try to provide some boundaries that, if they were to expand beyond those boundaries, then they'd have to be reconsidered through Zoning action.

HEARING EXAMINER RIVERA: Okay.

MR. DANLEY: And so --

HEARING EXAMINER RIVERA: And the proposed parking cap, I assume, was one of the guardrails --

MR. DANLEY: Yes.

HEARING EXAMINER RIVERA: -- that you've put in to

assure that, that at least --

MR. DANLEY: Yes.

HEARING EXAMINER RIVERA: -- a third of the parking is reserved for the residents?

MR. DANLEY: Yes.

HEARING EXAMINER RIVERA: Okay.

MR. DANLEY: And there's -- I think we'll talk about it a little bit later on in the presentation; but just to speak to that, we wanted to make sure that there is that minimum percentage for the residents, as well. They actually did provide us with some calculations on resident versus nonresident access, and it actually wasn't really generating a ton of resident parking at those peak hours, which makes sense. If you're living right there, you can kind of just go at any time. It doesn't necessarily need to be a peak hour necessarily.

But we wanted to make sure that there is a strong signal that this is really for the community. Even though there's areas that are walkable, that you can walk to it from the townhouses and some of the other single-family residential uses nearby, but making sure that there is clear signaling that this is for the community first. There's preferential treatment for that. That's why there's dedicated parking for it;

there's a minimum percentage that's dedicated to them, and we wanted to make sure that there is a very clear signal this is for the community first.

HEARING EXAMINER RIVERA: Okay. And Staff is satisfied that with the conditions that are proposed, that that will protect to ensure that it's not just a free-for-all open to the public --

MR. DANLEY: Correct. A couple of them -- of the ones that we really wanted to make sure of was, A, that there's a maximum parking calculation; and, B, that all the parking is actually located here. There are those vacant tracts that we were just -- we were speaking briefly about. If this was to run away as a commercial use, you could see where they'd want to start trolleying people from other areas, and we didn't want this to become a theme park. This is an amenity for the community. And so the guardrails that we -- we put in as conditions are at least the -- the minimum that we were able to enforce as a community development.

The Applicant actually proposed further conditions, but it was on how the technology worked and other things like that where we really can't regulate. So we have walked back from those a little bit, other than just saying there's a reservation-based system and that this -- and then that is just another signal to

being similar to a golf course, where a country club with a golf course, you always have to set up a tee time, that you can't really walk in and be like I'm ready to play golf.

So with the conditions being a guardrail with the uses not -- and our Code not really fitting well into -- or the uses -- the use proposed does not fit well into uses in our Code, we find that the definition plus the -- the definition plus the conditions are plenty consistent with the intent of what is permitted within an RPD.

HEARING EXAMINER RIVERA: And is that similar to the golf course communities where it's essentially the same idea, right, is that the nonresidents are available; but residents get preference for tee times; but it's opened up on some reservation system; and then restaurants typically that are ancillary to the golf course may also be open to the public? So are there similar provisions --

MR. DANLEY: These are probably hardened -- my personal experience with golf course communities is you don't necessarily have to have a membership, and the fact that, in the definition of this, every -- every home within the community is going to have one is already a step further than what a lot of golf course

communities provide.

And then additionally, the preferential parking, my personal experience is that's not usually in existence at golf course communities; and if there is, it's just a few. It's like the front row of a parking lot or something will have members only kind of access.

So we -- we took it a step further to really set up high guardrails, at least to the way that we could enforce so that the community is given the preferential treatment here for this amenity.

HEARING EXAMINER RIVERA: Thank you.

Oh, and I should say I labeled that Staff's Exhibit 2 because Exhibit 1 is the Staff Report. So Exhibit 2 is your presentation, and Exhibit 3 is the memo that you provided me from the Zoning manager that concludes that the Brightwater Country Club use is most similar to the country club use and would be permissible in the RPD. Thank you.

MR. DANLEY: Oh, here are the conditions that we were just talking about. I forgot where I placed them in the PowerPoint.

But just to restate them:

The access to the lagoon must be fully gated;

Nonresident access to the Brightwater Country Club must be on a reservation system;

Signage exterior to the development along Pritchett Parkway so that there can't just be more people showing up other than what the boundary of the parking allows; and then

The golf cart parking areas are available for the exclusive use of the Brightwater residents.

So between the golf cart parking areas and the clearly delineated vehicle parking spaces, and the 180 to 400 spaces, we feel like we're giving a signal that there is preferential treatment for the -- for the residents of the community.

The Applicant really did go through pretty extensively on the Lee Plan analysis, but just to speak briefly, there are three future land use categories relevant to this case just based on its size: the sub-outlying suburban future land use category, the general interchange future land use category, and the wetlands future land use category.

We did go through the density earlier in the presentation, but Staff did find that all three of those future land use categories -- the development is being consistent with those future land use categories, as it was previously approved and as it's approved today. And with the fact that they're reducing the impact to the wetlands, they're actually becoming more

consistent with Objective 1.5.

Objectives 2.1 and 2.2 are just objectives where right-place/right-time-type development, where there's infrastructure to support the use -- the uses proposed, and that this isn't creating new strip development. This was already approved back in 2002. The changes that are being made, the infrastructure that's in place today, or as it will be improved, will be able to support that.

We'll talk a little bit later about the roadway network, but it's -- it's a very clear concern both by Staff here on this floor and in DOT -- Lee County DOT, as well as FDOT. And Applicant's done a pretty good job of explaining kind of the status of where that's all at and why we're not requiring more at this zoning stage; but we'll get into that a little bit.

5.1.2 speaks to residential uses in areas that have hazards or physical constraints. This isn't in coastal high hazard area or a FEMA floodway. The flood zones are AE-EL20 and then AE-EL22, and X (Shaded). And then anything moving forward, they'll have to comply with Chapter 2 as it pertains to hurricane preparedness.

Policy 5.1.5 is protecting existing and future residential areas from any encroachment of uses that --

THE REPORTER: Could you say that again?

MR. DANLEY: Sorry.

THE REPORTER: Policy 5.1.5 is protecting existing --

MR. DANLEY: -- existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of residential development.

There are some changes that are taking place in this community, and so we have kind of twofold issues that we have to address: the existing and proposed residential uses interior to the development as changes are being made to this community, and then external to the development, as well.

Staff finds that the moving of densities inward to undeveloped areas of the -- of the -- of development help protect that; and then as the Applicant's already stated, the creation of Tract J1 just to provide some protection to that townhouse use adjacent to residential uses and provide some buffer -- housing buffer, not landscape buffer, so that they're not experiencing an intensification right behind their houses.

Additionally, the conditioning of 590 adult senior housing to reduce the impact of the roadway system,

Staff finds that that helps offset any of the changes that are taking place.

And then, additionally, the conditioning of the Brightwater Country Club is necessary, and we find -- helps find consistency of Policy 5.1.5, that those conditions are there to protect the amenities available to the residents; but also, like we've said before, signaling that those are for the community first.

Objective 18.1 speaks to the ensuring separation of urban and rural areas, including lower densities around the perimeter development, and higher densities internal to the development. The Applicant has very clearly worked that into this process, even just from what was previously approved to what was today. But it should be stated that almost entirely surrounding the development, except to the north, it's sub-outlying suburban. So this isn't really the land use category as much as it's the land use itself. So a lot of these are large tract, large residential development -- or large-lot residential development, so they really are rural in character even though they're in the sub-outlying suburban future land use category. So it still has relevance to it, and we feel like the Applicant has, you know, in good faith tried to comply with that requirement of moving those higher density

areas internal to the development.

This is just to note, again, you know, the movement of here -- the development density off of this tract internal to the development, and then the same goes for here.

This area here, while it's higher density and kind of on the periphery here, there is -- there's still the separation of the Pop Ash Creek, and there's a preserve there, as well. So we still find them consistent with that category even with the townhouse uses right there.

Goal 60 is to -- was created to reduce hazards to life, health, and property created by flooding. Without the impacts to wetlands that were previously approved, they're actually furthering this goal by restoring the natural surface water flow.

And then, additionally, there are existing conditions that are being put forward about the maintenance and restoration of Pop Ash and Bayshore Creek which will further restore that natural flow of water.

Similarly, Goal 15 is just about water quality -- 115, that they can't degrade the water quality in the area by the development, and Staff finds them consistent with that objective and the attendant policies.

And then just last, the Goal 135 is to encourage housing needs -- to address the housing needs of Lee County that ensure -- we're looking to ensure a mixture of housing, and they are providing that even just by the addition of the senior housing and the townhouse -- the townhouse dwelling units. We find them consistent with this policy, as well.

Just to reiterate what the -- what the Applicant's already stated, there's been significant correspondence between the Applicant and County DOT Staff, and then County DOT Staff with Florida DOT Staff. There's a lot of moving parts with an understanding that there is a significant issue at that intersection.

Up to this point, because of what the -- because of the PD&E study that's taking place along Bayshore Road, and not really understanding what's the best possible solution right now for that intersection, FDOT wasn't ready to make a commitment on what needs to take place at that intersection, which puts Lee County DOT in a little bit of a weird spot in terms of what they're going to require as they coordinate through the development order process. And so Staff's -- Staff worked with both FDOT and Lee County DOT just to make a condition that all three parties have to be at the table to discuss what the right solution is for this

project and for the intersection there at Pritchett Parkway and Bayshore Road.

HEARING EXAMINER RIVERA: And what is that -- can you explain for the record, just what does that look like from the Applicant's perspective? So the condition just says that they're going to coordinate. So FDOT kind of drives the bus, it sounds like, because they're the responsible entity, and they say that an intersection (sic) is required, is that something that's going to fall to the Applicant and the County to then continue working with DOT to install, and that would help through the development order?

MR. DANLEY: Yes, yeah, this will all take place in the development order process. There's -- any work that takes place on a roadway system is done through a right-of-way permit. That's either a State right-of-way permit or County right-of-way permit. And then it all kind of falls in jurisdiction. So there's a little bit of a weird relationship that takes place because this development impacts a County road. The County road then impacts a State road. And the County road intersection -- the County -- the intersection of the County road and the State road would require the County to initiate the project, but the developer is responsible for the impact to the County road. So when

it all comes out to play (sic), there will be an FDOT right-of-way permit and a Lee County DOT right-of-way permit that are both required to correct whatever is taking place at that intersection, and that as it's -- as it's understood right now by me, is that the Lee County DOT will also be authorizing the Applicant to initiate an application also for that intersection improvement, as well. That's -- that's not stated anywhere in our conditions; but as I understand this process to work today, that's how that will work.

HEARING EXAMINER RIVERA: So even though there isn't an answer today as to what's going to happen at that intersection, there's some assurance to the County that something is going to happen --

MR. DANLEY: Yes.

HEARING EXAMINER RIVERA: -- at the intersection and that the Applicant will be held to be part of --

MR. DANLEY: Yes.

HEARING EXAMINER RIVERA: -- whatever the solution turns out to be?

MR. DANLEY: Yes. And my understanding is today the approved development orders for Brightwater, what's already been issued, only includes 285 dwelling units because that's the threshold for improvements on that roadway. At least that's -- that's how I understand it

today, and the Applicant can surely correct me on that if that's -- because there are other infrastructure DOs approved, but there's only 285, I believe, that are approved for today, dwelling units.

HEARING EXAMINER RIVERA: Okay.

MR. DANLEY: Just to speak briefly to the sidewalk when we did our site visit, Environmental Staff and myself, we just encountered the sidewalk. In the DO plans it calls it a pathway, and there's some different considerations for just a path and a sidewalk in terms of its effect on stormwater and impervious areas. And so Staff doesn't necessarily take objection to it. There are -- there are allowances for some impervious in preserve areas, but it just needs to be clearly noted, and that they're not exceeding the percentages that are allowed for that preserve area. So it's not necessarily that we take issue with it, it's just not clearly marked, and it should be.

HEARING EXAMINER RIVERA: And it's something that's already existing so --

MR. DANLEY: It's already existing, yeah, so they -- the DO allowed for a pathway, and there is a no-rise permit, because it's in a floodway, for the sidewalk; but they don't necessarily communicate to each other, and so we just want to marry those -- those

two things together.

The Applicant already spoke on the deviations. We won't get too far into it, but the first one that was withdrawn was about lake sinuosity. We can't approve deviations for lake sinuosity based on recent Comp Plan amendments, but also there is -- at the time of the development orders, which are all relatively recent, Staff found the lakes that are already constructed to be sinuous in nature, and so it's kind of twofold. It was really just not needed.

Additionally, they spoke about the dead-end streets, and you can -- you can see on the plan, they showed it already, but it does allow for some access to maintain the creek. When we did our site visit -- I'll see if I can get back to it. The roadway ends around here, but you can still keep driving until you get to the creek so that there's able to be some maintenance done.

Where are we? And then the next one was just outdoor consumption on premises. That helped set up some guardrails on it not producing too much noise or sound during certain hours that people are trying to sleep. And the condition for the hours is synonymous with the noise ordinance. 10 p.m. is kind of the threshold for that. So we just wanted to add some

extra security for the neighbors, that they're not going to be harassed at late hours of the night.

I don't want to reiterate the 48-hour letter too far because we're in agreement with them; but the condition, as it's written today for the intersection improvements, already has a lot of wiggle room in it; and what the Applicant proposed kind of created a little bit more wiggle room, and so we've -- in our opinion, because this is already language blessed by FDOT and Lee County DOT, we wanted to keep it as it was written.

We already spoke about the parking lot for the Brightwater Country Club, Condition 34.d. The Applicant and Staff are in agreement of how that ended up working out with the maximum parking spaces plus the percentage dedicated to residents.

And then just the sidewalk issue that we've talked about at length.

So, in summary, Staff finds that the request meets the decision-making criteria for planned developments and their amendments, and we recommend approval with conditions found in Attachment C.

And we're here for any other questions that you may have.

HEARING EXAMINER RIVERA: Thank you. I asked mine

as we went along.

Did Applicant have any questions of Staff?

MR. HARTSELL: No, I don't have any questions. Just for the record, when I asked that our experts be qualified and recognized as experts, I also don't have any objection to the Staff experts that were shown in the 48-hour letter and will accept Dirk as an expert, as well.

HEARING EXAMINER RIVERA: Thank you.

MR. DANLEY: Thank you.

HEARING EXAMINER RIVERA: Okay, thank you.

I'm going to go ahead and take a short break before we open the public comment period. We'll do just ten minutes and be back at 10:40, please, and we will start with the cards that I have. So if you walked in late, and you'd like to speak, please complete a card during the break; and you can provide it here so I can call you at that time. Thank you.

(Recess from 10:30 a.m. to 10:45 a.m.)

HEARING EXAMINER RIVERA: Okay, thank you. We will resume now. We'll start the public comment period. So for everyone who wasn't here earlier, I will read the names of the cards that I've been provided here to call you to the podium. When I say your name, if you could please come to the podium and

state your name for the record. If you could give an approximate location of where you live in relation to the property, that would be helpful to me, as well.

And then there is only one opportunity to speak, so please make sure that you ask all the questions that you have, make any comments that you would like to make onto the record. And if you speak today, then you are able to speak at the Board hearing on the matter, but you do -- you have to speak today, I should say, if you want to speak at the Board hearing on this matter.

At the conclusion of today's hearing, I will be issuing a recommendation to the Board, but the Board of County Commissioners will be making the final decision in this case. So, again, if you want to speak at that hearing, you do have to speak today.

So with that, I will go ahead and call the cards. And if you haven't completed a card, I will ask at the end if there's anyone else who wishes to speak.

The first one I have is for Steve Fox.

MR. FOX: (Raises hand.)

HEARING EXAMINER RIVERA: Yes, sir. Are you able to come forward, sir, to speak from the podium? We have to preserve our record, and it must be recorded.

MR. FOX: (Complies.)

HEARING EXAMINER RIVERA: Thank you. Good

morning, sir.

MR. FOX: I'm curious about a few things. Number one --

MR. HARTSELL: Could Mr. Fox identify himself and his address?

HEARING EXAMINER RIVERA: Yes, if you could please state your name.

MR. FOX: My name is Steve Fox, and I live near the northwest border of the property on the other side of Henderson Grade.

HEARING EXAMINER RIVERA: Okay.

MR. FOX: I am curious, number one -- and you may have covered all of these things already. I'm curious about the -- the -- the well business. I had to -- when you started this project, I had to re-dig my well, and is there any remuneration to me for that -- I assume the water has decreased, et cetera, because of you -- I don't mean you, whoever is involved in this project. That's question number one.

Question number two, which is somewhat related, is when you started this project, it pushed up all the feral pigs that were living in the area, again, onto my property and to other people in the area, property, who, in fact, dug up, as I'm sure you know, all the acorns and dug up all the land, et cetera. Is there

any kind of remuneration for that, number two.

Number three, can you just tell me, for nonresidents of the area, will you have any kind of access to -- and I -- I heard you mention it, I just want to know what it is -- any access to the club or the area for nonresidents? That's number three.

Also, let me just think. I know I only have one turn at this so --

HEARING EXAMINER RIVERA: Certainly.

MR. FOX: -- let me think.

Well, can you start with those, and maybe I'll think of the other things in the interim, the answers -- oh, is this only questions?

HEARING EXAMINER RIVERA: That's right. We'll be making notes of the questions and the comments that you have, and then Applicant and Staff will have an opportunity.

MR. FOX: Let me -- let me ask you, in terms of noise factor, let's just assume that people in the neighborhood -- which is technically illegal -- shoots fireworks on July 4th, which will definitely affect your development. How will you control that? What kind of noise -- you know, people shoot all the time in that area, which makes loud noises, et cetera. How might that be affected, also, or how will you do

whatever for the residents all the way along and around at least the north end of the property?

Is there 5G network coming into that area, and where does it come in from? Does it come in from Rich Road or does it come in from Pritchett Parkway? And how far along up to Dosonte Lane does it extend, the 5G network?

And will you be expanding -- I know the guy about the transportation just mentioned, are you planning to expand Rich Road or widen it, et cetera? Which it's rather narrow, and that is an access between Slater and there.

And also by the -- which is not on your property, but, again, the transportation guy mentioned the fact that the water retention by Lee County has got -- the roadway that leads onto Slater is very curvy and very narrow, and are you planning to expand that at all, as well?

Those are my basic questions.

HEARING EXAMINER RIVERA: Thank you. Thank you, sir.

The next card I have is Stephanie Smith. Good morning.

MS. SMITH: Good morning, how are you?

So Stephanie Smith, I am at 17800 Leetana, which

is at the south end of the development on the west side.

So I have a number of items I want to discuss today. I'm going to do the easy one first, which is I've noticed that the Staff Report identifies 590 units for older residents, but it also indicates in several places plus or minus, so I'm not sure what "plus or minus" means. I don't know what the County's regulations are in terms of that plus or minus. Is that one percent, two percent, ten percent? I don't know, but I would request that that be clarified. It's either 590, or it's more or less, or what that percentage is.

So the next thing I want to talk about is transportation issues. So as has been stated, the Applicant is asking to increase the dwelling units by 225, for a total of 1,500, and, more importantly, the nonresidential use of that amenity.

And to support this, they have included a revised transportation analysis; and if you look at that -- and I don't know if you have that available to look at right now, but on Table 2, 3, and 4, they are showing that daily two-way count for this development, between the proposed and the approved, is going to be reduced by 202 trips. They also indicate that -- and I'm going

to quote from their application. Under Table 4 it says that for the peak-hour trip generation, it reduces the weekend -- weekday a.m. by 11 percent and 9 percent in the weekday p.m. hour count. However, if you go back and look at Table 2, which is showing the proposed improvement, the proposed, you know, revised trip generation, under the daily two-way count, there are no trips associated with the lagoon. They have also indicated -- and I should also say that this -- this two-day -- the 24-hour (sic) letter, I don't know that any of us residents, you know, had access to that.

So specifically, as it relates to this one, they've changed it from a parking rate of .07 non-golf cart parking spaces per permitted use to now 33 percent of the -- of up to 400 spaces will be for residents, which means that 67 percent of that 400, equates to 268 spaces, is now associated with nonresidential use. So if you add that 268 spaces, making an assumption that the residents -- or that those spaces are only going to be used once, they've now exceeded that daily two-way count, which was 202 as a reduction, you add that 268, and you've exceeded it.

So my request basically is that traffic analysis needs to be revised. It needs to be revised to, you know, clearly identify the uses for the -- the lagoon

and -- both in the peak hour and also in the daily count. And, obviously, if that exceeds what was approved originally, they need to make adjustments to the 225 additional units that they're asking for.

Along that same line, we were advised this morning that 55 unit (sic) ownership is -- I think they said .3 of traffic, you know, per day, and that of course is a daily count. So I don't know if those daily counts at .3 and .9, if they include counts associated with things like, you know, deliveries to the area; or they're going to have a model home that's going to have, you know, showings, they're, you know, certainly going to have people coming in and taking care of services, you know, lawn maintenance and other type of work. So, again, I think the traffic count needs to be either clarified that it includes all those potential movements, or they need to add that to -- to the criteria.

So the conditions -- I think that applies to Condition, basically, 34 about the nonresidential use, and that should be revised.

One other thing as it relates to the weekday a.m. and p.m. counts, again, going back to Table 2, the lagoon is identified as a weekday p.m. peak count of 27. That's on Table 2. The 27, I believe, came from a

study that was done, as was indicated, from that development in Wesley Chapel. There's no information whatsoever that's provided -- well, first of all, that -- that traffic count was not included in the Staff Report. It was included in, you know, previous submittals. So if you look at that -- that information, the study -- there's no information about that amenity, nothing in relationship to its size, number of parking spaces available, how the operation is working. But more importantly, that study was done in September of 2020; and if you recall, in September of 2020 we weren't doing much. You know, it was in the middle of the pandemic.

So I appreciate that they have tried to relate that project or the traffic counts that they anticipate, you know, from a similar development; but I think that they need to, you know, revise the counts, you know, based on, you know, what could be considered actual.

And, again, going back to the parking spaces, if you have 268 parking spaces, is it reasonable to assume that those parking spaces are only going to be used once a day? I mean, realistically, it's probably two, three, maybe even four times. So, again, I think the traffic study needs to be revised to reflect, you know,

what they're asking for; and, you know, again if it's -- if the traffic counts, you know, exceed the originally approved, then they need to make the appropriate revisions.

The next item I have, I want to talk about, is the condition -- let's see, I got my papers mixed up here -- is condition -- well, yeah, I guess kind of 33 as it relates to the restrictions, the covenants and restrictions relating to the 590 adult living facilities. So the -- the real concern I have here is what guarantee do we have that those units are only going to be used by 55 and older? And it's not just a matter of the ownership, it's a matter of who actually occupies them. Because if they're saying it's only .3 peak hour traffic, if -- you know, if you have residents -- if you have an owner who may be 55, but they've leased it out to somebody, it's now an Airbnb, it's -- it's sold. You know, how do we know that it's not just the ownership that's 55 and older, but it's actually the residents?

So my suggestion, if you, you know, include into that Condition 33 that -- again, basically that, that the condition needs to say all the occupants have to be 55; and if the house is sold, it still applies; if it's rented, it still applies; and, obviously, if it's

something like the short-term Airbnb, it still has to apply.

And then my experience, obviously, with homeowners' association documents, they can be changed, and so I would request that that document -- the homeowners' association document also includes a condition that says, you know, should there be any changes to the homeowners' association documents, they have to be approved by the County. The implication or the hope is that the County would look at that and say, ah, you've taken out the condition of 55 and older. You have to put it back in.

And the last item I wanted to talk about is -- relates to the intersection improvements at Bayshore and Pritchett Parkway. Had a lot of discussion about that this morning already. Right now the biggest problem, obviously, is a right-hand turn lane; traffic in the morning, traffic in the evening; people are trying to make left turns, and obviously they can't without waiting for quite a while.

If you look at the information that was provided from FDOT, they've indicated that that intersection will ultimately have to be closed. And I realize the PD&E study, there might be something that comes up. My concern is what do we do now? Because the PD&E study

is going to be another year, year and a half before it's complete. Who knows how long it's going to take after that for them to come up with the design, the permitting, the construction. I mean, we may be talking another five or six years.

So the condition, the way it's worded, I would request that it just be added -- and what needs to be added, because there's no real understanding -- how other than, you know, the County knows that, you know, we have to coordinate with FDOT, but there's no time line associated with that.

Now, I understand that there's been 250 some building permits that have been issued or units approved. I think there needs to be something added to that condition that puts a limitation on how many building permits can be issued until this issue is resolved. Now, I don't know what that is. I don't know -- you know, something reasonable, maybe 20 percent of the building permits. That would be -- at 1,500 units, that would be 300. Maybe it's a little bit more; maybe it's a little less. I'm not here to say what it is, but I think there needs to be a limitation on the building permits so that -- you know, until that intersection -- until something is done at that intersection before the full improvements are made

to the whole Bayshore Road situation, that -- you know, we have some assurance that traffic is not going -- there's a way to accommodate the traffic.

So those are my comments. The only thing -- I have a question for you, and I don't know if you'll answer it or not, but approximately how long before your recommendation?

HEARING EXAMINER RIVERA: They -- it varies depending on what we have. I've got four cases in front of this one, so I would say probably four to six weeks --

MS. SMITH: Okay.

HEARING EXAMINER RIVERA: -- would be my estimation, but then --

MS. SMITH: That's fine.

HEARING EXAMINER RIVERA: -- realizing the Board takes their break in July, so if I don't meet a certain deadline, then it may be a little delayed before --

MS. SMITH: Pushed back, okay.

HEARING EXAMINER RIVERA: -- it actually goes to the Board.

MS. SMITH: Yeah, just so I don't have to check the web page every day.

HEARING EXAMINER RIVERA: Certainly, thank you.

MS. SMITH: Do you have any questions about my

comments?

HEARING EXAMINER RIVERA: No. And I should say though, if you do speak today, or even if you fill out a form if you don't want to speak, and provide your email address, you'll get emailed a copy of the recommendation when it's released --

MS. SMITH: Oh.

HEARING EXAMINER RIVERA: -- as well.

Thank you.

MS. SMITH: All right, thank you.

HEARING EXAMINER RIVERA: Thank you for coming.

The next form I have is for Gandhi Gutta.

Good morning.

DR. GUTTA: Good morning to all of you. My name is Dr. Gutta. I used to be a surgeon in VA Clinic here. I'm 81, and my wife is severely disabled, a Parkinson's patient, and we are from Chicago. We lived there for 45 years. We bought this property, my property -- I'm sure you will be able to see it, that "L" shaped one at the corner of Pritchett and Rich Road. My neighbor used to be the mayor of Sanibel Island. He passed away. He was a very nice guy, you know.

We bought this land purely for some green space for us to do something. And we are not religious, we

don't hold religious denomination. We bought it, and we liked it. It was nice. We spent about $100,000 to develop it. It is pretty good now.

When I received this letter, I did not know what exactly I'm doing here, why I'm here.

But it's very interesting, when we bought this in 2014, that mayor told me that, "Lucky duck, you got a good spot." I said, "I don't know what it is."

So the only interest I have is he told me, "Since you are on the four corners area, why don't you consider making us something like a Walgreens or 7-Eleven." I said, "I don't know. Probably we will not be alive by that time. We are gone." No, really, serious. No, I'm a seriously ill person. My wife is very seriously ill.

Right now we have a little yoga type of picture we have put up on there and some Lotus plants, and we have some fruit trees. We don't do any commercial. People come and pick them up, whatever they want, and they go.

I'm very impressed with the development here -- because I come from a big city -- how it was developed. I think I commend the people who have done -- it seems to be a very good project. I'm sure there's always a complaint somewhere around these, but things have to progress. There's nothing -- life is always like that.

You know, when we came here, it was about 230 million. Now it has become 330 million people so they have to move.

I congratulate everybody, whoever is involved in that, very nice, and I appreciate that.

If I get some benefit out of it, it will be nice. My kids, I don't think they will be interested at all. When we die, whatever happens, happens. That's all. Thank you very much.

HEARING EXAMINER RIVERA: Thank you. Thank you for coming, sir.

The next card I have is for Shelley Traurig.

Good morning.

MS. TRAURIG: Good morning, thank you for allowing me to speak. I'm Shelley Traurig, and I live in the DR/GR to the north of the project off Henderson Grade, and I feel like it's déjà vu at a 20-year mark.

So I was part of a group that adamantly opposed the project originally. We hired many lawyers, engineers, and spent thousands of dollars, and thought we were at a point where we could be livable with the end result that was 1,275 units. So I adamantly oppose the additional 225 units regardless of where the calculation is coming from. I know you look at the Land Development Code and say we can move this here and

move that there; but when this is plucked (sic) in the middle of what is our rural environment and character in the area, I oppose the additional units largely because of the flooding, the traffic, and it just is not within the character of our community.

Stephanie, I can't even do any better than what you just did on the traffic issue. We live there currently. We cannot get out at Pritchett Parkway now with the new development. And like the developer said, the addition of Babcock, the lack of a plan. There isn't one. Currently I have to do a Hail Mary. I almost get killed going home every day from work. Getting off I-75, you cannot even turn left on Pritchett Parkway. The cars going straight, the cars going off 75 that want to continue on Bayshore, I have to wait in that I-75 off-ramp to get over to turn. All these numbers have increased. Not to the (inaudible) your project, but, again, the Babcock -- the traffic issue -- and I -- I support Stephanie's request to have some sort of condition limitation with regards to the numbers and the build-out, basically putting the cart before the horse saying we'll let you have these units -- you agree there's a traffic problem, everyone agrees there's a traffic problem, and we all agree we'll talk about it, but there's no solution. So

that's a problem because I live it right now.

To further the complications, the amendment allowing the ticketed water park, I'm going to just call it -- because I know you tried to carve it in to match a country club, but I equate this to a commercial Sun Splash, allowing up to 400 spaces. I respect that you've done a percentage for the residents, but what I see is that people are going to want to go there. There's going to be multiple attendance throughout the day. This is not in keeping with a residential planned community at all, which was when you got it passed, it was a residential planned community; and now we've gone back to the think tank, and now it's something else. So it is not at all what was presented that was originally passed. It's now some new hybrid.

I also want to point out a note I made with regards to the Wesley Chapel study, and if you looked at that plan -- I can't speak -- I agree with what she said about the traffic, and I don't know those numbers, but what I would argue is that I don't know what Wesley Chapel is. Is it in the middle of an agricultural community, or is it in a suburban area or urban area? Because this is not urban. We are not urban. We're agricultural.

What my day look like -- looks like when I leave

for work? I'll tell you. Last week I have to go at idle because a mother and a daughter, she's driving along her daughter on her horse. That's the activities we do. So this is just -- it's night and day.

I respect that -- we were supposed to have a bridle path. That didn't happen. So all of our activities now, we're sequestered up to where we live because this is now the back end of where we live.

So I adamantly oppose an additional capability to have something that allows basically a Sun Splash in the middle of our agricultural community.

I did find -- I want to point something out, because I found it interesting that the people that actually bought in here were opposed to townhomes that are similar to a residential planned development. They're opposed to that. So can you imagine our opposition when we're agricultural?

So when we talk about rural character and character, our community, we cherish it. And the people that have moved here -- just like that gentleman, he bought that for green space. That was so interesting because he bought it literally to just come enjoy the green space, and that's what we do there.

I drove through last night, and one interesting fact -- because I'm a birdwatcher and love animals, and

not a bird was singing or chiming, chirping at all. The minute I left the community, there they were, because this is not -- it doesn't support our environment that's around it.

So I adamantly oppose the additions. We spent a lot of money to get where we were, and I think it's unfortunate that we're here, that the new ask has come forward for new units, and I'm very disappointed about it.

Thank you again for your time.

HEARING EXAMINER RIVERA: Thank you.

MS. TRAURIG: I did have some photos, because I also was told that it was going to be a ticketed center, so I have that. I don't know if you want it. This is what's being advertised.

And the photos of the water problems, of the real water problems once the rain hits, I don't know if you want those, because this is your road, Lee County. This is Pritchett Parkway. Again, the water out there, once it rains it doesn't go anywhere. I know you're going to maintain your water, but we still have to deal with the water that hits. So I don't know if you'd like these.

HEARING EXAMINER RIVERA: Sure, I can take --

MS. TRAURIG: Okay.

HEARING EXAMINER RIVERA: -- those for the record. Thank you.

THE WITNESS: Thank you.

HEARING EXAMINER RIVERA: Thank you for coming today, ma'am.

The next one I have is Bill Bliven or Blevin? He might have left.

The next one is Dawn -- I am so sorry -- Kon --

MS. KONIECZKI: Konieczki.

HEARING EXAMINER RIVERA: I'm so sorry, Konieczki.

Good morning.

MS. KONIECZKI: Good morning. My name is Dawn Konieczki, and I live in the Hunters Glen neighborhood. I didn't plan on speaking today, but I do want to thank the two ladies that spoke before me for pointing out some very good points. I'm in agreement with the percentage of permits being put out until we figure out what's going on with the intersection.

Also, I am opposed to the ticketed water park, as well.

HEARING EXAMINER RIVERA: Okay, thank you for coming.

THE REPORTER: Could you spell your name --

MS. KONIECZKI: Sure.

THE REPORTER: -- for the record?

MS. KONIECZKI: K-O-N-I-E-C-Z-K-I.

THE REPORTER: Thank you.

