

THE OFFICE OF THE LEE COUNTY
HEARING EXAMINER

CASE NO.: DCI2021-00014

IN RE: WILLIAMS AVENUE CPD

PROCEEDINGS: PUBLIC HEARING

BEFORE: Donna Marie Collins
Chief Hearing Examiner

DATE: June 2, 2022

TIME: 1:00 p.m. to 3:52 p.m.

LOCATION: Hearing Examiner's
Hearing Room
1500 Monroe Street
Second Floor
Fort Myers, FL 33901

REPORTER: Deborah M. Bruns
Florida Professional Reporter

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

1 APPEARANCES:

2 For the Applicant: Veronica Martin, Senior Planner
3 Dean Martin, P.E.
4 TDM Consulting, Inc.
5 43 Barkley Circle, Suite 200
6 Fort Myers, FL 33907
7 Email: vmartin@tdmconsulting.com
8 Email: dean@tdmconsulting.com
9

6 For the Staff: Adam Mendez, Planner
7 Department of Community Development
8 Zoning
9 P.O. Box 398
10 Fort Myers, FL 33902-0398
11 Email: amendez@leegov.com
12

10 ALSO PRESENT:

11 Elizabeth Workman, Environmental Planner
12 Jillian Scholler, DOT
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

PAGE:

APPLICANT WITNESSES:

Veronica Martin.....	7
Dean Martin.....	27
Veronica Martin.....	34

STAFF WITNESSES:

Adam Mendez.....	38
Jillian Scholler.....	55
Elizabeth Workman.....	59

PUBLIC COMMENT:

Marina Church.....	63	Richard Payne.....	82
Gary Felder.....	68	Teri Payne.....	84
Marti Reed.....	75	Pamela O'Hara.....	89
Joe Fabera.....	78		
Diane Howell.....	79		

REBUTTAL WITNESSES:

Veronica Martin.....	92
Adam Mendez.....	109

Certificate of Reporter.....	115
------------------------------	-----

E X H I B I T S

Applicant Exhibit	Description	Marked
1	Applicant's PowerPoint	8
2	Enlarged Master Concept Plans A and B	9
3	Revised Condition Number 4	9
Staff		
1	Staff Report	39
2	Staff PowerPoint	39
3	Staff's expert witness information	39
4	Jillian Scholler's resumé	39

P R O C E E D I N G S

HEARING EXAMINER COLLINS: Good afternoon. My name is Donna Marie Collins. I'm the Hearing Examiner that will be presiding over this afternoon's hearing.

Today's hearing is a minor planned development rezoning request. The case name is Williams Avenue CPD. It's a 4.8-acre parcel that's proposed for planned development zoning. The Staff's recommendation was for approval.

All testimony and evidence that I accept during these hearings will be taken under oath. I will administer the oath to everyone in the room at one time. If you intend to speak, please raise your hand at that time -- not yet.

For those of you who are not familiar with these proceedings, I'd like you to know that the Staff Report is a public record, and that is available to you. And you can get it online, or you can contact the planner that was assigned to review the case.

Also, my recommendation in this case, once issued, is also a public record, and that is available to anyone whether they attend the hearing today or not.

If you are present today, I'd like you to fill out one of the public participation forms. I will use those forms to call people up one at a time; but, also,

1 if you provide an email address, you will receive a
2 copy of my recommendation to the Board of County
3 Commissioners via email. You will also receive notice
4 of the Board of County Commissioners hearing, as well.

5 The Board is the final decision-maker in this
6 case; however, I take in all the testimony and evidence
7 and prepare a recommendation for them. In order to
8 speak to the Board at the final decision-making
9 hearing, you must have participated in this hearing
10 today by placing comments on the record.

11 I find oftentimes that people are not totally in
12 favor or against an application to rezone property in
13 their neighborhood, but they often have very specific
14 concerns. During the public input portion of the
15 hearing, you may ask questions or make suggestions on
16 conditions that may make this application more
17 compatible with the neighborhood. I will take into
18 account all recommendations from the public, and weigh
19 them against the standard by which I must review this
20 application and prepare my recommendation.

21 The order of the hearing will be as follows:

22 First, the property owners and their
23 representatives will present their request for
24 rezoning. They will go through the review criteria
25 under the Code and make their case for why this request

1 should be approved.

2 Following their presentation, the County Staff
3 planners that reviewed the application and prepared the
4 Staff Report, they will then make a presentation based
5 on their recommendation, supporting their
6 recommendation.

7 At the conclusion of those presentations, I will
8 open up the floor to members of the public. At that
9 time I will call you up one at a time, and you come to
10 the podium, and you place your comments into the
11 record. If you have any questions, that is the time
12 for you to ask them. We will note all questions during
13 the public input time; and then after all the members
14 of the public have spoken, we will close the public
15 input portion and go back to Staff and the Applicant;
16 and they will answer the questions one at a time.

17 When you come to the podium, you may speak as long
18 as you like, but you will only have one opportunity to
19 speak. So once you take your seat, you will not be
20 able to come back up or call out a question or anything
21 like that. So I ask that you listen carefully to the
22 presentations and maybe make notes if something comes
23 to mind that you want further information on or want to
24 question further.

25 Okay. I'm going to administer the oath to

1 everyone in the room that may speak on the record
2 today. Please raise your right hand.

3 (Participants sworn en masse.)

4 HEARING EXAMINER COLLINS: Okay, thank you very
5 much.

6 I'm ready to begin.

7 MS. MARTIN: Good afternoon, Madam Hearing
8 Examiner. Can you hear me okay?

9 HEARING EXAMINER COLLINS: Yeah, you can speak up
10 though.

11 MS. MARTIN: Okay. It sounds fairly loud to me,
12 but I want to make sure those in the back can hear me.

13 I am Veronica Martin, for the record, senior
14 planner with TDM Consulting representing the property
15 owners and Applicants Alexis Ebra and Yanet Tellez
16 Avila.

17 I've been accepted as an expert witness in the Lee
18 Plan and the Land Development Code, and ask to be
19 accepted as such again today.

20 HEARING EXAMINER COLLINS: Yes, you may proceed.

21 MS. MARTIN: Okay, thank you.

22 The request before you today is to rezone 4.8
23 acres from the RS-1 zoning district to commercial
24 planned development with two master concept plans,
25 schedule of uses, deviations, and conditions.

1 I am in receipt of the Staff Report, and I did
2 provide a 48-hour letter. Staff is recommending
3 approval of the rezoning request with conditions. We
4 are mostly in agreement with Staff's analysis and
5 conditions, with the one exception as outlined in the
6 48-hour letter.

7 In addition, Dean Martin, the project engineer,
8 will be providing an analysis of the right-in/right-out
9 driveway on Master Concept Plan B. It's referenced in
10 Deviation Number 1 from Master Concept Plan B.

11 I will discuss a proposed compromise on Condition
12 Number 4 later in my presentation of Master Concept
13 Plan B.

14 At this time I would like to enter several
15 exhibits into the record: a hard copy of the PowerPoint
16 presentation, 24-by-36-inch copies of both master
17 concept plans, and the proposed alternative to
18 Condition Number 4.

19 HEARING EXAMINER COLLINS: Okay, thank you. I
20 will mark your PowerPoint as Applicant Exhibit 1.

21 (Applicant Exhibit 1 marked.)

22 MS. MARTIN: The master concept plans A and B have
23 not changed. Sometimes it's nice to have a larger copy
24 when viewing it.

25 HEARING EXAMINER COLLINS: Okay. That will be a

1 composite Exhibit 2.

2 (Applicant Exhibit 2 marked.)

3 MS. MARTIN: And a revised condition on -- revised
4 Condition Number 4.

5 HEARING EXAMINER COLLINS: And that will be
6 Applicant Exhibit Number 3.

7 (Applicant Exhibit 3 marked.)

8 HEARING EXAMINER COLLINS: Okay.

9 MS. MARTIN: Thank you.

10 The property outlined in red is located on the
11 east side of Williams Avenue north of Lee Boulevard and
12 Able Canal across from Lehigh Acres Park. W. 5th
13 Street is located to the north, and Magnolia is located
14 to the east.

15 The property has a future land use classification
16 of urban community as shown in the orangy-tan color.
17 Land to the northeast and south is also urban
18 community, while property to the west is central urban
19 in brown, and public facilities in gray.

20 The property to the north and east is zoned RS-1,
21 single-family residential, and is comprised of
22 single-family lots and also numerous vacant lots.

23 The property to the south is zoned as C-2,
24 commercial, and does consist of existing commercial
25 uses.

1 The land to the west is zoned AG-2/CF and
2 CFPD/RPD, and is the Lehigh Acres Park and the proposed
3 expansion of that park.

4 The Staff Report did include a history of
5 development in the Lehigh Acres community, including
6 the fact that there are very few commercial
7 developments to serve the growing residential
8 population. The Applicant cobbled together a block of
9 land to provide a minor commercial use development to
10 this area of Lehigh Acres. Existing commercial uses
11 are located nearby on Lee Boulevard and further north
12 on Williams Avenue, which is a major collector road.

13 In addition, again, Lehigh Acres Park is
14 expanding. I've seen the plans, and I can't remember
15 the actual acreage. It's 89 acres of expansion.
16 Providing commercial uses at this particular location
17 is logical.

18 Urban services, including potable water and
19 sanitary sewer, police, fire and emergency services,
20 paved roads, public transit, and pedestrian facilities
21 and parks and rec are available nearby to serve the
22 development.

23 I'm going to go over Master Concept Plan A, the
24 schedule of uses for Master Concept Plan A, and the
25 deviations for Master Concept Plan A, so there's --

1 there's no confusion between A and B.

2 Master Concept Plan A basically legitimizes
3 existing conditions on the property and adds a single
4 food truck.

5 As demonstrated on the master concept plan,
6 development is focused along Williams Avenue. The
7 plant nursery, caretaker's residence, parking lot, and
8 driveway are all existing. In addition, a
9 single-family residence on Magnolia is existing and is
10 also owned by the Applicants.

11 Improvements include a single food truck with
12 outdoor seating, providing code-compliant buffers
13 around the developed area, drainage, and indigenous
14 preserves in the northeast and southeast corners.

15 Buffers for Master Concept Plan A include a
16 15-foot-wide Type D buffer along Williams Avenue and W.
17 5th Street, and a 25-foot-wide buffer, per Land
18 Development Code Section 33-1405, where the development
19 abuts single-family uses.

20 HEARING EXAMINER COLLINS: Okay. Could you go
21 back?

22 MS. MARTIN: Yes.

23 HEARING EXAMINER COLLINS: So Master Concept Plan
24 A, the parcel is surrounded completely by either the
25 canal or roads --

1 MS. MARTIN: Yes, ma'am.

2 HEARING EXAMINER COLLINS: -- right? Everything
3 else is --

4 MS. MARTIN: There -- can I go back to the aerial
5 location map?

6 HEARING EXAMINER COLLINS: Yes.

7 MS. MARTIN: So -- actually, I can use the zoning
8 map.

9 The Applicant tried to obtain every lot on this
10 block. They were unsuccessful in obtaining -- and I'm
11 just going to walk over. They were unsuccessful in
12 obtaining this lot here, which is zoned RS-1; and this
13 lot here, which is also zoned RS-1. So the acreage
14 that they have assembled together is 4.8 acres.

15 HEARING EXAMINER COLLINS: Okay. So there's two
16 existing single-family homes on the property?

17 MS. MARTIN: Correct.

18 HEARING EXAMINER COLLINS: One is going to be
19 converted to a retail space and caretaker. What's
20 going to happen with the other single-family home?

21 MS. MARTIN: We're going to -- for Master Concept
22 Plan A, we're going to leave it as is, existing only.
23 When we go to Master Concept Plan B, the entire site
24 will be redeveloped for commercial uses, and the
25 single -- existing single-family residence will go

1 away, along with the caretaker's residence.

2 HEARING EXAMINER COLLINS: All right. And
3 retaining the single-family residence is permitted in
4 CPD if it's previously existing; correct?

5 MR. MENDEZ: That is correct.

6 HEARING EXAMINER COLLINS: Okay. Thank you for
7 the clarification.

8 MS. MARTIN: The schedule of uses for Master
9 Concept Plan A does include the plant nursery with a
10 retail lawn and garden supply store, a single food
11 truck with outdoor seating area, a caretaker's
12 residence, and the existing single-family residence on
13 Magnolia, along with typical accessory uses.

14 The Applicant is requesting four deviations with
15 Master Concept Plan A. Deviation 1 seeks relief from
16 the Land Development Code Section 10-285 requirement to
17 provide a minimum connection separation of 245 feet
18 from major collector roads in future urban areas with a
19 speed limit less than 45 miles per hour. The Applicant
20 is requesting to permit a connection separation of 131
21 feet on Williams Avenue, which is the location of the
22 existing driveway. Staff recommended approval of
23 Deviation Number 1.

24 And I'm going to flip back and forth between the
25 deviations and the master concept plan so that you can

1 see the locations.

2 Did you bring your pointer?

3 MR. MARTIN: I did. There you go.

4 MS. MARTIN: So there's the existing driveway,
5 which is 131 feet from the intersection of W. 5th
6 Street.

7 Deviation Number 2 seeks relief from the Land
8 Development Code Section 34-216(c) requirement to
9 provide a 24-foot-wide drive aisle for two-way traffic.
10 The Applicant is requesting the deviation to permit the
11 drive aisle for the food truck parking location to be
12 12 feet wide. Since there's only one food truck, it
13 will be able to pull into the site, back out towards
14 the plant nursery, and exit in a forward manner. Staff
15 did recommend approval of Deviation Number 2.

16 And this is the food truck location, and there is
17 the back-out, and there's the 12-foot-wide drive aisle.

18 Deviation Number 3 seeks relief from the Land
19 Development Code Section 33-1405(c) (3) requirement to
20 provide a 25-foot-wide buffer with 7 trees, a double
21 hedge row, and 33 ground covers per 100 linear feet
22 between the plant nursery and the abutting RS-1 zoned
23 lot to the south. The Applicant is requesting to not
24 provide the Code-required buffer, but to permit the
25 landscape nursery to act as the buffer. Staff

1 recommended partial approval of this deviation, and
2 Adam and I did discuss it, and the Applicant is in
3 agreement with Staff's recommendation of partial
4 approval, to -- to be required to provide a buffer to
5 the south but not the east.

6 Let me go back to the master concept plan.

7 So there would be a buffer on this side where the
8 plant nursery is located, but not on this side where
9 it's just drainage and indigenous vegetation.

10 Deviation Number 4 seeks relief from the Land
11 Development Code Section 34-2017(a) requirement that
12 high turnover parking aisles and parking spaces must be
13 provided with a paved, dust-free, all-weather surface.
14 The Applicant is requesting to permit the gravel (sic)
15 aisle spaces to have an alternative surface such as
16 gravel, and Staff did recommend approval of Deviation
17 Number 4.

18 So there is an existing gravel parking lot right
19 here, and we're proposing to let it remain as gravel
20 for the retail nursery.

21 Do you have any questions on the Master Concept
22 Plan A?

23 HEARING EXAMINER COLLINS: (Shakes head.)

24 MS. MARTIN: I'm going to move forward to Master
25 Concept Plan B.

1 Master Concept Plan B shows the site at full
2 build-out: the convenience store and fuel pumps located
3 along Williams Avenue, the commercial plaza is located
4 along Magnolia, and the food truck park is located
5 along Able Canal.

6 When I first presented this project to the Lehigh
7 Acres Planning Community, it was suggested we relocate
8 the food truck park along the canal because of a new
9 pedestrian facility to be constructed in the near
10 future.

11 Master Concept Plan B has a right-in/right-out
12 driveway on Williams Avenue, and a full-access driveway
13 on W. 5th Street.

14 No access is proposed on Magnolia.

15 Development has been limited and buffered along
16 Magnolia to protect the existing single-family homes to
17 the east. Indigenous preserves are located in the
18 northeast and southeast corners. The preserve in the
19 southeast corner does provide additional protection
20 between the food truck park and the residential
21 community to the east. The commercial plaza also acts
22 as a buffer between the convenience store and the
23 residential lots.

24 I'm going to talk about the buffers. The Land
25 Development Code has several sections where buffers are

1 required. Chapter 34 is specific to convenience food
2 and beverage stores; Chapter 33 is specific to the
3 Lehigh Acres community; and Chapter 10 is basic
4 development services buffer requirements.

5 A 25-foot-wide buffer, per Land Development Code
6 Section 34-1353, is provided along Williams Avenue,
7 except where the dry detention area is located in the
8 northwest corner, and I'm going to point that out. In
9 this corner. In that corner we're providing a standard
10 15-foot-wide Type D buffer.

11 Again, a 15-foot-wide Type D buffer is proposed
12 along W. 5th Street and Magnolia -- W. 5th Street and
13 then all the way down Magnolia.

14 A 25-foot-buffer per Land Development Code Section
15 33-1405 is provided abutting the RS-1 zoned lot along
16 west -- excuse me -- W. 5th Street; and 25-foot-wide
17 buffer, per Land Development Code Section 34-1353(f),
18 is proposed abutting the RS-1 zoned lot along Able
19 Canal.

20 The buffers are included in the regulations which
21 are attached to the Staff Report, and they're also
22 provided on the face of the master concept plans, for
23 reference. We did work with environmental sciences on
24 the buffers so that we -- we're providing the
25 appropriate buffers at every location.

1 Condition Number 4. Staff had proposed a
2 condition that required the commercial plaza to be
3 built prior to, or concurrently with, a convenience
4 store. However, in some cases the convenience store is
5 built first as the anchor to the site. The Applicant
6 has worked with Staff on a revised condition, which I
7 did submit as Exhibit 3. That revised condition does
8 have the support of environmental sciences, Beth
9 Workman; planning and zoning, Adam Mendez; and Anthony
10 Rodriguez, manager -- section manager.

11 The revised condition includes the phrase
12 "Alternatively, if the convenience food and beverage
13 store or food truck park is constructed first, the
14 development order must demonstrate buffers consistent
15 with the Land Development Code Section 34-1353 along
16 the entire perimeter of the" 4.1 (sic) acre -- excuse
17 me -- "4.8-acre site, excluding the southern boundary
18 along Able Canal and Deviations Number 5 and 6."

19 HEARING EXAMINER COLLINS: So what does this mean,
20 there will be a wall?

21 MS. MARTIN: There are two options to the buffer.
22 It's either an eight-foot-high architecturally designed
23 masonry wall, or they can do a 30-foot-wide Type F
24 buffer, and I wanted to leave that up to the Applicant
25 to do with the developer.

1 HEARING EXAMINER COLLINS: Okay.

2 MS. MARTIN: The schedule of uses for Master
3 Concept Plan B is broader and includes a convenience
4 food and beverage store with a maximum of 16
5 self-service fuel pumps; restaurants with the COP
6 indoor-only; fast food restaurant with drive-through;
7 food truck park with outdoor seating limited to ten
8 trucks; and a variety of commercial uses appropriate at
9 this location.

10 It should be noted that the fast food restaurant
11 with drive-through is not proposed to be a freestanding
12 building, but rather incorporated into the same
13 building as the convenience store. It is anticipated
14 that the restaurant will be a coffee shop like
15 Starbucks or Dunkin' Donuts.

16 HEARING EXAMINER COLLINS: Where is that noted?

17 MS. MARTIN: That it's not freestanding?
18 Actually, it's in the Staff Report. I apologize for
19 that. This is from my -- my submittal to Staff. In
20 the Staff Report it does say it cannot be freestanding.

21 HEARING EXAMINER COLLINS: Shouldn't that be
22 included as a condition, if that was proposed? Because
23 the way it's -- there's no limitation as it currently
24 is presented in the master concept plan schedule of
25 uses; correct?

1 MS. MARTIN: It's included in the Staff Report as
2 Condition B, I believe.

3 HEARING EXAMINER COLLINS: Oh, okay.

4 MS. MARTIN: The schedule of uses.

5 HEARING EXAMINER COLLINS: All right.

6 MS. MARTIN: I apologize. I -- I copied and
7 pasted from my presentation --

8 HEARING EXAMINER COLLINS: Okay.

9 MS. MARTIN: -- instead of the Staff Report.

10 The Applicant has requested six deviations with
11 Master Concept Plan B:

12 Deviation Number 3 was withdrawn, and I would also
13 like to withdraw Deviation Number 4.

14 Deviation Number 1 seeks relief from the Land
15 Development Code Section 10-285 requirement to provide
16 a minimum connection separation of 245 feet from major
17 collector roads in future urban areas with a speed
18 limit less than 45 miles per hour. The Applicant is
19 requesting a deviation to permit a connection
20 separation of 170 feet on Williams Avenue with a
21 right-in/right-out-only driveway. Staff did condition
22 approval of this deviation that the driveway on
23 Williams Avenue be a right in only; however, the
24 project engineer, Dean Martin, will be providing expert
25 witness testimony to permit the right-in/right-out

1 driveway as shown on Master Concept Plan B.

2 And here is the right-in/right-out driveway.

3 Deviation Number 2 seeks relief from the Land
4 Development Code Section 10-416(b) requirement to
5 provide building perimeter plantings abutting three
6 sides of the building. The Applicant is requesting to
7 permit the 6,000-square-foot commercial building with
8 drive-through to use the five-foot-wide planting strip
9 between the drive-through lane and the regular drive
10 aisle as to the three sides, and Staff did recommend
11 approval of this deviation.

12 Again, number -- Deviation Number 3 was withdrawn.

13 Deviation Number 4, in light of the County
14 repealing Ordinance Number 22-07, we're requesting to
15 withdraw Deviation Number 4. And that was the
16 ordinance that discussed food trucks within the Lehigh
17 Acres Planning Community.

18 Deviation Number 5 seeks relief from the Land
19 Development Code Section 34-1353(f) requirement to
20 separate convenience food and beverage stores and
21 automotive service stations from residentially-zoned or
22 developed properties with an eight-foot-high wall
23 located a minimum of 25 feet from the property line and
24 landscaped with a minimum -- excuse me, with minimum
25 landscaping. The Applicant is requesting to permit the

1 landscape buffer required when commercial uses abut
2 single-family residential uses when located in the
3 Lehigh Acres Planning Community per Section
4 33-1405(c)(3). During my presentation to the Lehigh
5 Acres Planning Community, they requested we provide a
6 living wall to those properties instead of a solid
7 opaque wall. That is consistent with Chapter 33 of the
8 Land Development Code, and Staff did recommend approval
9 of that deviation.

10 Deviation Number 6 seeks relief from the Land
11 Development Code Section 34-1353(e) requirement to
12 provide a 25-foot-wide buffer when convenience food and
13 beverage stores abut a street right-of-way. The
14 Applicant is requesting to provide a 15-foot-wide Type
15 D buffer per Land Development Code Section 10-416(d)
16 between dry detention area number one and the Williams
17 Avenue and W. 5th Street rights-of-way in the northwest
18 corner of the property. And Staff did recommend
19 approval of this condition (sic).

20 And this is where the 15-foot-wide buffer would
21 go, right there, which is the same buffer proposed and
22 required for Master Concept Plan A.

23 I'd like to move on to the Lee Plan analysis, if
24 that's okay?

25 HEARING EXAMINER COLLINS: (Nods head.)

1 MS. MARTIN: Okay. Lee Plan Policy 1.1.4, the
2 urban community future land use category, is
3 characterized by a mixture of relatively intense
4 commercial and residential uses. Commercial
5 development is permitted in the urban community future
6 land use category.

7 Objective 2.1, development location; Objective
8 2.2, development timing; and Policies 2.1.1, 2.1.2,
9 2.2.1, and 2.2.2: The property is located near
10 existing commercial residential and public facility
11 uses, and is located on Williams Avenue, a
12 County-maintained major collector road. Local roads
13 border the property to the north and east, and Able
14 Canal is located to the south. Surrounding development
15 includes single-family uses to the north and east,
16 public parks to the west, offices and retail centers
17 south of Able Canal, and commercial recreation
18 facilities and medical offices northwest along Williams
19 Avenue. Urban services are available and adequate to
20 serve the development.

21 Goal 4, Objective 4.1; Standard 4.1.1, water; and
22 Standard 4.1.2, sewer: FGUA did provide a letter of
23 availability confirming that water and wastewater lines
24 are located nearby, and there is sufficient capacity to
25 serve the proposed development.

1 Standard 4.1.4, environmental factors: Boylan
2 Environmental did provide a protected species survey.
3 The report indicated that no listed species or
4 environmentally-sensitive areas were located on-site.
5 In addition, the FLUCCS map designated areas of native
6 vegetation, enabling the Applicant to provide two large
7 indigenous preserves on-site.

8 Lee Plan Policy 5.1.5 protects existing and future
9 residential areas from any encroachment of uses that
10 are potentially destructive to the character and
11 integrity of the residential environment.

12 MCP-A limits commercial development along Williams
13 Avenue. An existing single-family residence on
14 Magnolia, which is owned by the Applicants, and the
15 indigenous preserves provide buffer to the residential
16 lots to the east.

17 THE REPORTER: Slow down just a little bit,
18 please.

19 MS. MARTIN: Thank you.

20 Buffers, per the Lehigh Acres Code in Chapter 33
21 of the Land Development Code, are proposed to the two
22 vacant lots with RS-1 zoning. Those buffers are 25
23 feet wide, require more vegetation, and the double
24 hedge row must be 48 inches at time of installation,
25 and maintained at 72 inches.

1 Master Concept Plan B limits the more intensive
2 uses of convenience store and drive-through along
3 Williams Avenue. The commercial plaza is located
4 between the convenience store and Magnolia. No
5 vehicular access is provided onto Magnolia to prevent
6 commercial traffic on a residential street. The large
7 indigenous preserves located in the northeast and
8 southeast corners of the development act as enhanced
9 buffer to the residential lots to the east. The
10 indigenous preserve in the southeast corner also
11 provides additional buffering to the food truck park at
12 that location. The Land Development Code does require
13 the larger buffers for convenience food and beverage
14 stores, and also the Lehigh Acres section in Chapter 33
15 provide -- requires larger buffers when commercial uses
16 abut single-family uses. Master Concept Plan B does
17 provide the required buffers with the exception of the
18 deviations previously reviewed.

19 Both master concept plans have been designed and
20 conditioned to provide compatibility with existing and
21 future residential development.

22 (Sotto voce between Hearing Examiner and court
23 reporter.)

24 MS. MARTIN: Lee Plan analysis: Lee Plan Goal 6,
25 Objective 6.1, Policies 6.1.1, 6.1.4, 6.1.5, 6.1.6,

1 6.1.7, and 6.1.8, commercial development. The
2 application and both master concept plans were reviewed
3 for consistency with traffic and access impacts;
4 screening and buffering; availability and adequacy of
5 services; impacts on land uses and surrounding
6 neighborhoods; proximity to other similar centers; and
7 environmental considerations. The Applicant has been
8 working with Staff for over a year to design a
9 commercial development that meets the criteria for
10 commercial development at this particular location,
11 including the master concept plans, schedule of uses,
12 access, buffers, and compatibility with abutting and
13 adjacent uses.