MS. KONIECZKI: Thank you.

HEARING EXAMINER RIVERA: The last card I have is for Debbie Jackson (sic).

Good morning.

MS. JACKOW: Good morning. Just to correct you, my last name is Jackow, J-A-C-K-O-W.

HEARING EXAMINER RIVERA: Oh, I'm so sorry.

MS. JACKOW: And I am the president of The Concerned Citizens of Bayshore, and I am here to represent them.

First I want to talk about the history of this project. This was brought down to 1,275 units and was a compromise because of where this is located. You're between two streams that flood and overflow. You're in an agricultural area where even if it's sub-outlying suburban to the east, the people that are buying it up there are not using it for that. They buy 20 acres, they keep their 20 acres; they buy five, they use their five. It's not being cut up into little pieces.

And we were against this originally back in 2002 because this whole area of Bayshore is in a floodplain, and this makes this area completely different than any other area that is in Lee County. The water comes all

the way down from Cecil Webb and comes down through Charlotte County, comes through my place -- which I cannot berm it off and flood my neighbors, but this is what this does is berms it off and carries the water to the east and the west.

And this is totally out of character, number one, for where they put it, but the worst part is they put it in a floodplain. And this water, which should have gone completely through the project and go to the creeks and go to the river, is now bermed up at the top -- which it was even before this because they tried to use it for agricultural purposes -- to keep them dry and flood everybody out. So this has been a problem because you should never put this many units in a floodplain, and this is exactly what it is.

So the water comes down, goes through my property, goes to Henderson Grade, hits the wall, and then it goes out to the creeks. Well, the creeks are already full. If you are in the rainy season, or you have a rain event -- and plus you're getting all the sheet flow from Charlotte County. You can't add water to something that's already topped over and filled up, and that is what that berm on the top does. Even though they now have a drainage area, the drainage area connects to the creeks, which are already full and

overflowing. So that is not a good drainage plan, but that is what they have.

We cannot do anything; we cannot berm our property to prevent this sheet flow from coming onto our property; we can't divert the water onto our neighbors; but yet this is exactly what this does.

The drainage ditch does drain, according to this, into both creeks. I was around after Irma, which was a disaster. And because the water is in the ditch -- I don't know how much that was formed at the time, but it's flowing into something that is already overflowing. And the roads are out -- Henderson Grade -- I've lived there for -- off of Henderson Grade for 46 years, and I have never seen the road washed out over the creek before in my life, and it was. You couldn't even go -- besides the water, there was no road. It was washed away.

And so even on Sedgefield, which is that little residential area on the right-hand side, I mean, they probably had a good foot of water -- that's a paved road. They had a good foot of water, and the whole creek was just completely overflowed.

So, really, their drainage system is really not a drainage system because they don't take on the water that we have to take on. They are diverting the water

into the areas that normally would take this water away from Charlotte County. They're now adding to it by not letting it go through the project. And this was a big problem of why we didn't want it in the first place.

The land has been elevated, so right there because of Code, when you elevate something, you know darn well it's going to go off of the edges onto other people that are next to it, and it drains onto the neighbors.

This is exactly why they're moving these 45 homes to the interior that are off of the creeks, because they know what goes on there.

And, you know, this -- this is a good idea, I will agree, because it will be flooding out the new people that they're putting in there, but this is exactly -- should never have been allowed to even be near these creeks because we know -- we've lived out there for so long, we know what happens -- even without this being built out we know what happens.

So they want to add more density into an agricultural low-density neighborhood, which is what everything surrounding it is.

And, you know, on one page, which is 2 of 15, they described the Bayshore community planning area surrounding development as predominantly low-density residential use and agricultural land; and then further

on, page 9, it says the subject property is not located in a future nonurban area, but rather a future suburban area. Now, that's not -- up there -- around this project is not a suburban area. That's even higher density. So this completely contradicts itself from page 2 to page 9.

And all the directions, the north, the east -- I mean, south of the project you're already at Bayshore Road, and to the west everybody has acreage of sorts except for maybe that little area of Sedgefield. And on the bottom, everybody has acreage, has horses, has cows, has chickens, they crow, has pigs, has all kinds of animals, and this is just not in the right place.

So this is a contradiction right here between calling a future suburban area and then they say it's low-density residential and used as agricultural land.

This is why this was a compromise back when this was originally done at 1,275 and not the full 2 units per acre, was because of, number one, where they're putting it; number two, it's in a floodplain; and number three, their drainage system is relying on the creeks that is our drainage system, which overflows without them adding to it with this ditch.

The roads here are at a Level F of service. You can't get any worse than an F. You go out to Bayshore

Road, you hang a left, this will make it into an F. Then they have another option of going down Rich Road, which is an agricultural community, going around the bend, going onto Slater Road, going over the bridge, going onto Mellow. Mellow is already an F. So you're adding -- you know, you have 1,275. You're trying to add another 225 to roads that have already failed, which makes no sense.

Another issue I would like to discuss, which I find some humor in, is senior housing. So I had to look up exactly, well, how old is a senior? Well, some consider a senior 50, some consider a senior 55; but if these people are working until Social Security age -- because if they were rich enough they wouldn't be buying in here -- and if they decided, okay, 50, 55 -- they're still working till they're 65, 66, 67 when Social Security runs -- I mean, I worked my whole life through my Social, through my senior years. So I was kind of humored that you become elderly at 65, which is like, what, 65? So you are elderly at 65, but if this senior housing is 55 and above, those people are still working. They're not sitting home, and they're not -- you know, this is not a place you would go to retire. This is not a -- you know, if you have any money that you don't have to work, this isn't the place you would

go and move into.

So some have the definition of senior as over 50; some have it 55; so let's even use 55. If they have to go to 66 or 67 years of age just to collect full Social Security, so they're still going to be working. And some of the people even in our group that are, you know, pushing 70, they're still working. So just to assume you're putting in 590 units here for senior housing doesn't mean that these people don't work, and that's the impression that this gives.

The traffic already backs up on Pritchett at peak times. You can't put a traffic light there because there's one on Nalle and one on I-75. It's too close together. And you have one lane basically now to get out.

Bayshore Road east of Pritchett will -- like I said before, is operating -- will operate at a Level F, and Mellow is at a Level F. And you would think you would have to make improvements before you approve anything that's already at a Level F, because you don't go to G, you don't go to H. F is the top of the scale. So if they're already failing, adding more to a failure -- I would think if I moved in there, and I found out that the roads had failed, why didn't you prepare for this before you built all these homes in

here? You know, it's always after the fact. You're at an F? Well, we can't make it any worse than an F so let's just approve it because it's already an F.

Like Shelley had said, coming off of I-75 north and try to go over two lanes of traffic to get to the turn lane to get onto Pritchett Parkway, you take your life in your hands, especially if you're doing it during the peak hours of the day.

The interchange that they want to get these extra 48 dwelling units from is this little teeny triangle at the bottom of this development. If they have to widen Pritchett Parkway, in order to double lane this, they're going to be taking the majority of this 3.45 acres of interchange. So now they want to use this interchange to get another 48 units, which they should not get. This is why we compromised with the 1,275 back when this was originally done, for the numerous reasons I've mentioned: the traffic, the agricultural community, the floodplain.

Floodplain, think floodplain, because the studies done on this before this was originally granted would not go through if the planner was allowed to have presented this. This is not a place for this, and especially for the reason that it's so different because it's in a floodplain. There's very few areas

in the county, and they try to make everything homogenous and make everybody the same, but you can't when you live in a floodplain. It's a totally different way of life.

So I don't agree with taking that 3.45 acres off the bottom, adding another 48-dwelling units; and if they widen this road, that's going to be taking it anyway. So you're kind of like, oh, okay -- you're double-dipping on this whole thing. You've already got the 1,275, you're lucky you got the 1,275, and now you want to up it to 1,500. You don't have the traffic -- the senior thing is a farce because the people will be working. You need to stick at what you got and be happy you got what you got.

I'm concerned about this lagoon. Now, granted, what I was -- what my impression was, was that the people could rent out the country club for like the public for a wedding or this or that. I didn't really see anything, unless I missed it, about that people were really going to be able to come in and use this lagoon. So that's a question I have, is this open to the public? Based on you calling and making a reservation, can people come in, and what does it cost to use the lagoon? Can the public use the lagoon? I did not really see that. I'm getting mixed messages on

the lagoon.

So in summary, I think taking the 45 homes off of the creeks was a good idea. They should have done that from the get-go because -- they don't understand. You can come in with movies, you can come in with pictures, you can come in with your whole life of decades of living there and see this is what happened.

Now, if I was the builder, if I was the developer, I'd say, well, gee, I don't want that happening to this development because, you know, who is going to move in there -- and the prices that they're charging now because they can get them, who is going to want to live in there if you're going to get flooded, and if you're going to have all these issues. So moving the 45 homes off of the creeks I think was a real good idea for the people who were going to buy there.

The water that accumulates in the ditch I believe should be controlled somehow with -- whether a weir or whatever, because if you have this completely open going into an already filled and overflowing creek system, that's their drainage system. Hey, that's my drainage system. That's Charlotte County's drainage system. Now it is their drainage system. They don't have one.

So you can't -- you can't put more water in a cup

that's full to the top, and that's exactly what this system does. As that ditch fills, these are overflowed, now it's -- it's pouring water out of there. These developments that are off of there are now flooded like they've never been before because you can't control the water, and this was an issue brought up way back then.

So that ditch maybe can have some type of a weir system so it can hold the water while the full creeks on both sides are draining that out; and when there is room in those creeks, they can then let it down, and water can then go and be drained out. But it's not like that, it's just an open-field type of situation, and it can go whenever it wants. It can -- and what it does is overflows, and it overflows, and it goes down into Sedgefield, it goes -- it prevents, you know, the water from coming from the north, so then it floods all the way up. I've never seen a road washed out over the creek in the 46 years that I've lived there until they did this.

So I think they need to consider the community's flooding issues. No additional homes should be granted. That 1,275 should stay. And even in the natural resources condition, it says ultimately discharging water into Pop Ash and Bayshore Creeks, so

that is exactly how they control the flood as it comes down, is by putting it into the systems that are already in place, and therefore overflowing the system. So if they're going to use that as their drainage, there should be maybe some kind of a stipulation put in there that they can put some kind of a weir system to hold it. I mean, if they've got a berm that's really high, and it's not going to come over the berm, they can hold that water there until -- the water comes and drains from the north, and there's room to put the extra water in, instead of just letting it go in and further flood out everybody that surrounds it.

Thank you very much for your time.

HEARING EXAMINER RIVERA: Thank you. Thank you for coming today.

MS. JACKOW: Thank you.

HEARING EXAMINER RIVERA: Is there anyone else who wishes to speak today? No? Okay.

Then we will come back to the Applicant and the Staff. Did you want to take a break before we do any rebuttal?

MR. HARTSELL: Yes --

HEARING EXAMINER RIVERA: Okay.

MR. HARTSELL: -- if we could, please.

HEARING EXAMINER RIVERA: 15 minutes sound good?

MR. HARTSELL: That should be good.

HEARING EXAMINER RIVERA: Okay. And I should ask -- I am not expecting a lengthy rebuttal so we don't run past the lunch hour, so we're good to break for 15 minutes now?

MR. HARTSELL: I wouldn't anticipate a real long one.

HEARING EXAMINER RIVERA: Okay. All right. So we'll come back at 11:45 and conclude with the Applicant and the Staff's rebuttals. Thank you.

MR. HARTSELL: Thank you.

(Recess from 11:27 a.m. to 11:48 a.m.)

HEARING EXAMINER RIVERA: Okay. We are back on the record, and we will start with the Applicant's rebuttal comments, please.

MR. HARTSELL: Yes, ma'am. Steve Hartsell for the record.

We were going to kind of break it down into probably three parts: I'll kick things off, then I'll ask Sam Marshall to come up and talk about the flooding, and then Ted Treesh to talk about the transportation.

HEARING EXAMINER RIVERA: Okay.

MR. HARTSELL: I'm hitting a few of the initial questions that were asked.

Mr. Fox was curious about a number of things. To the extent that I can kind of hit some of the highlights. In terms of the well, we're not aware of any reason why our project would have had any impact on his -- on the well that he dug or where that well was, but we don't anticipate him having any reimbursement claims for the cost of digging a well, nor with regard to feral pigs which he believed came from our property, which who knows where feral pigs roam.

And noise factors, as you're well aware, the noise ordinance addresses noise impacts, and if neighbors around -- I think his question was what will we think about noise coming from off-site the property, and that's going to be addressed by the noise ordinance.

I'm not sure where the 5G network came in, nor whether Rich Road is being widened. I don't believe that there's any expectation that Rich Road is to be widened.

Just while I'm standing up here, Stephanie Smith had asked a couple of questions that I can briefly address, one of which was, I think, related to senior housing, senior adult housing. And her -- she made some comments about, well, there are deliveries that, you know, sort of regular people who are non-seniors get and seniors -- you know, seniors get those, as

well, what about that. Basically ITE takes that into account when they do their studies. Ted can talk to that in a little bit more detail.

One of the questions that she asked about was with regard to rentals, and what Mr. Goyani has confirmed is that at Brightwater the declaration of covenants and restrictions limits rentals to not less than six months. Consequently, those kinds of rentals, whether they're senior adults or not senior adults, won't be the weekly Airbnb that Ms. Smith was -- was alluding to or concerned about.

At this time I'd call Sam Marshall.

HEARING EXAMINER RIVERA: Okay.

Good morning again.

MR. MARSHALL: Good morning, almost good afternoon.

My name is Sam Marshall. I'm a professional engineer with Banks Engineering.

I'm very familiar with the development. I was involved in the original zoning and have been involved in the infrastructure design, permitting, and development. I'm going to talk specifically right now about drainage, and I'm going to start out by talking about the draining -- just the general drainage in the region, and it's generally north to south, as -- as was

mentioned earlier. So the drainage is generally north to south.

The development itself, during the original permitting, there were certainly concerns about, you know, is it going to block flow, and we wanted to ensure that that did not happen.

There are two creeks -- I'm kind of better pointing. I'm going to walk up and point, if that's okay.

So there are two creeks that flank the property. You've got Pop Ash Creek here. You've got Bayshore Creek which touches the property here, and then further touches the property right here. So we only touch Bayshore Creek in two little spots. Pop Ash -- we've got kind of a nice long (inaudible) Pop Ash Creek.

All the flow coming from the north, really, if you -- if the aerial expanded to the north, what you would see is there's a bunch of -- a bunch of berms. You've got Henderson Grade Road, which is just north of these lots; and then further up you've got a couple more roads. You've got Nalle Road -- these are all east-west roads which act like berms. So basically the flow hits those, and it stops, and it shoots out to the east and west and eventually tries to find its way to the -- to the creeks, to Pop Ash and Bayshore Creeks.

Still, when this first came in, the developer was challenged to not -- not add to any flooding. And so what was agreed to was that with the very first development order on the property, the developer would provide a -- sort of a relief ditch along the north edge of the property. So outside of the property's drainage system -- and I'll talk about that in a minute, too, but the developer agreed to construct a ditch on the north edge that was available to accept any flow from the north. So the entire north edge of the property is a ditch, and that was memorialized -- it's been constructed and certified, and it was memorialized -- it was a conservation and drainage easement that was put into place in 2008. It's a 70-foot-wide drainage easement. And that ditch connects to -- basically runs along the north edge of the property, and then down the east edge of the property and connects into -- to Pop Ash Creek, and it runs along the west edge of the property, and it ties to Bayshore Creek.

Now, also to not promote flooding, the statement was made -- I mean, it's -- it's a public drainage easement. Anybody can tie into it, but it should be permitted. It should be done properly so you don't flood a bunch of people and inadvertently here's a -- a

quicker route to the creeks. So -- so that was done in the very first phase of development so the property did not block flow.

Pop Ash Creek is a natural creek, and the red lines along Pop Ash Creek are the floodway mapped lines; and the red lines along Bayshore Creek are the floodway mapped lines, as well. As a matter of fact, the floodway lines extend off-site, too. We've mapped them on our property. So that's the red lines that you see in the master concept plan, are the floodway lines.

The internal -- so, actually, what I should say, too, capacity -- you know, the comment was made about the capacity of the creeks. That's a -- that's a true statement. The creeks -- Bayshore Creek is especially limited for capacity. Pop Ash Creek at times is the same. And we've done a couple of things to actually help the capacity of both of those creeks.

If you do look at the floodway lines, you can see the red lines, the floodway lines -- again, the mapped floodway lines, in both cases, with Bayshore and Pop Ash Creek, the development line is set back quite a bit further. I mean, there's a 50-foot line here that doesn't look like anything. That's a 50-foot top of bank offset. So this is many more feet back than just the floodway line. We're not pushed up to the floodway

line.

Tract N, that we're proposing to not do, you know, any residential development on, again, leaves that whole property -- whatever can accept water will accept water. And the same thing with Tract E1 over here. Basically -- initially the developer was also responsible to carve out a 50-foot sort of an additional floodway, a low scrape-down area to allow more water -- just gave it a greater capacity in that area. And that -- that's been done and certified, as well. So you can see the setbacks to the creeks are greater that just the floodways by far. That also creates capacity for the creeks, or additional capacity that we're not taking.

The on-site drainage system is permitted through the South Florida Water Management District; and as the District requires, we do have to build our floors to a certain grade. We do have to attenuate our stormwater, and the rate that the stormwater leaves the property to both Pop Ash and Bayshore Creek is less today than it was prior to the development. Prior to the development, it flowed uncontrolled. It would -- sheet flow would build up. It would -- you know, so we do have more impervious, but we have a lot more water management on-site to contain our stormwater. So the

discharge rate is being reduced to both Pop Ash and Bayshore Creek, actually relieves a little bit of capacity now with the development being there than before when the development was not there. They're still not great. They could get better.

The developer also had to do maintenance on the portions of the creek that they control. And the maintenance was sort of a snag-and-drag program, had to remove fallen materials, they have to continuously do that. There are required monitoring for both Pop Ash and Bayshore Creeks where they touch this property, where we have the ability to do it, and the developers continue to do that, as well.

So let's see...

HEARING EXAMINER RIVERA: So not to interrupt you --

MR. MARSHALL: No, that's fine.

HEARING EXAMINER RIVERA: -- but -- so when I did my site visit yesterday, there's active construction that's happening but certainly not over the entirety of the site. So the flooding that's continuing that the neighbors are seeing, is that going to improve as those come online from what you're saying?

MR. MARSHALL: Well, I will tell you, this site will not solve everybody's drainage problems. It just

doesn't -- it can't unless you took it and dug a huge lake, and even that probably wouldn't solve all the problems. What it will not do is contribute to any of the flooding problems.

When Irma went through -- and just to remind everybody, two weeks before that a large storm went through and saturated all of Lee County, so that was sort of back-to-back events, and Irma was a hurricane. Water did flow over the roads. I was on-site. I saw it the day after. I saw -- I saw Henderson Grade Road with water over it; I saw Nalle Road with water over it; I saw Pritchett Parkway with water over it. Basically, that was the case for most of North Fort Myers.

We have aerials that -- it was kind of lucky, I guess. We got very lucky. The Water Management District happened to be flying the site, and Melissa Roberts, who is the local water management in charge of the engineers here, had taken photographs; and it showed at the time Phase 1 was under construction, those impoundments actually took water in. The blow-outs -- and you could see the silt had flowed into the property. So those actually absorbed water into the site.

Again, that was a very unusual event, and you had

an event two weeks before that that basically dumped a lot of rain -- and I don't know the exact amount on this site, but saturated almost all of Southwest Florida, and then a hurricane came through.

So this site, again, it's permitted through South Florida, meets the requirements -- we have to meet the requirements of the finished floor, but the concern about us building up and flooding onto our neighbors, we're containing -- 100 percent containing -- you know, the 25-year 3-day storm is contained on-site and discharges at a -- at a lesser rate than the initial undeveloped property.

Yeah, we won't solve North Fort Myers' drainage problems, but we're certainly not going to add to them either.

HEARING EXAMINER RIVERA: Well, so you've got the berm at the top, so the sheet --

MR. MARSHALL: A ditch -- a ditch at the top.

HEARING EXAMINER RIVERA: Okay. But that -- so the sheet flow that was coming, you have something to impede what was previously just sheet flow straight --

MR. MARSHALL: No, nothing will impede the berm -- so we do have a berm around the entire property, but before that berm is a ditch. So at natural grade it can flow in -- and we're not going to stop it. There's

a very large ditch that we've created along the north property line. It's not bermed off. It can sheet flow into it as if the property hadn't been developed.

Before the property was developed, it was a farm field. It was a very small ditch, and there was a berm. We basically greatly enlarged the ditch, and we put the berm in that's required, the 25-year berm required by South Florida.

So the top -- again, the top 70 feet of this development is a drainage easement granted to the public to allow water to flow onto it, so there's nothing restricting water from hitting the north edge of this property, and it will accept the water.

I will tell you not a lot of water gets there due to Henderson Grade Road, Nalle Road, other roads, other -- you know, homes and everything else, all the north to south flow has been impeded by those. But if water does hit the north edge of this property, it will be accepted onto the property. It will not be -- it will not be blocked off by a berm. The berm is significantly south of the north -- north edge of the property.

The initial -- I think the initial zoning documents had cross sections detailing that, as well, so it's in the record. And, again, it's constructed

today, and the easement was granted in 2008. And the easement actually extends the north edge of the property and down along the creeks. I think it's a -- it's a drainage and a conservation easement, if I'm not mistaken.

MR. HARTSELL: Yes.

MR. MARSHALL: But it extends over Bayshore Creek, and it also is kind of -- it's wider than just the floodways, but it's at least 70 feet on the north edge. and I think over 40 feet on the eastern edge. Again, that way we don't block any flood that's going to hit the property.

HEARING EXAMINER RIVERA: And my question about the construction timing is I would -- it didn't appear that the entirety of the 771 acres has the South -- South Florida Water Management permit system in place yet --

MR. MARSHALL: Correct.

HEARING EXAMINER RIVERA: -- so I would -- I would -- I'm asking, I guess, or I'm expecting that whatever flooding might be still occurring over time as that -- as that -- those facilities come into place, that that will help to contain even more on your site, as the program has been designed as you're --

MR. MARSHALL: That's correct --

HEARING EXAMINER RIVERA: -- describing.

MR. MARSHALL: -- that's correct. The initial development -- and, for example, the east portion -- the construction started on the eastern site, and -- and the perimeter berm was put up and were contained.

So to the -- to the point that -- on the western side, until construction -- which is active today on the western side of Pritchett Parkway, until that came in water basically flowed off the site uncontrolled. These berms and systems that are put in place will actually hold back more water than is flowing to -- to Bayshore Creek today.

HEARING EXAMINER RIVERA: Okay. That was my question.

MR. MARSHALL: Okay.

HEARING EXAMINER RIVERA: Because it sounds like what you're saying is that the master system has been designed to improve overall flooding for the entirety of the neighborhood, but that they're not seeing the benefits of that yet because it hasn't been completed.

MR. MARSHALL: Well, and I -- I want to be cautious and not say it's going to improve everybody's water situation outside. It will create additional capacity, but some of those creeks are so impacted -- I just don't want anybody to say, well, we don't notice a

difference. We still flood. That's probably still going to happen. If you flooded before the development, you may still flood after the development.

HEARING EXAMINER RIVERA: But would it be made worse or exacerbated because of this development?

MR. MARSHALL: No, it will be made better.

HEARING EXAMINER RIVERA: Okay.

MR. MARSHALL: I just can't say -- I can't quantify how much better.

HEARING EXAMINER RIVERA: Okay.

MR. MARSHALL: That's hard to do.

HEARING EXAMINER RIVERA: Certainly. Okay, thank you.

MR. MARSHALL: All right.

MR. HARTSELL: And just briefly, Sam -- and to the extent that it's necessary, we didn't go through all 29 or 30 of the existing conditions, but many or most of those conditions addressed drainage and flooding from 2002 to address exactly these issues, didn't they?

MR. MARSHALL: Yes, we spent many days talking about drainage in the -- in the hearings, yes.

MR. HARTSELL: And we complied with all of the conditions that are in the develop -- or in the existing zoning?

MR. MARSHALL: To my knowledge, yes, and they were

all basically sort of front-end loaded on the development, the ones that affected the perimeter, other than building an internal water management system, but the ones to -- to drain the water from the north and accept flow and to clean out the creeks, absolutely, yes.

MR. HARTSELL: And to your point about not adding to the flooding problems and trying at least to reduce them, Condition 29 says, and I'll quote, "In an effort to cooperate in achieving the reduction of the regional flooding problem, the applicant must provide a drainage easement to Lee County for the drainage ditch along the north boundary of the property. This easement is for the purpose of allowing the existing ditch to accept the quantity of stormwater that is approved pursuant to a South Florida Water Management District permit addressing the regional flooding problem."

And can you show the Hearing Examiner where that drainage -- well, first, that drainage easement is now in place --

MR. MARSHALL: Yes.

MR. HARTSELL: -- isn't it?

Can you show her where that drainage easement is and how -- how it is that this helps to reduce the regional flooding issue?

MR. MARSHALL: Sure. As I mentioned before, regionally flows from the north to the south. The drainage easement extends the entire north edge of the property, so if anything hits us up here, and the drainage easement extends to the south here to Pop Ash Creek. It also extends around the entirety of Pop Ash Creek on our site all the way to the bottom edge where Pop Ash leaves our site.

The drainage easement, again, along the top of the property connects to Bayshore Creek, or at least the corner as close as it is. The easement is also along our other -- Tract E1 over here that touches Bayshore Creek, and along this residential tract that's part of the western area, west of Pritchett Parkway, so along this area next to Bayshore Creek, also.

So really anything -- it's maintenance of the creeks for their capacity, it's acceptance of flow into those areas, you know, not being deferred by the developer, and it's construction of the ditch on the north edge to further accept that flow.

HEARING EXAMINER RIVERA: Okay, thank you.

MR. HARTSELL: Thank you.

At this time I'd call Ted Treesh.

MR. TREESH: Good afternoon.

MR. HARTSELL: Yes.

MR. TREESH: Just a few -- few quick comments regarding some of the --

MR. HARTSELL: Can you identify yourself real quick again?

MR. TREESH: Yes, Ted Treesh, TR Transportation, regarding the transportation analysis. Again, our analysis was conducted consistent with the guidelines and requirements that are set forth in the Administrative Codes that are adopted by the County.

Specifically, we look at the peak hour impacts of this project. Stephanie was correct that we did not look at the daily trip generation of the lagoon facility. We didn't have any daily trip generation for that facility from the similar-type facility that we obtained data from -- from the client in Wesley Chapel. That facility is a much larger lagoon facility than this lagoon facility will be.

So it was operational when the data was collected in September of 2020. You know, it is a fully outdoor facility so it did have quite a bit of attendance during the day, and it is included in our traffic study.

So as far as the trip generation data for --

MR. HARTSELL: Excuse me, Ted. You mentioned the traffic study, and there was a question that Stephanie

had about whether the one that was in the Staff Report was complete. Just so that there isn't any question, what I would like to do is to submit the complete one that was included in the application --

HEARING EXAMINER RIVERA: Okay.

MR. HARTSELL: -- so that you've got a copy of that for your --

HEARING EXAMINER RIVERA: Thank you, yes, I'll take that. That will be Applicant's Exhibit 4. Thank you.

MR. TREESH: In regards to the trip generation for the senior adult, again, we utilized the ITE Trip Generation Manual consistent with the guidelines and requirements. So the trips from that manual were utilized, and those presumably include the trips from ancillary uses, such as deliveries, landscapers, you know, outside uses that occur. Again, we typically look at the peak hour, that one (sic) hour between 7 and 9 and 4 to 6 in our analysis time period so --

HEARING EXAMINER RIVERA: Do you know what age the ITE considers adult?

MR. TREESH: The ITE description for senior adult, the facilities that were surveyed that went into that land use category said typically they range from 55 and up.

HEARING EXAMINER RIVERA: Okay.

MR. TREESH: And I believe that's all I had.

MR. HARTSELL: Yeah, 55 and up is generally the senior adult or active adult community age that's considered when developers are looking at senior adult communities. They generally require one member of the family to be 55 years or older.

HEARING EXAMINER RIVERA: Okay.

MR. TREESH: I'm very sad to say I now qualify for that.

HEARING EXAMINER RIVERA: You've joined the club.

MR. TREESH: So I'm going to get in my wheelchair and wheel back to my seat.

Is that -- any other questions?

HEARING EXAMINER RIVERA: I don't know if -- if you want to address it. There were a lot of questions about conditioning building permits in terms of timing of when road improvements would be required. Can you just generally describe -- because it sounded like that's something that's already being looked at, at time of DO. And so is there some -- some comments you can put on the record to explain to -- I'm not suggesting a condition. It sounds like -- and I can't recall now who said it earlier, that the 285 units, that was approved in part because of the trip

generation that that was going to be putting on the road. So is there some comments you can put on the record that, at the DO, that is being considered before a DO is issued and building permits are issued?

MR. HARTSELL: Well, with regard to that, first, no, we would not want to have conditions that limit a certain number of --

HEARING EXAMINER RIVERA: I'm not proposing one. I'm just asking for the public to have the assurance to know that that's already something that's being looked at, because it seemed like there was some concern that once you get approval from here, that you're going straight to building permitting and getting all 1,500 units to be flooded online. And I -- I think it was you, Ted, you said earlier that that's being looked at. So if you could just provide -- or whomever from the Applicant wants to put that on the record.

MR. TREESH: Do you want me to or Sam or -- there is language in the first DO that -- that we have to do an analysis for operational safety at the intersection during the development order process at certain levels of the development. So there are development order issues being looked at as we go through the development order applications.

HEARING EXAMINER RIVERA: And I guess maybe I'm

not -- so there was a lot of discussion about the fact it's a failing roadway, and so why are we just willy-nilly, it sounds like, allowing more building permits and allowing those to just go up overnight. And what I am looking for is just some statement that we can put on the record that says that that's not the case, and that that is being examined before building permits are being issued, that there's a tie-in between building permit number and trip generation --

MR. TREESH: Well, it is, it is. But, again, when we did this originally, Lee County participated in transportation concurrency. Lee County no longer has transportation concurrency. So at the time of development order, we look at site-related improvements that are required. All the site-related improvements for this project have already been completed at the site entrances. Those have all been done. But, again, because of our conditions and the development orders that have been issued to date, there are conditions that we have to look at. And with Condition 20 now, as well, in this current request, that will further our look at the intersection of Pritchett and Bayshore as we move forward.

MR. HARTSELL: And as -- as Mr. Goyani just reminded me, we have been working with LDOT and FDOT

trying to get to these improvements, and everybody's trying to get to improvements at that stage.

This -- part of the issue about the study that's been done right now demonstrates that what's already been approved, what we are asking for in terms of amendments are not going to add more traffic to the -- I know it's -- you know, people don't believe that, but that's what the traffic studies show.

So our point is by doing the amendments, we are not going to be adding more traffic. We're not going to be exacerbating that. And this project is going to be adding literally millions of dollars in road impact fees that will be available then to help to fix the problem. And the developer's already offered to try and upfront some of that money if that becomes necessary.

So the whole discussion between FDOT, LDOT, and the developer that's required by Condition 20 we believe adequately addresses the concerns that have been expressed by the neighbors.

HEARING EXAMINER RIVERA: Okay.

MR. HARTSELL: Which -- it's a minor point, but somebody reminded me. The question about 590 senior -- it's not plus or minus. I understand why Ms. Smith asked the question, but we commit to no less than 590

senior adult residences so that that trip reduction -- excuse me -- is assured.

HEARING EXAMINER RIVERA: Thank you.

MR. TREESH: All right, thank you.

HEARING EXAMINER RIVERA: Was that everything that the Applicant had before we go to Staff?

MR. HARTSELL: Yes, I don't --

HEARING EXAMINER RIVERA: Thank you.

MR. DANLEY: Just to speak on it since we were just discussing the trip issue with the permits, I did seek some clarification from Development Services on our first break about the status of the DOs versus being able to sell houses, and my understanding now is that the -- there are development orders issued with -- I'm using air quotations -- dwelling units associated with them. They're full development orders not just for infrastructure. But in terms of being able to sell lots or plat out lots, there is a limitation at that -- I think it's 295 dwelling units. So the development order has already provided that protection because of the roadway issue. The zoning comment -- or the zoning condition and the analysis that's been done up to this point assumes that the improvements are going to be a development order issue.

In terms of what the conditions are that we've --

we've crafted up to this point are really an acknowledgment that there is a significant issue at this intersection that needs to be resolved, but the parties that are involved with that are working at different timelines, and getting them all to the same table is really imperative. And so that's where we can participate from a zoning standpoint.

In terms of what site-related impacts or off-site related impacts are going to be required, that is a development order issue, and they've already stipulated development orders up to this point to limit platting of dwelling units.

HEARING EXAMINER RIVERA: Thank you.

MR. HARTSELL: And I don't want to -- I'm sorry, I didn't meant to interrupt, Dirk, if you still had --

MR. DANLEY: I've got other comments, too. I just -- we can --

MR. HARTSELL: Well, with regard to that, we had talked about the number of additional units that had been requested, and the original request was for an additional 225 units. In the discussions and in the analysis, we realized that we could reduce that to 200 units, and the Applicant has made that offer at this stage, too. So we are willing to reduce the number of additional units that are requested down to 200 just to

give the Hearing Examiner and the Staff the additional confidence that there is a substantial cushion there with regard to the traffic reduction.

HEARING EXAMINER RIVERA: Okay.

MR. DANLEY: Okay. I just want to speak briefly on a couple different things just to clarify. The Brightwater Country Club includes a lagoon amenity -- and the Applicant can jump in if I misspeak on any part of that. The way that that's conditioned is that is an amenity for the residents. There's also availability for people who are not residents of the Brightwater community to access that lagoon by a reservation system, and that reservation system is limited on what is available in terms of its access in the parking areas and elsewhere. So just to put that on the record, that that's how Staff understands this whole thing to work. There will be an ability for the public to be able to access this property.

To clarify the 590 senior citizen -- or, sorry, the senior housing, the Staff Report did start with a plus or minus 590. By the time it got to the conditions document, it was hardened to 590, and so that's -- and the numbers that are provided in the conditions document don't say plus or minus. They just say 590. And so I just wanted to make sure that that

was on the record.

I wanted to clarify the rural landscape versus the future suburban area. In the Lee Plan or Comprehensive Plan, future suburban area is a defined term, and it groups a whole bunch of suburban future land use categories that include suburban, outlying suburban, sub-outlying suburban, and others.

So when Staff -- Staff did note that this is really a rural community by -- and its implementation surrounding it, everything is large lot, residential, or agricultural-type uses. The future land use category is grouped into a future suburban area. So those aren't necessarily a miscommunication between the two. It's just one's a defined term so we have to call it that and -- but the other was acknowledging that this really isn't necessarily -- doesn't necessarily look like a future suburban area at this point. So I just wanted to make sure that that was clarified.

I think that was it for me at this point.

I did want to just make a comment. I have an additional photo from Ms. Traurig who -- she just didn't print one out, if I could submit that --

HEARING EXAMINER RIVERA: Yes --

MR. DANLEY: -- to you?

HEARING EXAMINER RIVERA: -- I'll add it. I had

labeled the ones she gave me as Traurig 1, which was -- I believe I had one photo of the promotional materials and then two of the road flooding. So this is another of the road flooding.

And I can make copies of these, if you'd like them, as well, for the Applicant.

MR. HARTSELL: Thank you.

MR. DANLEY: Aside from that, I'm here if you have any other questions.

HEARING EXAMINER RIVERA: I didn't have any further questions, thank you.

Did Applicant have any questions of Staff?

MR. HARTSELL: No, no questions for Dirk.

HEARING EXAMINER RIVERA: Okay. Were there any final concluding comments that you'd like to make?

MR. HARTSELL: Just in -- in brief wrap-up, I don't know if you have any questions about the lagoon operation and how that will work --

HEARING EXAMINER RIVERA: It seemed like it went into fairly good detail between the Staff Report and the narrative that the Applicant provided about the reservation system and that it will be incumbent upon the staff to monitor parking, and that will essentially work as the backstop to control the amount of folks that you're actually accepting onto the site.

MR. HARTSELL: Exactly. I just wanted it to be clear because some people were analogizing it or comparing it to a commercial recreational facility and whether it was more than that or less than that. I would submit to you that it is substantially less than that by virtue of the residential amenity component that it is; and, consequently, we are very much limiting it. To the extent that there were any questions, we could go into more detail, but we really don't have to do that if you understand it.

HEARING EXAMINER RIVERA: The only question, I guess, that that raises is the comment -- I think it was Ms. Smith that raised -- about whether the parking spaces are intended to be turned over more than once a day. So I don't know if your reservation system would -- that would seem to me to be very difficult to accommodate, for the staff to be monitoring how many parking spaces are open --

MR. HARTSELL: It's a -- when you -- when you think about it as -- as the amenity that it is, it's very much like a park like kind of an amenity. People are coming. They're spending the day there. It's not the kind of place where you go, and you spend an hour, particularly given that, for those who are not residents, there's a membership fee to get into it. So

the turnover is not very much in terms of -- of having parking spaces that would turn over a number of times. So, yes, there's -- there's not much turnover.

HEARING EXAMINER RIVERA: Thank you.

Anything further from Staff?

MR. DANLEY: (Shakes head.)

HEARING EXAMINER RIVERA: Okay. So with that, we will conclude the hearing for today.

As I said, if you submitted a public sheet and provided your email address, you will get an emailed copy of my recommendation once it's released, as well as notification of when the Board hearing on this matter is scheduled.

Thank you, everyone, for coming today, and please stay safe.

(Proceedings concluded at 12:25 p.m.)

CERTIFICATE OF REPORTER

STATE OF FLORIDA )
COUNTY OF LEE )

I, Deborah Bruns, Florida Professional Reporter, do hereby certify that I was authorized to and did report the foregoing proceedings, and that the transcript, pages 1 through 134, is a true and correct record of my stenographic notes.

Dated this 9th day of May, 2022.



Deborah M. Bruns, FPR

(This transcript was electronically signed.)

DR. GUTTA: [1] 86/14
HEARING EXAMINER RIVERA: [153]
MR. DANLEY: [38] 41/14 42/11 48/18 48/23 49/4 49/6 50/13 52/11 56/6 56/14 56/23 57/1 57/4 57/6 57/15 57/21 57/24 58/2 58/5 58/7 59/8 60/20 61/19 64/2 64/5 68/13 69/15 69/18 69/21 70/6 70/21 73/10 128/9 129/16 130/5 131/24 132/8 134/6
MR. FOX: [7] 74/20 74/24 75/2 75/8 75/12 76/10 76/18
MR. GOYANI: [1] 27/2
MR. HARTSELL: [51] 5/22 12/7 12/10 12/23 12/25 13/5 13/7 13/11 13/19 13/22 22/22 22/24 23/1 23/5 23/12 24/11 24/19 25/1 27/4 28/20 73/3 75/4 105/22 105/24 106/1 106/6 106/11 106/16 106/24 117/6 119/15 119/22 120/7 120/22 121/22 121/25 122/3 122/24 123/6 124/3 125/5 126/24 127/22 128/7 129/14 129/18 132/7 132/13 132/16 133/1 133/19
MR. MARSHALL: [22] 17/10 17/15 18/1 108/15 113/17 113/24 115/18 115/22 117/7 117/18 117/25 118/2 118/15 118/21 119/6 119/8 119/11 119/14 119/20 119/25 120/21 121/1
MR. TREESH: [24] 36/23 37/3 39/16 39/24 40/2 40/19 41/8 41/11 41/17 42/16 44/4 44/6 44/9 121/24 122/1 122/5 123/11 123/22 124/2 124/9 124/12 125/18 126/10 128/4
MS. HEWITT: [31] 12/24 13/24 17/7 18/4 22/3 22/9 22/23 22/25 23/17 23/22 24/1 24/6 24/8 25/3 27/3 27/5 28/8 28/14 28/21 28/23 29/3 29/6 32/13 33/4 33/11 36/4 36/8 36/21 39/25 44/10 48/25
MS. JACKOW: [3] 94/7 94/10 105/16
MS. KONIECZKI: [5] 93/9 93/12 93/24 94/1 94/3
MS. SMITH: [8] 77/24 85/12 85/15 85/19 85/22 85/25 86/7 86/10
MS. TRAURIG: [3] 88/14 92/12 92/25
THE REPORTER: [6] 50/12 64/1 64/3 93/23 93/25 94/2
THE WITNESS: [1] 93/3

$

$100,000 [1] 87/2

.

.07 [1] 79/13
.3 [4] 40/24 80/6 80/9 82/14
.9 [2] 15/8 80/9
.97 [1] 40/21

0

00012 [3] 1/2 5/5 49/11
02 [1] 50/21
0398 [1] 2/11
070 [1] 50/15

1

1,257 [1] 15/18
1,275 [14] 19/10 37/7 37/8 50/3 50/17 53/16 88/22 94/14 98/18 99/6 101/16 102/10 102/10 104/23
1,500 [9] 9/2 15/18 50/4 53/16 54/19 78/17 84/20 102/11 125/13
1,524 [2] 28/2 54/17
1,552 [2] 9/2 28/4
1.1.11 [1] 44/15
1.3.2 [1] 44/17
1.5 [2] 44/19 63/1
10 [3] 35/10 46/20 71/24
10-296 [1] 34/12
10.37 [1] 31/11
100 [2] 46/20 115/9
101 [1] 2/7
103 [1] 1/19
10511 [1] 2/6
106 [1] 3/15
108 [1] 3/16
10:30 [1] 73/19
10:40 [1] 73/14
10:45 [1] 73/19
11 [1] 79/3
115 [1] 66/22
115.1.2 [1] 46/3
11:27 [1] 106/12
11:45 [1] 106/9
11:48 [1] 106/12
12 [3] 4/4 4/4 4/5
122 [1] 3/16
123 [1] 4/5

## 1

123.09-acre [1] 45/4
124 [1] 44/19
1264 [1] 34/24
128 [1] 3/17
12:25 [2] 1/10 134/16
13 [2] 3/4 4/3
131 [1] 15/7
132 [2] 3/17 4/12
134 [1] 135/11
135 [3] 3/19 46/7 67/1
14 [4] 16/14 25/19 33/21 54/15
14.43 [1] 31/12
145 [1] 53/5
15 [5] 33/21 66/21 97/22 105/25 106/5
150 [1] 35/20
1500 [1] 1/12
1507 [2] 2/3 2/3
16 [1] 25/22
1601 [1] 1/19
17 [2] 3/5 12/15
17800 [1] 77/25
18 [4] 3/5 26/2 34/1 45/21
18.1 [1] 65/9
180 [2] 30/21 62/8
19 [5] 13/3 15/7 18/20 26/4 34/3

## 2

2.1 [2] 44/21 63/2
2.2 [2] 44/21 63/2
2.2.1 [1] 44/22
20 [10] 7/2 9/24 26/6 34/5 34/11 84/18 94/19 94/20 126/20 127/18
20-year [2] 41/25 88/17
200 [2] 129/22 129/25
2002 [7] 6/13 35/24 38/2 51/20 63/6 94/22 119/19
2008 [2] 110/14 117/1
2014 [1] 87/7
2016 [2] 16/10 16/13
2018 [1] 33/2
202 [2] 78/25 79/21
2020 [4] 16/16 81/11 81/12 122/19
2022 [3] 1/9 5/4 135/14
21 [2] 34/5 34/21
22 [2] 16/14 26/10
225 [10] 8/16 9/1 15/16 27/13 50/3 78/17 80/4 88/23 99/7 129/21
23 [1] 26/10
230 [1] 88/1
239 [1] 1/20
24-hour [1] 79/10
245-8695 [1] 1/20
25-year [2] 115/10 116/7
250 [1] 84/12
258 [1] 19/13
268 [4] 79/16 79/18 79/21 81/21
26a1 [1] 26/12
26a5 [1] 26/21
27 [2] 80/25 80/25
28 [1] 1/9
285 [4] 52/6 69/23 70/3 124/24
28th [1] 5/4
29 [2] 119/16 120/9
295 [1] 128/19
296 [1] 34/12

## 3

3-day [1] 115/10
3.3 [1] 15/3
3.45 [3] 47/18 101/13 102/5
30 [2] 26/24 119/17
300 [1] 84/20
31 [1] 27/7
33 [6] 29/10 30/23 39/21 79/14 82/7 82/22
330 [1] 88/2
33901 [2] 1/13 1/19
33902-0398 [1] 2/11
33902-1507 [1] 2/3
33966 [1] 2/7
34 [3] 29/14 30/2 80/20
34-1264 [1] 34/24
34-145 [1] 53/5
34-380 [1] 53/8
34-620 [2] 29/25 55/23
34-933 [2] 30/1 55/24
34.d [2] 7/7 72/13
35 [4] 10/20 31/3 31/21 36/11
36 [3] 3/6 12/16 31/8
37 [4] 9/24 10/17 32/3 46/5
38 [2] 7/4 33/11
380 [1] 53/8
398 [1] 2/10

## 4

4.1.1 [1] 44/25
4.1.2 [1] 44/25
4.1.4 [1] 45/3
40 [1] 117/10
400 [5] 30/22 62/9 79/15 79/16 90/6
44 [1] 3/6
45 [4] 86/18 97/9 103/2 103/14
46 [2] 96/14 104/19
466 [1] 35/1
48 [2] 101/10 101/15
48-dwelling [1] 102/6
48-hour [18] 4/3 6/23 6/24 6/25 11/25 12/22 13/13 16/2 23/4 23/5 23/11 23/13 29/23 36/12 39/19 45/6 72/3 73/7
49 [1] 3/9
4th [1] 76/21

5

5.1.2 [2] 45/8 63/17
5.1.5 [4] 45/12 63/24 64/3 65/5
5.9 [1] 15/5
50 [3] 99/12 99/15 100/2
50-foot [3] 111/22 111/23 112/7
500 [5] 34/23 35/11 35/15 36/2 36/5
55 [14] 80/6 82/12 82/16 82/19 82/24 83/11 99/12 99/15 99/21 100/3 100/3 123/24 124/3 124/7
590 [18] 9/6 15/18 19/16 27/14 29/12 50/5 53/25 64/24 78/5 78/12 82/9 100/8 127/23 127/25 130/19 130/21 130/22 130/25
5G [3] 77/3 77/6 107/15

6

60 [2] 45/25 66/11
61 [3] 4/8 4/9 4/9
620 [2] 29/25 55/23
63 [1] 9/20
63.5 [3] 44/20 45/5 55/4
65 [4] 99/16 99/19 99/20 99/20
66 [3] 40/25 99/16 100/4
67 [3] 79/16 99/16 100/4

7

7-Eleven [1] 87/12
7.2 [1] 15/1
70 [3] 100/7 116/9 117/9
70-foot-wide [1] 110/15
74 [1] 3/11
741.22-acre [1] 15/10
75 [9] 14/9 39/5 43/10 51/10 89/13 89/15 89/16 100/13 101/4
77 [1] 3/11
771 [1] 117/15
78 [2] 43/20 43/22

8

81 [1] 86/16
82 [2] 10/20 31/21
85 [1] 35/19
86 [1] 3/12
8695 [1] 1/20
88 [1] 3/12

9

9.73 [1] 31/10
910 [2] 37/13 53/17
93 [1] 3/11
933 [2] 30/1 55/24
94 [1] 3/11
9:00 [1] 1/10
9th [1] 135/14

A

a.m [7] 1/10 73/19 73/19 79/3 80/22 106/12 106/12
ability [3] 31/17 113/12 130/17
able [14] 8/16 10/8 54/7 54/12 59/19 63/8 71/17 74/8 74/21 86/19 102/20 128/13 128/17 130/18
about [73] 8/1 9/20 10/20 16/22 17/3 18/25 40/21 40/22 40/24 41/1 42/13 43/2 43/25 52/4 52/5 53/5 58/8 59/13 61/20 63/10 66/17 66/21 71/4 71/11 72/12 72/18 75/2 75/14 77/8 78/14 80/20 81/7 82/5 83/13 83/15 85/25 87/2 88/1 89/25 90/19 91/18 92/8 94/13 102/15 102/19 106/20 106/21 107/1 107/13 107/23 108/1 108/4 108/11 108/23 108/24 109/4 110/7 111/12 115/8 117/13 119/21 120/7 123/1 124/17 126/1 127/3 127/23 128/12 129/19 132/17 132/21 133/13 133/20
above [2] 46/19 99/21
absolutely [1] 120/6
absorbed [1] 114/23
abuts [1] 10/3
abutted [1] 28/18
abutting [4] 16/25 28/15 28/19 29/1
accept [10] 12/5 20/13 73/7 110/9 112/4 112/4 116/13 120/5 120/14 121/20
acceptance [1] 121/17
accepted [2] 36/25 116/19
accepting [1] 132/25
access [28] 20/15 27/12 29/18 30/11 30/12 34/17 39/18 42/24 43/6 43/18 43/21 46/25 47/2 47/23 50/2 52/8 58/12 61/6 61/23 61/24 71/13 76/4 76/5 77/11 79/11 130/12 130/14 130/18
accessory [2] 29/16 50/18
accommodate [5] 39/9 41/24 42/2 85/3 133/17
according [1] 96/7
account [1] 108/2
accumulates [1] 103/17
ACCURATE [1] 1/18
achievement [1] 48/4
achievements [1] 34/7
achieving [1] 120/10

A

acknowledge [1] 12/1
acknowledging [1] 131/15
acknowledgment [1] 129/2
acorns [1] 75/25
acre [8] 15/10 16/14 16/15 45/4 54/12 54/16 55/6 98/19
acreage [3] 55/2 98/9 98/11
acres [18] 9/16 9/18 9/20 9/20 17/3 17/25 31/10 31/11 31/12 44/20 45/5 47/18 55/4 94/19 94/20 101/14 102/5 117/15
across [6] 14/9 15/21 18/6 31/4 50/9 52/14
act [1] 109/22
action [1] 57/19
activate [1] 43/19
activated [3] 21/9 21/10 43/20
active [3] 113/19 118/7 124/4
activities [2] 91/3 91/7
activity [1] 55/13
actual [3] 41/16 54/24 81/19
actually [26] 9/9 9/10 9/15 10/8 52/11 52/13 55/2 55/3 58/11 58/13 59/11 59/20 62/25 66/14 82/13 82/20 85/20 91/14 111/11 111/16 113/2 114/21 114/23 117/2 118/11 132/25
adamantly [4] 88/18 88/22 91/9 92/5
add [21] 15/13 15/14 15/16 21/19 22/19 27/18 27/22 49/21 49/22 50/3 71/25 79/18 79/21 80/17 95/21 97/19 99/7 110/2 115/14 127/6 131/25
added [11] 18/20 18/22 18/24 19/18 22/16 26/3 31/3 34/21 84/7 84/8 84/14
adding [9] 33/5 97/2 98/23 99/6 100/22 102/6 120/7 127/10 127/12
addition [7] 8/6 27/13 36/10 46/8 47/21 67/5 89/10
additional [23] 8/16 8/23 9/1 9/13 9/14 18/17 26/2 26/25 27/22 46/4 80/4 88/23 89/3 91/9 104/22 112/8 112/13 118/23 129/19 129/21 129/25 130/1 131/21
additionally [7] 51/17 53/8 61/2 64/24 65/3 66/16 71/11
additions [1] 92/5
address [9] 11/14 64/11 67/2 75/5 86/5 107/21 119/19 124/16 134/10
addressed [5] 8/8 47/6 47/8 107/14 119/18
addresses [2] 107/11 127/19
addressing [1] 120/17
adds [4] 8/24 32/11 46/8 47/22
adequate [1] 47/17
adequately [1] 127/19
adjacent [16] 7/23 7/25 8/2 8/9 10/1 11/1 14/14 14/16 18/7 27/20 28/10 28/24 45/11 54/8 54/10 64/19
adjustments [1] 80/3
administrative [5] 7/10 16/6 32/21 49/24 122/9
administratively [2] 6/13 49/25
adopted [1] 122/9
adult [21] 8/23 9/6 15/19 19/19 27/14 29/12 37/15 40/23 45/15 50/6 54/1 64/24 82/9 107/22 123/12 123/21 123/22 124/4 124/4 124/5 128/1
adults [2] 108/9 108/9
adversely [1] 47/11
advertised [1] 92/15
advised [1] 80/5
AE [2] 63/20 63/20
AE-EL20 [1] 63/20
AE-EL22 [1] 63/20
aerial [4] 14/20 28/16 35/21 109/17
aerials [1] 114/15
affect [2] 47/11 76/21
affected [2] 76/25 120/2
after [7] 27/19 35/10 84/3 96/8 101/1 114/10 119/3
afternoon [4] 23/21 24/4 108/16 121/24
AG [5] 14/15 14/15 50/16 51/6 51/7
AG-2 [2] 14/15 51/7
AG-3 [2] 14/15 51/6
again [41] 10/16 10/21 19/10 22/11 27/10 38/10 38/22 40/7 44/10 47/12 50/12 52/22 64/1 66/2 74/14 75/22 77/14 80/15 80/23 81/20 81/24 82/1 82/22 89/18 92/10 92/19 108/14 111/19 112/3 114/25 115/5 116/9 116/25 117/10 121/9

A

again... [6] 122/4 122/6 123/12 123/17 126/10 126/17
against [1] 94/22
age [6] 18/16 19/17 99/13 100/4 123/20 124/4
agencies [1] 42/21
agree [8] 7/2 7/8 33/11 89/23 89/24 90/18 97/13 102/5
agreed [11] 8/6 10/4 10/13 10/19 11/1 11/8 21/7 22/11 25/18 110/3 110/8
agreeing [1] 24/15
agreement [10] 6/24 7/12 15/25 22/18 24/23 25/20 26/6 72/4 72/14 93/16
agrees [2] 6/19 89/24
agricultural [12] 90/21 90/24 91/11 91/17 94/17 95/12 97/20 97/25 98/16 99/3 101/18 131/11
agricultural-type [1] 131/11
agriculturally [1] 51/6
ah [1] 83/11
ahead [2] 73/12 74/16
AICP [1] 2/5
aid [1] 19/4
air [1] 128/15
Airbnb [3] 82/17 83/1 108/10
alert [1] 39/3
aligned [1] 31/6
alive [1] 87/13
all [74] 5/7 7/2 11/21 11/24 16/6 21/7 22/11 22/11 25/12 34/6 41/11 43/11 44/9 44/20 48/10 50/20 52/3 52/14 53/19 59/7 59/10 62/20 63/15 67/24 68/13 68/18 69/1 71/7 74/5 75/13 75/21 75/24 75/25 76/23 77/1 77/17 80/16 81/3 82/23 86/10 86/14 88/7 88/8 89/16 89/24 90/11 90/14 91/6 92/1 94/25 95/20 98/7 98/12 100/25 103/14 104/17 106/8 109/16 109/21 114/2 114/7 115/3 116/16 119/14 119/16 119/22 120/1 121/7 124/2 125/13 126/15 126/17 128/4 129/5
allergies [1] 5/14
allow [21] 8/4 10/5 10/7 10/14 11/2 15/15 15/20 16/12 16/13 20/19 21/15 28/3 31/6 31/24 34/13 34/17 34/25 50/8 71/13 112/8 116/11
allowable [2] 45/18 45/19
allowances [1] 70/13
allowed [4] 70/16 70/22 97/15 101/22
allowing [7] 22/6 88/14 90/3 90/6 120/14 126/3 126/4
allows [9] 21/21 28/2 31/3 50/1 53/17 54/15 55/24 62/4 91/10
alluding [1] 108/10
almost [7] 40/24 40/25 51/7 65/15 89/12 108/15 115/3
along [31] 10/21 19/1 19/2 19/2 20/7 37/17 42/2 43/5 45/9 45/13 52/24 52/25 62/1 67/15 73/1 77/1 77/6 80/5 91/3 110/5 110/16 110/19 111/5 111/6 116/1 117/3 120/12 121/9 121/11 121/13 121/14
already [50] 6/14 8/11 8/16 33/2 33/16 49/10 49/14 49/23 50/25 51/5 53/3 53/14 54/3 54/25 60/25 63/6 64/17 67/9 69/23 70/20 70/21 71/2 71/8 71/13 72/6 72/9 72/12 75/13 83/16 95/18 95/22 95/25 96/11 98/8 99/5 99/7 100/11 100/20 100/22 101/3 102/9 103/20 105/3 124/20 125/10 126/16 127/4 127/14 128/20 129/10
also [62] 2/13 6/7 6/20 8/13 8/24 9/12 9/16 10/13 11/8 11/13 12/5 12/12 13/12 14/16 14/18 15/20 18/11 18/19 18/20 20/15 21/8 21/18 28/2 30/6 31/17 31/20 32/1 34/8 35/19 39/4 39/6 46/7 47/9 51/22 53/1 60/18 65/7 69/6 69/7 71/6 73/5 76/7 76/25 77/13 78/6 78/25 79/8 79/9 80/1 83/6 90/16 92/13 93/19 110/21 112/6 112/12 113/6 117/8 121/6 121/11 121/15 130/10
Although [1] 9/11
always [5] 13/15 60/2 87/23 87/25 101/1
am [8] 75/12 77/25 93/8 93/19 94/10 94/11 106/3 126/5
Amanda [2] 1/7 5/3
amend [2] 6/17 15/10
amended [7] 6/13 16/1 29/11 32/17 33/8 33/19

A

amended... [1] 53/9
amendment [14] 5/5 6/11 8/10 9/9 14/25 16/16 18/18 32/10 32/11 32/21 46/12 46/23 50/1 90/2
amendments [11] 6/20 7/17 8/18 16/6 25/24 32/24 48/9 71/6 72/21 127/6 127/9
amenities [3] 8/13 27/8 65/6
amenity [16] 15/16 19/11 21/24 28/11 28/18 29/15 52/7 59/16 61/10 78/18 81/8 130/7 130/10 133/6 133/20 133/21
amount [3] 53/22 115/2 132/24
amplified [1] 35/8
analogizing [1] 133/2
analysis [16] 37/3 37/12 37/19 37/24 39/10 40/7 40/10 62/13 78/20 79/23 122/6 122/7 123/19 125/20 128/22 129/22
analyzed [3] 37/22 37/24 38/2
ancillary [2] 60/17 123/16
animals [2] 91/25 98/13
another [12] 32/20 55/24 56/2 59/25 84/1 84/5 99/2 99/7 99/9 101/15 102/6 132/3
answer [3] 39/14 69/12 85/6
answers [1] 76/13
anticipate [4] 39/2 81/16 106/6 107/6
anticipates [1] 38/13
any [48] 13/3 25/4 39/14 41/12 48/17 58/16 63/25 64/6 65/1 68/14 72/23 73/2 73/3 73/6 74/6 75/16 76/1 76/3 76/5 79/11 83/7 85/25 87/18 89/6 94/24 98/25 99/24 101/2 105/20 107/4 107/4 107/6 107/17 110/2 110/10 112/3 114/3 117/11 122/13 123/2 124/14 130/8 132/9 132/10 132/12 132/14 132/17 133/8
anybody [2] 110/23 118/25
anyone [2] 74/18 105/17
anything [9] 56/19 63/21 96/3 100/20 102/19 111/23 121/4 121/16 134/5
anyway [1] 102/8
anywhere [2] 69/9 92/20
appear [1] 117/14
APPEARANCES [1] 1/23
applicable [1] 46/11
applicant [41] 2/2 3/3 5/20 13/18 15/25 23/10 24/22 30/11 31/9 49/11 51/4 51/14 54/2 54/4 55/12 55/19 59/20 62/12 65/12 65/24 67/10 68/10 69/6 69/17 70/1 71/2 72/7 72/14 73/2 76/16 78/16 105/19 106/10 120/11 125/17 128/6 129/23 130/8 132/6 132/12 132/21
Applicant's [17] 4/2 4/4 12/18 12/19 12/20 13/15 49/14 50/24 53/3 53/14 55/16 63/13 64/17 67/8 68/5 106/14 123/9
application [5] 15/23 37/22 69/7 79/1 123/4
applications [1] 125/24
applies [3] 80/19 82/24 82/25
apply [1] 83/2
appreciate [3] 24/10 81/14 88/5
appropriate [6] 8/13 8/14 47/20 47/22 47/25 82/4
approval [17] 15/24 19/17 22/10 23/24 26/11 27/17 33/19 34/18 35/3 35/25 38/10 45/17 46/1 47/4 47/7 72/21 125/12
approvals [1] 51/3
approve [3] 71/4 100/19 101/3
approved [39] 6/12 9/17 15/14 19/10 19/16 27/11 32/22 33/6 34/2 37/7 37/10 40/17 47/2 47/13 49/23 50/13 50/16 50/20 51/21 52/4 52/6 55/24 56/13 62/23 62/23 63/6 65/14 66/14 69/22 70/3 70/4 78/24 80/3 82/3 83/9 84/14 120/15 124/25 127/5
approximate [1] 74/2
approximately [10] 15/1 15/3 15/5 15/8 31/10 31/11 31/12 35/1 35/19 85/6
April [2] 1/9 5/4
are [187]
area [64] 8/4 8/5 8/12 11/10 14/14 16/13 17/1 17/8 17/17 17/25 18/8 20/9 21/21 35/7 35/12 35/20 35/22 39/7 39/9 42/5 46/9 46/16 47/18

## A

area... [41] 47/19 47/23 51/7 51/16 57/11 63/19 66/6 66/23 70/16 75/22 75/23 76/3 76/6 76/24 77/3 80/10 87/10 89/3 90/22 90/22 94/17 94/23 94/24 94/25 95/24 95/24 96/19 97/23 98/2 98/3 98/4 98/10 98/15 112/8 112/10 121/14 121/15 131/3 131/4 131/12 131/17
areas [32] 19/12 20/5 21/12 27/23 31/1 45/11 45/24 46/19 46/21 47/12 50/21 54/14 54/21 55/5 55/6 55/15 58/20 59/15 62/5 62/7 63/17 63/25 64/6 64/16 65/10 66/1 70/11 70/14 97/1 101/25 121/18 130/15
aren't [1] 131/13
argue [1] 90/20
around [16] 10/9 35/14 43/25 46/21 57/9 65/11 71/15 77/1 87/24 92/4 96/8 98/3 99/3 107/12 115/23 121/6
as [169]
Ash [26] 18/6 20/1 20/17 27/23 35/20 45/10 46/1 46/22 66/8 66/18 104/25 109/11 109/14 109/15 109/25 110/18 111/4 111/5 111/15 111/21 112/20 113/1 113/10 121/5 121/6 121/8
Aside [1] 132/8
ask [8] 11/25 42/13 74/5 74/17 76/18 92/7 106/3 106/20
asked [7] 48/16 72/25 73/4 106/25 107/20 108/4 127/25
asking [7] 7/5 78/16 80/4 82/1 117/20 125/9 127/5
associated [8] 9/4 9/7 30/3 79/8 79/17 80/9 84/11 128/15
Associates [1] 6/9
association [3] 83/4 83/6 83/8
assume [8] 17/5 33/2 40/1 57/23 75/17 76/19 81/21 100/8
assumes [1] 128/23
assumption [1] 79/18
assurance [3] 69/13 85/2 125/9
assure [1] 58/1
assured [1] 128/2
attached [12] 8/5 14/19 21/20 21/22 36/13 36/15 36/15 37/14 45/1 50/17 53/19 54/1
Attachment [4] 12/13 14/23 45/2 72/22
attachments [2] 16/3 16/8
attempted [1] 42/24
attendance [5] 40/4 40/5 40/6 90/9 122/20
attendant [1] 66/24
attenuate [1] 112/18
authority [1] 55/23
authorized [1] 135/9
authorizing [1] 69/6
availability [5] 14/23 29/22 30/15 45/1 130/10
available [15] 6/7 8/15 14/21 14/24 31/1 47/16 48/14 60/15 62/5 65/6 78/21 81/9 110/9 127/13 130/14
average [1] 40/21
avoids [1] 45/9
aware [5] 17/16 42/4 42/19 107/3 107/10
away [8] 9/18 21/25 43/7 57/11 59/13 86/22 96/17 97/1

## B

B1 [1] 21/18
Babcock [6] 38/5 38/14 38/18 42/5 89/10 89/18
back [33] 6/12 6/22 17/25 28/6 38/2 50/20 55/4 55/19 57/8 59/23 63/6 71/15 73/14 79/4 80/23 81/20 83/12 85/19 90/13 91/8 94/22 98/17 101/17 104/7 105/19 106/9 106/13 111/21 111/24 114/8 114/8 118/11 124/13
backs [1] 100/11
backstop [1] 132/24
bank [2] 20/19 111/24
Banks [7] 2/6 2/14 6/5 6/8 13/25 17/16 108/18
bankseng.com [1] 2/8
based [13] 12/25 30/7 37/8 38/10 40/5 40/9 40/12 40/20 59/24 62/15 71/5 81/18 102/22
basic [1] 77/19
basically [17] 51/23 52/15 79/23 80/20 82/22 89/21 91/10 100/14 108/1 109/22 110/16 112/6 114/13 115/1 116/6 118/9 120/1
Bayshore [48] 15/3 15/6 16/24 18/7 19/2 20/2 20/7 20/22 21/8 27/23 38/11 39/5 42/14 42/20 44/5