14 Lee Plan Policy 25.6.2: Because of the shortage
15 of suitable undivided tracts, commercial uses may be
16 appropriate on certain other lands that might otherwise
17 be used for residential lots.

18 Paragraph 2 states that other tracts or
19 combinations of platted lots in Lehigh Acres may also
20 be considered for commercial rezoning, even if they are
21 outside of any of the three overlays, through the
22 planned development zoning process or by requesting the
23 CN-3 conventional zoning district. The Applicant
24 assembled together all but two lots on the block
25 totaling 4.8 acres. Again, attempts were made to

1 acquire the other lots but were unsuccessful. The Lee
2 Plan does provide an opportunity to rezone residential
3 lots through this planned development rezoning process
4 to provide commercial development that serves and
5 supports the Lehigh Acres community. This is
6 consistent with Lee Plan Goal 25.

7 Lee Plan Policy 125.1.2: New development and
8 additions to existing development must not degrade
9 surface and groundwater quality. Master Concept Plan A
10 is largely to legitimize the existing plant nursery.
11 Standard requirements for a landscape nursery require
12 all herbicides, pesticides, and fertilizers to be
13 stored in an enclosed storage building with impermeable
14 floors such as concrete. And, also, any horticultural,
15 landscaping, or garden service business must comply
16 with Florida Statutes Chapters 482 and 487 and Florida
17 Administrative Code Chapters 5E.2 and 5E.9.

18 That does conclude my portion of the presentation.
19 At this point, I'm going to have the project engineer
20 come up to discuss drainage, utilities, and traffic,
21 and then I will come back out to wrap up the
22 presentation. Thank you.

23 HEARING EXAMINER COLLINS: Very good.

24 MR. MARTIN: Good afternoon, Madam Hearing
25 Examiner. I'm Dean Martin. I'm an engineer with TDM

1 Consulting.

2 For the record, I want to bring -- briefly discuss
3 traffic, drainage, and utilities. I've previously been
4 accepted as an expert on the Land Development Code --
5 in particular, traffic, drainage and utilities -- and
6 would like to be accepted today.

7 HEARING EXAMINER COLLINS: Yes, please proceed.

8 MR. MARTIN: All right. First I want to go over
9 potable water and sanitary sewer. As Veronica
10 mentioned, FGUA is the service provider for both
11 sanitary sewer and potable water.

12 As shown in this exhibit, the -- there's an
13 eight-inch sanitary sewer force main along the west
14 side of Williams Avenue, and the project will be
15 required to provide a private grinder pump station and
16 hook to the -- the force main to provide sanitary sewer
17 service.

18 On the east side of Williams, there is a 12-inch
19 water main that comes up all the way past the site; and
20 also there's a stub coming out onto 5th Street; and of
21 course we will be doing service taps to the 12-inch
22 water main to provide potable water service; and if we
23 need to put a hydrant in, we will be tying in with a
24 six-inch tapping sleeve and a valve to provide a
25 hydrant for fire protection. We have not yet applied

1 for development order, so we haven't -- haven't got
2 that far yet.

3 HEARING EXAMINER COLLINS: And there's reclaimed
4 water available for site irrigation?

5 MR. MARTIN: There is reclaimed water there, as
6 you can see, on the purple next to the canal. That --
7 if it's available. I'm not sure if it's a dry line, or
8 if it's actually -- actually active. We have to
9 coordinate with -- with the provider. If it's not
10 active, we'll -- we'll be drilling a well for
11 irrigation.

12 HEARING EXAMINER COLLINS: Okay.

13 MR. MARTIN: I'll just use this master concept
14 plan for my drainage summary.

15 As you can see on this master concept plan, we
16 have several interconnected dry detention areas on the
17 perimeter of the site, all connected via pipes and
18 swales, to take all the stormwater runoff from the
19 impervious areas and directing it down to the southeast
20 corner, providing water quality and quantity and
21 attenuation prior to controlled discharge into the
22 canal to the south.

23 And this canal is owned and maintained and
24 operated by LAMSID, so we'll be going through LAMSID
25 and South Florida Water Management District to get a

1 stormwater management permit, and of course we'll get a
2 development order from Lee County Development Services,
3 as well.

4 Okay. The last thing I want to briefly discuss is
5 traffic. We hired TR Transportation Consultants to
6 complete an intersection analysis and level of service
7 analysis, and I wanted to read parts of the analysis --
8 which is in the Staff Report -- into the record.

9 (As read), "Peak hour turning movements counts
10 were conducted by TR Transportation at the
11 intersections of Williams Avenue with Lee Boulevard and
12 W. 5th Street on December 14th, 2022 (sic)" -- that
13 must be 2021, sorry.

14 Peak turning movements were then adjusted for peak
15 season conditions based on peak season factor data.
16 The existing peak season traffic volumes were then
17 increased by a gross factor to determine the projected
18 2025 background turning movement volumes. The turning
19 volumes projected -- were then projected and added to
20 the -- to the proposed turning movements for this
21 project.

22 Based upon the results of the capacity analysis at
23 the signalized intersection of Lee Boulevard, which
24 is -- which is here, the intersection was shown to
25 operate at an acceptable level of service, E or better,

1 both with and without the project in the 2025 a.m. and
2 p.m. peak hour traffic conditions. There's -- there's
3 the projected background without the proposed project,
4 and this is with the proposed project.

5 The results of the intersection analysis at the
6 proposed site access drives on Williams and 5th -- W.
7 5th Street indicate all movements to operate at
8 acceptable level of service. That will be our
9 driveways here. You see the level of services Bs and
10 Cs, and of course this is with the project traffic.

11 The results of the intersection analysis at the
12 unsignalized intersection of Williams Avenue with W.
13 5th Street -- here's -- here's the projected 2025
14 without the traffic by this project, and here is the
15 projected plus our -- our traffic generation.

16 It does show -- it indicates the westbound
17 approach to operate at a poor level of service both
18 with -- with and without the project. They're both F
19 with and without the project in the 2025 a.m. and p.m.
20 peak hour conditions; therefore, no intersection
21 capacity improvements are warranted as a result of this
22 analysis because it already fails prior to this project
23 being -- being added.

24 HEARING EXAMINER COLLINS: All right. And is this
25 summary based on the most intense development scenario

1 proposed for the project?

2 MR. MARTIN: It is. This is Master Concept Plan
3 B, yes, ma'am.

4 HEARING EXAMINER COLLINS: Okay. So this assumes
5 the convenience food and beverage, gas pumps, and a
6 commercial building?

7 MR. MARTIN: Yes, ma'am. Yeah, we didn't come
8 close to triggering any -- any warrants with Master
9 Concept Plan A, you know, because it was --

10 HEARING EXAMINER COLLINS: Right.

11 MR. MARTIN: -- so -- so minor. So this is
12 assuming all the traffic -- all the build-out at --
13 traffic at build-out.

14 I also wanted to point out that adverse impacts
15 are defined as a degradation of a level of service
16 beyond the adopted level of service thresholds. In
17 comparing the functional classification and calculated
18 2025 traffic volumes to the service volume tables, it
19 was determined Williams Avenue is projected to operate
20 at a poor level of service in 2025 both with and
21 without the proposed development. Therefore, Williams
22 Avenue is considered as a future preexisting
23 transportation deficiency that this project should not
24 be responsible for mitigating.

25 I'm going to touch briefly on the proposed

1 right-in/right-out-only access on Williams Avenue,
2 which is shown on Master Concept Plan B right there.

3 The request for a northbound right-out approach at
4 the proposed right-in/right-out-only access to Williams
5 Avenue is approximately 175 feet to the south of W. 5th
6 Street -- which is there; you can see there's 175 feet,
7 plus or minus, there -- and will not create an undue
8 burden on the public health, safety, and welfare of the
9 traveling public with proper signage along Williams
10 Avenue. Without the egress at this location -- meaning
11 the right-out -- all the project traffic destined north
12 of Williams Avenue will be required to turn left onto
13 W. 5th Street; then travel through the stop sign at
14 Williams Avenue, which is here, which already has a
15 level of service F on the westbound approach, and thus
16 further exacerbating an already congested approach to
17 this intersection. Therefore, the proposed direct
18 right-out approach on Williams Avenue will reduce the
19 westbound right turn demand at the unsignalized
20 intersection of Williams Avenue and 5th Street, thus
21 reducing the impacts at this intersection.

22 All the exiting project traffic at the proposed
23 right-in/right-out only on Williams Avenue will also
24 queue inside the property, which is private property,
25 until sufficient gaps are available in the through

1 traffic on Williams Avenue.

2 Unless there are any questions, that concluded
3 my -- my presentation.

4 HEARING EXAMINER COLLINS: I have no questions,
5 thank you.

6 MS. MARTIN: For the record, again, Veronica
7 Martin, senior planner with TDM Consulting.

8 Before I conclude my presentation, I did want to
9 just make one minor correction to Dean's presentation.
10 There used to be a four-way stop at Williams Avenue and
11 W. 5th Street where the park is located. However, that
12 four-way stop has been removed, and the four-way stop
13 is now located at Williams Avenue and W. 6th Street.
14 So there is no four-way stop there at this time.

15 I have been talking with Rob Price in
16 Transportation regarding either bringing back the
17 four-way stop or providing some kind of signalized
18 intersection for that intersection, but that will
19 be determined at the time of development order.

20 HEARING EXAMINER COLLINS: Okay. Can I see that
21 aerial, please?

22 MS. MARTIN: Whoops, there you go.

23 HEARING EXAMINER COLLINS: Okay. So is the park
24 entrance at that intersection of 5th and --

25 MS. MARTIN: Yes, it is. So there's the

1 intersection to the park right there.

2 HEARING EXAMINER COLLINS: Okay.

3 MS. MARTIN: It goes up like that, and it's
4 actually the only -- only driveway at this time.

5 HEARING EXAMINER COLLINS: Serving the park?

6 MS. MARTIN: Serving the park. When it's fully
7 expanded, they will also be able to enter and exit at
8 W. 6th Street.

9 HEARING EXAMINER COLLINS: Okay.

10 MS. MARTIN: And I don't think I have an aerial
11 that shows that.

12 HEARING EXAMINER COLLINS: Okay. Well, I'll be
13 doing a site visit.

14 MS. MARTIN: Sure.

15 HEARING EXAMINER COLLINS: I haven't had a chance
16 to do it prior to hearing in this case --

17 MS. MARTIN: Okay.

18 HEARING EXAMINER COLLINS: -- just the way my
19 hearings have fallen, but I will be going out there
20 following the conclusion of this case, and I will drive
21 around and get a feel for the area.

22 MS. MARTIN: I will say that when I did my site
23 visit -- I've been out there several times -- I
24 personally did not have a problem entering or exiting
25 the property, but I did notice that people were

1 speeding on Williams Avenue --

2 HEARING EXAMINER COLLINS: Right, well, I
3 imagine when --

4 MS. MARTIN: -- all up and down it.

5 HEARING EXAMINER COLLINS: -- when the park is in
6 use --

7 MS. MARTIN: Yeah.

8 HEARING EXAMINER COLLINS: -- it's probably --
9 probably more of an issue at that intersection.

10 MS. MARTIN: Okay. To summarize, the Applicant
11 has proven entitlement to the rezoning as set forth in
12 Land Development Code Section 34-145(d)(4). The
13 request:

14 Complies with the Lee Plan;

15 It does meet the Land Development Code and other
16 applicable County regulations or qualifies for
17 deviations;

18 Is compatible with existing and planned uses in
19 the surrounding area;

20 Will provide access sufficient to support the
21 proposed development intensity;

22 The expected impacts on transportation facilities
23 will be addressed by existing County regulations and
24 conditions of approval;

25 It will not adversely affect environmentally

1 critical or sensitive areas and natural resources; and

2 It will be served by urban services.

3 The additional findings for planned developments:

4 The proposed use and mix of uses is appropriate at
5 the proposed location;

6 The recommended conditions, as revised, provide
7 sufficient safeguards to the public interest and are
8 reasonably related to the impacts on the public's
9 interest expected from the proposed development;

10 The requested deviations enhance the achievement
11 of the objectives of the planned development, and
12 preserves and promotes the general intent of the Land
13 Development Code to protect the public health, safety,
14 and welfare.

15 That does conclude my presentation on behalf of
16 the Applicants, and Dean and I are both available for
17 questions.

18 HEARING EXAMINER COLLINS: Thank you.

19 I'm ready for Staff's presentation.

20 MR. MENDEZ: Thank you, Madam Hearing Examiner.

21 Would you mind if I had one question for the Applicant?

22 HEARING EXAMINER COLLINS: Yes.

23 MR. MENDEZ: Just a clarification. Staff is
24 recommending approval of the connection separation on
25 Williams for this development on both Master Concept

1 Plan A and B. Is it the Applicant's position that the
2 right out is appropriate on both master concept plans,
3 or is it limited to Master Concept Plan B?

4 MS. MARTIN: We are requesting a right out on both
5 master concept plans.

6 MR. MENDEZ: Thank you, that answers my question.

7 Good afternoon, Madam Hearing Examiner. For the
8 record, my name is Adam Mendez. I'm a planner with the
9 Lee County Zoning section.

10 I have a few items I'd like to enter in the
11 record. One would be a copy of the presentation that
12 will be before you. I'm going to have to go and pull
13 that up on the computer. Another is a revised Lee
14 County Staff expert witness information list, which
15 is -- was Exhibit A of the Staff Report. This includes
16 Jillian Scholler, who is a traffic engineer with the
17 Department of Transportation, who is here with us today
18 and will provide expert witness testimony and ask to be
19 accepted as an expert witness. She will be available
20 for questions on that. We have a copy of her resumé,
21 as well, that I'd like to submit. And that should be
22 all three of the items.

23 HEARING EXAMINER COLLINS: Okay. What was the
24 first one again?

25 MR. MENDEZ: The first one is a revised Exhibit

1 A -- or, I'm sorry, Attachment A, the Lee County Staff
2 expert witness information. I have included Jillian as
3 an expert witness, provided that she is accepted as an
4 expert witness.

5 HEARING EXAMINER COLLINS: Okay. I had that as
6 the second. What's the first?

7 MR. MENDEZ: The first is going to be the
8 PowerPoint --

9 HEARING EXAMINER COLLINS: Okay, thank you.

10 MR. MENDEZ: -- that I will provide you a paper
11 copy. It's got numbered pages.

12 And then the last is Mrs. Scholler's --

13 HEARING EXAMINER COLLINS: Resumé.

14 MR. MENDEZ: -- resumé.

15 HEARING EXAMINER COLLINS: Got it, thank you.

16 The PowerPoint is Staff Exhibit 2; the Staff
17 Report is Exhibit 1 -- PowerPoint, Exhibit 2 -- the
18 revised Attachment A to the Staff Report is Exhibit 3;
19 and the resumé for the transportation expert is Exhibit
20 4.

21 Let me just mark this, and then you can get
22 started.

23 MR. MENDEZ: Thank you.

24 (Staff Exhibits 1 through 4 marked.)

25 HEARING EXAMINER COLLINS: Okay. You may begin.

1 MR. MENDEZ: Okay. The application before us
2 proposes to rezone an assemblage of residential lots
3 across from LeHigh Acres Park from RS-1 to CPD to
4 permit two distinct development plans. I'd like to
5 point out the detail that -- the photo in this slide is
6 dated from this year and is the most recent County
7 Pictometry capturing the existing conditions of the
8 property and surrounding areas.

9 As the Applicant stated, the property is zoned
10 residential single-family, RS-1, and is located in the
11 urban community future land use category as designated
12 by the Lee County Comprehensive Plan.

13 Surrounding areas to the north and east are
14 residential single-family and -- and -- including the
15 remnant lots in the north and south that Ms. Martin
16 discussed. To the south, along with that remnant lot,
17 we have Able Canal, which is a main artery canal in
18 Lehigh Acres, and across from there is a shallow
19 commercial strip that is in a designated commercial
20 overlay in the Lehigh Acres Community overlay map.

21 Across the street to the west we have
22 Williams Park slated for expansion. I believe there
23 will also be a future bus transfer station in this
24 proposed expansion.

25 HEARING EXAMINER COLLINS: Okay. The existing

1 Williams Park is the area that's cleared?

2 MR. MENDEZ: Yes.

3 HEARING EXAMINER COLLINS: But there was testimony
4 that that's going to be expanded to the north and east?

5 MR. MENDEZ: Substantially, yes.

6 HEARING EXAMINER COLLINS: Or west rather?

7 MR. MENDEZ: Yes, substantially to the west, yeah.
8 Let's see if I have a better aerial.

9 Further down in my presentation, I may have an
10 expanded aerial that would show the --

11 HEARING EXAMINER COLLINS: Okay.

12 MR. MENDEZ: -- entirety of that site. If not, I
13 can show you on the County's GIS.

14 HEARING EXAMINER COLLINS: I'm just wondering
15 if -- once it's expanded and redesigned, will the
16 primary entrance to the park be relocated further to
17 the north? Do you have any --

18 MR. MENDEZ: It's my understanding that there will
19 be an access both on the existing -- if I can --

20 HEARING EXAMINER COLLINS: 5th?

21 MR. MENDEZ: -- point -- 5th and up at 7th there
22 will be an access point, which is in that CFPD and RPD
23 zoning designation.

24 HEARING EXAMINER COLLINS: Okay.

25 MR. MENDEZ: The existing conditions of the site

1 are depicted on the boundary survey that the Applicant
2 has submitted to demonstrate both single families. In
3 the Staff Report, we do detail that both of these homes
4 were built in 1993 with various COs. That was shortly
5 after Williams -- or Williams Avenue was connected to
6 Lee Boulevard with a bridge -- and a series of bridges
7 to the north creating a collector road. Prior to that,
8 the mechanism to get in here were other bridges further
9 down the boulevard either to the south or when it
10 orients west.

11 Master Concept Plan A depicts a single-family
12 home, a landscape -- pardon me -- a landscape nursery
13 over here. We've got -- the food truck will be located
14 approximately right here. We'll have a caretaker's
15 unit and a lawn and garden store in the existing
16 single-family structure depicted right here from
17 Williams Road (sic). And the food truck, which I've
18 already stated is going to be just forward of that, as
19 we see on the master concept plan.

20 HEARING EXAMINER COLLINS: So where's the parking
21 area that's going to serve this food truck?

22 MR. MENDEZ: The parking area is over here in the
23 corner, and the parking calculations shown on the
24 master concept plan do contemplate the total seating
25 area that is permitted to be associated to that food

1 truck. So we've got the retail parking, the restaurant
2 parking all encapsulated in this restaurant -- in this
3 parking lot. It looks like there is a sidewalk that
4 will cross the drive aisle to bring you to both -- both
5 scenarios.

6 HEARING EXAMINER COLLINS: Okay, wait a minute.
7 There's only one food truck. There's no restaurant
8 under MCP A; right?

9 MR. MENDEZ: That's right. It's just -- it's just
10 a -- yeah, it's a food truck, but it's using the
11 restaurant parking to validate the -- the amount of
12 spaces that are required.

13 HEARING EXAMINER COLLINS: But where's the
14 restaurant?

15 MR. MENDEZ: There's no restaurant on this -- on
16 this concept plan --

17 HEARING EXAMINER COLLINS: Oh, you're saying
18 you're using that as a basis --

19 MR. MENDEZ: Uh-huh, for the parking.

20 HEARING EXAMINER COLLINS: The calculation.

21 MR. MENDEZ: Yes.

22 HEARING EXAMINER COLLINS: I see, thank you.

23 MR. MENDEZ: You're welcome.

24 During substantive review, Staff identified
25 several revisions that were necessary to this master

1 concept plan that was attached with the Staff Report,
2 made it consistent with both conditions and deviation
3 approvals, and just simple omissions.

4 One would be the Staff's position that a right in
5 only should be permitted in conjunction with the
6 connection separation deviation that's proposed on
7 Williams Avenue for safety concerns. I do have
8 Ms. Scholler here, who can speak on the engineering and
9 the safety concerns concerning that type of driveway
10 and those types of turning movements being permitted
11 onto Williams Avenue.

12 Access onto W. 5th Street would need to be
13 provided if they closed off a right out, so the master
14 concept plan would have to be revised to show a
15 driveway out onto W. 5th Street for this site to
16 function with a right in only.

17 The right-of-way buffers to the north and east
18 must be depicted on this master concept plan, except
19 for the frontage here on the single-family. So we have
20 an indication here that there will be a Code-required
21 15-foot-wide right-of-way buffer. It will stop at the
22 single-family, and then it will continue through the
23 remainder of the site. And as the Applicant has agreed
24 to, to provide a required buffer along the nursery and
25 this parcel, which is a parcel that the owner has

1 blocked the official record. So we can't see any of
2 the owner information, but we can identify that both of
3 these, as of today, have not submitted any building
4 permit requests for a single-family residence.

5 HEARING EXAMINER COLLINS: Okay. So what's the
6 proposed access to that triangular lot?

7 MR. MENDEZ: So if you look at the proposed -- or
8 the plat that's associated to this, when they built the
9 bridge over the canal, they actually created this
10 right-of-way, this additional right-of-way curve and
11 connect with Lee Boulevard. This right-of-way,
12 Williams Road (sic), actually continues down here. So
13 there -- there is a point in which this property is
14 adjacent to an existing right-of-way. It's actually
15 not much different -- if I can back up and show the --
16 how this property accesses at its vertex.

17 HEARING EXAMINER COLLINS: I see.

18 MR. MENDEZ: They just curved Williams when they
19 decided to build a bridge over Williams in 1990.

20 All lots along Magnolia, with this concept plan,
21 will remain largely as undeveloped preserve areas and
22 detention with the existing single-family residence.
23 These areas comprise 63 percent of the entire site. So
24 this master concept plan provides extra levels of
25 separation and lends itself to compatibility with the

1 surrounding land uses.

2 As perceived from the surrounding residential
3 areas, the -- this MCP will permit development that is
4 indistinguishable from the property's current state.

5 HEARING EXAMINER COLLINS: So all the development
6 changes are focused on Williams?

7 MR. MENDEZ: Yes. In fact, required buffers will
8 probably further create separation as far as visual
9 passing into the site with under -- development under
10 this concept plan, which is understood to be the
11 initial concept that this site would operate under if
12 it was approved.

13 This is a view from Williams facing the home on
14 the property. Facing Williams is a photo taken in
15 March of 2022. You can see there's some buffering, it
16 looks like it's already been installed on the
17 perimeter, and it's wrapped around the site.

18 Master Concept Plan Option B locates the proposed
19 convenience food and beverage store, which is perceived
20 as the most intense use, furthest away from the
21 surrounding residential areas. The back of this
22 convenience food and store -- food and beverage store
23 is located approximately 190 feet from this east
24 boundary line.

25 Based on the scale of the MCP, the footprint of

1 the commercial plaza that's directly behind the
2 convenience food and beverage store is exactly 9,650
3 square feet; therefore, it is proposed as a one-story
4 building. A separate master concept plan amendment
5 process would be necessary in order to modify the
6 footprint to create additional building stories. At
7 that time compatibility would be reevaluated based on
8 that specific request. This retail and office building
9 otherwise serves as an intervening structure to further
10 separate the convenience food and beverage store from
11 the residential lots on the east side of Magnolia
12 Avenue.

13 The food truck park is subject to recommended
14 Condition 3 in the Staff Report, and that's over here
15 in the south end. The condition limits outdoor seating
16 area, the number of food trucks operating
17 simultaneously, and live entertainment. As additional
18 ensured protection, the condition makes apparent all
19 noise is subject to the Lee County Noise Control
20 Ordinance, which is enforced at all hours of the day
21 and night by the Lee County Sheriff's Department. This
22 noise ordinance was recently amended to increase
23 protection by allowing for emitting land use sound
24 level standards as measurements -- are going to be
25 perceived at the property line of the emitting land

1 use. This -- this also introduced C-weighted noise
2 levels, or dBC. DBC is an appropriate network to
3 measure lower frequency noises, such as bass from
4 entertainment systems, and other vibratory frequencies
5 like those that emit from combustion engines, such as
6 electrical generators.

7 The uses permitted in the commercial plaza are
8 limited to indoor-only retail and office oriented land
9 uses, which are not considered to promote compatibility
10 concerns based on the master concept plan and other
11 regulatory safeguards that would apply to this project.

12 As the Applicant indicated, the truck stop that
13 was listed in exhibit -- I'm sorry, Attachment F of the
14 Staff Report, which are the conditions, that is an
15 error. That should be stricken from Staff's
16 recommended schedule of uses as it was included, again,
17 in error. "Truck stop" on Master Concept Plan B at the
18 very end.

19 The Applicant's 48-hour letter includes a proposal
20 that includes an alternative if the commercial plaza is
21 not built first or concurrently with the convenience
22 food and beverage store. That language is,
23 alternatively, if the convenience food and beverage
24 store or food truck park is constructed first, the
25 development order must demonstrate buffers consistent

1 with Land Development Code Section 34-1353 along the
2 entire perimeter of the 4.8-acre site, excluding the
3 southern boundary along Able and buffers approved by
4 Deviation 5 and 6.

5 The -- the justification behind this condition and
6 this alternative is if we exclude that commercial plaza
7 from the entire concept plan, what's remaining is
8 essentially a site that is serving for convenience food
9 and beverage and fast food, which is relatively close
10 to the food truck park use, which isn't quite yet
11 contemplated by the Land Development Code; but in terms
12 of how it operates, our Code has specific provisions
13 for what a right-of-way buffer must be if a site is
14 developed solely as a convenience food and beverage
15 store or fast food restaurant.

16 HEARING EXAMINER COLLINS: Okay. Walk me through
17 the list of permitted uses that authorizes fast food,
18 because I'm -- I'm not seeing that or the conditions on
19 fast food that's relegating it to the commercial
20 building -- as a unit within the commercial building
21 versus a freestanding.

22 MR. MENDEZ: It's going to be Exhibit F, and I'll
23 just take myself there real quick.

24 Okay. So under -- on Attachment F, under 2,
25 schedule of uses and property development regulations,

1 under Master Concept Plan B, at the very tail end of B,
2 it says, "Restaurants, fast food," and then in those
3 parentheses it says, "limited to one and not
4 freestanding," and there's a footnote that says, "use
5 included by Staff." So the Applicant did not propose
6 this; but based on the master concept plan showing a
7 drive-through, and this is a 6,000-square-foot building
8 limited to 3,000-square-foot convenience food and
9 beverage, the presumption is that this is going to be
10 used -- the outdoor seating here. Outdoor seating is
11 going to be used as a restaurant. And so the
12 correlation between the drive-through, the convenience
13 food and beverage store, is that this is going to
14 operate as a fast food restaurant. And I believe that
15 the transportation impacts were evaluated based on a
16 fast food restaurant.