B

Bayshore... [33] 45/9 45/21 46/1 46/23 66/18 67/15 68/2 83/14 85/1 89/15 94/11 94/23 97/23 98/8 98/25 100/16 104/25 109/11 109/14 109/25 110/20 111/6 111/14 111/20 112/20 113/2 113/11 117/7 118/12 121/10 121/12 121/15 126/22

be [181]

because [73] 5/7 8/15 17/5 24/12 26/10 28/9 39/18 42/17 42/23 43/9 56/7 56/10 56/18 57/6 61/13 67/14 67/14 68/7 68/20 69/24 70/2 70/23 72/4 72/9 75/17 82/14 83/25 84/8 87/21 89/4 90/1 90/4 90/23 91/2 91/8 91/13 91/22 91/25 92/3 92/12 92/18 94/15 94/23 95/11 95/14 96/9 96/24 97/5 97/10 97/13 97/16 98/19 99/14 100/12 100/20 101/3 101/20 101/25 102/12 103/4 103/10 103/12 103/19 104/5 118/16 118/20 119/5 124/19 124/25 125/11 126/18 128/20 133/2

become [4] 19/7 59/16 88/2 99/19

becomes [1] 127/15

becoming [1] 62/25

been [77] 6/13 7/10 7/12 7/17 7/22 8/2 8/3 8/11 8/17 9/17 9/17 11/22 12/8 12/11 14/23 17/8 17/19 18/5 18/6 18/7 18/15 19/24 20/4 20/23 21/2 21/5 21/9 21/21 22/13 22/16 24/3 25/24 26/3 26/7 29/8 30/1 31/3 32/3 32/5 33/16 34/21 36/24 37/4 38/5 42/6 43/14 43/24 49/9 49/10 54/25 67/9 69/23 73/23 78/15 84/12 84/13 95/13 97/5 97/15 104/5 108/20 110/12 112/10 116/3 116/17 117/24 118/17 118/20 126/16 126/17 126/19 126/25 127/4 127/5 127/20 128/22 129/20

before [32] 1/7 7/18 13/16 38/21 38/23 42/9 65/7 73/13 84/1 84/25 85/6 85/18 89/22 93/15 95/11 96/15 100/17 100/19 100/25 101/21 104/5 105/20 113/4 114/6 115/1 115/24 116/4 119/2 121/1 125/3 126/7 128/6

begin [2] 5/20 49/2

beginning [2] 24/22 25/8

behalf [1] 5/25

behind [1] 64/22

being [34] 7/11 17/12 18/11 19/6 21/13 31/13 39/6 39/8 40/18 43/12 54/1 60/1 60/5 62/22 63/7 64/13 66/17 92/15 93/17 94/21 97/17 107/16 113/1 113/3 121/18 124/20 125/3 125/10 125/15 125/23 126/7 126/8 128/13 128/17

belabor [1] 53/15

believe [17] 8/8 17/7 51/12 52/4 52/17 52/25 53/20 54/25 56/12 70/3 80/25 103/17 107/16 124/2 127/7 127/19 132/2

believed [1] 107/8

bend [1] 99/4

beneficial [2] 7/23 10/1

benefit [1] 88/6

benefits [2] 7/16 118/20

berm [15] 95/3 95/23 96/3 105/7 105/8 115/17 115/22 115/23 115/24 116/6 116/7 116/7 116/20 116/20 118/5

bermed [2] 95/10 116/2

berms [4] 95/4 109/18 109/22 118/10

besides [2] 25/4 96/16

best [1] 67/16

better [9] 25/10 43/6 43/18 43/21 89/6 109/7 113/5 119/6 119/9

between [19] 16/20 24/14 31/6 31/21 31/21 35/18 37/13 40/16 62/7 67/10 77/11 78/23 94/16 98/14 123/18 126/8 127/17 131/13 132/20

beyond [1] 57/18

big [3] 52/18 87/21 97/3

biggest [1] 83/16

Bill [1] 93/6

bird [1] 92/1

birdwatcher [1] 91/25

bit [16] 5/13 38/3 55/13 55/19 58/8 59/23 63/10 63/16 67/20 68/19 72/8 84/21 108/3 111/21 113/2 122/20

Bless [1] 27/4

blessed [1] 72/9

Blevin [1] 93/6

## B

Bliven [1] 93/6
block [3] 109/5 111/3 117/11
blocked [1] 116/20
blow [1] 114/22
blow-outs [1] 114/22
blue [1] 21/15
Board [7] 74/8 74/10 74/12 74/12 85/16 85/21 134/12
bonus [5] 9/4 16/15 28/2 54/16 54/17
border [1] 75/9
both [14] 7/8 12/15 14/24 63/11 67/23 69/3 80/1 96/8 104/10 111/17 111/20 112/20 113/1 113/10
bottom [4] 98/11 101/11 102/6 121/7
bought [7] 86/18 86/24 87/1 87/6 91/14 91/21 91/22
boundaries [2] 57/17 57/18
boundary [3] 52/24 62/3 120/13
box [3] 2/3 2/10 20/17
break [7] 73/12 73/17 85/17 105/20 106/4 106/18 128/12
bridge [1] 99/4
bridle [1] 91/6
brief [2] 6/16 132/16
briefly [12] 7/18 11/14 49/16 53/4 53/13 55/8 59/13 62/14 70/6 107/20 119/15 130/5
BRIGHTWATER [30] 1/4 5/6 6/11 10/4 11/7 15/11 15/14 20/15 27/12 29/14 30/4 30/8 30/9 30/25 35/6 38/23 45/14 47/24 49/12 49/22 51/2 61/16 61/24 62/6 65/4 69/22 72/13 108/6 130/7 130/11
bring [2] 9/13 9/14
bringing [2] 49/19 51/21
brings [1] 32/6
broader [1] 11/12
broken [1] 25/13
brought [4] 31/9 36/5 94/14 104/6
Bruns [3] 1/14 135/7 135/17
buffer [3] 64/20 64/21 64/21
buffering [2] 26/25 46/19
buffers [2] 45/16 45/23
build [9] 10/5 37/25 38/9 52/2 52/20 54/17 89/21 112/17 112/23
build-out [6] 37/25 38/9 52/2 52/20 54/17 89/21
builder [1] 103/8
building [13] 30/3 84/13 84/16 84/19 84/23 115/8 120/3 124/17 125/4 125/13 126/3 126/7 126/9
built [4] 19/24 42/6 97/18 100/25
bumpers [1] 57/9
bunch [5] 53/23 109/18 109/18 110/25 131/5
bus [1] 68/7
business [2] 56/20 75/14
buy [3] 94/19 94/20 103/16
buying [2] 94/18 99/15

## C

C-3 [1] 12/13
calculated [1] 39/18
calculation [3] 54/4 59/10 88/24
calculations [1] 58/12
call [10] 5/18 43/19 57/10 73/18 73/24 74/16 90/4 108/12 121/23 131/14
called [1] 16/12
calling [2] 98/15 102/22
calls [1] 70/9
came [9] 55/12 57/8 80/25 88/1 107/8 107/15 110/1 115/4 118/8
campground [6] 10/25 11/4 11/5 11/10 14/17 31/24
can [78] 10/2 10/25 13/8 17/17 20/13 22/24 23/15 23/16 25/25 41/22 43/2 43/5 43/18 43/19 43/21 49/2 50/21 50/23 50/23 52/8 52/8 52/11 52/11 52/12 52/15 54/13 57/10 58/15 58/20 68/3 70/1 71/12 71/12 71/15 71/16 73/17 73/18 76/2 76/11 83/4 84/16 88/25 91/16 92/24 102/23 102/24 103/5 103/5 103/6 103/12 104/8 104/9 104/11 104/12 104/14 104/14 105/6 105/9 107/2 107/20 108/2 110/23 111/18 112/4 112/11 115/25 116/2 120/18 120/23 122/3 124/18 124/22 125/2 126/6 129/6 129/17 130/8 132/5
can't [21] 59/22 60/3 62/2 66/22 71/4 83/19 89/6 90/18 95/21 96/5 98/25 100/12 101/2 102/2 103/25 103/25 104/6

# C

can't... [4] 114/1 119/8 119/8 124/23
cannot [5] 89/8 89/13 95/3 96/3 96/3
cap [1] 57/23
capability [1] 91/9
capacity [11] 14/25 111/12 111/13 111/15 111/17 112/9 112/13 112/13 113/3 118/24 121/17
card [5] 73/17 74/17 77/22 88/12 94/4
cards [3] 73/15 73/23 74/16
care [1] 80/13
carries [1] 95/4
cars [5] 41/4 41/5 53/23 89/14 89/14
cart [5] 31/1 62/5 62/7 79/14 89/21
carts [2] 30/22 30/24
carve [2] 90/4 112/7
case [10] 1/2 5/5 13/12 37/11 49/11 50/15 62/15 74/14 114/13 126/7
cases [2] 85/9 111/20
categories [5] 54/10 62/14 62/21 62/22 131/6
category [18] 14/4 14/9 14/12 16/11 44/16 44/18 45/20 51/19 54/8 56/17 62/16 62/17 62/18 65/17 65/22 66/10 123/24 131/12
caught [1] 26/22
caused [1] 38/9
cautious [1] 118/22
Cecil [1] 95/1
center [1] 92/14
central [5] 11/3 11/3 11/6 20/11 31/25
certain [5] 71/22 85/17 112/18 125/7 125/21
certainly [8] 57/15 76/9 80/12 85/24 109/4 113/20 115/14 119/12
Certificate [2] 3/19 135/2
certified [2] 110/12 112/10
certify [1] 135/8
cetera [5] 41/21 75/17 75/25 76/24 77/10
challenged [1] 110/2
challenging [1] 24/12
change [8] 25/15 25/18 25/21 25/23 26/23 27/19 28/12 36/1
changed [7] 7/2 7/3 32/20 38/2 51/19 79/13 83/4
changes [25] 7/7 7/8 13/3 18/19 18/23 21/15 22/10 23/24 24/2 24/5 24/12 25/4 25/6 25/14 26/1 26/11 27/5 46/3 47/1 49/15 63/6 64/9 64/12 65/1 83/8
Chapel [6] 40/3 40/14 81/2 90/17 90/21 122/15
Chapter [1] 63/22
character [7] 64/7 65/21 89/2 89/5 91/18 91/19 95/6
charge [1] 114/18
charging [1] 103/11
Charlotte [4] 95/2 95/21 97/2 103/22
check [1] 85/22
cherish [1] 91/19
Chicago [1] 86/17
chickens [1] 98/12
chiming [1] 92/1
chirping [1] 92/1
circular [1] 34/13
citizen [1] 130/19
Citizens [2] 20/22 94/11
city [1] 87/21
claims [1] 107/7
clarification [7] 22/19 25/3 26/13 26/15 33/22 34/22 128/11
clarifications [1] 33/18
clarified [3] 78/11 80/16 131/18
clarify [14] 25/22 25/25 26/16 33/13 33/15 36/14 41/14 49/22 54/24 55/20 55/20 130/6 130/19 131/2
clarifying [1] 22/17
clean [1] 120/5
clear [9] 24/20 25/13 26/17 32/12 35/17 58/23 59/2 63/11 133/2
clearing [2] 5/15 52/17
clearly [6] 30/25 62/8 65/13 70/14 70/18 79/25
client [1] 122/15
Clinic [1] 86/15
close [3] 43/10 100/13 121/11
closed [1] 83/23
closest [1] 51/9
club [25] 15/14 15/16 29/15 29/20 30/2 30/8 35/6 36/1 45/15 47/24 49/23 51/2 55/11 56/4 60/1 61/16 61/17 61/24 65/4 72/13 76/5 90/5 102/17 124/11 130/7
clustered [3] 44/23 45/22 46/18
coastal [1] 63/19
code [20] 6/19 6/21 18/21 26/11 29/25 34/9 34/12 34/24 39/13 44/12 46/10

C

code... [9] 46/13 46/19 48/6 48/11 48/12 60/6 60/8 88/25 97/6
Codes [1] 122/9
collect [1] 100/4
collected [1] 122/18
collection [1] 20/13
colorized [1] 21/11
combination [1] 22/5
combined [1] 25/12
come [26] 13/16 13/20 26/14 27/25 43/11 73/25 74/22 77/4 77/4 77/5 84/3 87/19 87/21 91/22 92/7 102/20 102/23 103/5 103/5 103/6 105/8 105/19 106/9 106/20 113/23 117/22
comes [9] 32/17 69/1 83/24 94/25 95/1 95/2 95/16 105/1 105/9
coming [20] 39/8 42/6 43/21 55/4 77/3 80/13 86/11 88/11 88/24 93/4 93/22 96/4 101/4 104/17 105/15 107/13 109/16 115/20 133/22 134/14
commend [1] 87/22
comment [8] 3/10 5/18 73/13 73/21 111/12 128/21 131/20 133/12
comments [12] 5/19 74/6 76/15 85/4 86/1 106/15 107/23 122/1 124/21 125/2 129/16 132/15
commercial [6] 56/17 57/12 59/13 87/18 90/5 133/3
Commissioners [1] 74/13
commit [1] 127/25
commitment [1] 67/18
commitments [1] 38/17
communicate [1] 70/24
communities [5] 60/13 60/21 61/1 61/4 124/6
community [29] 2/9 8/25 20/16 45/22 49/8 58/19 58/24 59/3 59/17 59/19 60/24 61/9 62/11 64/10 64/13 65/8 89/5 90/11 90/12 90/22 91/11 91/19 92/2 97/23 99/3 101/19 124/4 130/12 131/9
community's [1] 104/21
comp [3] 6/21 36/18 71/5
compact [1] 44/22
comparing [1] 133/3
compatible [5] 8/11 46/15 46/17 46/23 57/10
complaint [1] 87/24
complete [5] 5/17 73/17 84/2 123/2 123/3
completed [6] 19/13 38/19 38/23 74/17 118/20 126/16
completely [5] 94/24 95/9 96/22 98/5 103/19
compliance [3] 32/7 36/19 48/12
complications [1] 90/2
complied [1] 119/22
complies [2] 46/12 74/24
comply [2] 63/22 65/24
component [1] 133/6
Comprehensive [3] 39/12 44/14 131/3
compromise [2] 94/15 98/17
compromised [1] 101/16
concept [21] 4/5 8/19 12/14 12/20 16/17 18/4 18/15 18/18 18/22 21/12 22/15 22/20 25/4 25/10 27/3 34/15 35/8 45/16 50/14 51/11 111/10
conceptual [1] 18/21
concern [10] 8/8 10/9 28/14 57/14 57/16 63/11 82/10 83/25 115/7 125/11
concerned [4] 20/21 94/11 102/15 108/11
concerns [4] 8/1 28/13 109/4 127/19
conclude [2] 106/9 134/8
concluded [1] 134/16
concludes [1] 61/16
concluding [1] 132/15
conclusion [2] 48/8 74/11
concur [1] 26/4
concurrency [3] 26/5 126/12 126/13
condition [50] 7/1 7/4 7/7 9/23 10/16 22/13 25/16 25/19 25/22 26/2 26/4 26/6 26/12 26/21 26/23 26/24 27/7 29/10 29/10 29/14 30/2 31/3 31/8 32/3 33/4 33/11 33/21 34/18 46/5 67/24 68/6 71/23 72/5 72/13 80/20 82/6 82/7 82/22 82/23 83/7 83/11 84/6 84/15 89/20 104/24 120/9 124/23 126/20 127/18 128/22
conditioned [4] 21/3 46/24 57/16 130/9
conditioning [3] 64/24 65/3 124/17
conditions [42] 11/16 15/25 16/1 21/7 22/9 22/11 23/9 23/24 24/13 26/10 26/19 29/7 29/8 30/1 30/10 35/4 45/14 45/17 46/18 47/7 47/8 48/1 59/5 59/18 59/21

C

conditions... [17] 60/5 60/10 61/19 65/6 66/17 69/9 72/22 80/19 119/17 119/18 119/23 125/6 126/18 126/19 128/25 130/22 130/24
conducted [2] 37/3 122/7
confidence [1] 130/2
confirmed [1] 108/5
congratulate [1] 88/4
conjunction [3] 30/4 35/6 35/25
connect [3] 31/19 31/24 43/6
connection [1] 19/25
connections [1] 11/2
connectivity [1] 43/5
connects [4] 95/25 110/16 110/18 121/10
consequently [2] 108/8 133/7
conservation [4] 45/5 47/14 110/13 117/4
consider [4] 87/11 99/12 99/12 104/21
considerations [1] 70/10
considered [8] 39/21 51/3 51/15 51/18 55/15 81/18 124/5 125/3
considering [1] 43/13
considers [1] 123/21
consistency [1] 65/5
consistent [27] 6/18 6/20 44/13 44/14 44/15 44/17 44/19 44/21 44/25 45/3 45/8 45/12 45/18 45/21 45/25 46/3 46/7 55/10 55/11 60/10 62/22 63/1 66/9 66/24 67/6 122/7 123/13
consists [1] 30/2
constraints [1] 63/18
construct [1] 110/8
constructed [6] 30/4 33/16 52/3 71/8 110/12 116/25
construction [14] 19/22 29/17 32/4 38/5 38/20 38/20 41/16 84/4 113/19 114/20 117/14 118/4 118/7 121/19
Consultants [1] 36/24
consulted [1] 40/10
Consulting [1] 2/15
consumption [6] 34/25 35/5 35/7 35/10 35/25 71/20
contain [2] 112/25 117/23
contained [3] 44/11 115/10 118/5
containing [2] 115/9 115/9
contiguous [1] 44/22
continue [3] 68/11 89/15 113/13
continues [3] 32/7 45/16 48/10
continuing [1] 113/21
continuously [1] 113/9
contradiction [1] 98/14
contradicts [1] 98/5
contribute [1] 114/3
control [7] 32/24 44/2 76/22 104/6 105/1 113/7 132/24
controlled [3] 30/16 56/11 103/18
conversations [1] 38/25
convert [3] 15/18 29/11 50/5
converted [1] 43/16
cooperate [1] 120/10
coordinate [3] 67/21 68/6 84/10
coordinating [1] 21/6
COP [1] 35/18
copies [1] 132/5
copy [8] 12/4 12/11 12/16 13/13 55/9 86/5 123/6 134/11
corner [5] 10/2 10/25 51/18 86/20 121/11
corners [1] 87/10
correct [13] 18/1 23/22 24/6 28/21 59/8 69/3 70/1 94/7 117/18 117/25 118/2 122/11 135/11
correspondence [1] 67/9
cost [2] 102/23 107/7
could [32] 5/9 5/16 12/5 17/9 17/13 22/4 22/4 22/5 24/1 28/1 28/5 28/15 41/14 50/12 59/14 61/8 64/1 73/25 74/1 75/4 75/6 81/18 88/21 93/23 102/17 105/24 113/5 114/22 125/16 129/22 131/22 133/9
couldn't [1] 96/16
count [9] 78/23 79/4 79/7 79/21 80/2 80/8 80/15 80/24 81/4
country [22] 15/14 15/16 29/14 29/19 30/8 35/6 36/1 45/14 47/24 49/23 51/2 55/11 56/4 60/1 61/16 61/17 61/24 65/4 72/13 90/5 102/17 130/7
counts [6] 80/8 80/9 80/23 81/15 81/17 82/2
county [50] 1/1 14/22 19/25 20/10 20/14 20/16 20/24 21/6 26/8 39/9 40/10 42/19 42/20 47/6 63/12 67/3 67/10 67/11

## C

county... [32] 67/19 67/23 68/10 68/17 68/20 68/21 68/21 68/22 68/23 68/24 68/25 69/2 69/6 69/13 72/10 74/13 77/15 83/9 83/10 84/9 92/18 94/25 95/2 95/21 97/2 102/1 114/7 120/12 122/9 126/11 126/12 135/5
County's [2] 78/8 103/22
couple [10] 11/17 13/7 16/18 33/18 35/4 59/8 107/20 109/20 111/16 130/6
couple of [1] 16/18
course [11] 29/19 47/25 56/8 60/1 60/2 60/13 60/18 60/21 60/25 61/4 80/7
covenants [2] 82/8 108/6
covered [1] 75/13
covering [1] 7/14
cows [1] 98/12
CPD [2] 14/18 51/9
craft [1] 57/9
crafted [1] 129/1
create [2] 27/20 118/23
created [6] 18/7 28/24 66/11 66/12 72/7 116/1
creates [1] 112/13
creating [1] 63/5
creation [1] 64/18
creek [39] 16/24 16/25 18/6 18/7 19/2 20/17 35/20 51/16 66/8 66/19 71/14 71/17 96/15 96/22 103/20 104/19 109/11 109/12 109/14 109/15 110/18 110/20 111/4 111/4 111/5 111/6 111/14 111/15 111/21 112/20 113/2 113/7 117/7 118/12 121/6 121/7 121/10 121/13 121/15
creeks [36] 19/1 20/2 26/19 27/23 45/10 45/13 46/2 46/23 95/10 95/18 95/18 95/25 96/8 97/10 97/16 98/22 103/3 103/15 104/9 104/11 104/25 109/7 109/10 109/25 109/25 111/1 111/13 111/14 111/17 112/11 112/13 113/11 117/3 118/24 120/5 121/17
criteria [4] 53/4 53/11 72/20 80/18
critical [1] 47/12
cross [5] 24/14 41/20 41/20 41/23 116/24
cross-throughs [1] 24/14
crosshatchings [1] 24/16
crow [1] 98/12
Crystal [3] 15/15 30/4 49/23
culled [1] 26/25
culvert [1] 20/17
cup [1] 103/25
curious [4] 75/2 75/12 75/13 107/1
current [4] 27/17 38/10 47/4 126/21
currently [7] 16/23 38/16 42/15 43/10 52/6 89/8 89/11
curvy [1] 77/16
cushion [1] 130/2
cut [1] 94/21
Cypress [1] 2/6

## D

daily [10] 30/6 30/14 78/23 79/7 79/20 80/1 80/8 80/8 122/12 122/13
Danley [4] 2/9 3/9 3/17 49/6
darn [1] 97/6
data [5] 40/4 40/12 122/15 122/18 122/23
date [5] 1/9 5/4 22/14 25/5 126/19
Dated [1] 135/14
daughter [2] 91/2 91/3
Dawn [3] 3/11 93/8 93/12
day [15] 79/10 80/7 81/23 85/23 89/12 90/10 90/25 91/4 101/8 114/10 115/10 122/21 133/15 133/22 135/14
days [1] 119/20
DCI2021 [3] 1/2 5/5 49/11
DCI2021-00012 [3] 1/2 5/5 49/11
DDanleyJr [1] 2/11
dead [3] 34/12 34/14 71/11
dead-end [3] 34/12 34/14 71/11
deadline [1] 85/18
deal [1] 92/21
Debbie [2] 3/11 94/5
Deborah [3] 1/14 135/7 135/17
decades [1] 103/6
decided [1] 99/15
decision [3] 53/4 72/20 74/13
decision-making [2] 53/4 72/20
declaration [1] 108/6
decreased [1] 75/17
dedicated [4] 20/8 58/25 59/1 72/16
deed [3] 9/6 19/18 45/15
deed-restricted [1] 9/6

D

deep [1] 52/14
deferred [1] 121/18
defined [2] 131/4 131/14
defines [1] 30/2
definitely [1] 76/21
definition [6] 55/18 55/20 60/9 60/9 60/23 100/2
degrade [1] 66/22
delayed [1] 85/18
delineated [2] 35/7 62/8
deliveries [3] 80/10 107/23 123/16
demonstrate [3] 14/24 21/12 27/16
demonstrated [2] 8/11 25/7
demonstrates [7] 15/6 19/4 19/6 27/25 35/22 47/3 127/4
denomination [1] 87/1
densities [4] 45/19 64/15 65/10 65/11
density [34] 9/3 9/4 14/6 16/13 18/9 18/10 18/11 21/13 21/16 21/23 27/24 28/1 28/3 28/4 31/12 34/16 45/13 45/19 51/18 51/20 51/21 53/13 54/7 54/16 54/17 62/19 65/25 66/3 66/6 97/19 97/20 97/24 98/5 98/16
Department [7] 2/9 20/24 20/25 26/7 26/8 34/20 43/18
depending [1] 85/9
derive [1] 54/7
describe [2] 34/6 124/19
described [1] 97/23
describing [1] 118/1
description [2] 4/2 123/22
design [6] 38/20 41/22 41/24 42/1 84/3 108/21
designate [1] 18/16
designated [2] 18/13 31/5
designation [1] 57/5
designations [1] 22/20
designed [3] 8/18 117/24 118/18
desire [1] 20/14
destructive [1] 64/7
detached [6] 36/11 40/23 53/17 53/18 53/21 53/25
detail [5] 7/9 31/15 108/3 132/20 133/9
detailed [2] 32/14 42/10
detailing [1] 116/24
details [4] 7/19 9/23 11/13 11/16
determinations [1] 54/24
determined [1] 29/24
develop [2] 87/3 119/23
developable [1] 54/14
developed [4] 51/22 87/21 116/3 116/4
developer [11] 11/1 68/24 89/9 103/8 110/1 110/4 110/8 112/6 113/6 121/19 127/18
developer's [1] 127/14
developers [2] 113/12 124/5
development [150]
developments [3] 53/7 72/20 104/4
deviation [10] 13/3 15/22 18/20 33/21 34/3 34/3 34/11 34/21 34/24 35/3
deviations [13] 33/17 33/17 33/23 33/24 34/1 34/5 34/5 34/6 46/12 46/14 48/4 71/2 71/5
DexBender [2] 2/15 6/9
did [47] 12/11 16/9 21/19 22/19 23/23 27/19 27/24 28/14 28/25 32/15 35/4 36/1 38/3 38/25 39/25 41/12 42/13 48/17 52/10 55/13 58/11 62/12 62/19 62/20 70/7 71/14 73/2 87/4 89/7 91/12 92/12 102/25 104/20 105/20 109/6 111/2 113/18 114/9 122/11 122/20 126/11 128/10 130/20 131/8 131/20 132/12 135/9
didn't [16] 16/12 25/10 33/14 59/15 91/6 93/14 97/4 100/24 102/18 117/14 119/16 119/19 122/13 129/15 131/22 132/10
die [1] 88/8
difference [3] 23/22 40/16 119/1
different [6] 70/9 94/24 101/24 102/4 129/5 130/6
difficult [1] 133/16
dig [1] 75/15
digging [1] 107/7
dipping [1] 102/9
directed [1] 21/23
directions [1] 98/7
directly [1] 29/1
director [4] 2/5 6/5 29/24 55/22
Dirk [7] 2/9 3/9 3/17 49/6 73/7 129/15 132/13
disabled [1] 86/16
disappointed [1] 92/8
disaster [1] 96/9
discharge [1] 113/1
discharges [1] 115/11
discharging [1] 104/25
discuss [3] 67/25 78/3

D

discuss... [1] 99/9
discussed [2] 18/17 18/25
discussing [1] 128/10
discussion [3] 83/15 126/1 127/17
discussions [3] 12/25 42/18 129/21
distance [1] 43/9
District [4] 112/16 112/17 114/17 120/16
districts [1] 51/4
ditch [20] 19/23 96/7 96/9 98/23 103/17 104/2 104/8 110/5 110/9 110/11 110/15 115/18 115/18 115/24 116/1 116/5 116/6 120/12 120/14 121/19
diversity [1] 8/24
divert [1] 96/5
diverting [1] 96/25
divided [1] 38/16
Division [1] 49/7
do [57] 12/4 12/7 13/15 25/15 28/12 32/16 32/23 33/2 42/14 48/1 48/4 55/8 70/8 70/22 73/13 74/9 74/15 76/25 78/4 82/11 82/18 83/25 83/25 85/25 86/3 86/25 87/18 89/6 89/11 91/4 91/23 93/14 96/3 105/20 108/2 111/18 112/2 112/17 112/18 112/23 113/6 113/9 113/12 113/13 114/3 115/23 119/11 123/3 123/20 124/21 125/3 125/4 125/18 125/19 125/19 133/10 135/8
document [4] 83/5 83/6 130/22 130/24
documents [3] 83/4 83/8 116/24
does [24] 7/3 27/16 32/10 34/18 35/3 44/13 46/10 55/22 56/22 60/7 68/4 71/13 77/4 77/4 77/5 77/6 95/4 95/23 96/6 96/7 102/23 104/2 104/15 116/18
doesn't [11] 54/22 56/5 57/11 58/16 70/12 92/3 92/20 100/9 111/23 114/1 131/16
doing [9] 9/6 9/25 24/15 33/4 52/16 81/12 87/5 101/7 127/9
dollars [2] 88/20 127/12
don't [64] 6/2 7/6 12/6 23/9 39/20 41/2 41/3 52/9 54/5 60/22 70/24 72/3 73/3 73/5 75/18 78/8 78/10 78/21 79/10 80/8 84/17 84/17 85/5 85/17 85/22 86/4 87/1 87/8 87/10 87/12 87/18 88/7 90/19 90/20 92/14 92/17 92/22 96/10 96/24 99/25 100/9 100/20 100/21 102/5 102/11 103/4 103/9 103/23 106/4 107/6 107/16 110/24 115/2 117/11 118/25 118/25 124/15 127/7 128/7 129/14 130/24 132/17 133/10 133/15
done [24] 34/15 37/8 43/3 52/9 55/1 63/13 68/15 71/18 81/1 81/10 84/24 87/22 90/7 98/18 101/17 101/21 103/3 110/24 111/1 111/16 112/10 126/17 127/4 128/22
door [1] 5/17
DOs [2] 70/2 128/12
Dosonte [1] 77/6
DOT [11] 63/12 63/12 67/10 67/11 67/11 67/19 67/23 68/11 69/2 69/6 72/10
double [3] 46/20 101/12 102/9
double-dipping [1] 102/9
down [15] 10/18 51/17 94/14 95/1 95/1 95/16 99/2 104/11 104/15 105/2 106/18 110/17 112/8 117/3 129/25
DR [1] 88/16
Dr. [1] 86/15
Dr. Gutta [1] 86/15
DR/GR [1] 88/16
drag [1] 113/8
drain [2] 96/7 120/4
drainage [38] 18/24 19/25 42/8 95/24 95/24 96/1 96/7 96/23 96/24 98/21 98/22 103/21 103/22 103/22 103/23 105/4 108/23 108/24 109/1 110/7 110/13 110/15 110/22 112/15 113/25 115/13 116/10 117/4 119/18 119/21 120/11 120/12 120/19 120/19 120/23 121/3 121/5 121/9
drained [1] 104/12
draining [2] 104/10 108/24
drains [2] 97/8 105/10
drive [3] 41/4 52/8 52/12
drives [2] 31/5 68/7
driveway [1] 41/5
driving [2] 71/16 91/2
drove [1] 91/24

## D

dry [1] 95/12
duck [1] 87/7
due [1] 116/14
dug [4] 75/24 75/25 107/5 114/1
dumped [1] 115/1
during [11] 16/9 32/22 40/12 40/22 48/21 71/22 73/17 101/8 109/3 122/21 125/21
dwelling [36] 8/12 8/23 9/1 9/2 15/12 15/13 15/17 15/17 15/19 16/14 16/14 19/16 27/13 29/12 35/1 37/7 37/9 37/10 37/17 49/18 49/21 50/3 50/5 50/17 52/6 53/17 54/12 67/6 69/23 70/4 78/16 101/10 102/6 128/15 128/19 129/12
déjà [1] 88/17

## E

E1 [6] 18/7 21/14 31/10 34/16 112/5 121/12
each [5] 26/15 26/15 32/21 45/19 70/25
earlier [7] 27/19 53/22 62/19 73/22 109/1 124/24 125/15
early [4] 10/23 38/25 39/3 41/17
easement [25] 10/4 10/13 11/2 18/24 19/23 19/24 31/23 45/5 45/6 47/14 110/14 110/15 110/23 116/10 117/1 117/2 117/4 120/12 120/13 120/19 120/23 121/3 121/5 121/9 121/11
easements [1] 31/17
east [15] 10/24 14/17 16/20 19/14 31/7 38/12 43/16 94/18 95/5 98/7 100/16 109/22 109/24 110/17 118/3
east-west [1] 109/22
eastern [3] 14/6 117/10 118/4
easy [1] 78/4
edge [15] 110/6 110/9 110/10 110/16 110/17 110/19 116/12 116/18 116/21 117/2 117/9 117/10 121/3 121/7 121/20
edges [1] 97/7
effect [4] 9/8 16/17 26/5 70/11
effort [1] 120/9
either [7] 21/19 22/5 39/3 68/16 78/12 80/16 115/15
either/or [1] 22/5
EL20 [1] 63/20
EL22 [1] 63/20
elderly [2] 99/19 99/20
electronically [1] 135/20
elementary [1] 15/3
elevate [1] 97/6
elevated [1] 97/5
Eleven [1] 87/12
Ellis [5] 2/5 3/4 3/5 3/6 13/25
else [4] 74/18 90/13 105/17 116/16
elsewhere [1] 130/15
email [5] 2/4 2/8 2/11 86/5 134/10
emailed [2] 86/5 134/10
emergency [2] 10/7 15/7
en [1] 5/11
encountered [1] 70/8
encourage [1] 67/1
encroachment [2] 63/25 64/6
end [10] 22/5 34/12 34/14 71/11 74/18 77/2 78/1 88/22 91/8 120/1
ended [2] 24/16 72/14
ends [2] 55/21 71/15
enforce [2] 59/19 61/9
engineer [1] 108/18
engineering [8] 2/6 2/14 6/6 6/8 13/25 17/16 42/10 108/18
engineers [2] 88/20 114/19
enhance [2] 34/7 48/4
enhanced [2] 45/23 46/18
enhancement [2] 10/12 31/8
enhancements [5] 9/25 15/20 20/1 31/16 50/7
enjoy [1] 91/23
enlarged [1] 116/6
enough [2] 57/3 99/14
ensure [4] 59/6 67/3 67/3 109/6
ensuring [1] 65/9
entire [3] 110/10 115/23 121/3
entirely [3] 42/4 51/7 65/15
entirety [4] 113/20 117/15 118/18 121/6
entities [1] 42/25
entity [1] 68/8
entrances [1] 126/17
environment [2] 89/2 92/4
environmental [7] 2/15 41/18 42/8 45/4 45/24 46/5 70/7
environmentally [1] 47/11

## E

equate [1] 90/5
equates [1] 79/16
error [1] 26/22
especially [4] 38/14 101/7 101/24 111/14
Esquire [1] 2/2
essentially [6] 17/24 44/2 56/12 56/19 60/13 132/23
established [1] 53/5
estimated [3] 40/6 40/9 40/11
estimation [1] 85/14
et [5] 41/21 75/17 75/25 76/24 77/10
even [24] 37/9 58/19 65/13 65/21 66/10 67/4 69/11 81/24 86/3 89/6 89/13 94/17 95/11 95/23 96/16 96/18 97/15 97/17 98/4 100/3 100/6 104/23 114/2 117/23
evening [1] 83/18
event [3] 95/20 114/25 115/1
events [1] 114/8
eventually [1] 109/24
every [6] 26/13 30/8 60/23 60/23 85/23 89/12
everybody [7] 88/4 95/13 98/9 98/11 102/2 105/12 114/6
everybody's [3] 113/25 118/22 127/1
everyone [4] 38/13 73/22 89/23 134/14
everything [5] 97/21 102/1 116/16 128/5 131/10
evidence [1] 5/8
evolves [1] 32/18
exacerbated [1] 119/5
exacerbating [1] 127/11
exact [1] 115/2
exactly [12] 17/13 32/12 87/5 95/15 96/6 97/9 97/14 99/11 104/1 105/1 119/19 133/1
examined [1] 126/7
EXAMINER [7] 1/1 1/8 5/3 5/23 23/2 120/18 130/1
Examiner's [1] 1/11
example [1] 118/3
exceed [2] 48/10 82/2
exceeded [2] 79/20 79/22
exceeding [1] 70/15
exceeds [1] 80/2
except [5] 14/4 24/23 46/4 65/16 98/10
exception [1] 51/24
exclusive [2] 31/2 62/6
excuse [3] 5/14 122/24 128/2
exhibit [16] 4/2 4/7 4/11 11/19 12/6 12/18 12/19 12/21 13/15 19/4 54/9 61/13 61/13 61/14 61/14 123/9
exhibits [3] 13/13 13/18 35/13
exist [1] 25/25
existence [1] 61/4
existing [36] 5/6 6/18 8/10 15/10 16/17 17/21 17/21 18/24 20/12 22/9 22/17 23/24 24/13 25/23 33/12 33/17 33/19 34/6 40/3 40/13 46/13 46/15 46/16 47/2 47/6 47/14 63/24 64/4 64/5 64/11 66/16 70/20 70/21 119/17 119/24 120/14
exists [1] 44/24
exotics [2] 20/4 51/25
expand [4] 49/22 57/18 77/10 77/17
expanded [1] 109/17
expanding [1] 77/8
expectation [1] 107/17
expected [1] 47/5
expecting [3] 48/21 106/3 117/20
experience [3] 60/21 61/3 83/3
experiencing [1] 64/22
expert [4] 11/20 11/23 36/25 73/7
experts [5] 11/24 12/1 73/4 73/5 73/6
explain [2] 68/4 124/22
explaining [1] 63/14
expressed [2] 8/1 127/20
extend [2] 77/6 111/8
extended [1] 20/7
extends [5] 117/2 117/7 121/3 121/5 121/6
extensive [2] 16/5 50/24
extensively [3] 50/25 53/15 62/13
extent [5] 41/10 44/8 107/2 119/16 133/8
exterior [3] 8/20 35/9 62/1
external [5] 34/23 35/16 35/19 50/1 64/13
externally [1] 49/19
extra [3] 72/1 101/9 105/11
eye [1] 52/15

## F

F/K/A [1] 1/4
F1 [1] 21/21
facilities [8] 29/16 30/3 47/5 56/9 56/16 82/10 117/22 123/23

F

facility [16] 7/25 21/18 29/20 40/3 40/6 40/13 56/20 57/7 122/13 122/14 122/14 122/16 122/16 122/17 122/20 133/3
fact [9] 17/20 60/23 62/24 75/24 77/14 91/25 101/1 111/7 126/1
factor [1] 76/19
factors [1] 107/10
failed [2] 99/7 100/24
failing [2] 100/22 126/2
failure [1] 100/23
fairly [1] 132/20
faith [1] 65/24
fall [2] 39/3 68/10
fallen [1] 113/9
falls [1] 68/18
familiar [1] 108/19
family [34] 8/5 8/5 15/18 21/20 21/20 21/21 21/22 22/21 28/12 28/12 28/19 36/11 36/13 36/14 36/15 37/9 37/13 37/13 37/14 37/16 37/17 40/19 40/21 50/5 50/17 50/17 51/23 53/17 53/18 53/19 53/21 53/25 58/22 124/7
far [10] 19/5 46/4 48/16 51/1 52/14 71/3 72/4 77/6 112/12 122/23
farce [1] 102/12
farm [1] 116/4
favor [1] 22/1
FDOT [19] 38/15 38/17 38/25 39/6 39/8 42/4 42/18 43/13 44/1 63/13 67/17 67/23 68/7 69/1 72/10 83/22 84/10 126/25 127/17
fee [4] 30/6 56/19 56/21 133/25
feel [4] 6/2 62/9 65/23 88/17
fees [5] 9/13 9/14 29/19 47/9 127/13
feet [15] 10/20 31/21 34/23 35/1 35/11 35/15 36/2 36/6 36/11 46/20 52/14 111/24 116/9 117/9 117/10
FEMA [2] 45/9 63/19
feral [3] 75/22 107/8 107/9
few [6] 61/5 75/2 101/25 106/24 122/1 122/1
fewer [3] 9/2 9/7 9/11
FGUA [1] 14/22
field [4] 11/23 11/24 104/13 116/5
fields [1] 27/8
figure [1] 93/17
fill [5] 15/20 31/3 31/6 50/8 86/3
filled [2] 95/22 103/20
fills [1] 104/2
final [2] 74/13 132/15
find [11] 50/19 55/23 60/8 62/20 65/4 65/5 66/9 67/6 91/12 99/10 109/24
finding [2] 55/10 55/14
findings [2] 44/11 53/6
finds [4] 64/15 65/1 66/23 72/19
fine [2] 85/15 113/17
finished [1] 115/7
fire [9] 10/15 10/16 11/9 15/6 20/8 31/19 32/2 34/20 43/17
fireworks [1] 76/21
firm [4] 2/2 5/25 37/8 41/22
first [21] 6/12 7/20 12/11 22/13 38/4 58/24 59/3 65/8 71/3 74/19 78/4 81/3 94/13 97/4 110/1 110/3 111/2 120/19 125/5 125/19 128/12
fit [3] 56/5 56/24 60/8
fitting [1] 60/6
five [9] 9/16 9/18 9/19 17/3 17/24 52/14 84/5 94/20 94/21
fix [1] 127/13
FL [5] 1/13 1/19 2/3 2/7 2/11
flank [1] 109/10
flash [2] 43/14 43/22
flashing [1] 21/9
flexibility [1] 22/7
flood [10] 63/19 94/16 95/3 95/13 105/1 105/12 110/25 117/11 119/1 119/3
flooded [4] 103/13 104/5 119/2 125/14
flooding [20] 4/13 66/12 89/4 97/13 104/22 106/21 110/2 110/21 113/21 114/4 115/8 117/21 118/18 119/18 120/8 120/11 120/17 120/25 132/3 132/4
floodplain [9] 94/23 95/8 95/15 98/20 101/19 101/20 101/20 101/25 102/3
floods [1] 104/17
floodway [13] 45/9 63/19 70/23 111/5 111/7 111/8 111/10 111/18 111/19 111/20 111/25 111/25 112/8
floodways [2] 112/12 117/9

F

floor [3] 1/12 63/12 115/7
floors [1] 112/17
Florida [12] 1/14 20/24 26/7 67/11 112/16 115/4 115/6 116/8 117/16 120/16 135/4 135/7
flow [21] 20/2 66/15 66/19 95/21 96/4 109/5 109/16 109/23 110/10 111/3 112/23 114/9 115/20 115/21 115/25 116/2 116/11 116/17 120/5 121/17 121/20
flowed [3] 112/22 114/22 118/9
flowing [2] 96/11 118/11
flows [2] 20/13 121/2
flying [1] 114/17
folding [1] 17/24
folks [3] 11/12 41/2 132/24
following [2] 21/2 21/5
follows [1] 38/21
foot [7] 35/20 96/20 96/21 110/15 111/22 111/23 112/7
footprint [1] 52/5
foregoing [1] 135/9
forgive [1] 5/13
forgot [1] 61/20
form [2] 86/4 86/12
formalizes [1] 31/8
formed [1] 96/10
formerly [1] 49/12
forms [1] 5/17
Fort [7] 1/13 1/19 2/3 2/7 2/11 114/13 115/13
forth [4] 6/22 31/9 55/19 122/8
forward [8] 26/17 39/1 39/8 63/21 66/17 74/22 92/8 126/23
found [6] 44/13 46/17 71/8 72/22 91/13 100/24
four [7] 38/15 41/5 52/14 81/24 85/9 85/10 87/10
four-lane [1] 38/15
Fox [5] 3/11 74/19 75/4 75/8 107/1
FPR [1] 135/17
frame [1] 40/12
free [1] 59/7
freshwater [2] 54/5 54/6
front [3] 61/5 85/10 120/1
front-end [1] 120/1
fruit [1] 87/18
full [10] 13/13 44/2 84/25 95/19 95/25 98/18 100/4 104/1 104/9 128/16
fully [9] 19/11 21/9 21/9 30/12 43/16 43/20 43/24 61/23 122/19
functions [1] 29/19
fund [1] 38/18
funded [1] 20/6
funding [1] 38/19
further [18] 14/10 39/20 43/7 45/10 59/20 60/25 61/7 66/19 90/2 97/25 105/12 109/12 109/20 111/22 121/20 126/21 132/11 134/5
furthering [1] 66/14
future [32] 14/1 14/9 14/11 14/12 16/10 19/25 20/15 38/13 42/2 47/17 47/19 54/8 54/9 54/10 62/14 62/16 62/17 62/18 62/21 62/22 63/24 64/5 65/22 98/2 98/2 98/15 131/3 131/4 131/5 131/11 131/12 131/17

G

Gandhi [2] 3/12 86/12
gated [3] 19/11 30/12 61/23
gave [2] 112/9 132/1
gee [1] 103/9
general [11] 9/4 14/8 16/10 20/25 28/2 34/8 44/17 48/6 54/15 62/17 108/24
generally [7] 53/20 55/10 108/25 109/1 124/3 124/6 124/19
generate [1] 54/12
generated [1] 37/10
generates [3] 18/10 53/21 53/24
generating [1] 58/13
generation [18] 9/15 37/11 37/19 37/20 40/9 40/11 40/16 40/20 40/25 79/2 79/7 122/12 122/13 122/23 123/11 123/13 125/1 126/9
generator [1] 37/16
gentleman [1] 91/21
get [41] 5/18 7/9 7/15 7/24 13/19 34/19 36/18 42/9 43/19 48/21 51/1 60/15 63/16 71/3 71/15 71/16 86/5 88/6 89/8 89/12 89/16 92/6 98/25 100/14 101/5 101/6 101/9 101/15 101/16 103/4 103/12 103/13 107/25 107/25 113/5 124/12 125/12 127/1 127/2 133/25 134/10
get-go [1] 103/4
gets [3] 7/18 7/19 116/14
getting [5] 89/13 95/20 102/25 125/13 129/5

## G

give [5] 11/12 23/15 41/22 74/1 130/1
given [2] 61/9 133/24
gives [1] 100/10
giving [1] 62/9
Glen [9] 10/1 10/3 10/5 10/6 10/14 10/15 14/15 31/16 93/13
go [45] 9/23 11/7 11/13 11/15 13/4 14/20 21/25 28/15 29/8 31/6 44/11 55/13 58/15 62/12 62/19 73/12 74/16 79/4 87/19 90/8 91/1 92/20 95/9 95/10 96/16 97/3 97/7 98/25 99/23 100/1 100/4 100/21 100/21 101/5 101/22 103/4 104/12 104/14 105/11 119/16 125/23 126/4 128/6 133/9 133/23
goal [8] 44/19 45/21 45/25 46/7 66/11 66/14 66/21 67/1
goals [1] 39/11
goes [9] 51/25 66/5 85/20 95/16 95/17 95/18 97/11 104/15 104/16
going [81] 5/14 11/12 29/7 32/20 33/8 36/17 41/19 41/21 42/2 51/22 52/7 60/24 67/21 68/6 68/10 69/12 69/14 72/2 73/12 78/4 78/24 78/25 79/19 80/11 80/11 80/13 80/23 81/20 81/22 82/12 84/1 84/2 85/2 89/12 89/14 89/15 90/3 90/8 90/9 92/13 92/21 93/18 97/7 99/2 99/3 99/4 99/4 99/5 100/5 101/13 102/7 102/20 103/10 103/12 103/13 103/14 103/16 103/20 105/4 105/8 106/18 107/14 108/22 108/23 109/5 109/8 113/22 115/14 115/25 117/11 118/22 119/2 124/12 125/1 125/12 127/6 127/10 127/10 127/11 128/23 129/9
golf [17] 29/19 30/22 30/24 31/1 47/25 56/8 60/1 60/2 60/4 60/13 60/17 60/21 60/25 61/4 62/5 62/7 79/13
gone [7] 6/22 50/25 53/3 53/14 87/13 90/12 95/9
good [41] 5/2 5/21 5/22 13/23 13/24 17/14 17/15 36/22 36/23 49/6 63/13 65/24 74/25 77/22 77/24 86/13 86/14 87/3 87/8 87/23 88/13 88/14 93/11 93/12 93/16 94/6 94/7 96/1 96/20 96/21 97/12 103/3 103/15 105/25 106/1 106/4 108/14 108/15 108/15 121/24 132/20
got [29] 5/13 11/20 13/12 16/19 21/13 41/4 41/5 77/15 82/6 85/9 87/7 90/11 102/9 102/10 102/13 102/14 102/14 105/7 109/11 109/11 109/15 109/19 109/20 109/21 114/16 115/16 123/6 129/16 130/21
Goyani [5] 2/15 6/1 6/3 108/5 126/24
GR [1] 88/16
grade [10] 75/10 88/16 95/17 96/13 96/13 109/19 112/18 114/10 115/24 116/15
granted [6] 19/24 101/21 102/15 104/23 116/10 117/1
great [1] 113/5
greater [2] 112/9 112/12
greatly [1] 116/6
green [4] 21/12 86/24 91/21 91/23
groundwater [1] 14/6
group [6] 2/15 6/1 6/4 20/21 88/18 100/6
grouped [1] 131/12
groups [1] 131/5
growth [1] 39/9
guarantee [1] 82/11
guardrail [1] 60/5
guardrails [4] 57/23 59/17 61/8 71/21
guess [5] 82/7 114/16 117/20 125/25 133/12
guests [1] 30/5
guidelines [2] 122/7 123/13
Gutta [3] 3/12 86/12 86/15
guy [3] 77/8 77/14 86/22

## H

had [40] 7/4 7/20 8/2 8/9 9/17 9/24 12/21 21/5 25/24 26/2 26/3 26/21 36/13 42/18 48/16 75/14 75/15 79/11 83/15 96/20 96/21 99/10 100/24 101/4 107/4 107/20 113/6 113/8 114/19 114/22 114/25 116/24 123/1 124/2 128/6 129/15 129/18 129/19 131/25 132/2
hadn't [2] 9/17 116/3

H

Hail [1] 89/11
half [3] 9/20 12/15 84/1
Hammock [1] 15/4
hand [4] 49/4 74/20 83/17 96/19
hands [2] 5/10 101/7
hang [1] 99/1
happen [6] 38/7 69/12 69/14 91/6 109/6 119/2
happened [4] 24/2 38/4 103/7 114/17
happening [3] 17/13 103/9 113/20
happens [6] 38/22 42/23 88/8 88/8 97/17 97/18
happy [2] 39/14 102/14
harassed [1] 72/2
hard [1] 119/11
hardened [2] 60/20 130/22
Hartsell [10] 2/2 3/4 3/15 3/17 5/24 20/20 24/10 27/18 31/15 106/16
has [58] 7/7 8/3 8/6 9/7 11/1 16/25 18/5 18/6 18/7 19/7 19/10 19/24 20/3 20/23 21/8 21/21 22/13 22/16 22/20 24/3 31/3 31/9 32/3 33/15 33/20 34/21 38/5 49/9 49/10 51/12 51/19 65/12 65/23 65/24 72/6 75/17 77/15 78/15 83/1 88/2 92/7 95/13 97/5 98/9 98/11 98/11 98/11 98/12 98/12 98/12 108/5 116/17 117/15 117/24 118/17 126/12 128/20 129/23
hasn't [1] 118/20
have [192]
haven't [1] 74/17
having [4] 22/5 39/2 107/6 134/1
hazard [1] 63/19
hazards [2] 63/18 66/11
he [8] 86/22 86/22 87/9 91/21 91/22 93/6 107/5 107/8
head [2] 48/23 134/6
health [3] 34/10 48/7 66/12
hear [1] 18/25
heard [1] 76/4
hearing [20] 1/1 1/6 1/8 1/11 1/11 5/3 5/4 5/7 5/22 22/15 23/2 32/11 74/8 74/10 74/11 74/15 120/18 130/1 134/8 134/12
hearings [1] 119/21
hedge [1] 46/21
held [2] 20/21 69/17
help [8] 10/15 38/18 43/8 64/17 68/12 111/17 117/23 127/13
helped [1] 71/20
helpful [3] 23/2 23/15 74/3
helps [4] 13/12 65/1 65/5 120/24
Henderson [8] 75/10 88/16 95/17 96/12 96/13 109/19 114/10 116/15
her [4] 91/3 91/3 107/22 120/23
here [69] 5/25 6/10 7/19 11/22 13/16 17/18 20/12 28/23 35/17 35/21 35/23 51/8 51/8 51/9 51/18 51/23 52/1 52/8 52/12 52/23 53/1 53/12 54/21 54/21 54/21 55/5 59/11 61/10 61/19 63/12 66/3 66/5 66/6 66/7 71/16 72/23 73/18 73/22 73/24 82/7 82/10 84/21 86/16 87/5 87/5 87/20 88/1 88/25 91/14 91/20 92/7 94/11 98/14 98/24 99/15 100/8 101/1 107/19 109/11 109/12 109/13 111/22 112/5 114/19 121/4 121/5 121/12 125/12 132/8
here's [1] 110/25
hereby [1] 135/8
Hewitt [8] 2/5 3/4 3/5 3/6 6/5 11/21 13/25 44/10
Hey [1] 103/21
high [3] 61/8 63/19 105/8
higher [4] 65/11 65/25 66/6 98/4
highlight [2] 9/22 24/1
highlights [2] 11/11 107/3
Highpoint [1] 20/10
him [1] 107/6
himself [1] 75/4
hired [1] 88/19
his [3] 75/5 107/5 107/12
history [3] 16/5 50/24 94/13
hit [3] 107/2 116/18 117/11
hits [5] 92/17 92/22 95/17 109/23 121/4
hitting [2] 106/24 116/12
HOA [1] 56/12
hold [5] 87/1 104/9 105/7 105/9 118/11
home [6] 30/9 41/3 60/24 80/11 89/12 99/22
homeowners' [3] 83/4 83/6 83/8
homes [8] 19/10 51/23 97/9 100/25 103/2 103/14

## H

homes... [2] 104/22 116/16
homesites [1] 19/14
homogenous [1] 102/2
hook [1] 11/6
hope [1] 83/10
horse [2] 89/22 91/3
horses [1] 98/11
hour [32] 4/3 6/23 6/24 6/25 11/25 12/22 13/13 16/2 23/4 23/5 23/11 23/13 29/23 36/12 39/19 40/7 40/8 40/22 45/6 58/17 72/3 73/7 79/2 79/4 79/10 80/1 82/15 106/4 122/10 123/18 123/18 133/23
hours [5] 58/14 71/22 71/23 72/2 101/8
house [2] 41/4 82/24
housekeeping [1] 11/17
houses [2] 64/23 128/13
housing [28] 8/24 9/11 15/19 19/19 27/14 29/13 37/15 40/16 40/23 41/1 46/8 46/9 47/21 47/22 50/6 54/1 64/20 64/25 67/2 67/2 67/4 67/5 99/10 99/21 100/9 107/22 107/22 130/20
how [30] 27/25 39/4 39/18 55/2 56/13 59/21 69/10 69/25 72/14 76/22 76/24 76/25 77/6 77/24 81/9 82/18 84/2 84/8 84/15 85/6 87/21 96/10 99/11 105/1 119/9 120/24 120/24 130/16 132/18 133/17
However [1] 79/4
huge [1] 114/1
humor [1] 99/10
humored [1] 99/19
Hunters [9] 10/1 10/3 10/5 10/6 10/14 10/15 14/15 31/16 93/13
hurricane [3] 63/22 114/8 115/4
hybrid [2] 22/1 90/15
hydrants [1] 10/15

## I

I'd [7] 11/17 36/24 39/14 44/11 103/9 108/12 121/23
I'll [20] 7/15 7/17 9/22 13/19 34/6 36/18 49/4 49/9 50/22 50/22 54/8 71/14 76/11 91/1 106/19 106/19 110/7 120/9 123/8 131/25
I'm [59] 5/3 5/24 5/25 9/24 12/15 17/16 22/24 23/18 29/7 36/17 41/5 48/20 49/7 60/3 73/12 75/2 75/13 75/24 78/4 78/7 78/25 84/21 86/16 86/19 87/5 87/5 87/14 87/20 87/23 88/15 90/3 91/25 92/8 93/10 93/16 94/9 102/15 102/25 106/24 107/15 107/19 108/17 108/19 108/22 108/23 109/7 109/8 117/4 117/20 117/20 124/9 124/12 124/22 125/8 125/9 125/25 128/15 129/14 132/8
I've [13] 5/13 11/18 13/12 41/4 41/5 73/23 78/5 85/9 96/13 101/18 104/18 104/19 129/16
I-75 [7] 39/5 43/10 51/10 89/13 89/16 100/13 101/4
idea [4] 60/14 97/12 103/3 103/15
identified [2] 4/2 80/24
identifies [1] 78/5
identify [3] 75/4 79/25 122/3
idle [1] 91/2
ill [2] 87/14 87/15
illegal [1] 76/20
imagine [2] 23/16 91/16
impact [12] 9/13 9/14 17/18 17/21 47/3 47/9 47/13 62/25 64/25 68/25 107/4 127/12
impacted [5] 9/17 17/4 17/4 17/12 118/24
impacting [2] 9/19 25/20
impacts [22] 9/7 9/17 9/19 17/8 17/23 27/11 37/23 37/25 41/18 41/19 42/8 47/5 47/10 48/3 53/20 66/13 68/20 68/21 107/11 122/10 129/8 129/9
impede [2] 115/21 115/22
impeded [1] 116/17
imperative [1] 129/6
impervious [3] 70/11 70/13 112/24
implementation [1] 131/9
implication [1] 83/9
important [1] 51/1
importantly [2] 78/17 81/10
impoundments [1] 114/21
impressed [1] 87/20
impression [2] 100/10 102/16
improve [3] 113/22 118/18 118/22
improved [1] 63/8

I

improvement [2] 69/8 79/6
improvements [18] 38/6 39/5 39/7 43/8 46/1 46/22 47/7 69/24 72/6 83/14 84/25 100/19 124/18 126/14 126/15 127/1 127/2 128/23
inadvertently [1] 110/25
inaudible [4] 10/14 17/10 89/17 109/15
include [6] 27/24 32/16 80/9 82/21 123/15 131/6
included [13] 15/22 16/6 29/8 30/8 32/3 33/20 37/19 45/14 78/19 81/4 81/5 122/21 123/4
includes [8] 30/6 45/5 47/14 56/10 69/23 80/16 83/6 130/7
including [3] 30/22 30/23 65/10
incorporate [4] 15/19 16/2 24/4 50/7
incorporated [1] 17/19
incorporates [1] 26/24
increase [5] 10/19 28/4 50/3 53/16 78/16
increased [6] 11/9 20/8 31/19 31/20 32/2 89/17
increases [1] 15/17
incumbent [1] 132/22
indicate [1] 78/25
indicated [7] 37/6 37/12 37/20 39/10 79/9 81/1 83/22
indicates [1] 78/6
industrial [1] 14/10
infill [2] 8/14 44/22
information [4] 81/2 81/7 81/7 83/21
informative [1] 7/22
infrastructure [7] 8/15 44/24 63/4 63/7 70/2 108/21 128/17
initial [6] 33/2 106/24 115/11 116/23 116/23 118/2
initially [1] 112/6
initiate [2] 68/24 69/7
inner [1] 43/5
inner-connectivity [1] 43/5
install [2] 10/15 68/11
instance [1] 40/19
instead [3] 21/22 33/5 105/11
integrity [1] 64/7
intend [2] 5/9 5/16
intended [2] 25/5 133/14
intensification [1] 64/22
intensity [1] 47/1
intent [6] 24/8 32/12 32/13 34/9 48/6 60/10
interchange [14] 9/5 14/9 16/10 16/12 28/2 39/5 42/18 43/8 44/18 54/15 62/17 101/9 101/14 101/15
interest [2] 48/2 87/9
interested [2] 42/22 88/7
interesting [4] 87/6 91/13 91/22 91/24
interesting that [1] 91/13
interim [2] 43/3 76/12
interior [6] 8/20 15/13 18/9 49/19 64/12 97/10
internal [14] 18/11 20/22 21/16 31/10 31/14 45/13 51/21 54/13 56/12 65/12 66/1 66/4 111/11 120/3
internally [1] 43/1
interpretation [1] 22/18
interrupt [3] 22/24 113/15 129/15
interrupting [1] 12/2
intersection [28] 42/13 42/17 42/23 43/2 43/7 43/10 44/3 51/10 67/13 67/17 67/19 68/1 68/9 68/22 68/22 69/4 69/7 69/13 69/16 72/5 83/14 83/22 84/24 84/25 93/18 125/20 126/22 129/3
interstate [2] 43/8 43/11
involved [5] 75/18 88/4 108/20 108/20 129/4
inward [1] 64/15
Irma [3] 96/8 114/5 114/8
is [429]
is just [1] 91/4
Island [1] 86/22
isn't [12] 23/9 43/12 56/5 63/5 63/18 65/17 69/12 89/11 99/25 120/22 123/2 131/16
issue [16] 38/8 67/13 70/17 72/17 84/16 89/7 89/19 99/9 104/6 120/25 127/3 128/10 128/21 128/24 129/2 129/10
issued [8] 69/23 84/13 84/16 125/4 125/4 126/8 126/19 128/14
issues [9] 7/1 11/14 21/1 64/10 78/15 103/14 104/22 119/19 125/23
issuing [1] 74/12
it [314]
it's [159]
ITE [5] 40/20 108/1 123/12 123/21 123/22
item [3] 16/9 82/5 83/13
items [1] 78/3
its [9] 53/9 57/3 57/7

## I

its... [6] 62/15 70/11 81/8 109/24 130/14 131/9
itself [3] 65/18 98/5 109/3

## J

J-1 [2] 8/4 8/5
J-A-C-K-O-W [1] 94/8
J1 [6] 18/17 27/21 28/24 36/11 36/16 64/18
Jackow [2] 3/11 94/8
Jackson [2] 1/19 94/5
job [2] 41/2 63/14
joined [1] 124/11
Jr [3] 2/9 3/9 3/17
judicial [1] 5/7
July [2] 76/21 85/17
jump [1] 130/8
jurisdiction [1] 68/18
Jurisdictional [1] 54/23
jurisdictions [1] 42/21
just [166]

## K

K-O-N-I-E-C-Z-K-I [1] 94/1
Kartik [3] 2/15 6/1 6/3
keep [5] 24/20 71/16 72/10 94/20 95/12
keeping [1] 90/10
key [1] 27/10
kick [1] 106/19
kids [3] 41/3 53/23 88/7
killed [1] 89/12
kind [32] 6/16 11/11 11/15 25/6 37/12 57/8 58/15 61/6 63/14 64/10 66/6 68/7 68/18 71/9 71/24 72/7 76/1 76/3 76/23 82/7 99/19 102/8 105/5 105/6 106/18 107/2 109/7 109/15 114/15 117/8 133/21 133/23
kinds [2] 98/12 108/8
King [3] 2/15 6/8 11/21
know [99] 12/6 24/11 28/13 39/20 41/2 42/14 43/1 52/9 54/5 56/18 65/24 66/2 75/24 76/5 76/7 76/23 77/8 78/8 78/11 78/21 79/6 79/10 79/11 79/25 80/7 80/8 80/10 80/12 80/12 80/14 81/5 81/12 81/16 81/17 81/18 81/18 81/25 82/1 82/2 82/15 82/18 82/18 82/21 83/7 84/9 84/9 84/17 84/18 84/18 84/23 85/1 85/5 86/23 87/4 87/8 87/12 88/1 88/24 90/4 90/19 90/20 92/14 92/17 92/20 92/22 96/10 97/6 97/11 97/12 97/16 97/17 97/18 97/22 99/6 99/23 99/24 100/7 101/1 103/10 104/16 107/24 107/25 109/5 111/12 112/2 112/23 115/2 115/9 116/16 121/18 122/19 123/17 123/20 124/15 125/10 127/7 127/7 132/17 133/15
knowledge [1] 119/25
known [1] 49/12
knows [3] 84/2 84/9 107/9
Kon [1] 93/8
Konieczki [4] 3/11 93/9 93/10 93/13

## L

labeled [5] 8/4 12/9 13/15 61/12 132/1
lack [1] 89/10
ladies [1] 93/15
lagoon [30] 8/1 15/15 19/11 19/20 19/21 27/12 28/11 29/15 30/5 30/12 35/14 37/18 39/18 49/23 52/13 61/23 79/8 79/25 80/24 102/15 102/21 102/24 102/24 103/1 122/12 122/16 122/17 130/7 130/12 132/17
lake [7] 16/23 25/23 25/25 25/25 71/4 71/5 114/2
lakes [2] 52/18 71/8
land [41] 6/19 6/21 14/1 14/9 14/11 14/12 16/10 29/25 34/9 34/11 34/24 39/12 44/12 45/19 46/10 46/12 46/19 48/10 48/12 51/19 54/8 54/9 54/10 62/14 62/16 62/17 62/18 62/21 62/22 65/17 65/18 65/22 75/25 86/24 88/25 97/5 97/25 98/16 123/24 131/5 131/11
lands [1] 14/5
landscape [2] 64/21 131/2
landscapers [1] 123/16
lane [8] 21/4 38/11 38/15 77/6 83/17 100/14 101/6 101/12
lanes [1] 101/5
language [11] 22/11 22/16 25/22 26/2 26/7 26/13 26/17 33/19 57/9 72/9 125/19
large [6] 65/19 65/19 65/20 114/6 116/1 131/10
large-lot [1] 65/20
largely [1] 89/3
larger [1] 122/16
last [7] 9/22 67/1 83/13

L

last... [4] 91/1 91/24 94/4 94/8
late [2] 72/2 73/16
later [5] 7/15 17/3 50/22 58/8 63/10
latest [1] 16/16
Law [2] 2/2 5/24
lawn [1] 80/14
lawyers [1] 88/19
LDOT [2] 126/25 127/17
leads [1] 77/16
leased [1] 82/17
least [9] 55/5 58/1 59/18 61/8 69/25 77/2 117/9 120/8 121/10
leave [2] 8/21 90/25
leaves [3] 112/3 112/19 121/8
LEE [29] 1/1 6/18 14/22 19/24 20/10 20/24 26/8 40/10 42/19 42/20 48/11 48/12 62/13 63/12 67/2 67/19 67/23 69/2 69/5 72/10 77/15 92/18 94/25 114/7 120/12 126/11 126/12 131/3 135/5
leegov.com [1] 2/11
Leetana [3] 10/19 52/25 77/25
left [6] 16/19 83/19 89/13 92/2 93/7 99/1
length [1] 72/18
lengthy [1] 106/3
less [9] 37/23 38/1 78/12 84/21 108/7 112/20 127/25 133/4 133/5
lesser [2] 9/7 115/11
let [7] 13/20 76/7 76/10 76/18 76/18 89/22 104/11
let's [6] 25/15 76/19 82/6 100/3 101/3 113/14
letter [18] 4/3 4/9 6/23 6/24 6/25 7/11 7/13 11/25 12/22 13/13 23/4 23/13 34/19 39/19 72/3 73/7 79/10 87/4
letters [2] 14/22 45/1
letting [2] 97/3 105/11
level [6] 38/8 38/12 98/24 100/17 100/18 100/20
levels [1] 125/21
lie [1] 42/21
lies [1] 35/15
life [8] 53/10 66/12 87/25 96/15 99/17 101/7 102/4 103/6
light [2] 21/9 100/12
like [54] 6/3 9/12 11/18 36/18 36/25 44/11 51/1 52/3 52/5 52/13 52/21 55/15 59/22 60/3 61/5 62/9 65/7 65/23 68/5 68/7 73/16 74/6 80/10 83/1 87/11 87/25 88/17 89/9 90/25 90/25 91/20 92/23 99/9 99/20 100/16 101/4 102/8 102/17 104/5 104/13 109/22 111/23 118/16 123/3 124/19 124/23 125/11 126/3 131/17 132/5 132/15 132/19 133/21 133/21
liked [1] 87/2
limit [4] 29/12 36/10 125/6 129/11
limitation [6] 27/14 36/13 84/15 84/23 89/20 128/18
limitations [1] 27/21
limited [13] 15/15 27/12 29/17 29/18 29/21 30/15 30/20 30/24 36/15 40/18 47/23 111/15 130/13
limiting [2] 30/10 133/8
limits [1] 108/7
line [13] 14/7 14/8 19/2 19/3 35/16 35/22 80/5 84/11 111/21 111/22 111/25 112/1 116/2
linear [1] 46/20
lines [14] 20/6 31/21 54/25 111/5 111/6 111/6 111/7 111/8 111/9 111/10 111/18 111/19 111/19 111/20
list [2] 11/19 11/19
listed [6] 12/5 18/14 49/14 53/11 55/25 56/2
literally [2] 91/22 127/12
little [25] 25/10 35/12 38/1 38/3 43/7 55/13 55/19 58/8 59/23 63/10 63/16 67/20 68/19 72/8 84/20 84/21 85/18 87/16 94/21 96/18 98/10 101/10 108/3 109/14 113/2
livable [1] 88/21
live [11] 35/8 74/2 75/8 88/15 89/7 90/1 91/7 91/8 93/13 102/3 103/12
lived [4] 86/17 96/13 97/16 104/19
living [5] 9/6 58/15 75/22 82/9 103/7
LLC [1] 1/18
loaded [1] 120/1
local [1] 114/18
located [8] 20/12 34/25 49/19 52/7 52/13 59/11 94/15 98/1
location [16] 1/11 8/13 10/9 15/6 17/5 17/17 20/12 20/18 21/17 21/20 28/23 33/7 36/1 47/21 47/25 74/2
locations [1] 31/5