17 HEARING EXAMINER COLLINS: So how is that not
18 freestanding? It's freestanding in that one building,
19 so we need to tailor that a little tighter, I think.

20 MR. MENDEZ: Yeah, to limit one to -- within the
21 convenience food and beverage, essentially?

22 HEARING EXAMINER COLLINS: Right, because you
23 don't want it closer to the residential, I would think,
24 unless, I mean, it's a sub shop with no
25 drive-through --

1 MR. MENDEZ: Right.

2 HEARING EXAMINER COLLINS: -- you know. That
3 would probably be appropriate for the back building,
4 although visibility wouldn't be great.

5 MR. MENDEZ: And we might list that as a Group II
6 restaurant if there's no drive-through.

7 HEARING EXAMINER COLLINS: Right, okay.

8 All right. I have to rework that. So you
9 basically want to tie the fast food restaurant to the
10 convenience food and beverage building.

11 MR. MENDEZ: Yes. I believe the Applicant has put
12 testimony on the record stating that this might operate
13 as like a coffee or donut shop, like a Dunkin' Donuts,
14 attached to a convenience food and beverage store. Or
15 could, at least.

16 HEARING EXAMINER COLLINS: Usually those stores
17 have everything now though.

18 MR. MENDEZ: Yeah, yeah.

19 HEARING EXAMINER COLLINS: Even ice cream.

20 MR. MENDEZ: Especially the larger ones, that's
21 right. They are convenience food and beverage
22 stores -- super convenience food and beverage stores.

23 So with this included language, we do feel that in
24 the event that the convenience food and beverage store
25 is constructed first, that these buffers, which are

1 tailored to impacts contemplated by these uses, will --
2 will provide the sufficient safeguard for the entire
3 perimeter of the site. So it will require substantial
4 upgrades of buffers along the entire length of Magnolia
5 and along the north here.

6 So we will omit buffer here, but there will be --
7 this is currently a 15-foot-wide buffer. This will
8 have to be upgraded to at least 25-foot-wide, maybe 30
9 feet, depending on the selection they use under that
10 provision. The same goes to the north except for the
11 deviations that are currently granted, and that's
12 worked into the conditions the best we could.

13 HEARING EXAMINER COLLINS: Okay, thank you.

14 MR. MENDEZ: You're welcome.

15 Other recommended conditions include restricting
16 all access and commercial through traffic from Magnolia
17 Avenue; a basis for trip generation conversion for
18 future amendment considerations to ensure
19 transportation impacts are well-defined; and deviations
20 corresponding to respective master concept plans, which
21 include connection separation -- which Staff at this
22 moment is in disagreement with the Applicant. Both
23 master concept plans should only be permitted a right
24 in if a connection separation deviation is granted.

25 Drive aisle width for the food truck drive aisle

1 on Master Concept Plan A only;

2 Buffer types and parking lot surface standards on
3 Master Concept Plan A only.

4 A review criteria analysis is provided in the
5 Staff Report and makes findings that the request, as
6 conditioned, complies with the Lee Plan. This includes
7 Goal 25, the Lehigh Acres Community Plan, and its
8 objective to address an imbalance of nonresidential and
9 residential land uses; Policy 1.1.4, the expectations
10 for future growth in the urban community future land
11 use category; Policy 5.1.5, which aims to protect
12 future and existing residential areas; the placement of
13 commercial land uses, as guided by Goal 6 and
14 supplement by Goal 25.

15 Additional goals, objectives, and policies are
16 outlined in the Staff Report, which also make the
17 findings that the request is -- meets the Land
18 Development Code and other applicable County
19 regulations or qualifies for deviations; is compatible
20 with existing and planned uses in the surrounding area;
21 will provide access sufficient to support the proposed
22 development intensity; that the expected impacts on
23 transportation facilities will be addressed by existing
24 County regulations and conditions of approval; and it
25 will not adversely affect environmentally critical or

1 sensitive lands, natural resources; and will be served
2 by urban services as defined in the Lee Plan.

3 For additional criteria for the planned
4 development, we have that:

5 The proposed use or mix of uses is appropriate at
6 the location;

7 That the recommended conditions provide sufficient
8 safeguards to the public interest and are reasonably
9 related to the impacts on the public's interest
10 expected from the proposed development;

11 Each deviation enhances the achievement of the
12 objectives of the planned development; and

13 Preserves and promotes the general intent of the
14 Code to protect public health, safety, and welfare as
15 conditioned.

16 That concludes my part of the presentation. I do
17 have Ms. Scholler available if you have any questions
18 on DOT's position along Williams.

19 HEARING EXAMINER COLLINS: Yes. It's my
20 understanding that Staff is supporting only a right-in
21 access to the site off of Williams for MCP B.

22 MR. MENDEZ: Both MCPs.

23 HEARING EXAMINER COLLINS: Both MCPs?

24 MR. MENDEZ: Yes.

25 HEARING EXAMINER COLLINS: Okay. so, yes, I would

1 like a presentation --

2 MR. MENDEZ: Okay.

3 HEARING EXAMINER COLLINS: -- from the
4 transportation engineer.

5 MR. MENDEZ: Okay.

6 (Sotto voce between Mr. Mendez and Ms. Scholler.)

7 HEARING EXAMINER COLLINS: Okay. Jillian, it's my
8 understanding that you have not been accepted as an
9 expert in this forum --

10 MS. SCHOLLER: I have not.

11 HEARING EXAMINER COLLINS: -- as yet.

12 Okay. So the way we're going to go about doing
13 this is you're going to state your full name, you're
14 going to explain to us your educational background, and
15 then following that you're going to give us an overview
16 of your working experience, and then finally your
17 familiarity specifically with the Lee Plan, the Land
18 Development Code, and any adopted regulations that
19 affected your analysis of this.

20 MS. SCHOLLER: Okay.

21 My name is Jillian Scholler. I am a licensed
22 professional engineer. I have a bachelor's degree from
23 Florida Atlantic University in civil engineering. I
24 have been with Lee County as the traffic engineer since
25 December of 2021. Prior to that I worked for Aecom

1 Technical Services for more than 11 years in their
2 Traffic Department. But my primary work effort while
3 with Aecom was in traffic studies, safety and
4 operational studies, some planning; and I worked at the
5 Traffic Management Center in district -- FDOT District
6 4 on managed lanes in Broward County. So I have a
7 broad experience in traffic-related things.

8 My experience directly related to this is my
9 knowledge of the Land Development Code, connection
10 separation standards, and then state and federal
11 regulations on connection separation, the logic behind
12 it, and stopping sight distance, as well. That plays
13 into the safety of this --

14 HEARING EXAMINER COLLINS: Okay.

15 MS. SCHOLLER: -- directly.

16 HEARING EXAMINER COLLINS: And in connection with
17 your position recommending only a right in, that was
18 related to the anticipated trip generation for both
19 scenarios A and B?

20 MS. SCHOLLER: Yes.

21 HEARING EXAMINER COLLINS: Okay.

22 All right. I'm comfortable with accepting her as
23 an expert witness in transportation planning and
24 engineering. You may proceed.

25 MS. SCHOLLER: Thank you.

1 So we -- the DOT is recommending that a right in
2 only be provided at this location. The right out
3 provides that vehicles entering the roadway at a point
4 where the stopping sight distance for vehicles coming
5 over the bridge do not have adequate stopping sight
6 distance.

7 So if I can just walk up, the vehicles coming
8 here, the sight distance from the driveway is not
9 sufficient for them to react to a vehicle pulling out,
10 and so that poses a safety concern for the motoring
11 public.

12 The MCP A provides the bare minimum stopping sight
13 distance that's required by the Florida Green Book,
14 which is 305 feet for a 40-mile-hour design speed;
15 however, because of the bridge and the reverse curve
16 that exists just south of there, the minimum stopping
17 site distance would not be a preferred distance at this
18 location. The decision sight distance that's outlined
19 in the Florida Green Book would be more appropriate.

20 The Florida Green Book states that decision sight
21 distance is needed for drivers to detect an unexpected
22 and otherwise difficult perceived information source or
23 condition in roadway environment that may be visually
24 cluttered. So the fact that drivers are coming over a
25 bridge and interacting with a reverse curve gives them

1 multiple things to pay attention to; and then the
2 vehicles entering the roadway at a point when they're
3 just coming out of that reverse curve and over the
4 bridge causes visual clutter for the drivers.

5 So the recommended distance for 40 miles an hour,
6 bare minimum under decision to sight -- sight distance
7 is 330 feet, which is not provided with either of the
8 MCP A or B driveways.

9 HEARING EXAMINER COLLINS: All right. So based on
10 that, you're recommending a right-only access?

11 MS. SCHOLLER: Right-only access, yes.

12 HEARING EXAMINER COLLINS: So agree to the
13 deviation subject to a right-only access?

14 MS. SCHOLLER: Yes. And MCP A would require that
15 an exit be provided on 5th Avenue (sic).

16 HEARING EXAMINER COLLINS: And then that --

17 MS. SCHOLLER: It's not currently included, so
18 that would be -- be revised.

19 And then MCP B, the access that's already planned
20 on 5th would be the primary exit point.

21 HEARING EXAMINER COLLINS: Right. So there'd be
22 no change to the site plan for MCP B. It would be
23 governed by a condition that would restrict the
24 right-out movement.

25 MS. SCHOLLER: Yeah. The only revision would be

1 that the right out that they're showing would be
2 removed.

3 HEARING EXAMINER COLLINS: Okay. So they would
4 have to revise the master concept plan under either
5 scenario.

6 MS. SCHOLLER: Either scenario, yes.

7 HEARING EXAMINER COLLINS: Okay. And then this
8 would direct exiting traffic to a stop sign at the
9 intersection of Williams and 5th?

10 MS. SCHOLLER: Yes.

11 HEARING EXAMINER COLLINS: Okay. Thank you,
12 anything further?

13 MS. SCHOLLER: No.

14 HEARING EXAMINER COLLINS: Okay. Thank you very
15 much.

16 Does that conclude Staff's presentation?

17 MR. MENDEZ: Yes, thank you, Madam Hearing
18 Examiner.

19 HEARING EXAMINER COLLINS: Okay. So my
20 understanding is there's two -- for lack of a better
21 word -- indigenous preserves on the site that -- but
22 there were no protected species. So I'm assuming that
23 the vegetation in these areas were worthy of preserving
24 as an on-site preserve?

25 MS. WORKMAN: For the record, Beth Workman.

1 Yes. So the site -- MCP A/MCP B are considered
2 large projects, so they need to meet their 50 percent
3 for indigenous to meet the open space. They happen to
4 have indigenous on the site through their protected
5 species survey and their FLUCCS, so they're providing
6 indigenous that is conditioned in the zoning to be
7 provided under MCP A or MCP B, whichever one comes in
8 for the development order. So you're always going to
9 have those indigenous areas on either scenario.

10 HEARING EXAMINER COLLINS: So the bulk of the
11 mature vegetation on the site will be preserved.

12 MS. WORKMAN: Correct.

13 HEARING EXAMINER COLLINS: And, of course, the
14 vegetation existing on that triangular piece that is an
15 outparcel will remain in place until --

16 MS. WORKMAN: Correct.

17 HEARING EXAMINER COLLINS: -- it's developed.

18 MS. WORKMAN: Until developed, yes, correct.

19 HEARING EXAMINER COLLINS: Thank you.

20 MS. SCHOLLER: I think he had a question for me.

21 HEARING EXAMINER COLLINS: You have a question?

22 MR. MARTIN: Can I ask a question?

23 HEARING EXAMINER COLLINS: Yes, of course.

24 MR. MARTIN: Hi -- Dean Martin for the record.

25 MS. SCHOLLER: Hi.

1 MR. MARTIN: Hi. We haven't met before so --

2 MS. SCHOLLER: No.

3 MR. MARTIN: Okay. My testimony earlier was, with
4 proper signage along Williams Avenue, that the right
5 out would not be a dangerous intersection. Do you have
6 any idea what kind of signage would be appropriate for
7 something like this scenario?

8 MS. SCHOLLER: The only sign that I can think of
9 would be a driveway warning sign; however, because of
10 the bridge and the curve that people are already
11 navigating, the impact of that sign would be greatly
12 reduced. You know, people are paying attention to the
13 vehicles and the curve that they're navigating, so it
14 would be less effective, in my opinion, to have signage
15 at that location.

16 MR. MARTIN: Like a -- like a hidden driveway
17 sign, something like that?

18 MS. SCHOLLER: Yeah, any -- any, yeah, driveway
19 warning sign that you have.

20 MR. MARTIN: Okay, thank you.

21 MS. SCHOLLER: Okay.

22 HEARING EXAMINER COLLINS: It's almost coming up
23 too quick regardless even to turn in when you think
24 about the configuration of the road there. But I'll do
25 a site check, site visit, and I'm sure I'll have a...

1 MR. MENDEZ: Madam Hearing Examiner, this is the
2 addition area right here, the addition area.

3 HEARING EXAMINER COLLINS: I see.

4 MR. MENDEZ: It's owned by Lee County, as you can
5 see in the top corner, and here's 6th Street, which is
6 a four-way stop sign, I believe --

7 HEARING EXAMINER COLLINS: But 5th is not.

8 MR. MENDEZ: 5th is not.

9 HEARING EXAMINER COLLINS: So that means the
10 speeds traveling in front of this property are going to
11 be unimpeded, so to speak, while people are navigating
12 these turns.

13 MR. MENDEZ: Correct.

14 HEARING EXAMINER COLLINS: Well, that's not ideal,
15 is it? Okay, thank you.

16 I'm going to go to public now, hear what they have
17 to say, and then we'll go back -- we're going to take a
18 break for five minutes -- five, ten minutes, and then
19 we'll resume with public input.

20 I will call your names based on the sheets I have
21 in this pile here. If I get to the end, and your name
22 wasn't called, just raise your hand, and we'll bring
23 you up.

24 Okay. A five-minute break.

25 (Recess from 2:23 p.m. to 2:37 p.m.)

1 HEARING EXAMINER COLLINS: Good afternoon, we're
2 back on the record.

3 Bruce McDonald.

4 UNIDENTIFIED SPEAKER: He had to step out.

5 HEARING EXAMINER COLLINS: I'm having trouble.
6 Marina Church?

7 MS. CHURCH: That's me.

8 HEARING EXAMINER COLLINS: Sorry.

9 MS. CHURCH: I go here?

10 HEARING EXAMINER COLLINS: Go to the podium, speak
11 into the microphone.

12 MS. CHURCH: Thank you.

13 HEARING EXAMINER COLLINS: Thank you for coming.
14 Please state your name, and if you can, show where you
15 live on the map.

16 MS. CHURCH: Hello, everyone. My name is Marina
17 Church. I'm a Lehigh Acres resident for 10 years and
18 Lee County 17 years, so I know Lehigh really well. And
19 I actually live on Glenn Avenue. It's much further
20 from here, closer to Joel, but my kids use the park
21 almost each day, the Lehigh Acres Park. That's why I'm
22 here. Yes, this area.

23 HEARING EXAMINER COLLINS: Okay.

24 MS. CHURCH: My son play in Lehigh Acres Little
25 League for baseball, and my daughter will always go to

1 the pool area, so I cross this intersection each day.
2 Also I cross the bridge each day when I go to work or
3 to any store and go back.

4 The traffic is always horrible. The intersection
5 from Lee Boulevard turning left to Williams, this area,
6 it's always packed. It's very intense traffic. Lots
7 of traffic accidents happening all the time because
8 there's left turn to the radiologist center right
9 before the bridge, right here. So even right here you
10 can see on pictures. You see how many cars on here?
11 It's always right here, one, two, three -- in a row.
12 Here's the turn, and car accidents always here and a
13 little bit after right here.

14 And if we're going to go -- like this is going to
15 be like choke point in here for the traffic. It's only
16 two-lane road. And here further, next to 6th Street
17 like the gentleman mentioned, it's going to be LeeTran
18 bus station, which is -- I don't know how it was
19 approved, as well. It's a residential area.

20 And for the park, it's going to be, I believe,
21 only one entrance, because in this area where we're
22 going to build LeeTran, I was in the last meeting with
23 Lehigh Acres Municipal Services. They explained to me
24 that it's going to be paid parking for people who want
25 to go to the beach or someplace. So they're going to

1 leave the car here for the day or certain hours, so I
2 don't think people who use baseball field or park going
3 to be using that parking space because we don't want to
4 pay extra money. We're all moms, baseball moms. We
5 want to -- we go there each day. That's going to break
6 our pocket, so we're going to use this main entrance.
7 It's so busy here each day that I have to actually go
8 to 6th Street sometimes. I have to go around because
9 it's just unbelievable to cross.

10 If you're going to put some kind of food area
11 here, kids from the park will try to go grab something.
12 It's going to be dangerous area for kids crossing the
13 road. It's going to be very dangerous.

14 It's not visible. As the beautiful lady
15 mentioned, it's not very visible. It's like short area
16 to stop to make a right turn in here. It's going to be
17 not safe for us. And to make it more -- make more
18 traffic on here, we need to expand bridge, which is
19 going to be outrageously amount of money. I'm sure we
20 will not do that. It's going to be too expensive.

21 And -- about the analysis which was made on
22 December 14, I believe, 2021, I think the people who
23 did it, they're obviously not from Lehigh. They're not
24 familiar with the area because they made traffic -- it
25 was Tuesday, a work day, 2 p.m. to 5 p.m. It's not the

1 craziest time to pass that area. The busiest is from 5
2 p.m. to 8:00. Everybody -- all moms -- you just have
3 to drive there. It's going to be -- all moms going to
4 be on that field. Especially if the park is going to
5 be extended, and it's going to be extended this way
6 toward the east. Here is going to be Lee
7 Transportation, which we probably will not be able to
8 use parking spaces because it's going to be paid
9 parking, so that's going to be the main access.

10 And obviously since more field, more moms, more
11 kids are going to be using that space. So that will
12 create more traffic, as well.

13 Also, young man was mentioning that if we're going
14 to have food -- food truck in here, it's going to be
15 extra noises. It's going to be generators. It's going
16 to be music. We live there. We just want peaceful
17 area. This is residential area. It's very small.

18 Next project in Lehigh is going to be walk and
19 bike area along Able Canal, which is going to be
20 planned in the next two years. And let us now enjoy
21 peaceful time. There's going to be trees -- a little
22 bit of peace in this busy environment where we live in,
23 you know. There's beautiful tree, beautiful nature,
24 lots of owls flying around. Of course, I don't know
25 where their nests are, but they're always in there.

1 Of course, it's going to be lower property value
2 for people who live next to -- the houses, I'm sure
3 none of you guys would like to live next to a very busy
4 area like that.

5 So then -- since I talk only one time, I'm sorry,
6 I want to make sure I --

7 HEARING EXAMINER COLLINS: That's fine.

8 MS. CHURCH: -- said everything.

9 HEARING EXAMINER COLLINS: Take your time.

10 So am I to understand that your objections are
11 primarily centered on the master concept plan that
12 proposes the convenience store with fuel pumps?

13 MS. CHURCH: Fuel pumps, absolutely. This is
14 even -- absolutely no. It's next to the canal
15 environment. From an environmental point of view,
16 absolutely no.

17 For me, number one, this is traffic. It's going
18 to be such a choke point, and like I even feel really,
19 really bad that LeeTran was approved, which is
20 basically -- I believe it was approved secretly during
21 Zoom meeting in May 2020, which is -- was COVID. And I
22 never saw -- I live in there. I drive there each day.
23 I never saw the sign stated -- like today I saw outside
24 the sign, zoning meeting going to be on so and so date,
25 what time and address. For LeeTran it was missing, but

1 I'm going to speak about that with commissioners on
2 their meeting, as well, because I think that was wrong
3 decision.

4 And I think that's it. Thank you so much.

5 HEARING EXAMINER COLLINS: Thank you.

6 MS. CHURCH: Thank you.

7 HEARING EXAMINER COLLINS: Gary Felder? I'm sorry
8 if I butchered your name.

9 MR. FELDER: That's okay.

10 HEARING EXAMINER COLLINS: Derch? I can't read
11 your handwriting.

12 MR. FELDER: Derek Felder.

13 HEARING EXAMINER COLLINS: Oh, Derek.

14 MR. FELDER: Derek Felder, I live in Town Lakes,
15 which is just to the northwest of the community, a
16 gated community right there.

17 HEARING EXAMINER COLLINS: Okay.

18 MR. FELDER: So I drive up and down, you know,
19 Williams Avenue multiple times a day.

20 HEARING EXAMINER COLLINS: So this is your primary
21 path?

22 MR. FELDER: Correct.

23 HEARING EXAMINER COLLINS: Okay.

24 MR. FELDER: So I'm not necessarily against or for
25 the project. My concern is the traffic; and after a

1 gas station convenience store is built there, what will
2 then become of it.

3 So I would like to see a stoplight at 6th and at
4 5th coordinated with the Lee Boulevard stoplight
5 because, if you have a stop sign at 5th, traffic could
6 potentially get backed up all the way to Lee, which is
7 the reason why they got rid of the four-way stop. So
8 if that stoplight and the other stoplight are
9 coordinated with the Lee stoplight, you can have flow.

10 The choke point is on -- going west on 5th.
11 You're never going to be able to make that left there
12 because traffic is always constant on Williams. You're
13 never going to make that left turn out of 5th onto
14 Williams. The same thing with the traffic coming out
15 of the -- the Lehigh park. When the ball games get
16 done, you know, you've got 400 cars trying to leave
17 that park. None of them can get out.

18 HEARING EXAMINER COLLINS: What is the speed limit
19 on Williams?

20 UNIDENTIFIED SPEAKER: 25 miles an hour.

21 (Participants speaking en masse.)

22 MR. FELDER: Yeah, but it might as well be 50
23 because that's pretty much what everyone does.

24 HEARING EXAMINER COLLINS: It's posted 25?

25 MR. MARTIN: 25, yeah.

1 MS. SCHOLLER: It's posted 35.

2 MR. MARTIN: It's 25.

3 MR. FELDER: Either way, everyone pretty much does
4 45, 50 though.

5 If they're -- there's no mention today about a
6 crosswalk from like the park area because there's going
7 to be kids and whatnot going -- if it's a gas station
8 or a food truck, either plan, there's going to be foot
9 traffic trying to go across that road. There's nothing
10 to stop the traffic on Williams regarding that.

11 I know you talked about getting rid of the right
12 turn out onto Williams because it will be a visual
13 impairment to slow down. Well, if there's some -- but
14 you're going to have a right turn in. How is a right
15 turn in any different than a right turn out? Because
16 you're still going to have a car in front of you
17 stopping to turn into it. How is it different than a
18 car pulling out in front of you?

19 I can see if you had a designated right-turn lane
20 to turn into this complex area, then I could see it
21 being okay to have a designated, you know, lane to pull
22 over off into and then make your right turn.

23 When I was at the meeting last week with the
24 Lehigh Architectural Zoning Board, it was my
25 understanding that they had denied this project twice.

1 HEARING EXAMINER COLLINS: Well, they don't have
2 any regulatory authority. They --

3 MR. FELDER: No, but it's a recommendation.

4 HEARING EXAMINER COLLINS: Right.

5 MR. FELDER: I mean, but that was never mentioned
6 here, that from them it was denied -- recommended to
7 deny this project to you.

8 What is the reasoning behind A and B? Are we
9 building A now, and a year from now we're going to do
10 B? You know, why are there two projects? What's the
11 plan?

12 HEARING EXAMINER COLLINS: Okay. We'll have them
13 answer that.

14 MR. FELDER: From what I saw on the -- I think on
15 your County Staff concept plan, it had one, two, and
16 three areas. Their area three for the food truck was
17 the same area as their plan for the -- the drainage
18 area. And then I was also wondering about -- label
19 number 2 is the commercial plaza. Like what is the
20 commercial plaza? What is that? Are we talking about
21 a strip mall?

22 HEARING EXAMINER COLLINS: Okay. We'll have them
23 answer that for you.

24 MR. FELDER: And as far as the Lehigh park, I know
25 you talked about there not being parking or paid

1 parking. The LeeTran -- the smaller site there will
2 have its own parking that may or may not be paid, but
3 the park expansion is going to have its own parking
4 lot. Just so you have an idea -- not that everyone
5 else can see this but --

6 HEARING EXAMINER COLLINS: Yeah, do we have a site
7 plan for the proposed --

8 MR. FELDER: This is --

9 HEARING EXAMINER COLLINS: -- expansion?

10 (Mr. Felder shows Hearing Examiner Collins the map
11 on his phone.)

12 MR. FELDER: That is the proposed expansion.

13 HEARING EXAMINER COLLINS: That would be nice to
14 have.

15 MR. FELDER: So there's three football fields in
16 here --

17 HEARING EXAMINER COLLINS: So there's two --

18 MR. FELDER: -- another area, and then a parking
19 lot. And this --

20 HEARING EXAMINER COLLINS: -- three access from --

21 MR. FELDER: -- this parking here is supposed to
22 connect into these parkings and be a shared entrance
23 here, and then a designated entrance here for the
24 LeeTran.

25 So this entrance will stay, but there will be

1 another entrance for the park also up here. That may
2 or may not be a preliminary design at that point in
3 time when I got that.

4 HEARING EXAMINER COLLINS: So it's going to have a
5 golf course on the far end?

6 MR. FELDER: A disc golf course over here.

7 HEARING EXAMINER COLLINS: Three fields and a
8 parking lot.

9 MR. FELDER: Three fields in through here, a
10 parking --

11 HEARING EXAMINER COLLINS: And then what's --

12 MR. FELDER: -- and then the LeeTran is through
13 here.

14 HEARING EXAMINER COLLINS: What's -- in this area
15 here, what's this?

16 MR. FELDER: That might be the concession stand,
17 bathroom building.

18 HEARING EXAMINER COLLINS: I see.

19 MR. FELDER: But with both the addition of all
20 this and the LeeTran bus station, I -- I don't like the
21 idea of a gas station; but if it's going to happen
22 anyways, I would like to see a stop and go light there
23 and a stop and go light there with a crosswalk at the
24 locations, also.

25 Isn't there -- isn't there a sidewalk on 5th,

1 anybody know?

2 (Participants speaking en masse.)

3 MS. CHURCH: No sidewalk, very dangerous area.

4 MR. FELDER: I think that's all I have.

5 HEARING EXAMINER COLLINS: Thank you.

6 MR. MENDEZ: I do have the speed limit pulled up
7 here. Here's a recent -- here's just across from
8 Williams. It's 35 miles per hour, at least at this
9 segment here directly in front of Williams. And
10 there's no other speed signs from Lee until you get to
11 here that I was able to find. This is as of March of
12 2022.