L

long [6] 53/10 84/2 85/6 97/17 106/6 109/15
longer [8] 7/5 17/4 17/12 25/20 26/5 43/22 51/16 126/12
look [27] 40/2 41/24 41/25 50/23 51/24 52/1 52/3 52/20 68/4 78/20 78/21 79/5 81/6 83/10 83/21 88/24 90/25 99/11 111/18 111/23 122/10 122/12 123/18 126/14 126/20 126/22 131/17
looked [10] 38/8 39/6 39/8 39/25 40/4 90/17 124/20 125/10 125/15 125/23
looking [6] 23/19 42/8 43/4 67/3 124/5 126/5
looks [5] 40/7 41/18 52/5 52/13 90/25
loop [1] 11/8
looping [1] 32/2
loose [1] 55/21
lot [23] 23/15 30/16 30/20 31/21 41/7 50/19 50/21 53/23 60/25 61/6 65/18 65/20 67/11 72/6 72/12 83/15 92/6 112/24 115/2 116/14 124/16 126/1 131/10
lots [6] 10/21 28/15 28/25 109/20 128/18 128/18
Lotus [1] 87/17
loud [1] 76/24
love [1] 91/25
low [4] 97/20 97/24 98/16 112/8
low-density [3] 97/20 97/24 98/16
lower [3] 37/15 37/21 65/10
lucky [4] 87/7 102/10 114/15 114/16
lunch [1] 106/4

M

ma'am [2] 93/5 106/16
Madam [2] 5/22 23/2
made [12] 21/15 26/15 63/7 64/13 84/25 90/16 107/22 110/22 111/12 119/4 119/6 129/23
main [1] 32/1
mains [3] 10/14 11/8 31/18
maintain [2] 71/14 92/21
maintenance [7] 20/1 66/18 71/17 80/14 113/6 113/8 121/16
Maintenance/enhancements [1] 20/1
majority [2] 47/17 101/13
make [24] 27/19 55/20 58/9 58/18 59/2 59/9 67/18 67/23 74/5 74/6 74/6 80/3 82/3 83/19 99/1 100/19 101/2 102/1 102/2 130/25 131/18 131/20 132/5 132/15
makes [5] 29/5 58/14 76/24 94/24 99/8
making [10] 24/12 24/24 53/4 58/22 72/20 74/13 76/15 79/18 87/11 102/22
management [7] 112/16 112/25 114/16 114/18 117/16 120/3 120/16
manager [5] 4/9 7/11 7/13 55/9 61/15
manifested [1] 55/5
manual [2] 123/13 123/14
many [9] 24/16 42/18 84/15 88/19 95/14 111/24 119/17 119/20 133/17
map [3] 14/1 14/13 54/22
mapped [4] 111/5 111/7 111/8 111/19
maps [2] 16/19 54/10
mark [1] 88/17
marked [3] 13/18 30/25 70/18
marry [1] 70/25
marry those [1] 70/25
Marshall [10] 2/14 3/5 3/16 6/8 11/21 17/9 17/16 106/20 108/12 108/17
Mary [1] 89/11
masse [1] 5/11
master [23] 4/5 8/19 12/14 12/20 16/17 18/4 18/15 18/18 18/22 19/10 21/11 22/14 22/19 25/4 25/9 27/1 34/14 35/8 45/16 50/14 51/11 111/10 118/17
match [1] 90/5
material [2] 15/20 50/8
materials [3] 4/12 113/9 132/2
matter [7] 17/19 74/8 74/10 82/13 82/13 111/7 134/13
matters [3] 37/1 44/12 45/4
max [1] 54/16
maximum [6] 15/17 27/25 28/4 30/21 59/10 72/15
may [10] 32/16 53/9 60/18 72/24 75/12 82/16 84/4 85/18 119/3 135/14
maybe [12] 7/15 11/17 52/14 76/11 81/24 84/18 84/20 84/21 98/10 104/8 105/5 125/25

M

mayor [2] 86/21 87/7
MCP [1] 50/10
me [27] 5/13 6/1 23/7 23/15 42/12 61/15 69/5 70/1 74/3 75/16 76/2 76/7 76/10 76/18 76/18 87/7 87/9 88/15 93/15 122/24 125/18 126/25 127/23 128/2 131/19 132/1 133/16
mean [12] 32/11 54/22 75/18 81/23 84/4 96/19 98/8 99/17 100/9 105/7 110/22 111/22
means [2] 78/8 79/16
meant [1] 129/15
median [1] 41/21
Medic [1] 15/7
medical [1] 15/7
meet [4] 46/10 48/10 85/17 115/6
meeting [1] 53/11
meetings [6] 7/20 7/21 10/23 20/21 39/2 42/25
meets [3] 39/11 72/19 115/6
Melissa [1] 114/17
Mellow [3] 99/5 99/5 100/18
member [1] 124/6
members [2] 30/5 61/6
membership [3] 30/6 60/22 133/25
memberships [2] 29/21 30/7
memo [2] 55/22 61/15
memorandum [1] 55/9
memorialized [2] 110/11 110/13
mention [1] 76/4
mentioned [10] 17/11 20/20 27/19 29/23 77/9 77/14 101/18 109/1 121/1 122/24
messages [1] 102/25
met [2] 19/6 43/1
Metro [5] 2/15 5/25 6/4 8/6 10/10
middle [5] 15/4 81/13 89/2 90/21 91/11
might [7] 17/2 17/8 23/2 76/25 83/24 93/7 117/21
Mile [1] 2/6
miles [4] 15/1 15/4 15/5 15/8
million [2] 88/2 88/2
millions [1] 127/12
mine [1] 72/25
minimum [5] 30/21 30/22 58/10 59/1 59/18
minor [7] 13/7 13/8 24/24 26/21 33/18 33/22 127/22
minus [6] 78/7 78/8 78/9 127/24 130/21 130/24
minute [2] 92/2 110/8
minutes [3] 73/14 105/25 106/5
miscommunication [1] 131/13
missed [1] 102/19
misspeak [1] 130/8
mistaken [1] 117/5
mitigation [1] 47/9
mix [5] 37/10 37/13 46/8 47/20 47/22
mixed [3] 44/23 82/6 102/25
mixture [2] 53/18 67/3
mode [2] 43/14 43/22
model [1] 80/11
modifications [3] 13/8 24/23 27/10
moment [1] 23/1
money [3] 92/6 99/24 127/15
monitor [1] 132/23
monitored [1] 30/16
monitoring [7] 32/4 32/19 32/25 33/5 46/6 113/10 133/17
Monroe [1] 1/12
month [1] 43/25
months [1] 108/8
more [36] 23/2 25/13 32/13 32/14 39/14 42/7 42/9 45/13 53/24 56/22 57/7 62/2 62/25 63/15 72/8 78/12 78/17 81/10 84/21 97/19 100/22 103/25 108/3 109/21 111/24 112/9 112/24 112/24 117/23 118/11 126/3 127/6 127/10 133/4 133/9 133/14
morning [29] 5/2 5/21 5/22 6/10 13/23 13/24 17/14 17/15 19/1 22/16 36/22 36/23 49/6 75/1 77/23 77/24 80/5 83/16 83/18 86/13 86/14 88/13 88/14 93/11 93/12 94/6 94/7 108/14 108/15
most [10] 7/23 16/19 18/23 48/20 53/21 55/14 56/9 61/16 114/13 119/17
mother [1] 91/2
move [9] 8/20 43/7 55/6 88/3 88/25 89/1 100/1 103/10 126/23
moved [4] 15/21 50/8 91/20 100/23
movement [1] 66/3
movements [1] 80/17
movies [1] 103/5
moving [9] 26/17 39/1

M

moving... [7] 39/4 63/21 64/15 65/25 67/12 97/9 103/14
Mr [1] 31/15
Mr. [7] 20/20 24/10 27/18 75/4 107/1 108/5 126/24
Mr. Fox [2] 75/4 107/1
Mr. Goyani [2] 108/5 126/24
Mr. Hartsell [3] 20/20 24/10 27/18
Ms [1] 131/21
Ms. [3] 108/10 127/24 133/13
Ms. Smith [3] 108/10 127/24 133/13
much [15] 13/16 37/15 55/2 65/18 71/21 81/12 88/9 96/10 105/13 119/9 122/16 133/7 133/21 134/1 134/3
multi [1] 27/8
multi-purpose [1] 27/8
multiple [1] 90/9
music [1] 35/8
must [6] 5/8 30/12 61/23 61/25 74/23 120/11
my [54] 5/2 5/14 16/3 17/15 41/4 41/5 41/10 44/8 48/8 48/20 49/6 60/20 61/3 69/21 75/8 75/15 75/22 77/19 79/23 82/6 82/21 83/3 83/24 85/4 85/13 85/25 86/14 86/16 86/18 86/21 87/14 88/7 90/25 93/12 94/8 95/2 95/3 95/16 96/15 99/17 99/18 99/18 102/16 103/21 108/17 113/19 117/13 118/13 119/25 124/12 124/13 128/13 134/11 135/11
Myers [6] 1/13 1/19 2/3 2/7 2/11 114/14
Myers' [1] 115/13
myself [1] 70/8

N

Nalle [7] 21/8 43/15 43/21 100/13 109/21 114/11 116/15
name [13] 5/2 17/15 33/23 49/6 73/25 74/1 75/7 75/8 86/14 93/12 93/23 94/8 108/17
named [1] 49/11
names [1] 73/23
narrative [1] 132/21
narrow [2] 77/11 77/17
natural [6] 20/19 66/15 66/19 104/24 111/4 115/24
nature [2] 56/11 71/9
near [2] 75/8 97/15
nearby [1] 58/22
necessarily [10] 54/22 58/16 58/17 60/22 70/12 70/17 70/24 131/13 131/16 131/16
necessary [3] 65/4 119/16 127/16
need [12] 6/3 7/3 22/14 41/23 42/1 58/16 80/3 80/17 81/17 82/3 102/13 104/21
needed [4] 26/15 41/20 41/21 71/10
needs [14] 32/19 67/2 67/2 67/18 70/14 79/24 79/24 80/15 81/25 82/23 84/7 84/14 84/22 129/3
neighbor [1] 86/21
neighborhood [7] 10/7 20/21 52/12 76/20 93/13 97/20 118/19
neighbors [13] 7/21 8/9 10/22 21/4 27/20 72/1 95/3 96/5 97/8 107/11 113/22 115/8 127/20
network [5] 38/1 63/11 77/3 77/7 107/15
never [6] 17/13 95/14 96/14 97/15 104/5 104/18
new [10] 29/8 34/3 34/5 36/8 63/5 89/9 90/15 92/7 92/8 97/13
next [11] 51/12 71/19 77/22 78/14 82/5 86/12 88/12 93/6 93/8 97/8 121/15
nice [5] 86/22 87/2 88/5 88/6 109/15
night [3] 72/2 91/4 91/24
nilly [1] 126/3
no [48] 1/2 7/5 17/4 17/12 17/21 17/23 22/6 25/19 26/5 27/5 30/19 32/11 34/19 42/16 42/16 43/22 46/3 47/1 48/18 51/16 52/22 52/23 52/23 54/16 55/21 70/23 73/3 79/7 81/2 81/7 84/8 84/10 86/2 87/13 87/14 89/25 96/16 99/8 104/22 105/18 113/17 115/22 119/6 125/6 126/12 127/25 132/13 132/13
no-rise [1] 70/23
Nods [1] 48/23
noise [9] 71/21 71/24 76/19 76/23 107/10 107/10 107/11 107/13 107/14
noises [1] 76/24
non [3] 40/1 79/13 107/24
non-golf [1] 79/13

## N

non-seniors [1] 107/24
nonresident [11] 27/12 29/18 30/6 30/12 39/17 40/4 40/11 47/23 50/1 58/12 61/24
nonresidential [3] 78/18 79/17 80/20
nonresidents [5] 15/15 30/14 60/14 76/3 76/6
nonurban [1] 98/2
normally [1] 97/1
north [42] 1/4 6/12 14/5 14/7 16/18 19/2 19/23 35/13 43/5 49/12 65/16 77/2 88/16 98/7 101/4 104/17 105/10 108/25 109/1 109/16 109/17 109/19 110/5 110/9 110/10 110/10 110/16 114/13 115/13 116/1 116/12 116/17 116/18 116/21 116/21 117/2 117/9 120/5 120/13 121/2 121/3 121/20
northeast [1] 19/3
northwest [3] 10/2 14/5 75/9
not [120] 7/3 9/19 16/11 25/3 28/3 28/14 28/25 32/20 36/2 42/6 47/11 49/9 51/18 51/22 53/1 55/16 55/25 56/18 56/19 59/6 60/6 60/6 60/7 61/3 63/15 64/21 64/21 67/16 69/8 70/15 70/16 70/17 71/10 71/21 72/1 77/13 78/7 81/4 82/12 82/19 84/21 85/2 85/6 86/25 87/4 87/13 89/5 89/17 90/10 90/14 90/23 90/23 92/1 92/3 94/19 94/21 96/1 96/23 97/2 98/1 98/3 98/4 98/13 98/18 99/22 99/22 99/23 99/24 101/16 101/22 101/23 102/25 104/12 105/8 106/3 107/3 107/15 108/7 108/9 109/6 110/2 110/2 110/21 111/3 111/25 112/2 112/14 113/4 113/5 113/15 113/20 113/25 114/3 115/14 115/25 116/2 116/14 116/19 116/20 117/4 118/19 118/22 120/7 121/18 122/11 124/22 125/6 125/8 126/1 126/6 127/6 127/10 127/10 127/24 128/16 130/11 133/22 133/24 134/1 134/3
not a [1] 99/24
note [7] 16/9 22/19 25/8 51/5 66/2 90/16 131/8
noted [2] 51/14 70/15
notes [2] 76/15 135/12
nothing [4] 81/8 87/25 115/22 116/12
notice [6] 16/2 26/22 29/24 36/12 45/7 118/25
noticeable [1] 52/19
noticed [1] 78/5
notification [1] 134/12
notify [1] 30/18
now [63] 8/3 8/4 9/18 9/21 16/22 18/5 18/10 19/8 21/7 29/7 35/11 38/5 38/6 40/18 43/13 43/20 43/24 56/15 67/17 69/5 73/21 78/22 79/14 79/17 79/20 82/17 83/16 83/25 84/12 84/17 87/3 87/16 88/2 89/8 90/1 90/12 90/13 90/15 91/7 91/8 95/10 95/24 97/2 98/3 100/14 101/14 102/10 102/15 103/8 103/11 103/23 104/3 104/5 106/5 108/22 110/21 113/3 120/19 124/9 124/24 126/20 127/4 128/13
number [30] 6/13 7/20 9/9 9/24 38/4 38/6 38/21 38/22 39/7 40/1 43/15 75/2 75/12 75/19 75/20 76/1 76/2 76/6 78/3 81/9 95/6 98/19 98/20 98/21 107/1 125/7 126/9 129/19 129/24 134/2
numbers [4] 89/17 89/21 90/19 130/23
numerous [3] 11/22 24/14 101/17

## O

Oak [1] 15/4
Oakmont [2] 14/16 16/24
oath [1] 5/8
object [1] 7/6
objection [4] 28/17 34/20 70/12 73/6
objective [4] 44/19 63/1 65/9 66/24
objectives [5] 39/12 44/21 48/5 63/2 63/2
obstacles [1] 20/2
obtained [1] 122/15
obvious [1] 56/8
obviously [7] 42/22 56/4 80/2 82/25 83/3 83/17 83/19
occupants [1] 82/23
occupies [1] 82/14
occur [1] 123/17
occurred [2] 17/24 20/3
occurring [1] 117/21
off [24] 43/11 47/9 66/3

**O**

off... [21] 88/16 89/13 89/15 89/16 95/3 95/4 96/13 97/7 97/10 101/4 102/5 103/2 103/15 104/4 106/19 107/13 111/8 116/2 116/20 118/9 129/8
off-ramp [1] 89/16
off-site [4] 47/9 107/13 111/8 129/8
offer [1] 129/23
offered [2] 9/24 127/14
offering [1] 20/16
OFFICE [2] 1/1 15/1
offline [3] 11/6 20/14 32/1
offset [3] 29/18 65/1 111/24
oh [6] 61/12 61/19 76/13 86/7 94/9 102/8
okay [57] 12/17 12/24 13/2 13/6 13/10 13/14 17/23 18/2 22/8 23/25 24/7 25/2 28/22 29/2 33/10 36/7 36/20 40/15 41/9 44/1 44/7 57/20 58/6 59/4 70/5 73/11 73/20 75/11 85/12 85/19 92/25 93/21 99/15 102/8 105/18 105/23 106/2 106/8 106/13 106/23 108/13 109/9 115/19 118/13 118/15 119/7 119/10 119/12 121/21 123/5 124/1 124/8 127/21 130/4 130/5 132/14 134/7
old [1] 99/11
older [5] 78/6 82/12 82/19 83/11 124/7
once [8] 38/19 79/20 81/23 92/17 92/20 125/12 133/14 134/11
one [53] 5/17 10/9 16/9 18/19 18/23 23/15 23/16 25/12 28/6 36/12 36/12 36/15 41/6 43/12 52/18 56/10 57/23 60/24 71/3 71/19 74/4 74/19 75/3 75/12 75/19 76/7 78/4 78/10 79/12 80/22 85/10 86/20 89/11 91/24 93/6 93/8 95/6 97/22 98/19 100/13 100/13 100/14 103/24 106/7 107/21 108/4 123/1 123/3 123/18 124/6 125/8 131/22 132/2
one's [2] 56/8 131/14
one-story [1] 36/12
ones [5] 48/16 59/9 120/2 120/4 132/1
online [2] 113/23 125/14
only [27] 8/4 8/7 23/22 26/23 30/23 35/5 36/10 38/8 39/22 49/24 49/25 56/12 56/18 61/6 69/23 70/3 74/4 76/7 76/13 79/19 81/22 82/11 82/14 85/4 87/9 109/13 133/11
open [18] 8/21 10/19 14/5 18/21 19/5 27/22 30/5 31/20 45/13 45/23 56/21 59/7 60/18 73/13 102/21 103/19 104/13 133/18
open-field [1] 104/13
opened [1] 60/16
opening [1] 56/16
operate [2] 38/12 100/17
operated [1] 56/20
operating [2] 43/23 100/17
operation [2] 81/9 132/18
operational [4] 43/17 43/24 122/18 125/20
operations [1] 6/4
opinion [4] 7/12 48/8 56/1 72/9
opportunities [2] 20/16 27/22
opportunity [5] 11/5 20/13 32/1 74/4 76/17
oppose [4] 88/22 89/3 91/9 92/5
opposed [4] 88/18 91/14 91/16 93/19
opposition [1] 91/17
option [3] 21/19 31/24 99/2
optional [1] 22/3
options [2] 8/24 43/13
order [20] 19/5 26/18 29/11 32/14 33/7 33/9 33/14 34/19 67/22 68/12 68/14 101/12 110/4 125/21 125/22 125/24 126/14 128/20 128/24 129/10
orders [9] 26/14 32/5 52/4 69/22 71/7 126/18 128/14 128/16 129/11
ordinance [3] 71/24 107/11 107/14
original [13] 16/7 22/10 26/11 36/3 37/6 37/22 37/24 45/25 50/10 50/14 108/20 109/3 129/20
originally [12] 17/18 50/16 51/15 80/3 82/3 88/19 90/15 94/22 98/18 101/17 101/21 126/11
other [30] 13/3 28/19 29/20 42/5 46/11 51/25 58/21 59/15 59/22 59/23 62/3 70/2 70/25 72/23 75/9 75/23 76/12 80/14 80/22 84/9 94/25 97/7 116/15 116/16 120/3

## O

other... [5] 121/12 124/14 129/16 131/15 132/9
others [1] 131/7
our [51] 6/17 6/23 14/17 18/25 37/8 37/20 37/24 37/25 39/10 40/7 40/10 43/15 54/21 54/22 60/6 60/8 69/9 70/7 71/14 72/8 73/4 74/23 89/2 89/5 91/6 91/11 91/16 91/19 92/3 96/3 96/4 96/5 98/22 100/6 107/4 107/8 111/9 112/17 112/18 112/25 115/8 121/7 121/8 121/12 122/6 122/21 123/19 126/18 126/21 127/9 128/12
out [58] 9/10 9/12 13/8 13/19 16/18 16/22 25/13 26/7 26/24 26/25 34/17 37/25 38/9 43/21 49/14 52/2 52/20 53/12 54/17 54/20 69/1 69/20 72/15 82/17 83/11 86/3 88/6 89/8 89/21 90/16 91/12 92/19 93/15 93/17 93/17 95/6 95/13 95/18 96/12 96/14 97/13 97/16 97/18 98/25 100/15 100/24 102/17 104/3 104/10 104/12 104/18 105/12 108/23 109/23 112/7 120/5 128/18 131/22
outdoor [3] 34/25 71/20 122/19
outlined [3] 10/16 11/25 31/15
outlines [1] 35/22
outlying [9] 14/3 44/16 54/11 62/16 65/16 65/22 94/17 131/6 131/7
outs [1] 114/22
outside [4] 35/2 110/6 118/23 123/17
over [28] 5/4 13/4 36/17 41/6 43/6 43/25 44/2 44/11 89/16 95/22 96/15 99/4 100/2 101/5 104/18 105/8 112/5 113/20 114/9 114/11 114/11 114/12 117/7 117/10 117/21 121/12 133/14 134/2
overall [2] 37/21 118/18
overflow [1] 94/16
overflowed [2] 96/22 104/3
overflowing [4] 96/1 96/12 103/20 105/3
overflows [3] 98/22 104/15 104/15
overlap [1] 49/9
overlay [1] 52/2
overnight [1] 126/4
overview [1] 6/17
own [2] 57/3 57/7
owner [1] 82/16
ownership [4] 35/2 80/6 82/13 82/19

## P

p.m [11] 1/10 35/10 40/7 40/8 40/12 40/22 71/24 79/4 80/23 80/24 134/16
P.O [2] 2/3 2/10
page [8] 3/2 18/20 18/22 85/23 97/22 98/1 98/6 98/6
pages [1] 135/10
Palm [1] 20/3
pandemic [1] 81/13
papers [1] 82/6
paperwork [1] 23/16
parcel [1] 34/17
park [5] 51/8 59/16 90/3 93/19 133/21
parking [33] 29/22 30/15 30/16 30/19 30/20 30/24 31/1 39/23 57/22 58/4 58/14 58/25 59/10 59/11 61/2 61/5 62/4 62/5 62/7 62/8 72/12 72/15 79/13 79/14 81/9 81/20 81/21 81/22 130/14 132/23 133/13 133/18 134/2
Parkinson's [1] 86/17
Parkway [22] 2/6 15/21 16/20 19/14 19/15 20/7 30/18 31/4 42/19 50/9 62/2 68/2 77/5 83/15 89/8 89/14 92/19 101/6 101/12 114/12 118/8 121/14
part [14] 15/16 16/3 17/20 19/7 37/3 38/17 43/4 69/17 88/18 95/7 121/13 124/25 127/3 130/8
Participants [1] 5/11
participate [1] 129/7
participated [1] 126/11
particular [2] 40/1 40/18
particularly [1] 133/24
parties [2] 67/24 129/4
parts [2] 67/12 106/19
passed [3] 86/22 90/11 90/15
past [2] 10/10 106/4
path [5] 33/14 35/13 35/15 70/10 91/6
pathway [2] 70/9 70/22
patient [1] 86/17
paved [1] 96/20
Pavese [2] 2/2 5/24
paveselaw.com [1] 2/4
pay [1] 47/9
PD [11] 38/16 38/19 39/1 39/2 41/14 41/15 41/17

P

PD... [4] 43/4 67/15 83/24 83/25
peak [14] 40/7 40/8 40/8 40/22 58/14 58/16 79/2 80/1 80/24 82/15 100/11 101/8 122/10 123/18
peak-hour [1] 79/2
pedestrian [1] 33/14
people [32] 59/15 62/3 71/22 75/23 76/19 76/23 80/13 83/18 87/18 87/22 88/2 90/8 91/13 91/20 94/18 97/7 97/13 99/13 99/21 100/6 100/9 102/12 102/17 102/19 102/23 103/16 107/24 110/25 127/7 130/11 133/2 133/21
per [11] 16/14 16/15 40/22 40/23 40/24 41/6 46/20 54/16 79/14 80/7 98/19
percent [12] 30/23 39/22 40/25 78/10 78/10 78/10 79/3 79/3 79/14 79/16 84/19 115/9
percentage [6] 58/10 59/1 72/16 78/13 90/7 93/17
percentages [1] 70/15
performed [1] 20/1
perimeter [6] 10/21 31/22 46/22 65/11 118/5 120/2
period [4] 5/18 73/13 73/22 123/19
periphery [1] 66/7
permissible [4] 9/3 54/18 54/18 61/18
permit [9] 68/16 68/17 68/17 69/2 69/3 70/23 117/16 120/16 126/9
permits [10] 84/13 84/16 84/19 84/23 93/17 124/17 125/4 126/4 126/8 128/10
permitted [12] 29/16 30/19 33/16 35/5 54/18 55/16 55/25 60/11 79/14 110/24 112/15 115/5
permitting [6] 19/20 21/3 84/4 108/21 109/4 125/13
person [1] 87/14
personal [3] 56/20 60/21 61/3
perspective [2] 39/11 68/5
pertains [1] 63/22
phase [11] 17/20 19/13 19/15 19/20 19/21 20/3 20/4 29/11 41/17 111/2 114/20
Phone [1] 50/11
photo [2] 131/21 132/2
photographs [2] 4/12 114/19
photos [2] 92/12 92/16
physical [1] 63/18
pick [1] 87/19
picture [2] 11/12 87/16
pictures [1] 103/5
piece [1] 51/2
pieces [2] 50/19 94/21
pigs [4] 75/22 98/12 107/8 107/9
place [26] 5/19 6/14 8/16 63/3 63/7 64/9 65/2 67/15 67/19 68/13 68/15 68/19 69/4 95/2 97/4 98/13 99/23 99/25 101/23 105/3 110/14 117/16 117/22 118/10 120/20 133/23
placed [3] 39/19 49/10 61/20
places [1] 78/7
plan [43] 4/5 6/18 6/21 8/3 8/19 8/19 12/14 12/20 16/17 17/19 18/5 18/18 18/21 18/22 19/10 21/12 22/15 22/20 25/4 25/10 27/3 32/18 34/15 35/8 36/19 39/12 44/14 45/17 45/22 48/11 48/13 50/14 51/11 62/13 71/5 71/12 89/10 90/18 93/14 96/1 111/10 131/3 131/4
plan's [1] 18/15
planned [19] 8/22 15/11 34/7 35/2 38/15 45/22 46/15 46/16 48/5 48/9 49/15 53/6 53/9 53/10 53/11 72/20 90/10 90/12 91/15
planner [3] 2/9 49/7 101/22
planning [9] 2/5 6/5 36/19 37/1 42/7 42/9 77/9 77/17 97/23
planning-related [1] 37/1
plans [3] 42/16 54/22 70/9
plant [3] 11/6 20/11 31/25
plants [1] 87/17
plat [1] 128/18
platting [1] 129/11
play [2] 60/4 69/1
please [12] 5/9 5/14 5/16 50/12 73/14 73/16 73/25 74/5 75/6 105/24 106/15 134/14
plenty [1] 60/10
plucked [1] 89/1
plus [11] 18/19 60/9 60/9 72/15 78/7 78/7 78/9 95/20 127/24 130/21 130/24
podium [3] 73/24 73/25

**P**

podium... [1] 74/22
point [25] 9/12 10/10 11/18 13/8 16/18 16/21 22/12 26/24 52/8 53/15 54/20 67/14 88/21 90/16 91/12 109/8 118/6 120/7 127/9 127/22 128/23 129/1 129/11 131/17 131/19
pointing [2] 93/15 109/8
points [2] 47/2 93/16
policies [1] 66/25
policy [11] 44/15 44/17 44/21 45/8 45/12 45/18 46/3 63/24 64/3 65/5 67/7
pools [1] 56/10
poor [1] 38/12
Pop [26] 18/6 20/1 20/17 27/23 35/20 45/10 46/1 46/22 66/8 66/18 104/25 109/11 109/14 109/15 109/25 110/18 111/4 111/5 111/15 111/20 112/20 113/1 113/10 121/5 121/6 121/8
portal [1] 30/13
portion [8] 14/7 18/13 18/14 31/7 34/22 35/14 36/5 118/3
portions [4] 16/21 31/7 35/9 113/7
positive [1] 7/16
possible [1] 67/17
potential [3] 20/19 31/18 80/16
potentially [2] 20/17 64/7
pouring [1] 104/3
PowerPoint [8] 4/4 4/9 12/4 12/12 12/17 23/23 25/5 61/21
pre [2] 12/9 13/15
pre-labeled [2] 12/9 13/15
predominantly [1] 97/24
preference [1] 60/15
preferential [4] 58/24 61/2 61/9 62/10
premises [6] 34/25 35/5 35/7 35/10 35/25 71/20
prepare [1] 100/25
preparedness [1] 63/23
PRESENT [1] 2/13
presentation [8] 12/4 13/4 48/22 49/3 50/23 58/8 61/14 62/20
presented [2] 90/14 101/23
preservation [4] 19/7 35/20 46/2 46/4
preserve [13] 17/25 19/11 20/5 34/8 35/22 46/18 46/21 48/5 54/6 66/8 70/14 70/16 74/23
preserved [1] 9/21
preserves [2] 33/13 44/20
preserving [1] 55/3
president [4] 6/2 6/4 6/6 94/10
presiding [1] 5/3
presumably [1] 123/15
pretty [7] 50/25 52/19 53/14 56/8 62/12 63/13 87/3
prevent [1] 96/4
prevents [1] 104/16
previous [3] 51/3 53/12 81/5
previously [18] 8/22 9/16 17/4 21/3 25/24 27/11 34/2 39/21 40/17 44/13 47/13 49/18 51/18 56/13 62/23 65/14 66/13 115/21
previously-approved [1] 47/13
prices [1] 103/11
primarily [4] 13/2 14/3 14/15 51/6
primary [1] 42/23
print [1] 131/22
prior [2] 112/21 112/21
Pritchett [30] 15/21 16/19 19/14 19/15 20/7 21/4 21/25 30/18 31/4 38/12 42/14 42/19 44/3 50/9 62/2 68/1 77/5 83/15 86/20 89/8 89/14 92/19 100/11 100/16 101/6 101/12 114/12 118/8 121/14 126/22
private [3] 29/20 56/9 56/20
privately [1] 20/6
privately-funded [1] 20/6
probably [11] 41/5 41/7 41/8 60/20 81/23 85/10 87/12 96/20 106/19 114/2 119/1
problem [9] 83/17 89/23 89/24 90/1 95/13 97/4 120/11 120/17 127/14
problems [7] 92/16 92/17 113/25 114/3 114/4 115/14 120/8
proceedings [4] 1/6 12/2 134/16 135/10
process [19] 32/22 33/9 38/3 38/16 39/2 39/4 41/15 41/15 41/17 42/7 42/9 42/10 43/4 56/4 65/13 67/22 68/14 69/10 125/21
producing [1] 71/21
professional [4] 1/14 48/8 108/17 135/7
program [5] 32/4 32/7