13 HEARING EXAMINER COLLINS: Okay. Spin around the
14 other way.

15 MR. MENDEZ: (Complies.)

16 HEARING EXAMINER COLLINS: That's heading to the
17 bridge the other way?

18 MR. MENDEZ: Yeah, this is to the bridge, yeah.

19 HEARING EXAMINER COLLINS: So that right there is
20 the intersection of 5th right there?

21 UNIDENTIFIED SPEAKER: Yes.

22 (Participants speaking en masse.)

23 HEARING EXAMINER COLLINS: Okay. No calling out,
24 please.

25 MR. MENDEZ: It's 5th Street and the park -- the

1 park's aligned access, which is aligned with 5th
2 Street.

3 HEARING EXAMINER COLLINS: Okay, thank you.

4 Alexis Ebra, would you like to speak?

5 MS. EBRA: No.

6 HEARING EXAMINER COLLINS: Okay.

7 Marti Reed. If you'd like to speak, please come
8 to the podium and speak into the microphone. Oh, you
9 filled out two.

10 MS. REED: Okay. Marti Reed. I don't live right
11 on it, but we are just off 5th on Poinsettia. And
12 obviously our track every day is down 5th and down
13 Williams. There are times the traffic -- and I don't
14 know who checked this traffic, but the traffic on 5th
15 can be backed up past Magnolia trying to get out. So
16 you end up turning, going up to 6th, coming down.

17 Coming home at night, we may sit through two turn
18 arrows to get from Lee onto Williams. Somebody's
19 making a turn into Radiology Regional, like they show,
20 you get backed up. You get on, you get up, then
21 there's all the traffic coming out and coming down.
22 And you get backed up because one guy is making his
23 right, like we do, but they have to slow down to do it.

24 I worry about the kids. I see all the time kids
25 running from the park across the street, across

1 Williams. Kids don't look at signs. They look up and
2 see there's something over there interesting, and they
3 take off running. I mean, we've had to slam on our
4 brakes on 5th and Williams because of kids running out.
5 That worries me.

6 Another thing is we don't need a gas station
7 there, and I felt like you guys were glossing over that
8 part of it today. It sort of hit and kept going. If
9 they're going to have a gas station in there, my
10 question is why. I -- just within a short distance of
11 there, there is -- where you're talking, those red
12 circles are gas stations. Why do we need another gas
13 station there? There are plenty of gas stations that
14 do not need to be there. You want a new gas station
15 with its little Wawa or RaceTrac-type store, Joel looks
16 like they could really use some down there.

17 But I just -- I hesitate -- gas stations, they
18 never plan on a leak, but leaks happen. If there's a
19 fuel leak, and it goes into the canal, Able Canal, all
20 of us are on well water. This is going to contaminate
21 our well water. So there, again, I have a real problem
22 with seeing a gas station go in there, but I have a
23 real problem in what you're planning on doing to the
24 traffic on 5th and Williams.

25 It is -- people moved there because it was a

1 quiet, nice area to live. Yeah, we all -- we all bitch
2 about trying to get out onto Williams from 5th, but you
3 can do it. I mean, you may have to wait five or six
4 cars at the stop sign.

5 Today my husband had an appointment. We went
6 down. We were the third car back on 5th to turn onto
7 Williams. There was so much traffic coming, it took us
8 a long time sitting there. Each car managed to sneak
9 out, and the traffic going north was all the way down
10 over the -- over the bridge. So, therefore, you get
11 more traffic on there, people are not going to be able
12 to get out.

13 And it's -- it's not -- you're lowering the value
14 of property in that immediate area. We're far enough
15 down. Hopefully, it doesn't. But I really hate seeing
16 things like this that -- I hate -- you know, that's a
17 nice park there. Why mess it up by putting this over
18 there?

19 I know, my opinion only, but -- but if you're
20 going to come out and check it and drive around -- none
21 of you live in that area. Come out sometimes during
22 rush hour, come out and drive around -- or for that
23 matter, park over there by the park and spend -- spend
24 a couple of hours watching the traffic on 5th coming
25 out and going in. You might be surprised at how much

1 traffic there really is that you're just going to add
2 to.

3 Thank you.

4 HEARING EXAMINER COLLINS: Thank you.

5 Joe Fabera, would you like to speak?

6 MR. FABERA: Yeah. My name is Joe Fabera. I live
7 in Town Lakes.

8 I want to clarify, people brought up about the
9 rehab center, making a left-hand turn. First of all, I
10 believe that's a illegal turn they're making because of
11 the turn lane. They're actually supposed to do the U
12 and enter off of Lee Boulevard into that place.

13 MS. CHURCH: There's no sign about that --

14 MR. FABERA: -- it's a left -- it's a turn --
15 left-hand turn lane there with double lines. If you
16 went to driver's ed, you'd understand that's an illegal
17 turn, and maybe a sign should be posted there.

18 UNIDENTIFIED SPEAKER: And there are tons of
19 accidents --

20 HEARING EXAMINER COLLINS: Okay, excuse me --

21 MR. FABERA: Okay. But maybe, you know, something
22 should be --

23 HEARING EXAMINER COLLINS: If you want to speak
24 amongst yourselves, speak after the hearing. You had
25 your turn to speak. Now it's his turn.

1 MR. FABERA: Right. So maybe a sign should be
2 there to prevent something like that.

3 Some of the residents had a concern about --
4 there's traffic, yes. I mean, but wherever you go
5 there's going to be rush traffic everywhere. You know,
6 it doesn't matter. It wasn't -- the mall -- Edison
7 Mall, I mean, that was all farmland years ago. I mean,
8 we're evolving.

9 I am for maybe a light there to help and a
10 crossroad or crosswalk for the children, if they do go.

11 Me, I drive that all the time. I never see kids
12 running across the street. There's two homes where the
13 park entrance is, and neither homes have kids, so I
14 don't know why kids are running from the park across
15 Williams to begin with because there's no residents
16 that have kids there so -- but thank you.

17 HEARING EXAMINER COLLINS: Thank you.

18 Yanet Teller (sic)?

19 MR. TELLEZ: (Shakes head.)

20 HEARING EXAMINER COLLINS: Ray Moreno? Yes or no?

21 MR. MORENO: (Shakes head.)

22 HEARING EXAMINER COLLINS: Diane Howell.

23 MS. HOWELL: My name is Diane Howell, and I live
24 at 414 Magnolia Avenue right across from the -- yep.

25 HEARING EXAMINER COLLINS: Is that you?

1 MS. HOWELL: Yep, that's my house.

2 HEARING EXAMINER COLLINS: Okay.

3 MS. HOWELL: All right. First of all, I want to
4 commend the neighbors for trying to isolate Magnolia
5 Avenue and -- and 5th Street with barriers, putting up
6 landscaping and walls, and I appreciate that point of
7 it. But as far as the rest of it, I'm -- I'm in
8 complete agreement with the traffic issue. I don't
9 even use 5th Street to get out on Williams. I go down
10 to 6th Street where there's a stop sign.

11 Now, yes, there used to be a stop sign at 5th
12 Street, but because traffic backed clear up to Lee
13 Boulevard, they said, okay, let's move the stop sign
14 down to 6th Street. That kind of solved the problem,
15 but then there was the turn lane getting onto Magnolia
16 that was backed way up on Lee Boulevard. So they did
17 adjust the timing on that light so that it's a little
18 bit better.

19 But with your park expansion and more people
20 patronizing the park, which there will be with the
21 bike/pedestrian and bike path that has been proposed
22 and approved that goes along the Able Canal, somewhere
23 on Williams -- and I'm not sure where, maybe they know,
24 but there's supposed to be a high-intensity light to
25 let the pedestrians and the bikers go by. Now, you

1 know that that means that they have the right-of-way;
2 right? But you've got to get a car to stop when
3 they're going 30 miles an hour.

4 So you not only have Radiology Regional, which may
5 be an illegal turn, but nobody adheres to that,
6 obviously; and you have the park entrance; you have 6th
7 Street, which is going to have a bus terminal.
8 There's -- and then you've got that high-intensity
9 light in there somewhere. I don't know how that's all
10 going to work. That's a lot of activity going on right
11 there on Williams Avenue.

12 The congestion during park hours. Now, we've had
13 events that go on at the park. I don't know whether
14 they're soccer tournaments or what kind of tournaments,
15 baseball tournaments or whatever, softball. But we
16 have cars that park along 5th Street down to Magnolia
17 Avenue. We've had cars parked on Magnolia Avenue that
18 are in that park. They're at the tournament. They
19 park there, they carry their lunchboxes, and they go
20 across the street.

21 I don't -- I'm not at that park that often. I
22 mean, I walk in the mornings. I'm one of those walkers
23 and bikers that would like to utilize that path, but I
24 won't be crossing Williams on foot or on a bike, you
25 know. Even if they have a -- a light or a push button

1 to safely cross, what's that going to do to the lights
2 that are timed? If they're timed on 5th Street and 6th
3 Street, and you've got pedestrians that are constantly
4 pushing that, that's going to screw up that timing, I
5 would think.

6 Anyhow, you know, I -- I don't know what the
7 answer is. I know they've got a nursery there and two
8 residences, one which they bought from me. Sorry I
9 sold it to you.

10 But anyways, I don't know what the solution is,
11 but I -- I don't think commercial on that side of
12 Williams, in addition to all the commercial that's
13 already existing on the other side of Williams, is
14 going to add to anything. I think it's going to create
15 more problems.

16 And I think that's it.

17 HEARING EXAMINER COLLINS: Okay, thank you.

18 Richard Howell?

19 MR. HOWELL: Pass.

20 HEARING EXAMINER COLLINS: Richard Payne? Thank
21 you for coming, sir.

22 MR. PAYNE: Hello, my name is Richard Payne. I do
23 live at 410 Magnolia, and I -- I'm against turning it
24 into commercial property. One is the safety of the
25 people that do travel up and down Magnolia. I agree

1 with what they have said about the traffic. You guys
2 need to be out there when the ballpark is going on.
3 There's other communities, people from Immokalee,
4 LaBelle, that actually come there. They do park up and
5 down 5th Street. You can't get more traffic in and out
6 of a commercial establishment under that.

7 Turning off of Lee Boulevard onto Williams is a
8 problem during busy business hours or when people are
9 getting off and -- and they have changed the light
10 there where you get a turn lane -- turn light twice in
11 a sequence, it will switch to one and then go back to
12 that turn light again, trying to get that turn lane
13 empty because it backs up into the middle of Lee
14 Boulevard because the turn lane is not long enough, for
15 one thing.

16 But they took the four-way stop out to accommodate
17 the traffic that was backed up from the four-way stop
18 into Lee Boulevard. So from the four-way stop back
19 there, you went back and reversed that thing that they
20 already fixed.

21 The road is not wide enough to handle any more
22 traffic. It would have to have turn lanes in it.

23 I have almost been hit going from the ballpark
24 across 5th Street to go home to Magnolia. Myself, with
25 my -- my wife was with me, just going straight across

1 the road. Another car on 5th Street wanted to turn at
2 the same time.

3 But -- and our kids do use the ballpark, and we
4 have kids.

5 And I'm really concerned with what's it going to
6 do to the value of my home. It's -- you know, I don't
7 want this to depreciate the value of my home.

8 I'm not against anybody having a business and --
9 and being enterprising and making money. I'm not
10 against that at all. I just don't think that that is
11 the right place for it.

12 And something was said about the retention area
13 with the water draining to the Magnolia side towards
14 the canal. During the hurricane, we had eight inches
15 of water standing on Magnolia Avenue because the canal
16 was over the top. They need to be able to hold their
17 own water if that's done, because we don't need to turn
18 this into one big flood zone like Westminster was
19 during the hurricane where people's houses were
20 flooded.

21 And that's -- I guess that's all I'm really
22 concerned with, is I just really am against turning
23 this into a commercial property.

24 HEARING EXAMINER COLLINS: Okay, thank you.

25 Teri Payne? Thank you for coming.

1 MS. PAYNE: Yes, Teri Payne, 410 Magnolia Avenue.
2 I've lived in Lehigh since 1982, and I've lived at the
3 410 Magnolia residence since 1997, so I've seen a lot
4 of change in Lehigh.

5 The traffic is the main concern here for me. We
6 do still have four teenagers at home that love the
7 ballpark, and they're involved at the ballpark. I
8 cannot trust my teenagers -- it's not that I don't
9 trust my teenagers because they're excellent kids, but
10 I can't trust the other people for my teenagers to go
11 one block from my house to that ballpark without me
12 taking them there because it's so dangerous.

13 And we have many kids that live along our street,
14 the streets behind us. We know plenty of kids that
15 live there. There's bus stops on Williams. There's
16 bus stops on 5th. My first bus stop starts at 5:30 in
17 the morning, and at 5:30 in the morning the traffic is
18 already awful along there, and it's continued
19 throughout the day that way.

20 And Town Lakes, for instance, has numerous buses
21 that stop there, and it's that way all along.

22 And the kids do use that park. They do ride their
23 bikes -- not my kids, but I see kids all the time
24 walking to the pool, walking to the ballpark with their
25 bags to go play ball or just to go to the park or --

1 there's definitely kids out there crossing that
2 dangerous road. There is no sidewalk. There is no
3 crosswalk.

4 And then when you look at the canal, they're
5 putting in a 12-foot path there that's going to extend
6 from Harn's Marsh all the way out to -- I think it's
7 called Trailhead -- Trailhead Park, which is wonderful.
8 They're putting this path there for bicyclists, walkers
9 along this canal that runs through Lehigh; but now
10 we've got this coming into play. We were so excited
11 about this path, opening it up to the young people to
12 have a place -- a safe haven to go along the canal and
13 hike and bike, but now this has came up.

14 And I'm like -- they're talking about putting a
15 crosswalk at that path right there at that bridge? So
16 you've got the bridge with a crosswalk, and then the
17 5th Street and that small section, and you've got the
18 people aggravated from the cars turning in the wrong
19 way to Radiology; and when they finally get past them
20 cars, and they zoom across that bridge, they go along
21 that curve -- as she mentioned, they've got all these
22 visuals going on, and they realize someone is going to
23 turn into that right turn that we're talking about, and
24 you've got people slamming on brakes, and you've got
25 people trying to cross on that bike path that they're

1 talking about.

2 And then you've got the -- the 5th Street, there's
3 not enough space in there. I've seen so many wrecks
4 there. I've witnessed through the years so many
5 accidents. There was just one two weekends ago right
6 at the guardrail of the bridge. It's just a dangerous
7 spot. And to try and get across there in a car, let
8 alone kids biking or walking, you're putting your life
9 in your hands. It's just -- if you want to cross there
10 safely, you need to go up to 6th Street to the four-way
11 stop, and even then there's wrecks there all the time.

12 And we're talking about adding all this extra
13 traffic in. My concern is you put a commercial
14 business there, what about the delivery trucks? You've
15 got big delivery trucks. How are they going to get in
16 there and out? To me, there's not even enough space in
17 this property to have such a commercial zone -- zoning
18 of -- there's just going to be too much going on in
19 such a small space.

20 And I'm just very concerned for the safety of the
21 children because I know how the brains work of the --
22 of the eleven kids that I raised in that home -- and I
23 still have four there. They will be at that park.
24 They'll get all hot, thirsty. If there's not a parent
25 there to say no, they're going to run across that

1 street to that convenience store or whatever commercial
2 place is there for them to get a cold drink or
3 whatever. And we're just talking about disaster here,
4 in my -- in my opinion. I just don't feel like there's
5 enough space there.

6 And then putting people out onto 5th is just
7 another problem. When I -- when I pull out of my
8 Magnolia Street (sic) to go left, I have to sit there
9 and wait forever sometimes just to get out of my street
10 onto 5th, let alone Williams.

11 And people do not abide by the residential speed
12 limit of 35. They drive -- they drive fast through
13 there, and it's just -- it's just -- I just don't see
14 it working, period.

15 And like I said, I don't -- it's not that we don't
16 want people to have their business. There already is a
17 business there. They sell things on the weekends
18 there, mattresses, whatever; and if there's going to be
19 a business there, I would like to see it done right
20 and not the way it's being done now, because there's
21 been a business being run there for a few years and --
22 but to just add to what's already being done there is
23 just going to be a disaster as far as the traffic, in
24 my opinion, because I've seen it firsthand already.

25 Thank you.

1 HEARING EXAMINER COLLINS: Thank you.

2 Okay. Last card I have is Pamela O'Hara, and then
3 I will ask anyone whose name I didn't call if they want
4 to approach.

5 MS. O'HARA: Hi.

6 HEARING EXAMINER COLLINS: Good afternoon, thank
7 you for coming.

8 MS. O'HARA: Thank you.

9 Okay. So I can just reiterate what -- what's been
10 said before me. It's -- one of the things that was on
11 there was as long as it's not destructive to the
12 character and integrity of the residential property
13 around, and that would be both of those things,
14 destructive of the character and the integrity of our
15 neighborhood. Our house values would go down. We are
16 worried about crime. There's a buffer, and I don't
17 know if they're trying to get less of a buffer of how
18 many feet? That was what I thought I saw.

19 HEARING EXAMINER COLLINS: No, they're not seeking
20 a buffer deviation, really, to speak of.

21 MS. O'HARA: So it will be 25 feet or --

22 HEARING EXAMINER COLLINS: Well, depending on what
23 they're building. We can have them talk about that.

24 MS. O'HARA: Yeah, and that's something that's --
25 you know, it depends what it is. Is it -- is it trees?

1 Is it -- you know, are we going to get riffraff coming
2 to our property? I live on Magnolia, also.

3 HEARING EXAMINER COLLINS: Okay.

4 MS. O'HARA: And like they said, they're putting
5 that walkway across so people are going to be stopping
6 there, slamming on their brakes. They shouldn't do
7 that in the first place because it's too dangerous for
8 kids. So I don't know who passed that or why it was
9 passed, but it's very dangerous.

10 Originally, when we -- when I thought they were
11 doing it, I thought they were doing an over -- a bridge
12 over the road; but, no, they're just putting a pathway.

13 HEARING EXAMINER COLLINS: Well, I encourage you
14 to go to the Board hearing because you can express
15 these concerns to them.

16 MS. O'HARA: I did go to that.

17 Okay. And then on 5th when -- when I turn here to
18 go to Magnolia, I turn, somebody's right behind me. So
19 I quick put on my turn signal to let them know I'm
20 turning in Magnolia. They don't even pay -- they're
21 right on me. I almost get hit every time.

22 HEARING EXAMINER COLLINS: On 5th?

23 MS. O'HARA: On -- when I turn from Williams to
24 5th. These people behind me -- like I'll turn here. I
25 turn my turn signal on, they fly around the corner,

1 don't expect that I need to be turning here. So if you
2 put an access here, that will be a nightmare. There's
3 not enough space. There's not enough stopping
4 distance.

5 So those are my concerns. So -- and I would
6 suggest, like you said, to go sit there and -- for a
7 couple hours just to see. The parking lot at the park,
8 right now you can see it, it's empty, but it is packed.
9 All the grass is taken up with -- with trucks and cars
10 and vehicles and kids.

11 We do need commercial in Lehigh Acres, but we
12 don't need it right there. There's plenty of other
13 places.

14 HEARING EXAMINER COLLINS: Thank you.

15 MS. O'HARA: Thank you.

16 HEARING EXAMINER COLLINS: On Bruce McDonald, I
17 called your name before, but you had stepped out.

18 UNIDENTIFIED SPEAKER: (Shakes head.)

19 HEARING EXAMINER COLLINS: Not here? Okay.

20 Is there anyone else in the room that's a member
21 of the public that would like to speak on the record
22 that has not already? All right. I'm closing public
23 input.

24 We're back to Staff and the Applicant. There were
25 a number of questions and requests for clarification by

1 members of the public, so I'm going to give Applicant
2 first an opportunity, and then if Staff wants to
3 supplement, certainly yes.

4 MS. MARTIN: May I have just a couple of minutes
5 to discuss with Dean?

6 HEARING EXAMINER COLLINS: Sure.

7 MS. MARTIN: Thank you.

8 HEARING EXAMINER COLLINS: We're going to take a
9 five-minute break.

10 (Recess from 3:14 p.m. to 3:25 p.m.)

11 HEARING EXAMINER COLLINS: We're back on the
12 record. We'll put this aside just in case we need it.
13 Veronica?

14 MS. MARTIN: For the record, again, Veronica
15 Martin, senior planner with TDM Consulting.

16 I have quite a few things on the podium, and I
17 tried to take as many notes as possible. I'm going to
18 go over -- and I wrote down 19 items that were brought
19 up by the public, so I'm going to go over them one by
20 one.

21 Adam, will you be able to pull up -- I guess the
22 aerial location map is fine for now, and then we'll go
23 to Master Concept Plans A and B.

24 MR. MENDEZ: (Complies.)

25 MS. MARTIN: Traffic seemed to be the major

1 concern of everyone who -- from the public who spoke.
2 And during zoning we do not analyze for turn lanes;
3 however, because of the number of trips associated with
4 Master Concept Plan B, a right-in turn lane will be
5 required on Williams Avenue. So there will be the
6 left-hand turn lane into the park, the straight lane
7 that goes north on Williams Avenue, and then a
8 right-hand turn lane into the development on Master
9 Concept Plan B.

10 HEARING EXAMINER COLLINS: (Nods head.)

11 MS. MARTIN: Okay. One of the members of the
12 public asked about a crosswalk between the property and
13 the park. We think that's a reasonable solution that
14 we could provide at the time of development order
15 permitting. I discussed the right-turn lane, which
16 someone from the public also brought up, on Williams
17 Avenue.

18 Can you bring up Master Concept Plans A and B,
19 please?

20 MR. MENDEZ: (Complies.)

21 MS. MARTIN: So Master Concept Plan A legitimizes
22 some of the existing commercial uses on the property.
23 The property owners started a small landscaping nursery
24 for their own use, and then expanded it for commercial
25 retail. People do stop -- and if you can see in the

1 right-of-way where there's just sand, people pull up
2 there and go and buy plants. They also go in the
3 driveway and use the gravel parking area to buy plants
4 and trees and shrubs and things like that.

5 So Master Concept Plan A legitimizes the existing
6 conditions. It also legitimizes the fact that they
7 will have a retail sales center on the first floor, and
8 then a caretaker's residence on the second floor of the
9 existing structure which --

10 HEARING EXAMINER COLLINS: This is for the
11 nursery?

12 MS. MARTIN: Yes.

13 HEARING EXAMINER COLLINS: In connection with the
14 nursery?

15 MS. MARTIN: Correct.

16 HEARING EXAMINER COLLINS: Okay.

17 MS. MARTIN: So I'm going to -- if I can use --

18 HEARING EXAMINER COLLINS: Because there was
19 testimony from the public that there were sales of
20 other items going on on the property, and I just want
21 to make sure that it's understood that any temporary
22 use on the property is subject to the temporary use
23 permitting process of the County, which limits duration
24 and frequency over the course of the year. So I want
25 that to be clear.

1 MS. MARTIN: Okay. I will state that when I did
2 my site visit, they have a home occupation business
3 that allows them -- they re-cover mattresses.

4 HEARING EXAMINER COLLINS: Okay. Except under the
5 rules of home occupation, you cannot have customers --

6 MS. MARTIN: They do not have customers.

7 HEARING EXAMINER COLLINS: -- come into the house.
8 There can't be any indication outside the residence
9 that there's mattresses. Now, I heard testimony from
10 the public that they see mattresses there, so that's --
11 that's not in -- that's a code violation --

12 MS. MARTIN: Right.

13 HEARING EXAMINER COLLINS: -- just so that you
14 understand.

15 MS. MARTIN: So to the best of my knowledge, they
16 have a contract with one of the local mattress sales
17 centers. When those mattresses are received damaged or
18 are damaged during -- and covered under warranty, they
19 are shipped by truck, like a box truck, to this site,
20 and they are refurbished and re-covered here at this
21 location, and then taken back to --

22 HEARING EXAMINER COLLINS: Okay. Well, that does
23 not meet the definition of a home occupation license.
24 So that is going to have to be requested as some kind
25 of separate use in your list of permitted uses because

1 that's a code violation.

2 MS. MARTIN: Okay. That is requested as a
3 separate use under Master Concept Plan B; however, I
4 didn't list it in -- and that is my fault. I did not
5 list it as a proposed use on Master Concept Plan A.

6 HEARING EXAMINER COLLINS: Okay. So initially I
7 want to emphasize that this is a code violation in
8 violation of the home occupation rule, so it has to
9 cease immediately --

10 MS. MARTIN: Okay.

11 HEARING EXAMINER COLLINS: -- regardless of the
12 outcome of this zoning. If you would like to include
13 that use also for Master Concept Plan A and the
14 permitted uses, you need to work with Adam to work out
15 what that would be, and also the master concept plan
16 would have to be modified to show a parking area for
17 delivery and dropoff for these mattresses and these
18 trucks, and a traffic circulation plan that allows for
19 them to traverse the site and maneuver in a safe
20 manner.

21 MS. MARTIN: Yes.

22 HEARING EXAMINER COLLINS: So --

23 MS. MARTIN: Yes, ma'am.

24 HEARING EXAMINER COLLINS: Okay.

25 MS. MARTIN: I did speak with Adam during our

1 small break, and we discussed requesting to leave the
2 record open so that we can make the necessary revisions
3 to the master concept plans --

4 HEARING EXAMINER COLLINS: Okay.

5 MS. MARTIN: -- and exhibits.

6 I do want to show --

7 HEARING EXAMINER COLLINS: I think we're looking
8 at another hearing date for this because I would like
9 to see the new master concept plan.

10 MS. MARTIN: Okay.

11 HEARING EXAMINER COLLINS: I'd like to see the new
12 list of permitted uses. I would like someone here from
13 DOT to speak to the traffic conditions on the roadway
14 and the planned improvements for this bicycle crossing,
15 and what plans are in place for the entrance to the
16 park, whether the primary entrance to the park is going
17 to be relocated to the north. And I would like DOT
18 here -- someone from DOT with knowledge of all the uses
19 that seem to be planned for the park property and with
20 knowledge of the traffic patterns and circulation with
21 the area.

22 MS. MARTIN: Going back to Master Concept
23 Plan A -- I am trying to answer public questions.

24 I did want to point out that there is a delivery
25 area in the parking lot right there, but I will relook

1 at this from the other standpoint to make sure we do
2 have adequate circulation and adequate parking for all
3 the proposed uses for both Master Concept Plan A and B.

4 HEARING EXAMINER COLLINS: Yeah, because I just
5 want to reiterate that this master concept plan does
6 not allow for anything other than a nursery business.

7 MS. MARTIN: Yes, ma'am.

8 HEARING EXAMINER COLLINS: And it's no longer
9 zoned residential. So if you're going to have a home
10 occupation license, it's going to have to be associated
11 with the residence that you're keeping on Magnolia, and
12 not in association with a building that is now going to
13 serve as retail for a nursery and a caretaker's
14 residence.

15 MS. MARTIN: Okay.

16 HEARING EXAMINER COLLINS: Okay.

17 MS. MARTIN: Master Concept Plan B. At full
18 build-out of Master Concept Plan B, the convenience
19 store and fast food restaurant that we're hoping will
20 be a coffee shop is located here. It's a
21 6,000-square-foot building, and there's outdoor seating
22 on this side of the building.

23 This area here is the 16 fuel pumps and canopy.

24 Here is the drive-through lane for the restaurant.

25 Here's the -- I want to say it's 9,800 and some

1 square feet of commercial uses that will be similar to
2 a strip center, but of course it's not along the road
3 front -- it's set further back -- and could include
4 other uses such as offices, medical office, small
5 individual retail uses, and small restaurants like a
6 Subway shop or a pizza shop.

7 HEARING EXAMINER COLLINS: Well, what is the need
8 for a caretaker's residence under Master Concept Plan
9 B? I understand it in the context of a nursery, but
10 this is a --

11 MS. MARTIN: I can remove that.

12 HEARING EXAMINER COLLINS: -- full-blown
13 commercial site, and it doesn't seem as though a
14 caretaker's residence would be appropriate.

15 MS. MARTIN: Is that included in the schedule of
16 uses?

17 HEARING EXAMINER COLLINS: It's included for MCP B
18 schedule of uses.

19 MS. MARTIN: We can remove that, thank you.

20 HEARING EXAMINER COLLINS: I gotta say that I'm
21 finding MCP -- Plan B, I'm not comfortable with it. I
22 think it's way too intense for this site. You're
23 talking about a carwash in addition to everything else.
24 This needs to be looked at a little bit more carefully
25 and pared down, and I urge you to do that before we go

1 to the second hearing date on this case.

2 MS. MARTIN: Yes, ma'am.

3 HEARING EXAMINER COLLINS: And I promise I won't
4 interrupt you anymore. I'll leave my comments --

5 MS. MARTIN: You can --

6 HEARING EXAMINER COLLINS: -- to the end.

7 MS. MARTIN: -- interrupt me with questions
8 because that is helpful to me.

9 Let's see. Where was I? The commercial
10 building -- the parking for the commercial building.
11 This access road will actually have three drive aisles,
12 a right in, a right out, and a left out onto W. 5th
13 Street. So it's wide enough to provide three lanes at
14 that point.

15 We have another delivery area here, and then we
16 have the food truck park here, indigenous vegetation in
17 the northeast corner -- I'm sorry, southeast corner and
18 northeast corner, with the indigenous preserve acting
19 as buffers where possible, and enhanced where the
20 indigenous preserve does not meet the buffer
21 requirements.

22 I wanted to talk about the Lehigh Acres Planning
23 Community. I did attend the meeting twice. I did not
24 mention that I did provide the meeting summary with my
25 application. I was there on -- the first time on March

1 25th, 2021. I did -- it's a two-page summary. I --
2 with six different questions about the schedule of
3 uses, traffic. That's when they had talked to me about
4 the bike path and pedestrian way along Able Canal, and
5 suggested we relocate the food truck park.

6 Did I do that, Adam?

7 MR. MENDEZ: No, I believe I did. Sorry.

8 MS. MARTIN: One of their concerns also was
9 traffic, and they had advised me at that time that they
10 had removed the four-way stop at Williams and W. 5th
11 Street and just kept the one at Williams and W. 6th
12 Street.

13 So they asked me to talk to Lee County DOT about
14 some possible solutions and common traffic devices.
15 When Dean and I spoke, we are going to propose
16 additional conditions, including a crosswalk.

17 It has been brought to our attention that a
18 signalized crosswalk -- that's becoming more popular --
19 will be provided for the trail at the north end of the
20 bridge. We can also -- we also have the right-turn
21 lane, and we can do a signalized crosswalk at Williams
22 and W. 5th Street to add safety to that section. And,
23 of course, sidewalks will be provided on all street
24 frontages.

25 One of the members of the public brought up the

1 gas station use. There are no gas stations on this
2 section of Williams Avenue, which is an expanding area
3 in that section of Lehigh Acres.

4 They brought up the safety due to traffic, and I
5 think we've already discussed that. And Dean actually
6 will be coming up and talking about traffic from a
7 professional engineer's standpoint.

8 Proposed turn lane -- the decrease in home values.
9 We don't see that the addition of this commercial
10 property will decrease home values. In an urban
11 community, you're expecting to see commercial property
12 and residential properties sharing the same area,
13 abutting and adjacent to each other.

14 The detention area on Able Canal -- and I hope
15 everybody can see with the pointer. So the food truck
16 park is here; the detention area is here. So they
17 actually don't overlap, and it's also outside of the
18 indigenous preserve area. I also have a very large
19 detention area here, which will be piped into this
20 swale, down and around into this detention area, and
21 then outfall into the canal.

22 We talked about the crosswalk at the bridge for
23 the new pedestrian trail.

24 Delivery trucks. When we do a master concept
25 plan, we do an AutoTURN® analysis for fire safety to

1 make sure that a full-sized fire truck can maneuver and
2 access the entire site, which it can. So that is also
3 sufficient for delivery trucks, and we have several
4 delivery areas outlined and located on master -- on
5 both master concept plans.

6 The existing business on-site we just talked about
7 previously, and Adam and I will work that out.

8 They believe it's destructive to the integrity of
9 the neighborhood. This -- the Lehigh Acres plan in the
10 Lee Plan does allow for property owners to assemble
11 lots that were originally zoned for residential use to
12 become commercial properties. Lehigh Acres is
13 expanding, as you can see from the park expansion and
14 the trail. We believe that this is a prime location,
15 and that the conditions proposed and the buffers will
16 improve compatibility with existing and planned
17 residential uses in the community.

18 Buffers. I -- I did write down all the buffers,
19 if you want me to explain them to the public?

20 HEARING EXAMINER COLLINS: Okay. First of all,
21 say whether you're meeting Code-required buffers, and
22 whether you're enhancing them, if you are enhancing
23 them, and then what you're providing --

24 MS. MARTIN: Okay.

25 HEARING EXAMINER COLLINS: -- specifically.

1 MS. MARTIN: Okay.

2 HEARING EXAMINER COLLINS: The content, because a
3 lot of people don't understand what goes in a --

4 MS. MARTIN: Right.

5 HEARING EXAMINER COLLINS: -- 25-foot buffer, what
6 goes in a 15-foot buffer.

7 MS. MARTIN: Okay. So -- and I'm going to go back
8 to Master Concept Plan A since this will be the most
9 simple to start with.

10 Master Concept Plan A follows Chapter 33, Lehigh
11 Acres requirements for buffers, and also Chapter 10,
12 Development Services requirements for buffers.

13 Against all rights-of-way, we're required to
14 provide a 15-foot-wide Type D buffer, which consists of
15 5 trees per 100 linear feet and a double hedge row to
16 be maintained at 36 inches high. So that will be on
17 all street frontages. And it's not shown, but it was a
18 condition, as you can see here. So it will be provided
19 along Williams Avenue, W. 5th Street, where the
20 property abuts the right-of-way, and then also the
21 entire length of Magnolia.

22 Per Chapter 33, which is the Lehigh Acres Planning
23 Code, we're proposing to use that section of the code
24 instead of the convenience store code because the
25 Lehigh Acres Planning Community wanted to have a living

1 wall. The Lehigh Acres Code actually provides more
2 vegetation than the convenience store requirements.
3 It's required to be 25 feet wide with 7 trees, a double
4 hedge row, and 33 ground covers per 100 linear feet.
5 The hedge must be 48 inches at time of installation and
6 maintained at 72 inches high.

7 So that will be along this residential property
8 here, and along this residential property on this side
9 because that's where the plant nursery will be.

10 Now I'm going to go to Master Concept Plan B.

11 For a convenience food and beverage store, Chapter
12 34, Section 1353, requires a specific buffer to the
13 right-of-way. It's 25 feet wide with 5 trees and a
14 double hedge row -- per 100 linear feet. The trees
15 must be a minimum of 14 feet in height, and shrubs must
16 be 24 inches in height at -- at time of planning --
17 planting.

18 So, again, that buffer for the convenience store
19 is here along Williams Avenue, and it will also be --
20 could potentially be here along Magnolia if the
21 convenience food and beverage store or food truck park
22 are built first.

23 We did ask for a deviation to do the standard
24 15-foot buffer at this section where the dry detention
25 area is. That is a reduction in the Code-required

1 buffer, but the convenience store actually isn't
2 located there. It's just the detention area.

3 Section 34-1353 also requires a specific buffer
4 when a convenience store abuts a single-family zoned
5 lot. It requires an 8-foot-high wall 25 feet from the
6 property line, with 5 trees and 18 shrubs per 100
7 linear feet, or a 30-foot-wide Type F buffer with the
8 hedge planted a minimum of 25 feet from the property
9 line. And the Type F buffer is 10 trees per 100 linear
10 feet, and a double hedge row to be planted at 48 inches
11 high and maintained at 60 inches high.

12 So I hope that answered all of the buffer
13 questions. I get it because Beth and I worked on this
14 quite a bit to make sure that we provided the
15 appropriate buffers.

16 Access on Williams and connection separation. So
17 Adam had mentioned -- I'm going to go back to Master
18 Concept Plan A. And this was kind of a surprise to
19 Dean and I this morning -- or this afternoon that Staff
20 only wanted to grant a right-in driveway on Master
21 Concept Plan A when it's currently a full-access
22 driveway.

23 HEARING EXAMINER COLLINS: Right, but it serves a
24 single-family residence. There's a nursery on the
25 property in violation of the Code, so please don't rely

1 on that to bootstrap a right in. Staff, as well. Do
2 you understand? I mean, it's serving a commercial
3 business that is not permitted under the Code.

4 MS. MARTIN: So when --

5 HEARING EXAMINER COLLINS: There's a big
6 difference between that and somebody coming in and out
7 of a single-family residential structure even on a busy
8 road.

9 MS. MARTIN: Yes, ma'am.

10 HEARING EXAMINER COLLINS: Okay. So we're talking
11 about a significant change here if we're going to
12 legitimize the currently not legitimate use of the
13 property.

14 MS. MARTIN: Yes, ma'am.

15 When you do the site visit, if you go onto the
16 site, there's actually an exit from this parking lot
17 onto W. 5th Street. I closed off that exit on the
18 master concept plan -- on both master concept plans
19 because it's so close to the intersection. It would
20 not meet the 60-foot connection separation that would
21 be required for access -- driveway access on a local
22 road. So on both master concept plans, I removed that
23 access completely, closed it off.

24 In order to meet the requirements and the
25 revisions necessary that Staff is requesting, we would

1 have to actually construct the driveway from Master
2 Concept Plan B on Master Concept Plan B (sic), which
3 there's plenty of room, as you can see. We basically
4 took Master Concept Plan A and revised it, keeping the
5 principal aspects of the development so they wouldn't
6 have to do a complete site redesign when they went for
7 the more intensive commercial development. But as you
8 can see, there's plenty of room for the driveway access
9 on W. 5th Street, and it does meet connection
10 separation for a local road.

11 That ends my comments to the questions, if you
12 have any questions for me, and then Dean will talk
13 about traffic again.

14 HEARING EXAMINER COLLINS: Okay. So that's your
15 response to the public?

16 MS. MARTIN: Yes, ma'am.

17 HEARING EXAMINER COLLINS: Okay. So I'm going to
18 go to Adam in case he wants to supplement anything --

19 MS. MARTIN: Okay.

20 HEARING EXAMINER COLLINS: -- that you covered.
21 Adam?

22 MR. MENDEZ: Okay. Do you mind if I make my
23 remarks from here, or do you --

24 HEARING EXAMINER COLLINS: I prefer if you go to
25 the podium.

1 MS. MARTIN: Sorry.

2 MR. MENDEZ: No problem.

3 For the record, Adam Mendez, a planner with Lee
4 County Zoning.

5 I just wanted to supplement one of the responses
6 Veronica had for the use of the commercial plaza. This
7 slide here combs through all of the permitted uses that
8 would be permitted in the commercial plaza. They
9 include things like, as she said, medical office,
10 personal services, pet services, pharmacies, post
11 office, used merchandise store, real estate office.
12 We've got a day care center. So the list is
13 exhaustive, but it is an indoor-only type of plaza
14 where there will be no outdoor storage or outdoor
15 display, or therefore outdoor activity. The parking is
16 on the opposite side of the building, west of the
17 building facing Magnolia. So that is the response I
18 had for the use of that building as an indoor retail
19 and office establishment, essentially.

20 As far as traffic safety impacts, during the
21 Zoning stage there is a certain threshold of review of
22 traffic impacts. If the zoning is approved, this isn't
23 the last stop. They still have to secure a development
24 order, which is a separate independent County review
25 where traffic impacts are evaluated at a higher level

1 to resolve potential deficiencies. And, further,
2 there's a building permit approval process to build
3 each of the structures. Associated to each of those
4 building permits is what's called an impact fee. Those
5 impact fees generate road impact fees, which are
6 supposed to be distributed in those respective impact
7 fee zone areas.

8 So while at this stage of the review you may not
9 hear a great deal of responses as to how transportation
10 impacts will be evaluated, there's a separate and
11 independent stage where that is evaluated. So this
12 isn't the end of the process here once it gets to the
13 Board.

14 I think that's all of the comments. I think
15 Veronica did well addressing that.

16 And leaving the record open -- or, I'm sorry,
17 leaving it continued for a separate date will help
18 Staff and the Applicant prepare to identify other areas
19 where we can provide clarifications, pare down safety.

20 HEARING EXAMINER COLLINS: Yeah, I'd like to see a
21 less intense Master Concept Plan B. I think it's way
22 more than is appropriate in this area
23 compatibility-wise, probably safety-wise, given the
24 configuration. I mean, you've got a canal; you've got
25 a reverse curve; you have a park, which you know

1 there's going to be pedestrian traffic because this is
2 by design, in MCP B, an attractor, so people are going
3 to be crossing that road.

4 And now also I heard testimony there's an approved
5 trail park to the south, so we're adding that on to the
6 fact that there's no signal at 5th Street and Williams
7 that would facilitate some sort of organized flow of
8 traffic and pedestrians to and from the site. So I
9 have a lot of concerns about that.

10 I welcome the opportunity to hear from experts
11 from DOT about this configuration and anything about
12 that. Also, when we choose the continuance date, I
13 would like you to submit master concept plans that
14 comply with the Land Development Code and only have the
15 information that is supposed to be on the master
16 concept plan, because this will carry forward to the
17 Board and be attached to the ultimate resolution, and
18 that way you can ensure a swift turnaround following
19 the Board hearing.

20 MS. MARTIN: Yes, ma'am.

21 HEARING EXAMINER COLLINS: Okay. So let's look at
22 the dates.

23 MR. MENDEZ: Okay.

24 HEARING EXAMINER COLLINS: Does everyone have this
25 sheet?

1 Dean, do you need your own, or are you going to
2 look on --

3 MR. MARTIN: I do have one, thank you.

4 HEARING EXAMINER COLLINS: I want to allow you
5 enough time to meet with each other, and for Adam to
6 reach out to DOT, and for you also to have the benefit
7 of whatever it is that they're going to say. So don't
8 feel like you have to go right to the 8th, even though
9 I'm sure you're in a hurry to get this approved. Allow
10 yourself enough time to meet and make modifications
11 that you need to make.

12 MS. MARTIN: So this is a tough problem to have,
13 but Dean is actually on vacation next week so we can't
14 do it next week at all.

15 HEARING EXAMINER COLLINS: Okay.

16 MS. MARTIN: I need him here.

17 And then the following week I actually have public
18 hearings. So it looks like maybe -- I also have a
19 public hearing on June 21st -- actually two that day.
20 So June 22nd?

21 MR. MARTIN: That's the only thing available.

22 HEARING EXAMINER COLLINS: Adam, is that available
23 for you?

24 MR. MENDEZ: Tentatively, I believe so. I'd have
25 to confirm on my calendar, but I think we can make June

1 22nd at 1 p.m. work.

2 HEARING EXAMINER COLLINS: Okay. So this is what
3 we're going to do. I am going to close the hearing for
4 today and continue it until June 22nd.

5 If it turns out, Adam, that you're not available
6 on that day, please send a request to my office, and
7 I'll have my Staff circulate, you know, alternative
8 dates. Hopefully you can arrive on something, and then
9 we'll make sure that the public is advised of when that
10 is.

11 The public, this is going to be continued to a
12 second hearing day. If you're interested in attending,
13 you will receive notice regardless of when it's going
14 to be. It is not necessary for you to come to that
15 hearing to protect your right to speak before the
16 Board. If you spoke today, at today's hearing, you
17 will have an opportunity to address the Board directly
18 at the final hearing.

19 Okay. So I am going to continue to June 22nd at
20 1 p.m., and I instructed you regarding the master
21 concept plan --

22 MS. MARTIN: Yes, ma'am.

23 HEARING EXAMINER COLLINS: -- and my feelings
24 toward intensity --

25 MS. MARTIN: Yes, ma'am.

1 HEARING EXAMINER COLLINS: -- and I welcome the
2 opportunity to hear from FDOT and any further testimony
3 or evidence you may enter into the record.

4 I may possibly allow for additional public input,
5 depending on the changes that are being proposed. If
6 it's not going to be more intense or -- I may not, but
7 I'm going to leave that open, that I may allow it,
8 depending.

9 Okay. Thank you, everybody, for coming today. I
10 appreciate the time you took to put your remarks on the
11 record.

12 Adam, excellent Staff Report.

13 Veronica and Dean, wonderful presentation.

14 Thank you very much.

15 MR. MENDEZ: Thank you.

16 MS. MARTIN: Thank you.

17 (Proceedings concluded at 3:52 p.m.)
18
19
20
21
22
23
24
25

1
2 CERTIFICATE OF REPORTER
3

4 STATE OF FLORIDA)

5 COUNTY OF LEE)
6

7 I, Deborah Bruns, Florida Professional
8 Reporter, do hereby certify that I was
9 authorized to and did report the foregoing
10 proceedings, and that the transcript, pages 1
11 through 114, is a true and correct record of my
12 stenographic notes.

13
14 Dated this 9th day of June, 2022.

15
16 

17 _____
18 Deborah M. Bruns, FPR
19

20 (This transcript was electronically signed.)
21
22
23
24
25

HEARING EXAMINER
COLLINS: [212]
MR. FABERA: [4] 78/6
78/14 78/21 79/1
MR. FELDER: [23]
68/9 68/12 68/14 68/18
68/22 68/24 69/22 70/3
71/3 71/5 71/14 71/24
72/8 72/12 72/15 72/18
72/21 73/6 73/9 73/12
73/16 73/19 74/4
MR. HOWELL: [1]
82/19
MR. MARTIN: [18]
14/3 27/24 28/8 29/5
29/13 32/2 32/7 32/11
60/22 60/24 61/1 61/3
61/16 61/20 69/25 70/2
112/3 112/21
MR. MENDEZ: [55]
13/5 37/20 37/23 38/6
38/25 39/7 39/10 39/14
39/23 40/1 41/2 41/5 41/7
41/12 41/18 41/21 41/25
42/22 43/9 43/15 43/19
43/21 43/23 45/7 45/18
46/7 49/22 50/20 51/1
51/5 51/11 51/18 51/20
52/14 54/22 54/24 55/2
55/5 59/17 62/1 62/4 62/8
62/13 74/6 74/15 74/18
74/25 92/24 93/20 101/7
108/22 109/2 111/23
112/24 114/15
MR. MORENO: [1]
79/21
MR. PAYNE: [1] 82/22
MR. TELLEZ: [1]
79/19
MS. CHURCH: [10]
63/7 63/9 63/12 63/16

63/24 67/8 67/13 68/6
74/3 78/13
MS. EBRA: [1] 75/5
MS. HOWELL: [3]
79/23 80/1 80/3
MS. MARTIN: [85] 7/7
7/11 7/21 8/22 9/3 9/9
11/22 12/1 12/4 12/7
12/17 12/21 13/8 14/4
15/24 18/21 19/2 19/17
20/1 20/4 20/6 20/9 23/1
24/19 25/24 34/6 34/22
34/25 35/3 35/6 35/10
35/14 35/17 35/22 36/4
36/7 36/10 38/4 92/4 92/7
92/14 92/25 93/11 93/21
94/12 94/15 94/17 95/1
95/6 95/12 95/15 96/2
96/10 96/21 96/23 96/25
97/5 97/10 97/22 98/7
98/15 98/17 99/11 99/15
99/19 100/2 100/5 100/7
101/8 103/24 104/1 104/4
104/7 107/4 107/9 107/14
108/16 108/19 109/1
111/20 112/12 112/16
113/22 113/25 114/16
MS. O'HARA: [8] 89/5
89/8 89/21 89/24 90/4
90/16 90/23 91/15
MS. PAYNE: [1] 85/1
MS. REED: [1] 75/10
MS. SCHOLLER: [19]
55/10 55/20 56/15 56/20
56/25 58/11 58/14 58/17
58/25 59/6 59/10 59/13
60/20 60/25 61/2 61/8
61/18 61/21 70/1
MS. WORKMAN: [4]
59/25 60/12 60/16 60/18
THE REPORTER: [1]
24/17

UNIDENTIFIED
SPEAKER: [5] 63/4
69/20 74/21 78/18 91/18
0
00014 [1] 1/2
0398 [1] 2/8
07 [1] 21/14
1
1 p.m [1] 113/20
1.1.4 [2] 23/1 53/9
10 [4] 17/3 63/17 104/11
106/9
10-285 [2] 13/16 20/15
10-416 [2] 21/4 22/15
100 [6] 14/21 104/15
105/4 105/14 106/6 106/9
103 [1] 1/21
109 [1] 3/14
11 [1] 56/1
114 [1] 115/11
115 [1] 3/16
12 [1] 14/12
12-foot [1] 86/5
12-foot-wide [1] 14/17
12-inch [2] 28/18 28/21
125.1.2 [1] 27/7
131 [2] 13/20 14/5
1353 [8] 17/6 17/17 18/15
21/19 22/11 49/1 105/12
106/3
14 [2] 65/22 105/15
1405 [4] 11/18 14/19
17/15 22/4
145 [1] 36/12
14th [1] 30/12
15-foot [2] 104/6 105/24
15-foot-wide [8] 11/16
17/10 17/11 22/14 22/20
44/21 52/7 104/14
1500 [1] 1/13
16 [2] 19/4 98/23

1	69/25 70/2 89/21 105/3 105/13 106/5 106/8 25-foot [1] 104/5 25-foot-buffer [1] 17/14 25-foot-wide [6] 11/17 14/20 17/5 17/16 22/12 52/8 25.6.2 [1] 26/14 25th [1] 101/1 27 [1] 3/4 285 [2] 13/16 20/15 2:23 [1] 62/25 2:37 [1] 62/25	3:25 [1] 92/10 3:52 [2] 1/11 114/17
2	3 3,000-square-foot [1] 50/8 30 [2] 52/8 81/3 30-foot-wide [2] 18/23 106/7 305 [1] 57/14 33 [8] 14/21 17/2 22/7 24/20 25/14 104/10 104/22 105/4 33-1405 [4] 11/18 14/19 17/15 22/4 330 [1] 58/7 33901 [2] 1/14 1/21 33902-0398 [1] 2/8 33907 [1] 2/4 34 [3] 3/4 17/1 105/12 34-1353 [7] 17/6 17/17 18/15 21/19 22/11 49/1 106/3 34-145 [1] 36/12 34-2017 [1] 15/11 34-216 [1] 14/8 35 [3] 70/1 74/8 88/12 36 [1] 104/16 38 [1] 3/6 39 [4] 3/23 3/23 3/24 3/24 398 [1] 2/7 3:14 [1] 92/10	4 4.1 [2] 18/16 23/21 4.1.1 [1] 23/21 4.1.2 [1] 23/22 4.1.4 [1] 24/1 4.8 [3] 7/22 12/14 26/25 4.8-acre [3] 4/7 18/17 49/2 40 [1] 58/5 40-mile-hour [1] 57/14 400 [1] 69/16 410 [3] 82/23 85/1 85/3 414 [1] 79/24 416 [2] 21/4 22/15 43 [1] 2/3 45 [3] 13/19 20/18 70/4 48 [3] 24/24 105/5 106/10 48-hour [3] 8/2 8/6 48/19 482 [1] 27/16 487 [1] 27/16
1601 [1] 1/21 17 [1] 63/18 170 [1] 20/20 175 [2] 33/5 33/6 18 [1] 106/6 19 [1] 92/18 190 [1] 46/23 1982 [1] 85/2 1990 [1] 45/19 1993 [1] 42/4 1997 [1] 85/3 1:00 [1] 1/11	5 5.1.5 [2] 24/8 53/11 50 [3] 60/2 69/22 70/4 55 [1] 3/7 59 [1] 3/7 5:30 [2] 85/16 85/17 5E.2 [1] 27/17 5E.9 [1] 27/17 5th [66] 9/12 11/17 14/5 16/13 17/12 17/12 17/16 22/17 28/20 30/12 31/6 31/7 31/13 33/5 33/13 33/20 34/11 34/24 41/20 41/21 44/12 44/15 58/15 58/20 59/9 62/7 62/8 69/4 69/5 69/10 69/13 73/25 74/20 74/25 75/1 75/11 75/12 75/14 76/4 76/24 77/2 77/6 77/24 80/5 80/9	