## P

program... [3] 32/25 113/8 117/24
progress [1] 87/25
prohibit [1] 8/3
prohibited [1] 35/9
project [38] 6/15 22/17 37/4 37/6 37/21 37/23 38/9 38/15 38/18 38/22 38/23 39/10 41/18 42/4 42/5 42/22 42/24 44/13 47/8 68/1 68/24 75/15 75/19 75/21 81/15 87/23 88/16 88/19 89/18 94/14 95/9 97/3 98/4 98/8 107/4 122/11 126/16 127/11
projected [1] 40/5
projections [2] 41/25 41/25
projects [1] 42/5
promote [3] 34/8 48/6 110/21
promotional [2] 4/12 132/2
properly [1] 110/24
properties [3] 14/2 14/4 14/14
property [57] 10/2 10/5 12/12 14/2 14/3 14/7 14/7 14/13 19/2 19/3 35/16 36/9 66/12 74/3 75/9 75/23 75/23 77/2 77/13 86/18 86/19 95/16 96/3 96/5 98/1 107/8 107/13 109/10 109/12 109/13 110/4 110/6 110/11 110/17 110/18 110/19 111/2 111/9 112/4 112/19 113/11 114/23 115/12 115/23 116/2 116/3 116/4 116/13 116/18 116/19 116/22 117/3 117/12 120/13 121/4 121/10 130/18
property's [1] 110/6
proposed [41] 6/20 7/17 8/2 8/18 14/25 16/1 17/18 17/22 18/4 21/17 21/23 24/5 24/25 25/14 25/16 25/24 26/1 27/5 34/7 35/17 39/11 46/14 47/1 47/2 47/20 48/9 49/14 49/15 51/11 51/16 54/1 57/22 59/5 59/20 60/7 63/4 64/11 72/7 78/24 79/5 79/6
proposing [4] 25/4 28/3 112/2 125/8
protect [5] 34/9 48/6 59/6 64/17 65/6
protecting [2] 63/24 64/3
protection [7] 10/16 11/9 20/9 31/19 32/2 64/19 128/20
protects [1] 45/24
provide [20] 10/4 10/11 10/13 11/2 11/4 30/21 34/13 35/4 45/16 48/1 57/17 58/11 61/1 64/18 64/20 73/17 86/4 110/5 120/11 125/16
provided [14] 7/11 40/3 46/1 46/17 47/15 55/18 61/15 73/24 81/3 83/21 128/20 130/23 132/21 134/10
provides [3] 35/21 35/23 46/25
providing [4] 20/8 45/23 56/18 67/4
provisions [1] 60/19
proximity [1] 42/17
public [28] 1/6 3/10 4/10 5/18 19/25 20/8 30/19 32/11 34/10 37/17 39/2 39/4 41/15 48/2 48/7 56/21 59/7 60/18 73/13 73/21 102/18 102/22 102/24 110/22 116/11 125/9 130/17 134/9
purchase [1] 30/9
purely [1] 86/24
purpose [2] 27/8 120/14
purposes [1] 95/12
pursuant [2] 29/25 120/15
pushed [3] 75/21 85/19 111/25
pushing [1] 100/7
put [23] 57/25 59/17 66/17 83/12 87/17 93/17 95/7 95/7 95/14 100/12 103/25 105/5 105/6 105/10 110/14 116/7 118/5 118/10 124/22 125/2 125/17 126/6 130/15
puts [2] 67/19 84/15
putting [6] 89/21 97/14 98/20 100/8 105/2 125/1

## Q

qualified [2] 11/22 73/5
qualifies [2] 46/11 46/13
qualify [1] 124/9
quality [8] 32/4 32/7 32/19 32/25 33/5 46/6 66/21 66/22
quantify [1] 119/9
quantity [1] 120/15
quasi [1] 5/7
quasi-judicial [1] 5/7
question [12] 75/19 75/20 85/5 102/21 107/12 117/13 118/14 122/25 123/2 127/23 127/25 133/11

## Q

questions [27] 6/7 39/14 41/10 41/13 44/8 48/14 48/19 48/20 72/23 73/2 73/3 74/5 76/13 76/15 77/19 85/25 106/25 107/20 108/4 124/14 124/16 132/9 132/11 132/12 132/13 132/17 133/9
quick [2] 122/1 122/4
quicker [1] 111/1
quite [6] 16/5 37/5 55/16 83/20 111/21 122/20
quotations [1] 128/15
quote [2] 79/1 120/9

## R

R-1 [1] 22/20
rain [3] 92/17 95/20 115/2
rains [1] 92/20
rainy [1] 95/19
raise [1] 5/9
raised [1] 133/13
raises [2] 74/20 133/12
ramp [2] 43/11 89/16
range [1] 123/24
rate [5] 40/21 79/13 112/19 113/1 115/11
rather [3] 12/1 77/11 98/2
re [3] 1/4 49/16 75/15
re-dig [1] 75/15
re-summarize [1] 49/16
read [2] 39/20 73/23
ready [3] 49/3 60/4 67/18
real [6] 82/10 84/8 92/16 103/15 106/6 122/3
realistically [1] 81/23
realize [1] 83/23
realized [1] 129/22
realizing [1] 85/16
really [28] 7/22 57/8 58/13 58/19 59/9 59/22 60/3 60/6 61/7 62/12 65/17 65/20 67/16 71/10 87/13 96/23 96/23 102/18 102/20 102/25 105/7 109/16 121/16 129/1 129/6 131/9 131/16 133/9
reason [2] 101/24 107/4
reasonable [2] 81/21 84/18
reasonably [1] 48/2
reasons [2] 11/24 101/18
rebuttal [4] 3/14 105/21 106/3 106/15
rebuttals [1] 106/10
recall [2] 81/11 124/24
received [2] 40/13 87/4
recent [4] 18/18 18/23 71/5 71/7
recently [2] 7/23 43/16
Recess [2] 73/19 106/12
recognized [1] 73/5
recommend [3] 34/18 35/3 72/21
recommendation [4] 74/12 85/7 86/6 134/11
recommended [1] 48/1
recommends [1] 15/24
reconfiguration [1] 36/4
reconfigure [2] 15/12 49/17
reconfigured [1] 18/12
reconsidered [1] 57/19
record [24] 5/19 5/24 13/24 19/8 36/14 44/10 49/10 68/4 73/4 74/1 74/7 74/23 93/1 93/25 106/14 106/17 116/25 124/22 125/3 125/17 126/6 130/16 131/1 135/11
record to [1] 124/22
recorded [1] 74/23
recreation [6] 21/18 29/20 30/3 35/12 56/9 56/16
recreational [2] 7/25 133/3
red [6] 35/22 43/20 111/4 111/6 111/9 111/19
redesign [1] 17/6
reduce [6] 64/25 66/11 120/8 120/24 129/22 129/24
reduced [4] 9/9 9/15 78/24 113/1
reduces [2] 27/15 79/2
reducing [1] 62/24
reduction [8] 14/6 27/16 40/25 47/3 79/21 120/10 128/1 130/3
reduction/groundwater [1] 14/6
reference [3] 22/14 25/17 27/8
referenced [1] 19/23
reflect [1] 81/25
regard [11] 6/10 6/16 7/1 7/8 7/14 9/25 107/7 108/5 125/5 129/18 130/3
regarding [7] 20/25 29/14 33/23 45/3 55/10 122/2 122/6
regardless [1] 88/23
regards [4] 20/10 89/20 90/17 123/11
region [1] 108/25
regional [4] 20/25 120/10 120/17 120/25
regionally [1] 121/2
regular [1] 107/24
regulate [1] 59/22
regulation [2] 12/13 36/9

R

regulations [6] 4/4 12/19 23/8 46/11 47/6 78/9
reimbursement [1] 107/6
reiterate [4] 51/14 52/22 67/8 72/3
relate [2] 48/20 81/14
related [11] 6/11 32/14 37/1 47/7 48/3 75/20 107/21 126/14 126/15 129/8 129/9
relates [4] 79/12 80/22 82/8 83/14
relating [1] 82/9
relation [1] 74/2
relationship [2] 68/19 81/8
relatively [1] 71/7
released [2] 86/6 134/11
relevance [1] 65/23
relevant [1] 62/15
relief [2] 34/11 110/5
relieves [1] 113/2
religious [2] 86/25 87/1
relocate [2] 15/12 49/18
relocation [1] 20/3
relying [1] 98/21
remain [3] 9/21 33/25 39/22
remainder [1] 33/24
remaining [2] 26/20 50/20
remains [2] 44/14 46/23
remind [1] 114/5
reminded [3] 42/12 126/25 127/23
removal [3] 17/7 26/4 51/24
remove [5] 13/3 20/2 20/17 27/11 113/9
removed [10] 7/5 7/5 18/6 18/8 18/19 20/4 26/10 31/13 34/16 47/12
removes [2] 45/10 56/17
remuneration [2] 75/16 76/1
rendered [1] 7/12
rent [1] 102/17
rentals [3] 108/5 108/7 108/8
rented [1] 82/25
report [20] 4/8 12/14 14/19 14/24 15/24 16/3 16/7 32/16 32/19 33/5 37/20 40/20 45/2 61/13 78/5 81/5 123/1 130/20 132/20 135/9
REPORTER [5] 1/14 1/14 3/19 135/2 135/8
REPORTERS [1] 1/18
represent [1] 94/12
represents [1] 8/14
request [25] 6/17 10/22 15/10 16/2 19/17 27/10 27/20 28/11 29/9 29/17 29/17 37/4 46/10 46/25 48/3 53/16 55/12 72/19 78/11 79/23 83/5 84/7 89/19 126/21 129/20
requested [10] 8/17 21/5 28/1 28/5 33/24 34/3 36/2 54/16 129/20 129/25
requesting [3] 21/2 38/11 54/19
requests [1] 15/22
require [6] 19/18 32/6 32/20 67/21 68/23 124/6
required [13] 30/18 30/21 32/24 33/1 68/9 69/3 113/10 116/7 116/8 124/18 126/15 127/18 129/9
requirement [3] 32/16 39/22 65/25
requirements [6] 19/6 48/11 115/6 115/7 122/8 123/14
requires [8] 18/21 29/10 29/20 30/14 34/12 46/5 46/20 112/17
requiring [2] 32/10 63/15
reservation [10] 30/7 30/13 59/24 60/16 61/25 102/23 130/12 130/13 132/22 133/15
reservation-based [2] 30/7 59/24
reservations [2] 29/21 30/14
reserved [1] 58/4
residences [3] 34/23 35/19 128/1
resident [7] 29/18 30/7 30/23 39/22 40/5 58/12 58/13
resident-only [2] 30/23 39/22
residential [41] 8/7 8/12 15/11 16/12 16/23 16/25 18/5 18/8 19/13 21/19 22/1 29/15 45/8 45/10 45/22 46/9 46/16 47/24 48/9 51/15 52/23 52/24 58/22 63/17 63/25 64/5 64/8 64/12 64/20 65/19 65/20 90/10 90/12 91/15 96/19 97/25 98/16 112/3 121/13 131/10 133/6
residents [28] 7/21 7/23 10/8 20/22 30/25 31/2 43/21 49/24 49/25 56/13 58/4 58/10 60/15 62/6 62/11 65/7 72/16 77/1 78/6 79/11 79/15 79/19 82/16 82/20 90/7 130/10 130/11 133/25

## R

residents only [1] 49/24
residents' [1] 28/13
resolution [2] 14/18 50/14
resolved [2] 84/17 129/3
resource [1] 14/6
resources [1] 104/24
respect [3] 39/15 90/6 91/5
response [5] 6/24 6/25 16/1 23/5 29/23
responsible [4] 41/23 68/8 68/25 112/7
rest [2] 26/19 55/7
restate [1] 61/22
restaurants [1] 60/17
restoration [1] 66/18
restore [1] 66/19
restoring [2] 20/19 66/15
restrict [1] 19/18
restricted [3] 9/6 18/16 45/15
restricting [1] 116/12
restriction [3] 19/17 22/6 39/20
restrictions [4] 19/18 82/8 82/9 108/7
result [1] 88/22
resulted [1] 21/6
results [1] 9/11
resume [1] 73/21
resumés [1] 11/19
retains [1] 44/2
retention [1] 77/15
retire [1] 99/23
reviewed [1] 32/22
reviews [2] 19/5 26/18
revise [1] 81/17
revised [12] 8/3 16/11 16/13 22/13 25/19 26/12 78/19 79/6 79/24 79/24 80/21 81/25
revisions [1] 82/4
rezoned [1] 50/16
rezoning [2] 37/4 44/12
rich [7] 77/4 77/10 86/20 99/2 99/14 107/16 107/17
right [48] 16/22 17/18 21/4 23/19 39/24 41/11 41/19 41/19 43/13 44/9 56/6 56/14 56/23 57/1 57/4 57/6 57/7 58/15 60/14 63/3 63/3 64/22 66/10 67/17 67/25 68/16 68/17 68/17 69/2 69/2 69/5 76/14 78/22 83/16 83/17 86/10 87/16 90/1 96/19 97/5 98/13 98/14 106/8 108/22 109/13 119/14 127/4 128/4
right-hand [2] 83/17 96/19
right-place/right-time-type [1] 63/3
right-turn [1] 21/4
ringing [1] 50/11
rise [1] 70/23
river [1] 95/10
Rivera [2] 1/7 5/3
road [48] 10/19 20/18 21/8 38/6 42/1 42/20 42/20 43/6 43/15 43/21 47/10 67/16 68/2 68/20 68/21 68/21 68/22 68/23 68/23 68/25 77/5 77/10 85/1 86/21 92/18 96/14 96/17 96/21 98/9 99/1 99/2 99/4 100/16 102/7 104/18 107/16 107/17 109/19 109/21 114/10 114/11 116/15 116/15 124/18 125/2 127/12 132/3 132/4
road intersection [1] 68/22
roads [8] 96/12 98/24 99/7 100/24 109/21 109/22 114/9 116/15
roadway [13] 30/19 38/1 38/16 41/23 42/3 63/10 64/25 68/15 69/25 71/15 77/16 126/2 128/21
roam [1] 107/9
Roberts [1] 114/18
room [5] 1/11 72/6 72/8 104/11 105/10
route [3] 43/20 43/22 111/1
row [2] 46/21 61/5
RPD [13] 1/4 5/6 6/10 6/11 6/12 6/18 8/10 30/25 49/12 49/13 50/16 60/11 61/18
RS [2] 14/16 51/8
RS-1 [2] 14/16 51/8
run [3] 57/11 59/13 106/4
runs [5] 16/20 53/1 99/17 110/16 110/19
rural [8] 14/11 14/12 65/10 65/21 89/2 91/18 131/2 131/9
RV [2] 14/17 51/8
RV-3 [1] 14/17

## S

Sabal [1] 20/3
sad [1] 124/9
safe [1] 134/15
safeguards [1] 48/2
safety [3] 34/10 48/7 125/20
said [14] 24/22 51/1 65/7 80/6 87/8 87/12 89/9 90/19 100/17 101/4 123/24 124/24 125/15 134/9

S

Sam [12] 2/14 3/5 3/16 6/7 11/21 17/9 17/15 106/20 108/12 108/17 119/15 125/18
same [9] 51/20 51/25 60/14 66/4 80/5 102/2 111/16 112/5 129/5
Sanibel [1] 86/21
satisfied [1] 59/5
saturated [2] 114/7 115/3
saw [5] 114/9 114/10 114/10 114/11 114/12
say [22] 33/1 61/12 64/1 68/8 73/24 74/9 79/9 82/23 83/10 84/22 85/10 86/2 88/25 98/15 103/9 111/11 118/22 118/25 119/8 124/9 130/24 130/25
saying [6] 53/22 59/24 82/14 89/22 113/23 118/17
says [9] 6/2 56/19 68/6 79/1 83/7 98/1 104/24 120/9 126/6
scale [1] 100/21
schedule [5] 15/14 25/8 25/9 25/11 25/12
scheduled [1] 134/13
school [2] 15/3 15/4
scrape [1] 112/8
scrape-down [1] 112/8
season [1] 95/19
seat [1] 124/13
second [5] 1/12 12/10 23/15 28/6 54/9
section [5] 34/12 34/24 41/20 41/20 41/23
sections [2] 29/25 116/24
security [4] 72/1 99/13 99/17 100/5
Sedgefield [4] 20/18 96/18 98/10 104/16
see [26] 10/2 10/25 21/7 25/15 42/1 43/23 50/21 52/2 52/12 52/15 55/22 59/14 71/12 71/15 82/6 86/19 90/8 102/19 102/25 103/7 109/18 111/10 111/18 112/11 113/14 114/22
seeing [2] 113/22 118/19
seek [1] 128/11
seeking [1] 55/17
seeks [1] 34/11
seem [1] 133/16
seemed [2] 125/11 132/19
seems [1] 87/22
seen [3] 6/22 96/14 104/18
segment [1] 38/11
sell [2] 128/13 128/17
Seminole [5] 10/25 11/4 11/9 14/17 31/23
senior [41] 2/9 8/23 9/6 9/11 15/19 19/19 27/14 29/12 37/15 40/16 40/23 41/1 45/15 46/8 47/21 49/7 50/6 54/1 64/24 67/5 99/10 99/11 99/12 99/12 99/18 99/21 100/2 100/8 102/12 107/21 107/22 108/9 108/9 123/12 123/22 124/4 124/5 127/23 128/1 130/19 130/20
seniors [3] 107/24 107/25 107/25
sense [3] 29/5 58/14 99/8
sensitive [1] 47/12
separate [1] 35/2
separation [6] 10/20 35/21 35/23 43/9 65/9 66/8
September [3] 81/11 81/11 122/19
sequestered [1] 91/7
serious [2] 8/8 87/14
seriously [2] 87/14 87/15
serve [2] 8/16 10/6
service [6] 10/7 11/3 11/3 38/8 38/13 98/24
services [6] 8/15 14/21 15/8 47/16 80/14 128/11
set [5] 60/2 61/7 71/20 111/21 122/8
setback [1] 10/20
setbacks [1] 112/11
several [4] 17/11 22/9 43/1 78/6
severely [1] 86/16
sewer [6] 11/3 11/6 20/6 20/12 31/25 45/1
Shaded [1] 63/20
Shakes [1] 134/6
shall [1] 30/23
shaped [1] 86/20
she [5] 90/18 107/22 108/4 131/21 132/1
she's [1] 91/2
sheet [10] 23/8 23/9 95/20 96/4 112/22 115/17 115/20 115/21 116/2 134/9
Shelley [4] 3/12 88/12 88/15 101/4
Sheriff's [1] 15/1
shewitt [1] 2/8
shoot [1] 76/23
shoots [2] 76/20 109/23
short [2] 73/12 83/1
short-term [1] 83/1
should [24] 12/10 57/9 61/12 65/15 70/18 74/9 79/9 80/21 83/7 86/2 95/8

S

should... [13] 95/14 97/15 101/15 103/3 103/18 104/22 104/23 105/5 106/1 106/2 110/23 110/24 111/11
show [6] 25/10 33/14 54/9 120/18 120/23 127/8
showed [3] 33/14 71/13 114/20
showing [5] 14/1 22/10 62/3 78/22 79/5
showings [1] 80/12
shown [7] 7/7 24/13 34/14 38/12 54/3 54/21 73/6
shows [6] 16/23 21/15 51/13 54/4 54/9 55/2
sic [7] 68/9 69/1 79/10 80/6 89/1 94/5 123/18
side [14] 10/24 21/25 43/5 50/22 50/22 51/10 51/12 51/12 52/16 75/9 78/2 96/19 118/7 118/8
sides [1] 104/10
sidewalk [7] 33/12 33/15 70/6 70/8 70/10 70/24 72/17
signage [3] 30/18 33/22 62/1
signal [11] 21/8 21/10 43/14 43/16 43/17 43/19 43/23 58/19 59/3 59/25 62/9
signaling [2] 58/23 65/8
signalization [3] 42/13 43/12 44/2
signalize [1] 42/17
signed [2] 31/1 135/20
significant [3] 67/9 67/13 129/2
significantly [1] 116/21
silt [1] 114/22
similar [15] 29/19 29/24 47/24 50/20 55/14 55/23 56/1 56/9 60/1 60/12 60/19 61/17 81/16 91/15 122/14
similar-type [1] 122/14
similarly [2] 54/3 66/21
simply [2] 6/17 32/25
since [9] 24/4 25/19 26/4 26/11 38/3 51/19 51/19 87/9 128/9
singing [1] 92/1
single [26] 8/5 8/7 15/18 21/20 21/22 22/21 23/8 28/12 28/19 31/5 36/11 36/14 37/9 37/13 37/13 37/16 37/17 40/19 40/21 50/5 50/17 51/23 53/17 53/18 53/21 58/22
single-family [23] 8/5 15/18 21/20 21/22 22/21 28/12 28/19 36/11 36/14 37/9 37/13 37/13 37/16 37/17 40/19 40/21 50/5 50/17 51/23 53/17 53/18 53/21 58/22
single-story [1] 8/7
sinuosity [2] 71/4 71/5
sinuous [1] 71/9
sir [5] 74/21 74/22 75/1 77/21 88/11
site [55] 8/2 8/19 14/20 15/2 15/4 15/5 15/9 15/13 15/21 16/5 17/6 17/19 19/20 27/9 28/1 28/5 28/11 29/22 31/11 32/4 32/18 44/20 45/20 46/2 47/7 47/9 47/16 50/9 52/9 70/7 71/14 107/13 111/8 112/15 112/25 113/19 113/21 113/24 114/9 114/17 114/24 115/3 115/5 115/10 117/23 118/4 118/9 121/7 121/8 126/14 126/15 126/17 129/8 129/8 132/25
site-related [4] 47/7 126/14 126/15 129/8
site-wide [1] 32/4
sites [2] 31/13 47/17
sits [1] 42/15
sitting [1] 99/22
situation [3] 85/1 104/13 118/23
six [4] 2/6 84/5 85/10 108/7
size [2] 62/15 81/8
Slater [3] 77/11 77/16 99/4
sleep [1] 71/23
slide [2] 24/3 53/12
slightly [2] 37/21 37/23
small [4] 34/22 35/14 36/5 116/5
Smith [7] 3/11 77/22 77/25 107/19 108/10 127/24 133/13
snag [1] 113/8
Sneezing [1] 27/2
so [260]
Social [4] 99/13 99/17 99/18 100/4
sold [2] 82/18 82/24
solution [4] 67/17 67/25 69/19 89/25
solve [3] 113/25 114/2 115/13
some [81] 7/9 7/16 7/18 8/20 8/21 9/23 9/24 9/25 10/20 10/22 11/11 11/13 14/21 18/12 22/7 23/23 24/2 25/6 25/24 26/2 26/14 30/10 31/15 33/18

S

some... [57] 33/19 37/5 40/4 40/9 40/11 51/6 51/8 51/13 52/16 52/17 53/18 54/20 57/17 58/11 58/21 60/16 64/9 64/18 64/20 69/13 70/9 70/13 71/13 71/17 71/21 71/25 84/12 85/2 86/24 87/17 87/18 88/6 89/20 90/15 92/12 93/16 99/10 99/11 99/12 100/2 100/3 100/6 104/8 105/5 105/6 107/2 107/23 118/24 122/2 124/21 124/21 125/2 125/11 126/5 127/15 128/11 133/2

some of [1] 122/2

somebody [2] 82/17 127/23

somehow [1] 103/18

something [23] 10/10 56/22 57/10 61/6 68/9 69/14 70/19 83/1 83/24 84/14 84/18 84/24 86/25 87/11 90/13 91/10 91/12 95/22 96/11 97/6 115/20 124/20 125/10

somewhat [1] 75/20

somewhere [1] 87/24

sorry [9] 9/24 12/15 22/24 64/2 93/8 93/10 94/9 129/14 130/19

sort [7] 89/20 107/24 110/5 112/7 113/8 114/8 120/1

sorts [1] 98/9

sound [3] 35/8 71/22 105/25

sounded [1] 124/19

sounds [5] 56/9 68/7 118/16 124/23 126/3

south [21] 10/18 14/7 14/8 14/18 18/10 21/14 51/9 78/1 98/8 108/25 109/2 112/16 115/5 116/8 116/17 116/21 117/15 117/16 120/16 121/2 121/5

southeast [1] 10/24

southern [3] 47/18 51/17 52/24

southwest [2] 17/8 115/3

space [10] 10/19 18/21 19/6 27/23 31/20 45/13 45/23 86/24 91/21 91/23

spaces [20] 8/21 30/21 30/22 30/23 62/8 62/9 72/15 79/14 79/15 79/17 79/18 79/19 81/9 81/20 81/21 81/22 90/6 133/14 133/18 134/2

speak [25] 5/9 5/16 53/4 53/13 55/8 58/9 62/13 70/6 73/16 74/4 74/7 74/8 74/9 74/10 74/14 74/15 74/18 74/22 86/3 86/4 88/15 90/18 105/18 128/9 130/5

speaking [3] 53/21 59/12 93/14

speaks [2] 63/17 65/9

special [1] 53/6

specifically [8] 43/2 43/3 52/18 54/6 55/25 79/12 108/22 122/10

spell [1] 93/23

spend [1] 133/23

spending [1] 133/22

spent [4] 87/2 88/20 92/5 119/20

Splash [2] 90/6 91/10

splits [1] 52/25

spoke [4] 71/2 71/11 72/12 93/15

spot [2] 67/20 87/8

spots [1] 109/14

Stacy [18] 2/5 3/4 3/5 3/6 6/5 7/9 7/18 7/24 9/23 11/12 11/15 11/20 13/20 13/24 22/22 37/6 37/12 44/10

staff [69] 2/9 3/8 4/8 4/9 6/19 7/3 7/7 12/13 13/1 14/19 14/24 15/24 16/3 16/7 22/12 22/18 23/3 24/15 24/25 25/18 26/3 26/6 26/10 30/10 30/17 33/12 33/20 34/18 35/3 39/19 40/10 41/12 45/2 48/17 49/2 59/4 61/13 62/20 63/12 64/15 65/1 66/23 67/10 67/11 67/11 67/22 70/7 70/12 71/8 72/14 72/19 73/2 73/6 76/16 78/5 81/5 105/20 123/1 128/6 130/1 130/16 130/20 131/8 131/8 132/12 132/20 132/23 133/17 134/5

Staff's [11] 4/7 6/23 6/25 16/1 23/10 23/12 24/5 29/23 61/12 67/22 106/10

stage [5] 9/18 12/1 63/16 127/2 129/24

staggered [1] 46/21

standard [4] 9/3 16/14 28/1 45/3

Standards [1] 44/25

standing [1] 107/19

standpoint [1] 129/7

star [1] 15/6

start [9] 21/3 50/12 59/14 73/15 73/21 76/11 106/14 108/23 130/20

started [4] 38/5 75/15

S

started... [2] 75/21 118/4
starting [1] 38/7
starts [1] 52/25
state [9] 42/20 43/20 43/22 68/16 68/21 68/23 74/1 75/7 135/4
stated [7] 54/6 57/7 64/18 65/15 67/9 69/8 78/15
statement [4] 47/3 110/21 111/14 126/5
Station [1] 15/7
status [4] 19/9 42/15 63/14 128/12
stay [2] 104/23 134/15
stenographic [1] 135/12
step [2] 60/25 61/7
Stephanie [7] 3/11 77/22 77/25 89/6 107/19 122/11 122/25
Stephanie's [1] 89/19
Steve [5] 3/11 5/24 74/19 75/8 106/16
stevehartsell [1] 2/4
Steven [4] 2/2 3/4 3/15 3/17
stick [1] 102/13
still [24] 9/2 32/23 38/21 38/22 39/1 65/23 66/7 66/9 71/16 82/24 82/25 83/1 92/21 99/16 99/21 100/5 100/7 110/1 113/5 117/21 119/1 119/1 119/3 129/15
stipulated [1] 129/10
stipulation [1] 105/5
STONEYBROOK [3] 1/4 6/12 49/12
stop [1] 115/25
stops [1] 109/23
storm [2] 114/6 115/10
stormwater [5] 70/11 112/18 112/19 112/25 120/15
story [3] 8/7 36/12 36/16
straight [3] 89/14 115/21 125/13
streams [1] 94/16
street [3] 1/12 1/19 34/14
streets [2] 34/13 71/12
strike [2] 25/7 25/11
strike-through [1] 25/7
strike-through/underlining [1] 25/11
strip [1] 63/5
strong [1] 58/18
stub [1] 34/17
studied [2] 39/6 43/12
studies [3] 101/20 108/2 127/8
study [13] 4/5 37/7 67/15 81/1 81/7 81/10 81/25 83/24 83/25 90/17 122/22 122/25 127/3
sub [7] 14/3 44/16 62/16 65/16 65/22 94/17 131/7
sub-outlying [7] 14/3 44/16 62/16 65/16 65/22 94/17 131/7
subdivision [1] 16/24
subject [4] 14/1 14/2 14/13 98/1
submit [4] 11/23 123/3 131/22 133/5
submittal [1] 18/23
submittals [2] 26/16 81/6
submitted [14] 11/18 14/23 22/15 23/7 23/20 32/5 33/3 33/6 36/8 36/10 36/12 39/19 45/6 134/9
substance [1] 24/24
substantial [1] 130/2
substantially [3] 29/24 56/1 133/5
suburban [21] 14/3 14/10 44/16 47/18 54/11 62/16 65/17 65/22 90/22 94/18 98/2 98/4 98/15 131/3 131/4 131/5 131/6 131/6 131/7 131/12 131/17
such [1] 123/16
sufficient [3] 44/23 46/25 48/1
suggest [1] 11/18
suggested [1] 7/4
suggesting [1] 124/23
suggestion [1] 82/21
Suite [2] 1/19 2/7
sum [1] 45/19
summarize [2] 7/18 49/16
summary [2] 72/19 103/2
summer [1] 39/3
Sun [2] 90/6 91/10
support [6] 46/25 63/4 63/9 78/19 89/19 92/3
supposed [1] 91/5
sure [18] 23/18 55/21 58/9 58/18 58/22 59/2 59/9 74/5 75/24 78/7 86/19 87/23 92/24 93/24 107/15 121/1 130/25 131/18
surely [1] 70/1
surface [1] 66/15
surgeon [1] 86/15
surrounding [12] 7/21 8/12 14/2 14/4 14/14 37/25 51/4 57/11 65/15 97/21 97/24 131/10
surrounds [2] 51/7 105/12
surveyed [1] 123/23
sworn [2] 5/11 36/24
synonymous [1] 71/23
system [29] 20/13 30/7 59/24 60/16 61/25 64/25

## S

system... [23] 68/15 96/23 96/24 98/21 98/22 103/21 103/21 103/22 103/23 103/23 104/2 104/9 105/3 105/6 110/7 112/15 117/16 118/17 120/4 130/13 130/13 132/22 133/15
systems [2] 105/2 118/10

## T

table [9] 27/24 36/9 67/25 78/22 79/1 79/5 80/23 80/25 129/6
take [16] 11/5 20/14 31/25 67/18 68/13 70/12 70/17 73/12 84/2 92/24 96/24 96/25 97/1 101/6 105/20 123/9
taken [3] 5/8 83/11 114/19
takes [4] 68/15 68/19 85/17 108/1
taking [13] 6/14 9/18 51/20 64/9 65/2 67/15 69/4 80/13 101/13 102/5 102/7 103/2 112/14
talk [15] 17/3 43/1 58/7 63/10 78/14 82/5 83/13 89/25 91/18 94/13 106/20 106/21 108/2 108/22 110/7
talked [2] 72/17 129/19
talking [5] 16/22 61/20 84/5 108/23 119/20
tank [1] 90/13
team [1] 20/23
technically [1] 76/20
technology [1] 59/21
Ted [15] 2/14 3/6 3/16 6/6 11/13 11/20 36/17 36/23 53/22 106/21 108/2 121/23 122/5 122/24 125/15
tee [2] 60/2 60/15
teenagers [1] 41/4
teeny [1] 101/10
tell [4] 76/2 91/1 113/24 116/14
ten [2] 73/14 78/10
term [3] 83/1 131/4 131/14
terms [13] 37/11 67/20 70/10 76/18 78/9 107/3 124/17 127/5 128/17 128/25 129/8 130/14 134/1
testified [1] 11/22
testimony [4] 5/8 16/3 18/25 49/10
than [31] 9/2 12/1 37/16 37/21 37/23 38/1 39/14 56/22 57/8 59/24 60/25 62/3 84/9 89/6 94/24 98/25 101/2 108/7 111/24 112/20 113/3 115/11 117/8 118/11 120/3 122/16 127/25 133/4 133/4 133/5 133/14
thank [76] 5/12 12/3 13/10 13/14 13/16 13/16 13/21 13/22 18/2 18/3 23/14 24/7 24/9 24/18 25/2 29/4 36/20 36/21 37/2 41/9 42/11 44/7 44/8 44/9 48/15 48/24 48/25 49/1 49/5 61/11 61/18 72/25 73/9 73/10 73/11 73/18 73/20 74/25 77/20 77/20 85/24 86/9 86/10 86/11 88/9 88/10 88/10 88/14 92/10 92/11 93/2 93/3 93/4 93/14 93/21 94/2 94/3 105/13 105/14 105/14 105/16 106/10 106/11 119/12 121/21 121/22 123/8 123/9 128/3 128/4 128/8 129/13 132/7 132/11 134/4 134/14
that [762]
that we've [1] 128/25
that's [112] 6/11 7/11 7/12 7/24 7/25 8/4 9/4 10/10 10/25 12/10 13/14 16/17 17/5 17/20 18/1 23/8 26/25 32/5 34/3 38/17 41/21 41/22 42/2 43/11 43/14 43/24 51/21 53/19 54/23 56/13 56/19 57/8 57/10 57/15 57/15 57/16 58/25 59/1 61/3 63/7 63/14 67/15 68/10 68/16 69/8 69/8 69/10 69/24 69/25 69/25 70/2 70/20 75/19 76/6 76/14 80/11 80/25 81/3 82/19 85/15 88/8 90/1 91/3 91/23 92/4 95/22 96/20 98/3 98/4 100/10 100/20 102/7 102/21 103/21 103/21 103/22 104/1 104/1 105/7 107/14 109/8 111/9 111/13 111/13 111/23 112/10 113/17 113/20 113/21 116/7 117/11 117/25 118/2 119/1 119/11 121/13 124/2 124/4 124/20 124/20 125/10 125/10 125/15 126/6 127/3 127/8 127/18 128/22 129/6 130/9 130/16 130/23
their [23] 11/5 11/23 23/4 28/14 28/15 28/25 30/5 31/24 31/25 53/15 64/22