5	9	44/12 45/6 52/16 53/21
5th... [21] 80/11 81/16	9,650 [1] 47/2	54/21 58/10 58/11 58/13
82/2 83/5 83/24 84/1	9,800 [1] 98/25	58/19 66/9 72/20 75/1
85/16 86/17 87/2 88/6	92 [1] 3/14	91/2 100/11 103/2 106/16
88/10 90/17 90/22 90/24	9th [1] 115/14	106/21 107/21 107/21
100/12 101/10 101/22	A	107/23 108/8
104/19 107/17 108/9	a.m [2] 31/1 31/19	access from [1] 72/20
111/6	abide [1] 88/11	accesses [1] 45/16
6	able [22] 6/20 9/12 14/13	accessory [1] 13/13
6,000-square-foot [3]	16/5 17/18 18/18 23/13	accidents [4] 64/7 64/12
21/7 50/7 98/21	23/17 35/7 40/17 49/3	78/19 87/5
6.1 [1] 25/25	66/7 66/19 69/11 74/11	accommodate [1] 83/16
6.1.1 [1] 25/25	76/19 77/11 80/22 84/16	account [1] 5/18
6.1.4 [1] 25/25	92/21 101/4 102/14	ACCURATE [1] 1/20
6.1.5 [1] 25/25	about [40] 16/24 55/12	achievement [2] 37/10
6.1.6 [1] 25/25	61/24 65/21 68/1 70/5	54/11
6.1.7 [1] 26/1	70/11 71/18 71/20 71/25	acquire [1] 27/1
6.1.8 [1] 26/1	75/24 77/2 78/8 78/13	acre [4] 4/7 18/16 18/17
60 [1] 106/11	79/3 83/1 84/12 86/11	49/2
60-foot [1] 107/20	86/14 86/23 87/1 87/12	acreage [2] 10/15 12/13
63 [2] 3/9 45/23	87/14 88/3 89/16 89/23	acres [35] 7/23 9/12 10/2
68 [1] 3/10	93/12 99/23 100/22 101/2	10/5 10/10 10/13 10/15
6th [13] 34/13 35/8 62/5	101/3 101/13 102/6	12/14 16/7 17/3 21/17
64/16 65/8 69/3 75/16	102/22 103/6 107/11	22/3 22/5 24/20 25/14
80/10 80/14 81/6 82/2	108/13 111/9 111/11	26/19 26/25 27/5 40/3
87/10 101/11	111/11	40/18 40/20 53/7 63/17
7	absolutely [3] 67/13	63/21 63/24 64/23 91/11
72 [2] 24/25 105/6	67/14 67/16	100/22 102/3 103/9
75 [1] 3/10	abut [3] 22/1 22/13 25/16	103/12 104/11 104/22
78 [1] 3/11	abuts [3] 11/19 104/20	104/25 105/1
79 [1] 3/11	106/4	across [18] 9/12 40/3
7th [1] 41/21	abutting [6] 14/22 17/15	40/18 40/21 70/9 74/7
8	17/18 21/5 26/12 102/13	75/25 75/25 79/12 79/14
8-foot-high [1] 106/5	accept [1] 4/10	79/24 81/20 83/24 83/25
82 [1] 3/9	acceptable [2] 30/25 31/8	86/20 87/7 87/25 90/5
84 [1] 3/10	accepted [7] 7/17 7/19	act [2] 14/25 25/8
8695 [1] 1/22	28/4 28/6 38/19 39/3 55/8	acting [1] 100/18
89 [2] 3/10 10/15	accepting [1] 56/22	active [2] 29/8 29/10
8:00 [1] 66/2	access [32] 16/12 16/14	activity [2] 81/10 109/15
8th [1] 112/8	25/5 26/3 26/12 31/6 33/1	acts [1] 16/21
	33/4 36/20 41/19 41/22	actual [1] 10/15
		actually [22] 12/7 19/18

A		
actually... [20] 29/8 29/8 35/4 45/9 45/12 45/14 63/19 65/7 78/11 83/4 100/11 102/5 102/17 105/1 106/1 107/16 108/1 112/13 112/17 112/19	adverse [1] 32/14 adversely [2] 36/25 53/25 advised [2] 101/9 113/9 Aecom [2] 55/25 56/3 aerial [6] 12/4 34/21 35/10 41/8 41/10 92/22 affect [2] 36/25 53/25 affected [1] 55/19 after [5] 6/13 42/5 64/13 68/25 78/24 afternoon [7] 4/2 7/7 27/24 38/7 63/1 89/6 106/19 afternoon's [1] 4/4 AG [1] 10/1 AG-2/CF [1] 10/1 again [13] 7/19 10/13 17/11 21/12 26/25 34/6 38/24 48/16 76/21 83/12 92/14 105/18 108/13 against [8] 5/12 5/19 68/24 82/23 84/8 84/10 84/22 104/13 aggravated [1] 86/18 ago [2] 79/7 87/5 agree [2] 58/12 82/25 agreed [1] 44/23 agreement [3] 8/4 15/3 80/8 aims [1] 53/11 aisle [8] 14/9 14/11 14/17 15/15 21/10 43/4 52/25 52/25 aisles [2] 15/12 100/11 Alexis [2] 7/15 75/4 aligned [2] 75/1 75/1 all [75] 4/10 5/6 5/18 6/12 6/13 11/8 13/2 15/13 17/13 20/5 26/24 27/12 28/8 28/19 29/17 29/18 31/7 31/24 32/12 32/12 33/11 33/22 36/4 38/22	43/2 45/20 46/5 47/18 47/20 51/8 52/16 56/22 58/9 64/7 65/4 66/2 66/3 69/6 73/19 74/4 75/21 75/24 76/19 77/1 77/1 77/9 78/9 79/7 79/11 80/3 80/3 81/9 82/12 84/10 84/21 85/21 85/23 86/6 86/21 87/11 87/12 87/24 91/9 91/22 97/18 98/2 101/23 103/18 103/20 104/13 104/17 106/12 109/7 110/14 112/14 all-weather [1] 15/13 allow [6] 98/6 103/10 112/4 112/9 114/4 114/7 allowing [1] 47/23 allows [2] 95/3 96/18 almost [4] 61/22 63/21 83/23 90/21 alone [2] 87/8 88/10 along [45] 11/6 11/16 13/1 13/13 16/3 16/4 16/5 16/8 16/15 17/6 17/12 17/15 17/18 18/15 18/18 23/18 24/12 25/2 28/13 33/9 40/16 44/24 45/20 49/1 49/3 52/4 52/5 54/18 61/4 66/19 80/22 81/16 85/13 85/18 85/21 86/9 86/12 86/20 99/2 101/4 104/19 105/7 105/8 105/19 105/20 already [15] 31/22 33/14 33/16 42/18 46/16 58/19 61/10 82/13 83/20 85/18 88/16 88/22 88/24 91/22 102/5 also [48] 2/10 4/20 4/21 4/25 5/3 9/17 9/22 11/10 12/13 16/21 17/21 20/12 25/10 25/14 26/19 27/14

A

also... [32] 28/20 32/14
33/23 35/7 40/23 48/1
53/16 64/2 66/13 71/18
73/1 73/24 90/2 93/16
94/2 94/6 96/13 96/15
101/8 101/20 101/20
102/17 102/18 103/2
104/11 104/20 105/19
106/3 111/4 111/12 112/6
112/18
alternative [5] 8/17 15/15
48/20 49/6 113/7
alternatively [2] 18/12
48/23
although [1] 51/4
always [8] 60/8 63/25
64/4 64/6 64/11 64/12
66/25 69/12
am [9] 7/13 8/1 55/21
67/10 79/9 84/22 97/23
113/3 113/19
amended [1] 47/22
amendez [1] 2/8
amendment [2] 47/4
52/18
amongst [1] 78/24
amount [2] 43/11 65/19
analysis [15] 8/4 8/8
22/23 25/24 30/6 30/7
30/7 30/22 31/5 31/11
31/22 53/4 55/19 65/21
102/25
analyze [1] 93/2
anchor [1] 18/5
another [9] 38/13 72/18
73/1 76/6 76/12 84/1 88/7
97/8 100/15
answer [5] 6/16 71/13
71/23 82/7 97/23
answered [1] 106/12
answers [1] 38/6

Anthony [1] 18/9
anticipated [2] 19/13
56/18
any [24] 6/11 15/21 24/9
26/21 27/14 32/8 32/8
34/2 41/17 45/1 45/3
54/17 55/18 61/6 61/18
61/18 64/3 70/15 71/2
83/21 94/21 95/8 108/12
114/2
anybody [2] 74/1 84/8
Anyhow [1] 82/6
anymore [1] 100/4
anyone [3] 4/22 89/3
91/20
anything [6] 6/20 59/12
82/14 98/6 108/18 111/11
anyways [2] 73/22 82/10
apologize [2] 19/18 20/6
apparent [1] 47/18
APPEARANCES [1]
1/25
applicable [2] 36/16
53/18
Applicant [39] 2/2 3/2
3/18 6/15 8/20 8/21 9/2
9/6 9/7 10/8 12/9 13/14
13/19 14/10 14/23 15/2
15/14 18/5 18/24 20/10
20/18 21/6 21/25 22/14
24/6 26/7 26/23 36/10
37/21 40/9 42/1 44/23
48/12 50/5 51/11 52/22
91/24 92/1 110/18
Applicant's [3] 3/20 38/1
48/19
Applicants [4] 7/15 11/10
24/14 37/16
application [7] 5/12 5/16
5/20 6/3 26/2 40/1 100/25
applied [1] 28/25
apply [1] 48/11

appointment [1] 77/5
appreciate [2] 80/6
114/10
approach [6] 31/17 33/3
33/15 33/16 33/18 89/4
appropriate [13] 17/25
19/8 26/16 37/4 38/2 48/2
51/3 54/5 57/19 61/6
99/14 106/15 110/22
approval [15] 4/9 8/3
13/22 14/15 15/1 15/4
15/16 20/22 21/11 22/8
22/19 36/24 37/24 53/24
110/2
approvals [1] 44/3
approved [10] 6/1 46/12
49/3 64/19 67/19 67/20
80/22 109/22 111/4 112/9
approximately [3] 33/5
42/14 46/23
Architectural [1] 70/24
architecturally [1] 18/22
are [84] 4/15 4/23 5/11
8/4 10/6 10/11 10/21 11/8
16/17 16/25 17/20 17/21
18/21 23/19 23/24 24/10
24/21 24/22 26/20 31/21
32/15 33/25 34/2 37/7
37/16 38/4 40/13 42/1
43/12 46/6 47/24 48/7
48/9 48/14 51/21 51/25
52/11 52/19 53/15 54/8
57/24 60/1 61/10 61/12
62/10 62/11 66/11 66/25
67/10 69/8 71/8 71/10
71/20 75/11 75/13 76/12
76/13 76/20 77/11 78/18
79/14 81/18 82/2 82/3
83/8 87/15 89/15 90/1
90/5 91/5 95/17 95/18
95/19 95/20 97/15 101/15
102/1 103/22 105/22

A

are... [5] 109/25 110/5
111/2 112/1 114/5
area [57] 10/10 11/13
13/11 17/7 22/16 35/21
36/19 41/1 42/21 42/22
42/25 47/16 53/20 62/2
62/2 63/22 64/1 64/5
64/19 64/21 65/10 65/12
65/15 65/24 66/1 66/17
66/17 66/19 67/4 70/6
70/20 71/16 71/17 71/18
72/18 73/14 74/3 77/1
77/14 77/21 84/12 94/3
96/16 97/21 97/25 98/23
100/15 102/2 102/12
102/14 102/16 102/18
102/19 102/20 105/25
106/2 110/22
areas [21] 13/18 20/17
24/4 24/5 24/9 29/16
29/19 37/1 40/8 40/13
45/21 45/23 46/3 46/21
53/12 59/23 60/9 71/16
103/4 110/7 110/18
around [11] 11/13 35/21
46/17 65/8 66/24 74/13
77/20 77/22 89/13 90/25
102/20
arrive [1] 113/8
arrows [1] 75/18
artery [1] 40/17
as [114] 5/4 5/21 6/17
6/18 7/17 7/19 8/5 8/20
9/16 9/23 11/5 12/22
14/25 15/15 15/19 16/22
18/5 18/7 19/13 19/22
19/23 20/1 21/1 21/10
25/8 27/14 28/4 28/9
28/12 29/5 29/15 30/3
30/9 31/21 32/15 32/22
36/11 37/6 38/19 38/21

39/2 39/3 39/5 40/9 40/11
42/18 43/18 44/23 45/3
45/21 46/2 46/8 46/8
46/20 47/3 47/9 47/17
47/24 48/3 48/5 48/12
48/16 49/14 49/20 50/11
50/14 51/5 51/13 53/5
53/13 54/2 54/14 55/8
55/11 55/24 56/12 56/22
59/24 62/4 64/19 65/14
66/12 68/2 69/22 71/17
71/24 71/24 74/11 80/7
80/7 86/21 88/23 88/23
89/11 89/11 92/17 92/17
95/24 96/2 96/5 98/13
99/4 99/13 100/19 103/13
104/18 107/1 108/3 108/7
109/9 109/18 109/20
109/20 110/9
aside [1] 92/12
ask [8] 5/15 6/12 6/21
7/18 38/18 60/22 89/3
105/23
asked [2] 93/12 101/13
aspects [1] 108/5
assemblage [1] 40/2
assemble [1] 103/10
assembled [2] 12/14
26/24
assigned [1] 4/19
associated [5] 42/25 45/8
93/3 98/10 110/3
association [1] 98/12
assumes [1] 32/4
assuming [2] 32/12 59/22
Atlantic [1] 55/23
attached [4] 17/21 44/1
51/14 111/17
Attachment [4] 39/1
39/18 48/13 49/24
attempts [1] 26/25
attend [2] 4/22 100/23

attending [1] 113/12
attention [3] 58/1 61/12
101/17
attenuation [1] 29/21
attractor [1] 111/2
authority [1] 71/2
authorized [1] 115/9
authorizes [1] 49/17
automotive [1] 21/21
AutoTURN [1] 102/25
availability [2] 23/23
26/4
available [13] 4/17 4/21
10/21 23/19 29/4 29/7
33/25 37/16 38/19 54/17
112/21 112/22 113/5
AVENUE [56] 1/4 4/6
9/11 10/12 11/6 11/16
13/21 16/3 16/12 17/6
20/20 20/23 22/17 23/11
23/19 24/13 25/3 28/14
30/11 31/12 32/19 32/22
33/1 33/5 33/10 33/12
33/14 33/18 33/20 33/23
34/1 34/10 34/13 36/1
42/5 44/7 44/11 47/12
52/17 58/15 61/4 63/19
68/19 79/24 80/5 81/11
81/17 81/17 84/15 85/1
93/5 93/7 93/17 102/2
104/19 105/19
Avila [1] 7/16
away [2] 13/1 46/20
awful [1] 85/18

B

bachelor's [1] 55/22
back [28] 6/15 6/20 7/12
11/21 12/4 13/24 14/13
14/17 15/6 27/21 34/16
45/15 46/21 51/3 62/17
63/2 64/3 77/6 83/11
83/18 83/19 91/24 92/11

B

back... [5] 95/21 97/22
99/3 104/7 106/17
back-out [1] 14/17
backed [7] 69/6 75/15
75/20 75/22 80/12 80/16
83/17
background [3] 30/18
31/3 55/14
backs [1] 83/13
bad [1] 67/19
bags [1] 85/25
ball [2] 69/15 85/25
ballpark [7] 83/2 83/23
84/3 85/7 85/7 85/11
85/24
bare [2] 57/12 58/6
Barkley [1] 2/3
barriers [1] 80/5
baseball [4] 63/25 65/2
65/4 81/15
based [11] 6/4 30/15
30/22 31/25 46/25 47/7
48/10 50/6 50/15 58/9
62/20
basic [1] 17/3
basically [4] 11/2 51/9
67/20 108/3
basis [2] 43/18 52/17
bass [1] 48/3
bathroom [1] 73/17
be [212]
be determined [1] 34/19
beach [1] 64/25
beautiful [3] 65/14 66/23
66/23
because [52] 16/8 19/22
26/14 31/22 32/9 49/18
50/22 57/15 61/9 64/7
64/21 65/3 65/8 65/24
66/8 68/2 69/5 69/12
69/23 70/6 70/12 70/15

75/22 76/4 76/25 78/10
79/15 80/12 83/13 83/14
84/15 84/17 85/9 85/12
87/21 88/20 88/24 90/7
90/14 93/3 94/18 95/25
97/8 98/4 100/8 104/2
104/24 105/9 106/13
107/19 111/1 111/16
become [2] 69/2 103/12
becoming [1] 101/18
been [16] 7/17 16/15
25/19 26/7 28/3 34/12
34/15 35/23 46/16 55/8
55/24 80/21 83/23 88/21
89/9 101/17
before [11] 1/8 7/22 34/8
38/12 40/1 61/1 64/9
89/10 91/17 99/25 113/15
begin [3] 7/6 39/25 79/15
behalf [1] 37/15
behind [7] 47/1 49/5
56/11 71/8 85/14 90/18
90/24
being [10] 31/23 31/23
44/10 70/21 71/25 84/9
88/20 88/21 88/22 114/5
believe [13] 20/2 40/22
50/14 51/11 62/6 64/20
65/22 67/20 78/10 101/7
103/8 103/14 112/24
benefit [1] 112/6
best [2] 52/12 95/15
Beth [3] 18/8 59/25
106/13
better [4] 30/25 41/8
59/20 80/18
between [13] 11/1 13/24
14/22 16/20 16/22 21/9
22/16 25/4 25/22 50/12
55/6 93/12 107/6
beverage [25] 17/2 18/12
19/4 21/20 22/13 25/13

32/5 46/19 46/22 47/2
47/10 48/22 48/23 49/9
49/14 50/9 50/13 50/21
51/10 51/14 51/21 51/22
51/24 105/11 105/21
beyond [1] 32/16
bicycle [1] 97/14
bicyclists [1] 86/8
big [3] 84/18 87/15 107/5
bike [7] 66/19 80/21
80/21 81/24 86/13 86/25
101/4
bike/pedestrian [1] 80/21
bikers [2] 80/25 81/23
bikes [1] 85/23
biking [1] 87/8
bit [6] 24/17 64/13 66/22
80/18 99/24 106/14
bitch [1] 77/1
block [4] 10/8 12/10
26/24 85/11
blocked [1] 45/1
blown [1] 99/12
Board [11] 5/2 5/4 5/5
5/8 70/24 90/14 110/13
111/17 111/19 113/16
113/17
Book [3] 57/13 57/19
57/20
bootstrap [1] 107/1
border [1] 23/13
both [29] 8/16 25/19 26/2
28/10 31/1 31/17 31/18
32/20 37/16 37/25 38/2
38/4 41/19 42/2 42/3 43/4
43/4 44/2 45/2 52/22
54/22 54/23 56/18 73/19
89/13 98/3 103/5 107/18
107/22
bought [1] 82/8
boulevard [15] 9/11
10/11 30/11 30/23 42/6

B

boulevard... [10] 42/9
 45/11 64/5 69/4 78/12
 80/13 80/16 83/7 83/14
 83/18
 boundary [4] 18/17 42/1
 46/24 49/3
 box [2] 2/7 95/19
 Boylan [1] 24/1
 brains [1] 87/21
 brakes [3] 76/4 86/24
 90/6
 break [5] 62/18 62/24
 65/5 92/9 97/1
 bridge [21] 42/6 45/9
 45/19 57/5 57/15 57/25
 58/4 61/10 64/2 64/9
 65/18 74/17 74/18 77/10
 86/15 86/16 86/20 87/6
 90/11 101/20 102/22
 bridges [2] 42/6 42/8
 briefly [3] 28/2 30/4
 32/25
 bring [5] 14/2 28/2 43/4
 62/22 93/18
 bringing [1] 34/16
 broad [1] 56/7
 broader [1] 19/3
 brought [6] 78/8 92/18
 93/16 101/17 101/25
 102/4
 Broward [1] 56/6
 brown [1] 9/19
 Bruce [2] 63/3 91/16
 Bruns [3] 1/15 115/7
 115/17
 Bs [1] 31/9
 buffer [44] 11/16 11/17
 14/20 14/24 14/25 15/4
 15/7 16/22 17/4 17/5
 17/10 17/11 17/14 17/17
 18/21 18/24 22/1 22/12

22/15 22/20 22/21 24/15
 25/9 44/21 44/24 49/13
 52/6 52/7 53/2 89/16
 89/17 89/20 100/20 104/5
 104/6 104/14 105/12
 105/18 105/24 106/1
 106/3 106/7 106/9 106/12
 buffered [1] 16/15
 buffering [3] 25/11 26/4
 46/15
 buffers [28] 11/12 11/15
 16/24 16/25 17/20 17/24
 17/25 18/14 24/20 24/22
 25/13 25/15 25/17 26/12
 44/17 46/7 48/25 49/3
 51/25 52/4 100/19 103/15
 103/18 103/18 103/21
 104/11 104/12 106/15
 build [7] 16/2 32/12
 32/13 45/19 64/22 98/18
 110/2
 build-out [3] 16/2 32/13
 98/18
 build-out at [1] 32/12
 building [30] 19/12 19/13
 21/5 21/6 21/7 27/13 32/6
 45/3 47/4 47/6 47/8 49/20
 49/20 50/7 50/18 51/3
 51/10 71/9 73/17 89/23
 98/12 98/21 98/22 100/10
 100/10 109/16 109/17
 109/18 110/2 110/4
 built [7] 18/3 18/5 42/4
 45/8 48/21 69/1 105/22
 bulk [1] 60/10
 burden [1] 33/8
 bus [7] 40/23 64/18 73/20
 81/7 85/15 85/16 85/16
 buses [1] 85/20
 busiest [1] 66/1
 business [12] 27/15 83/8
 84/8 87/14 88/16 88/17

88/19 88/21 95/2 98/6
 103/6 107/3
 busy [5] 65/7 66/22 67/3
 83/8 107/7
 butchered [1] 68/8
 button [1] 81/25
 buy [2] 94/2 94/3

C

C-2 [1] 9/23
 C-weighted [1] 48/1
 calculated [1] 32/17
 calculation [1] 43/20
 calculations [1] 42/23
 calendar [1] 112/25
 call [5] 4/25 6/9 6/20
 62/20 89/3
 called [4] 62/22 86/7
 91/17 110/4
 calling [1] 74/23
 came [1] 86/13
 can [56] 4/18 4/18 7/8 7/9
 7/12 12/4 12/7 13/25
 18/23 29/6 29/15 33/6
 34/20 39/21 41/13 41/19
 44/8 45/2 45/15 46/15
 57/7 60/22 61/8 62/4
 63/14 64/10 69/9 69/17
 70/19 72/5 75/15 77/3
 89/9 89/23 90/14 91/8
 93/18 93/25 94/17 97/2
 99/11 99/19 100/5 101/20
 101/21 102/15 103/1
 103/2 103/13 104/18
 108/3 108/8 110/19
 111/18 112/25 113/8
 can't [7] 10/14 45/1 68/10
 83/5 85/10 95/8 112/13
 canal [28] 9/12 11/25
 16/5 16/8 17/19 18/18
 23/14 23/17 29/6 29/22
 29/23 40/17 40/17 45/9
 66/19 67/14 76/19 76/19

C	certainly [1] 92/3	close [5] 6/14 32/8 49/9
canal... [10] 80/22 84/14	Certificate [2] 3/16 115/2	107/19 113/3
84/15 86/4 86/9 86/12	certify [1] 115/8	closed [3] 44/13 107/17
101/4 102/14 102/21	CF [1] 10/1	107/23
110/24	CFPD [2] 10/2 41/22	closer [2] 50/23 63/20
cannot [3] 19/20 85/8	CFPD/RPD [1] 10/2	closing [1] 91/22
95/5	chance [1] 35/15	clutter [1] 58/4
canopy [1] 98/23	change [3] 58/22 85/4	cluttered [1] 57/24
capacity [3] 23/24 30/22	107/11	CN [1] 26/23
31/21	changed [2] 8/23 83/9	CN-3 [1] 26/23
capturing [1] 40/7	changes [2] 46/6 114/5	cobbled [1] 10/8
car [9] 64/12 65/1 70/16	Chapter [10] 17/1 17/2	code [48] 5/25 7/18 11/12
70/18 77/6 77/8 81/2 84/1	17/3 22/7 24/20 25/14	11/18 13/16 14/8 14/19
87/7	104/10 104/11 104/22	14/24 15/11 16/25 17/5
card [1] 89/2	105/11	17/14 17/17 18/15 20/15
care [1] 109/12	Chapters [2] 27/16 27/17	21/4 21/19 22/8 22/11
carefully [2] 6/21 99/24	character [3] 24/10 89/12	22/15 24/20 24/21 25/12
caretaker [1] 12/19	89/14	27/17 28/4 36/12 36/15
caretaker's [8] 11/7 13/1	characterized [1] 23/3	37/13 44/20 49/1 49/11
13/11 42/14 94/8 98/13	check [2] 61/25 77/20	49/12 53/18 54/14 55/18
99/8 99/14	checked [1] 75/14	56/9 95/11 96/1 96/7
carry [2] 81/19 111/16	Chief [1] 1/9	103/21 104/23 104/23
cars [8] 64/10 69/16 77/4	children [2] 79/10 87/21	104/24 105/1 105/25
81/16 81/17 86/18 86/20	choke [3] 64/15 67/18	106/25 107/3 111/14
91/9	69/10	code-compliant [1] 11/12
carwash [1] 99/23	choose [1] 111/12	Code-required [4] 14/24
case [11] 1/2 4/6 4/19	Church [3] 3/9 63/6	44/20 103/21 105/25
4/20 5/6 5/25 35/16 35/20	63/17	coffee [3] 19/14 51/13
92/12 100/1 108/18	Circle [1] 2/3	98/20
cases [1] 18/4	circles [1] 76/12	cold [1] 88/2
category [4] 23/2 23/6	circulate [1] 113/7	collector [5] 10/12 13/18
40/11 53/11	circulation [3] 96/18	20/17 23/12 42/7
causes [1] 58/4	97/20 98/2	Collins [3] 1/8 4/3 72/10
cease [1] 96/9	civil [1] 55/23	color [1] 9/16
center [6] 56/5 64/8 78/9	clarification [3] 13/7	combinations [1] 26/19
94/7 99/2 109/12	37/23 91/25	combs [1] 109/7
centered [1] 67/11	clarifications [1] 110/19	combustion [1] 48/5
centers [3] 23/16 26/6	clarify [1] 78/8	come [13] 6/9 6/17 6/20
95/17	classification [2] 9/15	27/20 27/21 32/7 75/7
central [1] 9/18	32/17	77/20 77/21 77/22 83/4
certain [3] 26/16 65/1	clear [2] 80/12 94/25	95/7 113/14
109/21	cleared [1] 41/1	comes [3] 6/22 28/19 60/7

C

comfortable [2] 56/22
99/21
coming [22] 28/20 57/4
57/7 57/24 58/3 61/22
63/13 69/14 75/16 75/17
75/21 75/21 77/7 77/24
82/21 84/25 86/10 89/7
90/1 102/6 107/6 114/9
commend [1] 80/4
COMMENT [1] 3/8
comments [5] 5/10 6/10
100/4 108/11 110/14
commercial [62] 7/23
9/24 9/24 10/6 10/9 10/10
10/16 12/24 16/3 16/21
18/2 19/8 21/7 22/1 23/4
23/4 23/10 23/17 24/12
25/3 25/6 25/15 26/1 26/9
26/10 26/15 26/20 27/4
32/6 40/19 40/19 47/1
48/7 48/20 49/6 49/19
49/20 52/16 53/13 71/19
71/20 82/11 82/12 82/24
83/6 84/23 87/13 87/17
88/1 91/11 93/22 93/24
99/1 99/13 100/9 100/10
102/9 102/11 103/12
107/2 109/6 109/8
commercial [1] 108/7
commissioners [3] 5/3
5/4 68/1
common [1] 101/14
communities [1] 83/3
community [23] 2/6 9/16
9/18 10/5 16/7 16/21 17/3
21/17 22/3 22/5 23/2 23/5
27/5 40/11 40/20 53/7
53/10 68/15 68/16 100/23
102/11 103/17 104/25
comparing [1] 32/17
compatibility [7] 25/20