T

their... [12] 72/21 79/1 85/17 94/20 94/20 96/23 98/21 103/21 103/23 105/4 108/2 121/17
them [31] 11/24 12/1 17/5 25/13 29/1 29/12 31/19 33/18 49/19 54/20 59/1 59/8 61/20 61/22 66/9 66/23 67/6 72/4 82/14 84/3 87/19 94/12 95/12 98/23 103/12 111/9 115/14 120/9 128/16 129/5 132/6
theme [1] 59/16
then [63] 6/23 10/24 11/14 12/18 21/18 21/25 36/18 36/18 37/14 38/19 51/9 51/17 52/16 53/6 53/8 53/25 54/15 55/6 55/21 55/24 57/18 59/25 60/16 61/2 62/4 63/20 63/21 64/13 64/17 65/3 66/4 66/16 67/1 67/10 68/11 68/18 68/21 71/19 72/17 74/4 74/7 76/16 82/3 83/3 85/14 85/18 95/17 97/25 98/15 99/2 104/7 104/11 104/12 104/17 105/19 106/19 106/21 109/12 109/20 110/17 115/4 127/13 132/3
there [134] 7/1 7/9 8/21 9/10 9/15 9/16 10/3 10/18 10/21 10/23 13/3 13/7 13/9 14/16 15/22 20/20 22/9 23/8 23/15 25/18 25/23 26/14 27/7 30/1 33/12 33/17 35/14 37/9 40/17 45/4 51/14 51/15 51/17 52/3 52/23 53/6 54/23 55/14 55/22 58/10 58/15 58/18 58/23 59/2 59/11 60/18 61/4 62/2 62/10 62/14 64/9 65/6 66/7 66/9 66/10 66/16 67/12 68/1 69/1 69/11 70/2 70/13 70/13 70/22 71/6 74/4 75/16 75/25 77/3 77/12 79/7 83/7 83/24 84/14 84/22 86/18 87/17 89/1 89/7 89/10 90/8 91/23 92/2 92/19 94/19 96/13 96/16 97/5 97/11 97/14 97/16 98/3 100/12 100/23 103/7 103/11 103/13 103/16 104/4 104/4 104/10 104/19 105/5 105/6 105/9 105/17 107/23 109/4 109/7 109/10 113/3 113/4 113/10 116/5 116/14 122/25 123/2 124/16 124/21 125/2 125/11 125/18 125/22 126/1 126/19 128/14 128/18 129/2 130/2 130/2 130/17 132/14 133/8 133/22
there's [70] 7/10 7/16 14/17 16/5 22/6 25/15 26/1 33/22 35/13 35/19 39/4 39/6 39/21 40/2 42/16 42/16 50/19 50/24 51/6 51/8 51/8 52/5 52/6 53/25 55/21 58/7 58/20 58/24 58/25 59/1 59/10 59/24 63/3 66/7 66/8 67/9 67/11 68/14 68/18 69/13 70/3 70/9 71/17 74/18 81/2 81/7 84/8 84/10 84/12 85/3 87/23 87/25 89/23 89/24 89/25 90/9 100/13 101/25 105/10 107/17 109/18 111/22 113/19 115/25 116/11 126/8 130/10 133/25 134/3 134/3
there's extensive [1] 50/24
therefore [1] 105/3
these [29] 16/19 28/24 35/12 50/19 52/18 55/5 55/15 60/20 65/18 75/13 87/24 89/17 89/22 92/23 97/9 97/15 99/13 100/9 100/25 101/9 103/14 104/2 104/4 109/20 109/21 118/10 119/19 127/1 132/5
they [105] 6/20 8/1 13/15 14/24 20/14 26/20 28/14 28/19 28/25 35/4 39/1 41/3 41/22 41/23 41/24 42/1 42/9 43/5 43/18 43/19 43/19 52/16 54/12 56/1 57/17 58/11 65/20 66/22 67/4 67/21 68/8 70/22 70/24 71/11 71/12 78/19 78/22 78/25 79/8 80/3 80/6 80/9 80/17 81/14 81/15 81/17 82/3 83/4 83/8 83/19 85/8 87/19 87/19 88/2 88/7 92/2 94/19 94/20 94/20 94/20 95/7 95/7 95/11 95/24 96/2 96/19 96/21 96/24 96/25 97/11 97/19 97/22 98/12 98/15 99/2 99/14 99/14 99/15 100/3 101/9 101/11 101/14 101/15 102/1 102/7 103/3 103/4 103/12 103/23 104/11 104/19 104/21 105/1 105/6 105/8 108/2 113/5 113/7 113/9 113/11

**T**

they... [5] 119/19 119/25 123/24 124/6 130/24
they'd [2] 57/18 59/14
they'll [1] 63/21
they're [45] 43/3 51/20 52/17 53/5 53/10 54/11 54/18 55/3 56/15 56/18 62/24 62/25 64/21 65/21 66/14 67/21 68/6 68/8 70/15 72/1 80/4 80/11 80/12 82/1 82/14 91/16 97/2 97/9 97/14 98/19 99/16 99/16 99/22 99/22 100/5 100/7 100/22 101/13 103/11 105/4 108/9 113/4 118/19 128/16 133/22
they've [10] 10/13 11/8 43/1 79/13 79/20 82/17 83/22 104/5 105/7 129/10
thing [10] 9/22 12/11 23/19 78/14 80/22 85/4 102/9 102/12 112/5 130/17
things [19] 10/1 11/15 11/17 38/2 38/4 51/13 51/25 56/10 59/22 71/1 75/2 75/13 76/12 80/10 87/24 106/19 107/1 111/16 130/6
think [38] 7/16 12/5 22/4 24/21 41/1 48/15 58/7 76/7 76/10 76/12 80/6 80/15 80/19 81/17 81/24 84/14 84/22 87/22 88/7 90/13 92/6 100/18 100/23 101/20 103/2 103/15 104/21 107/12 107/12 107/21 116/23 117/3 117/10 125/14 128/19 131/19 133/12 133/20
thinking [1] 57/2
third [1] 58/3
this [252]
those [67] 5/17 7/8 7/18 7/22 8/7 8/9 9/8 9/12 9/18 9/19 11/11 15/8 17/12 18/15 18/16 28/12 31/13 33/23 41/1 42/21 42/25 42/25 45/11 54/11 54/25 55/5 57/18 58/14 59/11 59/23 62/21 62/22 65/5 65/8 65/25 70/25 70/25 76/11 77/19 79/19 80/8 80/16 81/22 82/11 85/4 90/19 92/18 93/1 99/21 104/11 107/25 108/8 109/23 111/17 113/22 114/21 114/23 116/17 117/22 118/24 119/18 121/18 123/15 126/4 126/17 131/13 133/24
though [6] 37/9 58/20 65/21 69/11 86/3 95/23
thought [1] 88/20
thousands [1] 88/20
three [13] 7/1 15/22 31/13 41/3 55/14 62/14 62/20 67/24 76/2 76/6 81/24 98/21 106/19
threshold [2] 69/24 71/25
throat [1] 5/14
through [45] 6/23 11/7 11/9 13/18 14/21 16/8 20/15 25/6 25/7 25/11 26/14 33/8 33/12 34/1 38/3 48/16 50/25 51/5 53/3 53/14 55/13 56/4 57/19 62/12 62/19 67/21 68/12 68/15 91/24 95/1 95/2 95/9 95/16 97/3 99/18 99/18 101/22 112/15 114/5 114/7 115/4 115/5 119/16 125/23 135/11
throughout [2] 53/9 90/9
throughs [1] 24/14
ticketed [3] 90/3 92/13 93/19
tie [4] 25/9 32/15 110/23 126/8
tie-in [1] 126/8
tied [2] 43/17 53/19
ties [2] 32/3 110/19
till [1] 99/16
time [31] 1/10 5/19 11/18 16/10 19/5 32/17 32/17 32/21 34/19 37/5 38/4 40/12 58/16 60/3 63/3 71/6 73/18 76/23 84/10 87/13 92/10 96/10 105/13 108/12 114/20 117/21 121/23 123/19 124/21 126/13 130/21
timelines [1] 129/5
times [9] 6/14 11/22 17/12 43/1 60/15 81/24 100/12 111/15 134/2
timing [3] 42/14 117/14 124/17
TIS [1] 27/16
today [39] 5/16 5/25 6/1 6/17 16/4 16/17 17/21 19/16 29/17 36/10 38/11 51/24 52/1 54/23 55/22 62/24 63/8 65/14 69/10 69/12 69/21 70/1 70/4 72/5 74/7 74/9 74/15 78/4 86/3 93/5 93/14 105/15 105/18 112/20 117/1 118/7 118/12 134/8 134/14
today's [2] 5/4 74/11
together [4] 30/11 33/1 71/1 100/14

**T**

told [3] 87/7 87/9 92/13
ton [1] 58/13
too [11] 24/16 51/1 71/3 71/21 72/3 100/13 110/8 111/8 111/12 129/16 129/24
took [3] 61/7 114/1 114/21
top [10] 95/11 95/23 100/21 104/1 111/23 115/17 115/18 116/9 116/9 121/9
topped [1] 95/22
total [2] 9/1 78/17
totally [2] 95/6 102/3
touch [3] 6/2 109/13 113/11
touches [3] 109/12 109/13 121/12
towards [1] 21/23
townhome [3] 28/25 35/18 46/8
townhomes [9] 8/1 8/3 8/23 21/17 28/10 28/15 28/18 47/21 91/14
townhouse [10] 15/13 27/18 28/7 37/14 49/21 53/18 64/19 66/10 67/5 67/6
townhouses [1] 58/21
TR [4] 2/14 6/6 36/23 122/5
trace [1] 17/13
tract [45] 7/24 7/25 8/2 10/3 10/18 11/1 16/22 16/24 18/5 18/6 18/7 18/10 18/17 21/13 21/14 21/14 21/17 21/21 21/25 25/16 25/23 27/18 27/21 28/24 30/20 31/10 31/11 31/12 31/20 31/23 34/14 34/16 34/22 35/12 35/17 35/18 36/11 51/23 64/18 65/19 66/4 112/2 112/5 121/12 121/13
tracts [8] 15/12 18/12 18/13 25/12 36/5 40/18 49/17 59/12
traffic [40] 4/5 9/7 27/15 37/7 39/11 41/24 42/2 43/23 47/3 47/4 53/24 79/23 80/7 80/15 81/4 81/15 81/25 82/2 82/15 83/17 83/18 85/2 85/3 89/4 89/7 89/18 89/23 89/24 90/19 100/11 100/12 101/5 101/18 102/11 122/21 122/25 127/6 127/8 127/10 130/3
transcript [2] 135/10 135/20
transfer [3] 18/9 21/16 54/13
transferred [3] 18/11 21/13 31/13
Transferring [1] 31/9
transfers [2] 21/23 45/12
transport [1] 31/4
transportation [21] 2/14 6/7 11/14 20/24 20/25 21/1 26/8 26/9 36/24 36/25 47/5 53/20 77/9 77/14 78/15 78/20 106/22 122/5 122/6 126/12 126/13
Traurig [6] 3/12 4/12 88/12 88/15 131/21 132/1
treatment [6] 11/6 20/11 31/25 58/24 61/10 62/10
trees [2] 46/20 87/18
Treesh [11] 2/14 3/6 3/16 6/6 11/13 11/20 36/17 36/23 106/21 121/23 122/5
triangle [1] 101/10
tried [4] 65/24 81/14 90/4 95/11
tries [1] 109/24
trip [24] 9/14 37/11 37/15 37/19 37/20 40/9 40/11 40/16 40/20 40/21 40/23 40/25 41/6 79/2 79/6 122/12 122/13 122/23 123/11 123/12 124/25 126/9 128/1 128/10
trips [12] 9/7 9/9 9/12 27/17 40/6 40/22 40/24 53/22 78/25 79/8 123/14 123/15
trolleying [1] 59/15
true [2] 111/13 135/11
try [6] 23/23 49/9 57/17 101/5 102/1 127/14
trying [8] 24/19 24/19 71/22 83/19 99/6 120/8 127/1 127/2
turn [10] 10/8 21/4 36/17 43/19 76/8 83/17 89/13 89/16 101/6 134/2
turnaround [3] 10/6 31/17 34/13
turned [1] 133/14
turnover [2] 134/1 134/3
turns [2] 69/20 83/19
two [41] 8/5 16/20 21/20 21/21 28/12 31/6 33/1 33/23 35/12 36/13 36/15 37/14 38/11 41/3 41/4 42/21 50/17 53/19 53/25 54/12 55/6 71/1 75/20 76/1 78/10 78/23 79/7 79/10 79/20 81/23 93/15 94/16 98/20 101/5 109/7 109/10 109/14 114/6 115/1 131/14 132/3

## T

two-day [1] 79/10
two-family [10] 8/5 21/20 21/21 28/12 36/13 36/15 37/14 50/17 53/19 53/25
two-lane [1] 38/11
two-way [3] 78/23 79/7 79/20
twofold [2] 64/10 71/9
tying [2] 32/25 33/7
Tyler [3] 2/15 6/8 11/21
type [8] 42/1 63/3 80/14 87/16 104/8 104/13 122/14 131/11
types [2] 46/9 47/22
typical [2] 37/16 43/23
typically [6] 38/19 40/8 41/2 60/17 123/17 123/24
typographical [1] 26/21

## U

ultimate [2] 41/20 41/22
ultimately [2] 83/23 104/24
uncontrolled [2] 112/22 118/9
under [10] 5/8 19/21 29/16 35/1 43/14 50/15 54/19 79/1 79/7 114/20
underline [1] 23/23
underlined [1] 22/16
underlines [2] 24/13 24/16
underlining [1] 25/11
underlying [1] 29/7
understand [7] 28/10 69/9 69/25 84/12 103/4 127/24 133/10
understanding [5] 67/12 67/16 69/21 84/8 128/13
understands [1] 130/16
understood [1] 69/5
underway [2] 38/5 38/17
undeveloped [2] 64/16 115/12
unfortunate [1] 92/7
unique [1] 57/3
unit [10] 35/1 37/17 40/20 40/21 40/22 40/23 40/24 40/24 49/21 80/6
units [66] 8/7 8/17 8/20 8/24 9/1 9/2 9/8 9/13 9/14 15/12 15/17 15/18 15/19 16/14 16/15 16/15 19/16 22/1 27/13 29/12 37/7 37/9 37/10 37/14 45/15 49/18 50/3 50/5 50/18 52/6 53/17 54/12 54/15 54/17 54/19 55/6 67/6 69/23 70/4 78/5 78/16 80/4 82/11 84/13 84/20 88/22 88/23 89/3 89/23 92/8 94/14 95/14 98/18 100/8 101/10 101/15 102/6 124/24 125/14 128/15 128/19 129/12 129/19 129/21 129/23 129/25
unless [3] 26/1 102/19 114/1
until [10] 71/16 84/16 84/24 84/24 93/17 99/13 104/19 105/9 118/7 118/8
unusual [1] 114/25
up [60] 5/18 7/18 11/15 13/20 16/14 21/2 21/5 22/5 24/16 27/25 28/4 35/13 51/15 53/1 56/16 60/2 60/16 61/8 62/3 67/14 71/20 72/15 75/21 75/24 75/25 77/6 79/15 82/6 83/24 84/3 87/17 87/19 90/6 91/7 94/18 94/21 95/10 95/22 98/3 99/11 100/11 102/11 104/7 104/18 106/20 107/19 109/8 109/20 111/25 112/23 115/8 118/5 121/4 123/25 124/3 126/4 128/22 129/1 129/11 132/16
upcoming [1] 38/14
update [3] 22/14 27/7 33/20
updated [12] 4/4 12/12 12/14 12/18 12/20 12/21 13/11 18/15 23/7 23/9 24/4 25/16
upfront [1] 127/15
upon [4] 7/8 21/7 22/11 132/22
urban [7] 14/21 47/16 47/19 65/10 90/22 90/23 90/23
us [6] 58/11 79/11 86/25 87/11 115/8 121/4
use [63] 8/14 14/1 14/9 14/11 14/12 16/11 27/18 28/7 29/25 31/2 35/6 37/17 40/11 45/20 48/20 49/15 49/21 49/24 50/2 51/19 54/8 54/10 54/10 55/8 55/10 55/11 55/12 55/23 55/24 56/2 57/12 59/14 60/7 61/16 61/17 62/6 62/14 62/16 62/17 62/18 62/21 62/22 63/4 64/19 65/17 65/18 65/22 78/18 79/14 79/17 80/20 94/20 95/12 97/25 100/3 101/14 102/20 102/24 102/24 105/4 123/24 131/5 131/11
used [8] 16/11 16/11 79/20 81/22 82/12 86/15 86/21 98/16

U

useful [1] 53/10
uses [28] 15/14 25/8 25/9 25/11 25/12 35/18 44/23 46/16 47/20 50/18 51/15 55/15 55/25 58/22 60/6 60/7 60/8 63/4 63/17 63/25 64/6 64/12 64/20 66/10 79/25 123/16 123/17 131/11
using [2] 94/19 128/15
usually [1] 61/3
utilities [1] 14/22
utility [1] 11/2
utilized [2] 123/12 123/15

V

VA [1] 86/15
vacant [1] 59/12
varies [1] 85/8
varying [1] 31/21
vehicle [1] 62/8
vehicles [2] 10/7 10/8
version [1] 21/11
versions [1] 24/14
versus [5] 40/5 41/16 58/12 128/12 131/2
very [33] 7/16 7/22 32/14 42/22 43/10 59/2 63/11 65/12 77/16 77/16 86/22 87/6 87/15 87/20 87/23 88/5 88/9 92/8 93/16 101/25 105/13 108/19 110/3 111/2 114/16 114/25 116/1 116/5 124/9 133/7 133/16 133/21 134/1
vice [2] 6/2 6/3
virtue [1] 133/6
visit [4] 52/9 70/7 71/14 113/19
voluntary [7] 9/25 10/11 15/20 20/20 31/8 31/16 50/7
vu [1] 88/17

W

wait [1] 89/16
waiting [1] 83/20
Walgreens [1] 87/11
walk [4] 25/6 58/21 60/3 109/8
walkable [1] 58/20
walked [2] 59/23 73/16
walking [2] 35/13 35/15
wall [1] 95/17
want [44] 16/9 16/18 16/21 23/18 28/14 28/25 32/15 42/13 59/14 59/15 70/25 72/3 74/10 74/14 76/5 78/3 78/14 82/5 86/4 87/19 89/15 90/8 90/16 91/12 92/14 92/18 93/14 94/13 97/4 97/19 101/9 101/14 102/11 103/9 103/12 105/20 118/21 118/25 124/16 125/6 125/18 129/14 130/5 131/20
wanted [16] 14/20 36/14 51/14 52/22 58/9 58/18 59/2 59/9 71/25 72/10 83/13 109/5 130/25 131/2 131/18 133/1
wants [2] 104/14 125/17
warranted [1] 57/3
was [204]
washed [3] 96/14 96/17 104/18
wasn't [5] 28/17 32/12 58/13 67/18 73/22
wastewater [3] 11/5 20/10 31/25
water [74] 10/14 11/8 20/6 31/18 32/1 32/4 32/7 32/19 32/24 33/5 45/1 46/5 66/15 66/20 66/21 66/22 75/17 77/15 90/3 92/16 92/17 92/19 92/21 92/22 93/19 94/25 95/4 95/8 95/16 95/21 96/5 96/9 96/16 96/20 96/21 96/24 96/25 97/1 103/17 103/25 104/3 104/6 104/9 104/12 104/17 104/25 105/9 105/9 105/11 112/4 112/5 112/9 112/16 112/24 114/9 114/11 114/11 114/12 114/16 114/18 114/21 114/23 116/11 116/12 116/13 116/14 116/18 117/16 118/9 118/11 118/23 120/3 120/4 120/16
way [29] 8/18 13/19 22/4 41/19 41/19 50/20 52/14 53/1 57/16 61/8 68/16 68/17 68/17 69/2 69/2 77/1 78/23 79/7 79/20 84/6 85/3 95/1 102/4 104/7 104/18 109/24 117/11 121/7 130/9
we [232]
we'd [1] 9/12
we'll [9] 58/7 63/10 63/16 73/13 73/21 76/14 89/22 89/25 106/9
we're [29] 6/10 9/18 16/22 18/12 23/12 24/19 25/3 25/20 26/6 28/3 38/10 62/9 63/15 67/3 72/4 72/23 90/23 91/7 91/17 92/7 106/4 107/3 111/25 112/2 112/14 115/9 115/14 115/25 127/10
we've [29] 7/20 10/3

**W**

we've... [27] 10/19 11/20 16/19 18/12 18/22 21/2 21/5 21/7 21/13 25/13 25/18 34/15 42/18 42/24 42/24 57/16 65/7 72/8 72/17 90/12 97/16 109/14 111/8 111/16 116/1 128/25 129/1
web [1] 85/23
Webb [1] 95/1
website [1] 30/13
wedding [1] 102/18
week [1] 91/1
weekday [4] 79/3 79/4 80/22 80/24
weekend [1] 79/3
weekly [1] 108/10
weeks [3] 85/11 114/6 115/1
weir [3] 103/18 104/8 105/6
weird [2] 67/20 68/19
welfare [2] 34/10 48/7
well [61] 7/10 12/14 14/19 16/7 19/1 21/5 26/22 35/21 38/24 40/19 42/7 42/8 43/3 45/7 54/2 58/11 60/7 60/8 63/13 64/14 66/9 67/7 69/8 73/8 74/3 75/14 75/15 76/11 77/18 81/3 82/7 86/8 93/20 95/18 97/6 99/11 99/11 101/2 103/9 107/3 107/5 107/5 107/7 107/10 107/23 108/1 111/7 112/11 113/13 113/24 115/16 116/24 118/21 118/25 120/19 125/5 126/10 126/21 129/18 132/6 134/11
well into [1] 60/7
Wells [1] 43/6
went [10] 38/3 48/16 51/5 55/19 56/3 73/1 114/5 114/6 123/23 132/19
were [50] 7/1 9/16 13/3 15/22 17/3 17/12 20/1 20/7 20/20 24/15 25/12 25/19 26/10 28/10 28/13 28/19 33/21 34/1 40/3 49/18 57/17 59/12 59/12 59/19 61/20 66/13 73/6 75/22 80/5 88/21 91/5 91/14 92/2 92/6 94/22 99/14 102/20 103/16 106/18 106/25 109/4 118/5 119/25 123/14 123/23 124/16 128/9 132/14 133/2 133/8
weren't [2] 8/22 81/12
Wesley [6] 40/3 40/13 81/2 90/17 90/20 122/15
west [16] 14/11 16/20 17/1 19/15 21/14 21/25 31/7 51/10 52/16 78/1 95/5 98/9 109/22 109/24 110/19 121/14
western [6] 10/21 18/13 18/14 118/6 118/8 121/14
wetland [10] 9/16 9/19 17/7 27/11 46/2 46/4 47/13 50/21 54/20 55/3
wetlands [12] 9/20 19/7 25/20 44/20 45/6 47/15 54/5 54/7 54/11 62/18 62/25 66/13
what [109] 11/12 12/21 23/6 23/20 24/15 24/15 24/21 24/24 28/7 28/11 28/13 32/9 33/4 34/15 37/21 37/24 38/1 38/10 40/15 40/17 41/14 41/19 41/23 42/1 42/22 43/2 49/9 50/18 50/20 52/2 52/20 55/14 55/16 56/17 60/11 60/25 62/3 65/14 65/14 67/8 67/8 67/14 67/18 67/20 67/25 68/3 68/4 72/7 76/5 76/22 78/7 78/8 78/12 80/2 81/18 82/1 82/11 83/25 84/7 84/17 84/22 85/9 87/4 87/8 89/2 89/6 90/7 90/14 90/18 90/20 90/20 90/25 91/23 95/4 95/15 95/23 96/2 96/6 97/11 97/17 97/18 97/20 99/20 102/13 102/14 102/16 102/16 102/23 103/7 104/1 104/14 107/12 108/1 108/5 109/17 110/3 111/11 113/23 114/3 115/21 118/17 123/3 123/20 126/5 127/5 127/8 128/25 129/8 130/13
what's [10] 9/10 25/5 54/17 54/23 67/16 69/12 69/22 92/15 93/18 127/4
whatever [10] 32/24 49/9 69/3 69/19 77/1 87/19 88/8 103/19 112/4 117/21
whatsoever [1] 81/3
wheel [1] 124/13
wheelchair [1] 124/12
when [47] 5/17 26/13 39/25 41/1 43/18 50/15 52/3 54/6 54/8 55/12 56/3 68/25 70/7 71/14 73/4 73/24 75/15 75/21 86/6 87/4 87/6 88/1 88/8 89/1 90/11 90/25 91/17 91/18 97/6 98/17 99/16 101/17 102/3 104/10 108/2 110/1 113/4 113/18 114/5 122/18 124/5 124/18

W

when... [5] 126/10 131/8 133/19 133/19 134/12
whenever [1] 104/14
where [44] 17/13 17/16 21/12 21/15 21/22 31/5 33/7 42/15 44/23 52/7 52/12 54/12 54/24 55/5 59/14 59/22 60/1 60/13 61/20 63/2 63/3 63/14 71/19 74/2 77/4 88/21 88/23 91/7 91/8 92/6 94/15 94/17 95/7 98/19 107/5 107/9 107/15 113/11 113/12 120/18 120/23 121/7 129/6 133/23
whether [7] 7/2 103/18 107/16 108/8 123/1 133/4 133/13
which [66] 6/18 10/1 15/16 15/17 17/20 19/13 19/15 20/11 20/18 20/18 21/6 21/22 27/14 28/3 28/24 30/16 30/22 31/3 31/10 32/3 34/12 35/20 37/15 38/13 43/15 45/5 53/20 58/14 66/19 67/19 71/7 75/20 76/20 76/21 76/24 77/10 77/13 77/25 78/4 79/5 79/16 79/21 90/11 95/2 95/8 95/11 95/25 96/8 96/18 97/20 97/22 98/22 99/3 99/8 99/9 99/19 101/15 107/8 107/9 107/21 109/12 109/19 109/22 118/7 127/22 132/1
while [4] 66/6 83/20 104/9 107/19
who [22] 6/1 6/3 6/5 6/6 73/22 74/18 75/24 82/13 82/16 84/2 87/22 103/10 103/12 103/16 105/17 107/9 107/24 114/18 124/24 130/11 131/21 133/24
whoever [2] 75/18 88/4
whole [12] 37/23 53/23 85/1 94/23 96/21 99/17 102/9 103/6 112/4 127/17 130/16 131/5
wholly [1] 56/5
whom [1] 11/21
whomever [1] 125/16
why [13] 57/8 58/25 63/15 87/5 87/10 97/4 97/9 98/17 100/24 101/16 107/4 126/2 127/24
wide [2] 32/4 110/15
widen [3] 77/10 101/11 102/7
widened [2] 107/16 107/18
widening [1] 38/18
wider [1] 117/8
width [1] 41/21
wife [2] 86/16 87/14
wiggle [2] 72/6 72/8
will [105] 5/18 5/20 7/9 7/24 8/7 9/9 9/13 9/14 9/20 9/23 10/5 10/6 11/13 11/15 12/19 12/20 19/4 22/13 29/21 30/15 30/16 30/25 31/4 31/20 31/23 32/21 32/23 37/21 37/23 38/1 43/8 47/6 47/8 47/9 47/11 51/24 52/1 52/3 52/20 53/1 54/24 55/6 59/6 61/6 63/8 63/8 66/19 68/13 69/1 69/6 69/10 69/17 73/7 73/15 73/21 73/23 74/11 74/13 74/16 74/17 76/3 76/16 76/21 76/22 76/25 77/8 79/15 83/23 86/19 87/12 88/6 88/7 97/12 97/13 99/1 100/16 100/17 102/12 105/19 106/14 107/12 112/4 113/24 113/25 114/3 115/22 116/13 116/14 116/18 116/19 116/20 117/23 118/10 118/23 119/6 122/17 123/9 126/21 127/13 130/17 132/18 132/22 132/23 134/8 134/10
willing [2] 10/11 129/24
willy [1] 126/3
willy-nilly [1] 126/3
wishes [2] 74/18 105/18
withdrawn [2] 34/4 71/4
within [15] 6/15 6/15 8/25 15/21 20/3 34/23 35/15 36/2 36/5 50/8 56/5 56/24 60/11 60/24 89/5
without [7] 19/16 32/9 54/17 66/13 83/20 97/17 98/23
witness [2] 3/8 11/19
witnesses [4] 3/3 3/14 11/20 11/23
won't [5] 50/25 53/15 71/3 108/9 115/13
worded [1] 84/6
work [14] 23/3 41/2 52/17 68/14 69/10 69/10 80/15 89/12 91/1 99/25 100/9 130/17 132/18 132/24
worked [6] 26/7 30/11 59/21 65/13 67/23 99/17
working [16] 20/23 23/10 23/12 37/4 52/17 68/11 72/15 81/10 99/13 99/16 99/22 100/5 100/7 102/13

## W

working... [2] 126/25 129/4
worse [3] 98/25 101/2 119/5
worst [2] 37/10 95/7
would [59] 7/2 9/3 10/14 10/15 11/2 11/4 11/7 11/23 11/25 12/18 19/17 20/19 21/24 22/1 28/3 36/18 43/23 55/15 56/11 57/13 61/17 68/12 68/23 74/3 74/6 78/11 83/5 83/10 84/6 84/19 84/20 85/10 85/13 90/20 97/1 99/9 99/23 99/25 100/18 100/19 100/23 101/21 107/4 109/18 110/4 112/22 112/23 112/23 117/14 117/19 117/20 119/4 123/3 124/18 125/6 133/5 133/16 133/16 134/2
wouldn't [3] 99/14 106/6 114/2
wrap [2] 11/15 132/16
wrap-up [1] 132/16
written [3] 22/4 72/5 72/11

## Y

yeah [10] 29/6 44/6 50/13 51/13 68/13 70/21 82/7 85/22 115/13 124/3
year [6] 41/25 84/1 84/1 88/17 115/10 116/7
years [11] 38/6 38/21 38/23 43/15 84/5 86/18 96/14 99/18 100/4 104/19 124/7
yellow [1] 55/6
yes [40] 12/3 12/7 12/23 13/5 13/11 22/23 22/25 23/17 25/1 28/8 28/20 33/4 37/2 40/2 44/4 50/13 52/10 57/24 58/2 58/5 68/13 69/15 69/18 69/21 74/21 75/6 105/22 106/16 117/6 119/20 119/21 119/25 120/6 120/21 121/25 122/5 123/8 128/7 131/23 134/3
yesterday [7] 23/20 24/4 24/25 39/1 39/19 52/10 113/19
yet [5] 42/6 52/9 96/6 117/17 118/20
yoga [1] 87/16
you [347]
you'd [4] 73/16 92/22 132/5 132/15
you'll [8] 5/13 13/4 18/25 48/21 50/18 50/18 85/5 86/5
you're [28] 17/24 23/10 24/23 42/19 49/3 54/7 58/15 92/20 94/15 94/16 95/20 98/8 99/5 99/6 100/8 101/1 101/7 102/8 102/8 102/10 103/13 103/13 107/10 113/23 117/24 118/17 125/12 132/25
you've [15] 52/9 57/7 57/25 79/22 83/11 90/7 102/9 109/11 109/11 109/19 109/20 109/21 115/16 123/6 124/11
your [28] 5/9 5/19 13/4 16/18 37/16 48/21 61/14 73/25 74/1 75/7 76/22 77/13 85/7 86/4 89/18 92/10 92/18 92/21 93/23 101/6 101/7 103/6 105/13 117/23 120/7 123/7 133/15 134/10
yourself [1] 122/3

## Z

Z-02 [1] 50/21
Z-02-070 [1] 50/15
zoned [2] 14/15 51/6
zones [1] 63/20
zoning [27] 2/10 4/9 7/10 7/13 14/13 14/16 16/7 27/17 32/6 32/10 32/15 35/24 37/22 49/7 50/14 51/3 51/4 55/9 57/19 61/15 63/15 108/20 116/23 119/24 128/21 128/21 129/7