26/12 45/25 47/7 48/9
103/16 110/23
compatibility-wise [1]
110/23
compatible [3] 5/17 36/18
53/19
complete [3] 30/6 80/8
108/6
completely [2] 11/24
107/23
complex [1] 70/20
compliant [1] 11/12
complies [5] 36/14 53/6
74/15 92/24 93/20
comply [2] 27/15 111/14
composite [1] 9/1
Comprehensive [1] 40/12
comprise [1] 45/23
comprised [1] 9/21
compromise [1] 8/11
computer [1] 38/13
concept [105] 3/20 7/24
8/9 8/10 8/12 8/17 8/22
10/23 10/24 10/25 11/2
11/5 11/15 11/23 12/21
12/23 13/9 13/15 13/25
15/6 15/21 15/25 16/1
16/11 17/22 19/3 19/24
20/11 21/1 22/22 25/1
25/16 25/19 26/2 26/11
27/9 29/13 29/15 32/2
32/9 33/2 37/25 38/2 38/3
38/5 42/11 42/19 42/24
43/16 44/1 44/14 44/18
45/20 45/24 46/10 46/11
46/18 47/4 48/10 48/17
49/7 50/1 50/6 52/20
52/23 53/1 53/3 59/4
67/11 71/15 92/23 93/4
93/9 93/18 93/21 94/5
96/3 96/5 96/13 96/15
97/3 97/9 97/22 98/3 98/5

98/17 98/18 99/8 102/24
103/5 104/8 104/10
105/10 106/18 106/21
107/18 107/18 107/22
108/2 108/2 108/4 110/21
111/13 111/16 113/21
concern [6] 57/10 68/25
79/3 85/5 87/13 93/1
concerned [3] 84/5 84/22
87/20
concerning [1] 44/9
concerns [8] 5/14 44/7
44/9 48/10 90/15 91/5
101/8 111/9
concession [1] 73/16
conclude [4] 27/18 34/8
37/15 59/16
concluded [2] 34/2
114/17
concludes [1] 54/16
conclusion [2] 6/7 35/20
concrete [1] 27/14
concurrently [2] 18/3
48/21
condition [21] 3/21 8/11
8/18 9/3 9/4 18/1 18/2
18/6 18/7 18/11 19/22
20/2 20/21 22/19 47/14
47/15 47/18 49/5 57/23
58/23 104/18
condition on [1] 9/3
conditioned [4] 25/20
53/6 54/15 60/6
conditions [23] 5/16 7/25
8/3 8/5 11/3 30/15 31/2
31/20 36/24 37/6 40/7
41/25 44/2 48/14 49/18
52/12 52/15 53/24 54/7
94/6 97/13 101/16 103/15
conducted [1] 30/10
configuration [3] 61/24
110/24 111/11

C

confirm [1] 112/25
confirming [1] 23/23
confusion [1] 11/1
congested [1] 33/16
congestion [1] 81/12
conjunction [1] 44/5
connect [2] 45/11 72/22
connected [2] 29/17 42/5
connection [15] 13/17
13/20 20/16 20/19 37/24
44/6 52/21 52/24 56/9
56/11 56/16 94/13 106/16
107/20 108/9
considerations [2] 26/7
52/18
considered [4] 26/20
32/22 48/9 60/1
consist [1] 9/24
consistency [1] 26/3
consistent [5] 18/14 22/7
27/6 44/2 48/25
consists [1] 104/14
constant [1] 69/12
constantly [1] 82/3
construct [1] 108/1
constructed [4] 16/9
18/13 48/24 51/25
Consultants [1] 30/5
Consulting [5] 2/3 7/14
28/1 34/7 92/15
contact [1] 4/18
contaminate [1] 76/20
contemplate [1] 42/24
contemplated [2] 49/11
52/1
content [1] 104/2
context [1] 99/9
continuance [1] 111/12
continue [3] 44/22 113/4
113/19
continued [3] 85/18

110/17 113/11
continues [1] 45/12
contract [1] 95/16
Control [1] 47/19
controlled [1] 29/21
convenience [41] 16/2
16/22 17/1 18/3 18/4
18/12 19/3 19/13 21/20
22/12 25/2 25/4 25/13
32/5 46/19 46/22 47/2
47/10 48/21 48/23 49/8
49/14 50/8 50/12 50/21
51/10 51/14 51/21 51/22
51/24 67/12 69/1 88/1
98/18 104/24 105/2
105/11 105/18 105/21
106/1 106/4
conventional [1] 26/23
conversion [1] 52/17
converted [1] 12/19
coordinate [1] 29/9
coordinated [2] 69/4 69/9
COP [1] 19/5
copied [1] 20/6
copies [1] 8/16
copy [6] 5/2 8/15 8/23
38/11 38/20 39/11
corner [13] 16/19 17/8
17/9 17/9 22/18 25/10
29/20 42/23 62/5 90/25
100/17 100/17 100/18
corners [3] 11/14 16/18
25/8
correct [11] 12/17 13/4
13/5 19/25 60/12 60/16
60/18 62/13 68/22 94/15
115/11
correction [1] 34/9
correlation [1] 50/12
corresponding [1] 52/20
COs [1] 42/4
could [9] 11/20 51/15

52/12 69/5 70/20 76/16
93/14 99/3 105/20
counts [1] 30/9
COUNTY [28] 1/1 5/2
5/4 6/2 21/13 23/12 30/2
36/16 36/23 38/9 38/14
39/1 40/6 40/12 47/19
47/21 53/18 53/24 55/24
56/6 62/4 63/18 71/15
94/23 101/13 109/4
109/24 115/5
County's [1] 41/13
County-maintained [1]
23/12
couple [3] 77/24 91/7
92/4
course [12] 28/21 30/1
31/10 60/13 60/23 66/24
67/1 73/5 73/6 94/24 99/2
101/23
court [1] 25/22
cover [1] 95/3
covered [3] 95/18 95/20
108/20
covers [2] 14/21 105/4
COVID [1] 67/21
CPD [4] 1/4 4/7 13/4 40/3
craziest [1] 66/1
cream [1] 51/19
create [5] 33/7 46/8 47/6
66/12 82/14
created [1] 45/9
creating [1] 42/7
crime [1] 89/16
criteria [4] 5/24 26/9 53/4
54/3
critical [2] 37/1 53/25
cross [7] 43/4 64/1 64/2
65/9 82/1 86/25 87/9
crossing [5] 65/12 81/24
86/1 97/14 111/3
crossroad [1] 79/10

C

crosswalk [11] 70/6
73/23 79/10 86/3 86/15
86/16 93/12 101/16
101/18 101/21 102/22

Cs [1] 31/10

current [1] 46/4

currently [6] 19/23 52/7
52/11 58/17 106/21
107/12

curve [8] 45/10 57/15
57/25 58/3 61/10 61/13
86/21 110/25

curved [1] 45/18

customers [2] 95/5 95/6

D

damaged [2] 95/17 95/18
dangerous [9] 61/5 65/12
65/13 74/3 85/12 86/2
87/6 90/7 90/9

data [1] 30/15

date [6] 1/10 67/24 97/8
100/1 110/17 111/12

dated [2] 40/6 115/14

dates [2] 111/22 113/8

daughter [1] 63/25

day [17] 47/20 63/21 64/1
64/2 65/1 65/5 65/7 65/25
67/22 68/19 75/12 85/19
109/12 112/19 113/6
113/12 115/14

dBc [2] 48/2 48/2

DCI2021 [1] 1/2

DCI2021-00014 [1] 1/2

deal [1] 110/9

dean [16] 2/2 2/5 3/4 8/7
20/24 27/25 37/16 60/24
92/5 101/15 102/5 106/19
108/12 112/1 112/13
114/13

Dean's [1] 34/9

Deborah [3] 1/15 115/7
115/17

December [3] 30/12
55/25 65/22

decided [1] 45/19

decision [6] 5/5 5/8 57/18
57/20 58/6 68/3

decision-maker [1] 5/5

decision-making [1] 5/8

decrease [2] 102/8 102/10

deficiencies [1] 110/1

deficiency [1] 32/23

defined [3] 32/15 52/19
54/2

definitely [1] 86/1

definition [1] 95/23

degradation [1] 32/15

degrade [1] 27/8

degree [1] 55/22

delivery [8] 87/14 87/15
96/17 97/24 100/15
102/24 103/3 103/4

demand [1] 33/19

demonstrate [3] 18/14
42/2 48/25

demonstrated [1] 11/5

denied [2] 70/25 71/6

deny [1] 71/7

Department [4] 2/6 38/17
47/21 56/2

depending [4] 52/9 89/22
114/5 114/8

depends [1] 89/25

depicted [3] 42/1 42/16
44/18

depicts [1] 42/11

depreciate [1] 84/7

Derch [1] 68/10

Derek [3] 68/12 68/13
68/14

Description [1] 3/18

design [4] 26/8 57/14

73/2 111/2

designated [6] 24/5 40/11
40/19 70/19 70/21 72/23

designation [1] 41/23

designed [2] 18/22 25/19

destined [1] 33/11

destructive [4] 24/10

89/11 89/14 103/8

detail [2] 40/5 42/3

detect [1] 57/21

detention [10] 17/7 22/16
29/16 45/22 102/14

102/16 102/19 102/20

105/24 106/2

determine [1] 30/17

determined [2] 32/19
34/19

developed [5] 11/13
21/22 49/14 60/17 60/18

developer [1] 18/25

development [85] 2/6 4/5
4/8 7/18 7/24 10/5 10/9

10/22 11/6 11/18 11/18

13/16 14/8 14/19 15/11

16/15 16/25 17/4 17/5

17/14 17/17 18/14 18/15

20/15 21/4 21/19 22/8

22/11 22/15 23/5 23/7

23/8 23/14 23/20 23/25

24/12 24/21 25/8 25/12

25/21 26/1 26/9 26/10

26/22 27/3 27/4 27/7 27/8

28/4 29/1 30/2 30/2 31/25

32/21 34/19 36/12 36/15

36/21 37/9 37/11 37/13

37/25 40/4 46/3 46/5 46/9

48/25 49/1 49/11 49/25

53/18 53/22 54/4 54/10

54/12 55/18 56/9 60/8

93/8 93/14 104/12 108/5

108/7 109/23 111/14

developments [2] 10/7

D

developments... [1] 37/3
deviation [31] 8/10 13/15
13/23 14/7 14/10 14/15
14/18 15/1 15/10 15/16
20/12 20/13 20/14 20/19
20/22 21/3 21/11 21/12
21/13 21/15 21/18 22/9
22/10 44/2 44/6 49/4
52/24 54/11 58/13 89/20
105/23
deviations [12] 7/25
10/25 13/14 13/25 18/18
20/10 25/18 36/17 37/10
52/11 52/19 53/19
devices [1] 101/14
Diane [3] 3/11 79/22
79/23
did [37] 8/1 10/4 14/2
14/3 14/15 15/2 15/16
17/23 18/7 20/21 21/10
22/8 22/18 23/22 24/2
34/8 35/22 35/24 35/25
50/5 65/23 80/16 90/16
95/1 96/4 96/25 97/24
100/23 100/23 100/24
101/1 101/6 101/7 103/18
105/23 110/15 115/9
didn't [3] 32/7 89/3 96/4
difference [1] 107/6
different [4] 45/15 70/15
70/17 101/2
difficult [1] 57/22
direct [2] 33/17 59/8
directing [1] 29/19
directly [5] 47/1 56/8
56/15 74/9 113/17
disagreement [1] 52/22
disaster [2] 88/3 88/23
disc [1] 73/6
discharge [1] 29/21
discuss [6] 8/11 15/2

27/20 28/2 30/4 92/5
discussed [5] 21/16 40/16
93/15 97/1 102/5
display [1] 109/15
distance [13] 56/12 57/4
57/6 57/8 57/13 57/17
57/17 57/18 57/21 58/5
58/6 76/10 91/4
distinct [1] 40/4
distributed [1] 110/6
district [5] 7/23 26/23
29/25 56/5 56/5
do [57] 15/21 18/23 18/25
35/16 41/17 42/3 42/24
44/7 51/23 54/16 57/5
61/5 61/24 65/20 71/9
72/6 74/6 75/23 75/23
76/12 76/14 77/3 78/11
79/10 82/1 82/22 82/25
83/4 84/3 84/6 85/6 85/22
85/22 88/11 90/6 91/11
93/2 93/25 95/6 97/6 98/1
99/25 101/6 101/21
102/24 102/25 105/23
107/1 107/15 108/6
108/22 108/23 112/1
112/3 112/14 113/3 115/8
does [22] 9/24 13/9 16/19
18/7 18/19 19/20 25/12
25/16 27/2 27/18 31/16
36/15 37/15 59/16 69/23
70/3 95/22 98/5 100/20
103/10 108/9 111/24
doesn't [3] 77/15 79/6
99/13
doing [6] 28/21 35/13
55/12 76/23 90/11 90/11
don't [38] 35/10 50/23
64/18 65/2 65/3 66/24
71/1 73/20 75/10 75/13
76/1 76/6 79/14 80/8 81/9
81/13 81/21 82/6 82/10

82/11 84/6 84/10 84/17
85/8 88/4 88/13 88/15
88/15 89/16 90/8 90/20
91/1 91/12 102/9 102/17
104/3 106/25 112/7
done [5] 69/16 84/17
88/19 88/20 88/22
Donna [2] 1/8 4/3
donut [1] 51/13
Donuts [2] 19/15 51/13
DOT [8] 2/11 57/1 97/13
97/17 97/18 101/13
111/11 112/6
DOT's [1] 54/18
double [7] 14/20 24/23
78/15 104/15 105/3
105/14 106/10
down [29] 17/13 24/17
29/19 36/4 41/9 42/9
45/12 68/18 70/13 75/12
75/12 75/16 75/21 75/23
76/16 77/6 77/9 77/15
80/9 80/14 81/16 82/25
83/5 89/15 92/18 99/25
102/20 103/18 110/19
drainage [7] 11/13 15/9
27/20 28/3 28/5 29/14
71/17
draining [1] 84/13
drilling [1] 29/10
drink [1] 88/2
drive [27] 14/9 14/11
14/17 19/6 19/11 21/8
21/9 21/9 25/2 35/20 43/4
50/7 50/12 50/25 51/6
52/25 52/25 66/3 67/22
68/18 77/20 77/22 79/11
88/12 88/12 98/24 100/11
drive-through [10] 19/6
19/11 21/8 21/9 25/2 50/7
50/12 50/25 51/6 98/24
driver's [1] 78/16

D

drivers [3] 57/21 57/24 58/4
 drives [1] 31/6
 driveway [23] 8/9 11/8 13/22 14/4 16/12 16/12 20/21 20/22 21/1 21/2 35/4 44/9 44/15 57/8 61/9 61/16 61/18 94/3 106/20 106/22 107/21 108/1 108/8
 driveways [2] 31/9 58/8
 dropoff [1] 96/17
 dry [5] 17/7 22/16 29/7 29/16 105/24
 due [1] 102/4
 Dunkin' [2] 19/15 51/13
 duration [1] 94/23
 during [15] 4/10 5/14 6/12 22/4 43/24 67/20 77/21 81/12 83/8 84/14 84/19 93/2 95/18 96/25 109/20
 dust [1] 15/13
 dust-free [1] 15/13

E

each [12] 54/11 63/21 64/1 64/2 65/5 65/7 67/22 77/8 102/13 110/3 110/3 112/5
 earlier [1] 61/3
 east [17] 9/11 9/14 9/20 15/5 16/17 16/21 23/13 23/15 24/16 25/9 28/18 40/13 41/4 44/17 46/23 47/11 66/6
 Ebra [2] 7/15 75/4
 ed [1] 78/16
 Edison [1] 79/6
 educational [1] 55/14
 effective [1] 61/14

effort [1] 56/2
 egress [1] 33/10
 eight [4] 18/22 21/22 28/13 84/14
 eight-foot-high [2] 18/22 21/22
 eight-inch [1] 28/13
 either [10] 11/24 18/22 34/16 42/9 58/7 59/4 59/6 60/9 70/3 70/8
 electrical [1] 48/6
 electronically [1] 115/20
 eleven [1] 87/22
 Elizabeth [2] 2/11 3/7
 else [4] 12/3 72/5 91/20 99/23
 email [5] 2/4 2/5 2/8 5/1 5/3
 emergency [1] 10/19
 emit [1] 48/5
 emitting [2] 47/23 47/25
 emphasize [1] 96/7
 empty [2] 83/13 91/8
 en [4] 7/3 69/21 74/2 74/22
 enabling [1] 24/6
 encapsulated [1] 43/2
 enclosed [1] 27/13
 encourage [1] 90/13
 encroachment [1] 24/9
 end [9] 47/15 48/18 50/1 62/21 73/5 75/16 100/6 101/19 110/12
 ends [1] 108/11
 enforced [1] 47/20
 engineer [8] 8/7 20/24 27/19 27/25 38/16 55/4 55/22 55/24
 engineer's [1] 102/7
 engineering [3] 44/8 55/23 56/24
 engines [1] 48/5

enhance [1] 37/10
 enhanced [2] 25/8 100/19
 enhances [1] 54/11
 enhancing [2] 103/22 103/22
 enjoy [1] 66/20
 Enlarged [1] 3/20
 enough [11] 77/14 83/14 83/21 87/3 87/16 88/5 91/3 91/3 100/13 112/5 112/10
 ensure [2] 52/18 111/18
 ensured [1] 47/18
 enter [5] 8/14 35/7 38/10 78/12 114/3
 entering [3] 35/24 57/3 58/2
 enterprising [1] 84/9
 entertainment [2] 47/17 48/4
 entire [9] 12/23 18/16 45/23 49/2 49/7 52/2 52/4 103/2 104/21
 entirety [1] 41/12
 entitlement [1] 36/11
 entrance [12] 34/24 41/16 64/21 65/6 72/22 72/23 72/25 73/1 79/13 81/6 97/15 97/16
 environment [4] 24/11 57/23 66/22 67/15
 environmental [7] 2/11 17/23 18/8 24/1 24/2 26/7 67/15
 environmentally [3] 24/4 36/25 53/25
 environmentally-sensitive [1] 24/4
 error [2] 48/15 48/17
 Especially [2] 51/20 66/4
 essentially [3] 49/8 50/21 109/19

E

establishment [2] 83/6
 109/19
 estate [1] 109/11
 evaluated [4] 50/15
 109/25 110/10 110/11
 even [13] 26/20 51/19
 61/23 64/9 67/14 67/18
 80/9 81/25 87/11 87/16
 90/20 107/7 112/8
 event [1] 51/24
 events [1] 81/13
 every [4] 12/9 17/25
 75/12 90/21
 everybody [3] 66/2
 102/15 114/9
 everyone [8] 4/12 7/1
 63/16 69/23 70/3 72/4
 93/1 111/24
 everything [4] 12/2 51/17
 67/8 99/23
 everywhere [1] 79/5
 evidence [3] 4/10 5/6
 114/3
 evolving [1] 79/8
 exacerbating [1] 33/16
 exactly [1] 47/2
 EXAMINER [11] 1/1 1/9
 4/3 7/8 25/22 27/25 37/20
 38/7 59/18 62/1 72/10
 Examiner's [1] 1/12
 excellent [2] 85/9 114/12
 except [4] 17/7 44/18
 52/10 95/4
 exception [2] 8/5 25/17
 excited [1] 86/10
 exclude [1] 49/6
 excluding [2] 18/17 49/2
 excuse [4] 17/16 18/16
 21/24 78/20
 exhaustive [1] 109/13
 exhibit [18] 3/19 8/20

8/21 9/1 9/2 9/6 9/7 18/7
 28/12 38/15 38/25 39/16
 39/17 39/17 39/18 39/19
 48/13 49/22
 exhibits [3] 8/15 39/24
 97/5
 existing [40] 9/24 10/10
 11/3 11/8 11/9 12/16
 12/22 12/25 13/4 13/12
 13/22 14/4 15/18 16/16
 23/10 24/8 24/13 25/20
 27/8 27/10 30/16 36/18
 36/23 40/7 40/25 41/19
 41/25 42/15 45/14 45/22
 53/12 53/20 53/23 60/14
 82/13 93/22 94/5 94/9
 103/6 103/16
 exists [1] 57/16
 exit [6] 14/14 35/7 58/15
 58/20 107/16 107/17
 exiting [3] 33/22 35/24
 59/8
 expand [1] 65/18
 expanded [5] 35/7 41/4
 41/10 41/15 93/24
 expanding [3] 10/14
 102/2 103/13
 expansion [9] 10/3 10/15
 40/22 40/24 72/3 72/9
 72/12 80/19 103/13
 expect [1] 91/1
 expectations [1] 53/9
 expected [4] 36/22 37/9
 53/22 54/10
 expecting [1] 102/11
 expensive [1] 65/20
 experience [3] 55/16 56/7
 56/8
 expert [13] 3/24 7/17
 20/24 28/4 38/14 38/18
 38/19 39/2 39/3 39/4
 39/19 55/9 56/23

experts [1] 111/10
 explain [2] 55/14 103/19
 explained [1] 64/23
 express [1] 90/14
 extend [1] 86/5
 extended [2] 66/5 66/5
 extra [4] 45/24 65/4
 66/15 87/12

F

Fabera [3] 3/11 78/5 78/6
 face [1] 17/22
 facilitate [1] 111/7
 facilities [5] 9/19 10/20
 23/18 36/22 53/23
 facility [2] 16/9 23/10
 facing [3] 46/13 46/14
 109/17
 fact [5] 10/6 46/7 57/24
 94/6 111/6
 factor [2] 30/15 30/17
 factors [1] 24/1
 fails [1] 31/22
 fairly [1] 7/11
 fallen [1] 35/19
 familiar [2] 4/15 65/24
 familiarity [1] 55/17
 families [1] 42/2
 family [25] 9/21 9/22
 11/9 11/19 12/16 12/20
 12/25 13/3 13/12 16/16
 22/2 23/15 24/13 25/16
 40/10 40/14 42/11 42/16
 44/19 44/22 45/4 45/22
 106/4 106/24 107/7
 far [8] 29/2 46/8 71/24
 73/5 77/14 80/7 88/23
 109/20
 farmland [1] 79/7
 fast [12] 19/6 19/10 49/9
 49/15 49/17 49/19 50/2
 50/14 50/16 51/9 88/12
 98/19

F

fault [1] 96/4
favor [1] 5/12
FDOT [2] 56/5 114/2
federal [1] 56/10
fee [2] 110/4 110/7
feel [5] 35/21 51/23 67/18
88/4 112/8
feelings [1] 113/23
fees [2] 110/5 110/5
feet [29] 13/17 13/21 14/5
14/12 14/21 20/16 20/20
21/23 24/23 33/5 33/6
46/23 47/3 52/9 57/14
58/7 89/18 89/21 99/1
104/15 105/3 105/4
105/13 105/14 105/15
106/5 106/7 106/8 106/10
Felder [5] 3/10 68/7
68/12 68/14 72/10
felt [1] 76/7
fertilizers [1] 27/12
few [4] 10/6 38/10 88/21
92/16
FGUA [2] 23/22 28/10
field [3] 65/2 66/4 66/10
fields [3] 72/15 73/7 73/9
fill [1] 4/23
filled [1] 75/9
final [3] 5/5 5/8 113/18
finally [2] 55/16 86/19
find [2] 5/11 74/11
finding [1] 99/21
findings [3] 37/3 53/5
53/17
fine [2] 67/7 92/22
fire [4] 10/19 28/25
102/25 103/1
first [21] 5/22 16/6 18/5
18/13 28/8 38/24 38/25
39/6 39/7 48/21 48/24
51/25 78/9 80/3 85/16

90/7 92/2 94/7 100/25
103/20 105/22
firsthand [1] 88/24
five [6] 21/8 62/18 62/18
62/24 77/3 92/9
five-foot-wide [1] 21/8
five-minute [2] 62/24
92/9
fixed [1] 83/20
FL [4] 1/14 1/21 2/4 2/8
flip [1] 13/24
flood [1] 84/18
flooded [1] 84/20
floor [4] 1/13 6/8 94/7
94/8
floors [1] 27/14
Florida [10] 1/15 27/16
27/16 29/25 55/23 57/13
57/19 57/20 115/4 115/7
flow [2] 69/9 111/7
FLUCCS [2] 24/5 60/5
fly [1] 90/25
flying [1] 66/24
focused [2] 11/6 46/6
following [5] 6/2 35/20
55/15 111/18 112/17
follows [2] 5/21 104/10
food [70] 11/4 11/11
13/10 14/11 14/12 14/16
16/4 16/8 16/20 17/1
18/12 18/13 19/4 19/6
19/7 19/10 21/16 21/20
22/12 25/11 25/13 32/5
42/13 42/17 42/21 42/25
43/7 43/10 46/19 46/22
46/22 47/2 47/10 47/13
47/16 48/22 48/23 48/24
49/8 49/9 49/10 49/14
49/15 49/17 49/19 50/2
50/8 50/13 50/14 50/16
50/21 51/9 51/10 51/14
51/21 51/22 51/24 52/25

65/10 66/14 66/14 70/8
71/16 98/19 100/16 101/5
102/15 105/11 105/21
105/21
foot [34] 11/16 11/17 14/9
14/17 14/20 17/5 17/10
17/11 17/14 17/16 18/22
18/23 21/7 21/8 21/22
22/12 22/14 22/20 44/21
50/7 50/8 52/7 52/8 70/8
81/24 86/5 98/21 104/5
104/6 104/14 105/24
106/5 106/7 107/20
football [1] 72/15
footnote [1] 50/4
footprint [2] 46/25 47/6
force [2] 28/13 28/16
foregoing [1] 115/9
forever [1] 88/9
forms [2] 4/24 4/25
Fort [4] 1/14 1/21 2/4 2/8
forth [2] 13/24 36/11
forum [1] 55/9
forward [4] 14/14 15/24
42/18 111/16
four [15] 13/14 34/10
34/12 34/12 34/14 34/17
62/6 69/7 83/16 83/17
83/18 85/6 87/10 87/23
101/10
four-way [12] 34/10
34/12 34/12 34/14 34/17
62/6 69/7 83/16 83/17
83/18 87/10 101/10
FPR [1] 115/17
free [1] 15/13
freestanding [7] 19/11
19/17 19/20 49/21 50/4
50/18 50/18
frequencies [1] 48/4
frequency [2] 48/3 94/24
front [5] 62/10 70/16

F

front... [3] 70/18 74/9
99/3
frontage [1] 44/19
frontages [2] 101/24
104/17
fuel [6] 16/2 19/5 67/12
67/13 76/19 98/23
full [7] 16/1 16/12 55/13
98/17 99/12 103/1 106/21
full-access [2] 16/12
106/21
full-blown [1] 99/12
full-sized [1] 103/1
fully [1] 35/6
function [1] 44/16
functional [1] 32/17
further [15] 6/23 6/24
10/11 33/16 41/9 41/16
42/8 46/8 47/9 59/12
63/19 64/16 99/3 110/1
114/2
furthest [1] 46/20
future [15] 9/15 13/18
16/10 20/17 23/2 23/5
24/8 25/21 32/22 40/11
40/23 52/18 53/10 53/10
53/12

G

games [1] 69/15
gaps [1] 33/25
garden [3] 13/10 27/15
42/15
Gary [2] 3/10 68/7
gas [14] 32/5 69/1 70/7
73/21 76/6 76/9 76/12
76/12 76/13 76/14 76/17
76/22 102/1 102/1
gated [1] 68/16
general [2] 37/12 54/13
generate [1] 110/5

generation [3] 31/15
52/17 56/18
generators [2] 48/6 66/15
gentleman [1] 64/17
get [36] 4/18 29/25 30/1
35/21 39/21 42/8 62/21
69/6 69/15 69/17 74/10
75/15 75/18 75/20 75/20
75/20 75/22 77/2 77/10
77/12 80/9 81/2 83/5
83/10 83/12 86/19 87/7
87/15 87/24 88/2 88/9
89/17 90/1 90/21 106/13
112/9

gets [1] 110/12
getting [3] 70/11 80/15
83/9
GIS [1] 41/13
give [2] 55/15 92/1
given [1] 110/23
gives [1] 57/25
Glenn [1] 63/19
glossing [1] 76/7
go [64] 5/24 6/15 10/23
11/20 12/4 12/23 12/25
14/3 15/6 22/21 28/8
34/22 38/12 55/12 62/16
62/17 63/9 63/10 63/25
64/2 64/3 64/14 64/25
65/5 65/7 65/8 65/11 70/9
73/22 73/23 76/22 79/4
79/10 80/9 80/25 81/13
81/19 83/11 83/24 85/10
85/25 85/25 86/12 86/20
87/10 88/8 89/15 90/14
90/16 90/18 91/6 92/18
92/19 92/22 94/2 94/2
99/25 104/7 105/10
106/17 107/15 108/18
108/24 112/8
Goal [6] 23/21 25/24 27/6
53/7 53/13 53/14

goals [1] 53/15
goes [7] 35/3 52/10 76/19
80/22 93/7 104/3 104/6
going [142]
golf [2] 73/5 73/6
good [7] 4/2 7/7 27/23
27/24 38/7 63/1 89/6
got [23] 29/1 39/11 39/15
42/13 43/1 69/7 69/16
73/3 81/2 81/8 82/3 82/7
86/10 86/16 86/17 86/21
86/24 86/24 87/2 87/15
109/12 110/24 110/24
gotta [1] 99/20
governed [1] 58/23
grab [1] 65/11
grant [1] 106/20
granted [2] 52/11 52/24
grass [1] 91/9
gravel [5] 15/14 15/16
15/18 15/19 94/3
gray [1] 9/19
great [2] 51/4 110/9
greatly [1] 61/11
Green [3] 57/13 57/19
57/20
grinder [1] 28/15
gross [1] 30/17
ground [2] 14/21 105/4
groundwater [1] 27/9
Group [1] 51/5
growing [1] 10/7
growth [1] 53/10
guardrail [1] 87/6
guess [2] 84/21 92/21
guided [1] 53/13
guy [1] 75/22
guys [3] 67/3 76/7 83/1

H

had [23] 18/1 35/15 37/21
39/5 60/20 63/4 70/19
70/25 71/15 76/3 77/5

H

had... [12] 78/24 79/3
81/12 81/17 84/14 91/17
101/3 101/9 101/10
106/17 109/6 109/18
hand [7] 4/13 7/2 62/22
78/9 78/15 93/6 93/8
handle [1] 83/21
hands [1] 87/9
handwriting [1] 68/11
happen [4] 12/20 60/3
73/21 76/18
happening [1] 64/7
hard [1] 8/15
Harn's [1] 86/6
has [21] 9/15 16/11 16/15
16/25 18/6 20/10 26/7
33/14 34/12 36/11 42/2
44/23 44/25 49/12 51/11
80/21 85/20 86/13 91/22
96/8 101/17
hate [2] 77/15 77/16
have [142]
haven [1] 86/12
haven't [4] 29/1 29/1
35/15 61/1
having [2] 63/5 84/8
he [3] 60/20 63/4 108/18
head [6] 15/23 22/25
79/19 79/21 91/18 93/10
heading [1] 74/16
health [3] 33/8 37/13
54/14
hear [6] 7/8 7/12 62/16
110/9 111/10 114/2
heard [2] 95/9 111/4
hearing [34] 1/1 1/7 1/9
1/12 1/12 4/3 4/4 4/5 4/22
5/4 5/9 5/9 5/15 5/21 7/7
25/22 27/24 35/16 37/20
38/7 59/17 62/1 72/10
78/24 90/14 97/8 100/1

111/19 112/19 113/3
113/12 113/15 113/16
113/18
hearings [3] 4/11 35/19
112/18
hedge [8] 14/21 24/24
104/15 105/4 105/5
105/14 106/8 106/10
height [2] 105/15 105/16
Hello [2] 63/16 82/22
help [2] 79/9 110/17
helpful [1] 100/8
her [2] 38/20 56/22
herbicides [1] 27/12
here [83] 12/12 12/13
15/19 21/2 30/24 31/9
31/14 33/14 38/17 42/8
42/13 42/14 42/16 42/22
44/8 44/19 44/20 45/12
47/14 50/10 52/5 52/6
57/8 62/2 62/21 63/9
63/20 63/22 64/9 64/9
64/10 64/11 64/12 64/13
64/15 64/16 65/1 65/7
65/11 65/16 65/18 66/6
66/14 71/6 72/16 72/21
72/23 72/23 73/1 73/6
73/9 73/13 73/15 74/7
74/9 74/11 85/5 88/3
90/17 90/24 91/1 91/2
91/19 95/20 97/12 97/18
98/20 98/23 98/24 100/15
100/16 102/16 102/16
102/19 104/18 105/8
105/19 105/20 107/11
108/23 109/7 110/12
112/16
here's [7] 31/13 31/13
62/5 64/12 74/7 74/7
98/25
hereby [1] 115/8
hesitate [1] 76/17

Hi [4] 60/24 60/25 61/1
89/5
hidden [1] 61/16
high [10] 15/12 18/22
21/22 80/24 81/8 104/16
105/6 106/5 106/11
106/11
high-intensity [2] 80/24
81/8
higher [1] 109/25
hike [1] 86/13
him [1] 112/16
hired [1] 30/5
his [3] 72/11 75/22 78/25
history [1] 10/4
hit [3] 76/8 83/23 90/21
hold [1] 84/16
home [16] 12/20 42/12
46/13 75/17 83/24 84/6
84/7 85/6 87/22 95/2 95/5
95/23 96/8 98/9 102/8
102/10
homes [5] 12/16 16/16
42/3 79/12 79/13
hook [1] 28/16
hope [2] 102/14 106/12
Hopefully [2] 77/15
113/8
hoping [1] 98/19
horrible [1] 64/4
horticultural [1] 27/14
hot [1] 87/24
hour [14] 8/2 8/6 13/19
20/18 30/9 31/2 31/20
48/19 57/14 58/5 69/20
74/8 77/22 81/3
hours [6] 47/20 65/1
77/24 81/12 83/8 91/7
house [4] 80/1 85/11
89/15 95/7
houses [2] 67/2 84/19
how [13] 45/16 49/12

H

how... [11] 50/17 64/10
64/18 70/14 70/17 77/25
81/9 87/15 87/21 89/17
110/9

Howell [4] 3/11 79/22
79/23 82/18

however [8] 5/6 18/4
20/23 34/11 57/15 61/9
93/3 96/3

huh [1] 43/19

hurricane [2] 84/14
84/19

hurry [1] 112/9

husband [1] 77/5

hydrant [2] 28/23 28/25

I

I'd [9] 4/16 4/23 22/23
38/10 38/21 40/4 97/11
110/20 112/24

I'll [8] 29/13 35/12 49/22
61/24 61/25 90/24 100/4
113/7

I'm [63] 4/3 6/25 7/6
10/23 12/10 13/24 15/24
16/24 17/8 27/19 27/25
27/25 29/7 32/25 37/19
38/8 38/12 39/1 41/14
48/13 49/18 49/18 56/22
59/22 61/25 62/16 63/5
63/17 63/21 65/19 67/2
67/5 68/1 68/7 68/24 80/7
80/7 80/23 81/21 81/22
82/23 84/5 84/8 84/9
84/21 86/14 87/20 90/19
91/22 92/1 92/17 92/19
94/17 99/20 99/21 100/17
104/7 105/10 106/17
108/17 110/16 112/9
114/7

I've [11] 7/17 10/14 28/3

35/23 42/17 85/2 85/2
85/3 87/3 87/4 88/24

ice [1] 51/19

idea [3] 61/6 72/4 73/21

ideal [1] 62/14

identified [1] 43/24

identify [2] 45/2 110/18

II [1] 51/5

illegal [3] 78/10 78/16
81/5

imagine [1] 36/3

imagine when [1] 36/3

imbalance [1] 53/8

immediate [1] 77/14

immediately [1] 96/9

Immokalee [1] 83/3

impact [5] 61/11 110/4
110/5 110/5 110/6

impacts [15] 26/3 26/5

32/14 33/21 36/22 37/8

50/15 52/1 52/19 53/22

54/9 109/20 109/22

109/25 110/10

impairment [1] 70/13

impermeable [1] 27/13

impervious [1] 29/19

improve [1] 103/16

improvements [3] 11/11
31/21 97/14

Inc [1] 2/3

inch [5] 8/16 28/13 28/18
28/21 28/24

inches [9] 24/24 24/25
84/14 104/16 105/5 105/6

105/16 106/10 106/11

include [9] 10/4 11/11

11/15 13/9 52/15 52/21

96/12 99/3 109/9

included [10] 17/20 19/22

20/1 39/2 48/16 50/5

51/23 58/17 99/15 99/17

includes [7] 18/11 19/3

23/15 38/15 48/19 48/20
53/6

including [5] 10/5 10/18
26/11 40/14 101/16

incorporated [1] 19/12

increase [1] 47/22

increased [1] 30/17

independent [2] 109/24
110/11

indicate [1] 31/7

indicated [2] 24/3 48/12

indicates [1] 31/16

indication [2] 44/20 95/8

indigenous [16] 11/13

15/9 16/17 24/7 24/15

25/7 25/10 59/21 60/3

60/4 60/6 60/9 100/16

100/18 100/20 102/18

indistinguishable [1]
46/4

individual [1] 99/5

indoor [4] 19/6 48/8

109/13 109/18

indoor-only [3] 19/6 48/8
109/13

information [7] 3/24 6/23
38/14 39/2 45/2 57/22
111/15

initial [1] 46/11

initially [1] 96/6

input [6] 5/14 6/13 6/15
62/19 91/23 114/4

inside [1] 33/24

installation [2] 24/24
105/5

installed [1] 46/16

instance [1] 85/20

instead [3] 20/9 22/6
104/24

instructed [1] 113/20

integrity [4] 24/11 89/12
89/14 103/8

I

intend [1] 4/13
 intense [7] 23/3 31/25
 46/20 64/6 99/22 110/21
 114/6
 intensity [5] 36/21 53/22
 80/24 81/8 113/24
 intensive [2] 25/1 108/7
 intent [2] 37/12 54/13
 interacting [1] 57/25
 interconnected [1] 29/16
 interest [4] 37/7 37/9
 54/8 54/9
 interested [1] 113/12
 interesting [1] 76/2
 interrupt [2] 100/4 100/7
 intersection [22] 14/5
 30/6 30/23 30/24 31/5
 31/11 31/12 31/20 33/17
 33/20 33/21 34/18 34/18
 34/24 35/1 36/9 59/9 61/5
 64/1 64/4 74/20 107/19
 intersections [1] 30/11
 intervening [1] 47/9
 introduced [1] 48/1
 involved [1] 85/7
 irrigation [2] 29/4 29/11
 is [336]
 isn't [6] 49/10 73/25
 73/25 106/1 109/22
 110/12
 isolate [1] 80/4
 issue [2] 36/9 80/8
 issued [1] 4/20
 it [137]
 it's [122]
 items [4] 38/10 38/22
 92/18 94/20
 its [5] 45/16 53/7 72/2
 72/3 76/15
 itself [1] 45/25

J

Jackson [1] 1/21
 Jillian [7] 2/11 3/7 3/24
 38/16 39/2 55/7 55/21
 Joe [3] 3/11 78/5 78/6
 Joel [2] 63/20 76/15
 June [7] 1/10 112/19
 112/20 112/25 113/4
 113/19 115/14
 just [60] 12/11 15/9 24/17
 29/13 34/9 35/18 37/23
 39/21 41/14 42/18 43/9
 43/9 44/3 45/18 49/23
 57/7 57/16 58/3 62/22
 65/9 66/2 66/16 68/15
 72/4 74/7 75/11 76/10
 76/17 78/1 83/25 84/10
 84/22 85/25 87/5 87/6
 87/9 87/18 87/20 88/3
 88/4 88/6 88/9 88/13
 88/13 88/13 88/22 88/23
 89/9 90/12 91/7 92/4
 92/12 94/1 94/20 95/13
 98/4 101/11 103/6 106/2
 109/5
 justification [1] 49/5

K

keeping [2] 98/11 108/4
 kept [2] 76/8 101/11
 kids [26] 63/20 65/11
 65/12 66/11 70/7 75/24
 75/24 76/1 76/4 79/11
 79/13 79/14 79/16 84/3
 84/4 85/9 85/13 85/14
 85/22 85/23 85/23 86/1
 87/8 87/22 90/8 91/10
 kind [7] 34/17 61/6 65/10
 80/14 81/14 95/24 106/18
 know [40] 4/16 32/9 51/2
 61/12 63/18 64/18 66/23
 66/24 68/18 69/16 70/11

70/21 71/10 71/24 74/1
 75/14 77/16 77/19 78/21
 79/5 79/14 80/23 81/1
 81/9 81/13 81/25 82/6
 82/6 82/7 82/10 84/6
 85/14 87/21 89/17 89/25
 90/1 90/8 90/19 110/25
 113/7
 knowledge [4] 56/9 95/15
 97/18 97/20

L

label [1] 71/18
 LaBelle [1] 83/4
 lack [1] 59/20
 lady [1] 65/14
 Lakes [3] 68/14 78/7
 85/20
 LAMSID [2] 29/24 29/24
 land [44] 7/18 9/15 9/17
 10/1 10/9 11/17 13/16
 14/7 14/18 15/10 16/24
 17/5 17/14 17/17 18/15
 20/14 21/3 21/18 22/8
 22/10 22/15 23/2 23/6
 24/21 25/12 26/5 28/4
 36/12 36/15 37/12 40/11
 46/1 47/23 47/25 48/8
 49/1 49/11 53/9 53/10
 53/13 53/17 55/17 56/9
 111/14
 lands [2] 26/16 54/1
 landscape [5] 14/25 22/1
 27/11 42/12 42/12
 landscaped [1] 21/24
 landscaping [4] 21/25
 27/15 80/6 93/23
 lane [18] 21/9 64/16
 70/19 70/21 78/11 78/15
 80/15 83/10 83/12 83/14
 93/4 93/6 93/6 93/8 93/15
 98/24 101/21 102/8
 lanes [4] 56/6 83/22 93/2

L

lanes... [1] 100/13
language [2] 48/22 51/23
large [4] 24/6 25/6 60/2
102/18
largely [2] 27/10 45/21
larger [4] 8/23 25/13
25/15 51/20
last [6] 30/4 39/12 64/22
70/23 89/2 109/23
later [1] 8/12
lawn [2] 13/10 42/15
League [1] 63/25
leak [2] 76/18 76/19
leaks [1] 76/18
least [3] 51/15 52/8 74/8
leave [7] 12/22 18/24 65/1
69/16 97/1 100/4 114/7
leaving [2] 110/16 110/17
LEE [48] 1/1 7/17 9/11
10/11 22/23 23/1 24/8
25/24 25/24 26/14 27/1
27/6 27/7 30/2 30/11
30/23 36/14 38/9 38/13
39/1 40/12 42/6 45/11
47/19 47/21 53/6 54/2
55/17 55/24 62/4 63/18
64/5 66/6 69/4 69/6 69/9
74/10 75/18 78/12 80/12
80/16 83/7 83/13 83/18
101/13 103/10 109/3
115/5
leegov.com [1] 2/8
LeeTran [8] 64/17 64/22
67/19 67/25 72/1 72/24
73/12 73/20
left [11] 33/12 64/5 64/8
69/11 69/13 78/9 78/14
78/15 88/8 93/6 100/12
left-hand [3] 78/9 78/15
93/6
legitimate [1] 107/12

legitimize [2] 27/10
107/12
legitimizes [4] 11/2 93/21
94/5 94/6
Lehigh [40] 9/12 10/2
10/5 10/10 10/13 16/6
17/3 21/16 22/3 22/4
24/20 25/14 26/19 27/5
40/3 40/18 40/20 53/7
63/17 63/18 63/21 63/24
64/23 65/23 66/18 69/15
70/24 71/24 85/2 85/4
86/9 91/11 100/22 102/3
103/9 103/12 104/10
104/22 104/25 105/1
lends [1] 45/25
length [2] 52/4 104/21
less [5] 13/19 20/18 61/14
89/17 110/21
let [8] 15/6 15/19 39/21
66/20 80/25 87/7 88/10
90/19
let's [4] 41/8 80/13 100/9
111/21
letter [4] 8/2 8/6 23/22
48/19
level [11] 30/6 30/25 31/8
31/9 31/17 32/15 32/16
32/20 33/15 47/24 109/25
levels [2] 45/24 48/2
license [2] 95/23 98/10
licensed [1] 55/21
life [1] 87/8
light [11] 21/13 73/22
73/23 79/9 80/17 80/24
81/9 81/25 83/9 83/10
83/12
lights [1] 82/1
like [68] 4/16 4/23 6/18
6/21 8/14 19/14 20/13
22/23 28/6 35/3 38/10
38/21 40/4 43/3 46/16

48/5 51/13 51/13 55/1
61/7 61/16 61/16 61/17
64/14 64/15 64/17 65/15
67/3 67/4 67/18 67/23
69/3 70/6 71/19 73/20
73/22 75/4 75/7 75/19
75/23 76/7 76/16 77/16
78/5 79/2 81/23 84/18
86/14 88/4 88/15 88/19
90/4 90/24 91/6 91/21
94/4 95/19 96/12 97/8
97/11 97/12 97/17 99/5
109/9 110/20 111/13
112/8 112/18
limit [6] 13/19 20/18
50/20 69/18 74/6 88/12
limitation [1] 19/23
limited [6] 16/15 19/7
38/3 48/8 50/3 50/8
limits [4] 24/12 25/1
47/15 94/23
line [6] 21/23 29/7 46/24
47/25 106/6 106/9
linear [6] 14/21 104/15
105/4 105/14 106/7 106/9
lines [2] 23/23 78/15
list [8] 38/14 49/17 51/5
95/25 96/4 96/5 97/12
109/12
listed [2] 24/3 48/13
listen [1] 6/21
little [8] 24/17 50/19
63/24 64/13 66/21 76/15
80/17 99/24
live [18] 47/17 63/15
63/19 66/16 66/22 67/2
67/3 67/22 68/14 75/10
77/1 77/21 78/6 79/23
82/23 85/13 85/15 90/2
lived [2] 85/2 85/2
living [2] 22/6 104/25
LLC [1] 1/20

L

local [4] 23/12 95/16
 107/21 108/10
located [27] 9/10 9/13
 9/13 10/11 15/8 16/2 16/3
 16/4 16/17 17/7 21/23
 22/2 23/9 23/11 23/14
 23/24 24/4 25/3 25/7
 34/11 34/13 40/10 42/13
 46/23 98/20 103/4 106/2
locates [1] 46/18
location [20] 1/12 10/16
 12/5 13/21 14/11 14/16
 17/25 19/9 23/7 25/12
 26/10 33/10 37/5 54/6
 57/2 57/18 61/15 92/22
 95/21 103/14
locations [2] 14/1 73/24
logic [1] 56/11
logical [1] 10/17
long [4] 6/17 77/8 83/14
 89/11
longer [1] 98/8
look [6] 45/7 76/1 76/1
 86/4 111/21 112/2
looked [1] 99/24
looking [1] 97/7
looks [4] 43/3 46/16
 76/15 112/18
lot [23] 11/7 12/9 12/12
 12/13 14/23 15/18 17/15
 17/18 40/16 43/3 45/6
 53/2 72/4 72/19 73/8
 81/10 85/3 91/7 97/25
 104/3 106/5 107/16 111/9
lots [18] 9/22 9/22 16/23
 24/16 24/22 25/9 26/17
 26/19 26/24 27/1 27/3
 40/2 40/15 45/20 47/11
 64/6 66/24 103/11
loud [1] 7/11
love [1] 85/6

lower [2] 48/3 67/1
lowering [1] 77/13
lunchboxes [1] 81/19

M

ma'am [12] 12/1 32/3
 32/7 96/23 98/7 100/2
 107/9 107/14 108/16
 111/20 113/22 113/25
Madam [6] 7/7 27/24
 37/20 38/7 59/17 62/1
made [4] 26/25 44/2
 65/21 65/24
Magnolia [36] 9/13 11/9
 13/13 16/4 16/14 16/16
 17/12 17/13 24/14 25/4
 25/5 45/20 47/11 52/4
 52/16 75/15 79/24 80/4
 80/15 81/16 81/17 82/23
 82/25 83/24 84/13 84/15
 85/1 85/3 88/8 90/2 90/18
 90/20 98/11 104/21
 105/20 109/17
main [8] 28/13 28/16
 28/19 28/22 40/17 65/6
 66/9 85/5
maintained [6] 23/12
 24/25 29/23 104/16 105/6
 106/11
major [5] 10/12 13/18
 20/16 23/12 92/25
make [25] 5/15 5/16 5/25
 6/4 6/22 7/12 34/9 53/16
 65/16 65/17 65/17 67/6
 69/11 69/13 70/22 94/21
 97/2 98/1 103/1 106/14
 108/22 112/10 112/11
 112/25 113/9
maker [1] 5/5
makes [2] 47/18 53/5
making [6] 5/8 75/19
 75/22 78/9 78/10 84/9
mall [3] 71/21 79/6 79/7

man [1] 66/13
managed [2] 56/6 77/8
management [3] 29/25
 30/1 56/5
manager [2] 18/10 18/10
maneuver [2] 96/19
 103/1
manner [2] 14/14 96/20
many [6] 64/10 85/13
 87/3 87/4 89/18 92/17
map [7] 12/5 12/8 24/5
 40/20 63/15 72/10 92/22
March [3] 46/15 74/11
 100/25
Marie [2] 1/8 4/3
Marina [3] 3/9 63/6
 63/16
mark [2] 8/20 39/21
marked [5] 3/19 8/21 9/2
 9/7 39/24
Marsh [1] 86/6
Marti [3] 3/10 75/7 75/10
Martin [14] 2/2 2/2 3/3
 3/4 3/4 3/14 7/13 8/7
 20/24 27/25 34/7 40/15
 60/24 92/15
masonry [1] 18/23
masse [4] 7/3 69/21 74/2
 74/22
master [100] 3/20 7/24
 8/9 8/10 8/12 8/16 8/22
 10/23 10/24 10/25 11/2
 11/5 11/15 11/23 12/21
 12/23 13/8 13/15 13/25
 15/6 15/21 15/24 16/1
 16/11 17/22 19/2 19/24
 20/11 21/1 22/22 25/1
 25/16 25/19 26/2 26/11
 27/9 29/13 29/15 32/2
 32/8 33/2 37/25 38/2 38/3
 38/5 42/11 42/19 42/24
 43/25 44/13 44/18 45/24

M

master... [48] 46/18 47/4
48/10 48/17 50/1 50/6
52/20 52/23 53/1 53/3
59/4 67/11 92/23 93/4
93/8 93/18 93/21 94/5
96/3 96/5 96/13 96/15
97/3 97/9 97/22 98/3 98/5
98/17 98/18 99/8 102/24
103/4 103/5 104/8 104/10
105/10 106/17 106/20
107/18 107/18 107/22
108/1 108/2 108/4 110/21
111/13 111/15 113/20
matter [2] 77/23 79/6
mattress [1] 95/16
mattresses [6] 88/18 95/3
95/9 95/10 95/17 96/17
mature [1] 60/11
maximum [1] 19/4
may [25] 5/15 5/16 6/17
7/1 7/20 26/15 26/19
39/25 41/9 56/24 57/23
67/21 72/2 72/2 73/1 73/2
75/17 77/3 81/4 92/4
110/8 114/3 114/4 114/6
114/7
maybe [8] 6/22 52/8
78/17 78/21 79/1 79/9
80/23 112/18
McDonald [2] 63/3 91/16
MCP [17] 24/12 43/8
46/3 46/25 54/21 57/12
58/8 58/14 58/19 58/22
60/1 60/1 60/7 60/7 99/17
99/21 111/2
MCP B [1] 99/17
MCP-A [1] 24/12
MCPs [2] 54/22 54/23
me [33] 7/8 7/11 7/12
15/6 17/16 18/17 21/24
39/21 42/12 49/16 60/20

63/7 64/23 67/17 76/5
78/20 79/11 82/8 83/25
85/5 85/11 87/16 89/10
90/18 90/21 90/24 100/7
100/8 101/3 101/9 101/13
103/19 108/12
mean [11] 18/19 50/24
71/5 76/3 77/3 79/4 79/7
79/7 81/22 107/2 110/24
meaning [1] 33/10
means [2] 62/9 81/1
measure [1] 48/3
measurements [1] 47/24
mechanism [1] 42/8
medical [3] 23/18 99/4
109/9
meet [10] 36/15 60/2 60/3
95/23 100/20 107/20
107/24 108/9 112/5
112/10
meeting [8] 64/22 67/21
67/24 68/2 70/23 100/23
100/24 103/21
meets [2] 26/9 53/17
member [1] 91/20
members [5] 6/8 6/13
92/1 93/11 101/25
Mendez [7] 2/6 3/6 3/14
18/9 38/8 55/6 109/3
mention [2] 70/5 100/24
mentioned [6] 28/10
64/17 65/15 71/5 86/21
106/17
mentioning [1] 66/13
merchandise [1] 109/11
mess [1] 77/17
met [1] 61/1
microphone [2] 63/11
75/8
middle [1] 83/13
might [6] 26/16 51/5
51/12 69/22 73/16 77/25

mile [1] 57/14
miles [6] 13/19 20/18
58/5 69/20 74/8 81/3
mind [3] 6/23 37/21
108/22
minimum [10] 13/17
20/16 21/23 21/24 21/24
57/12 57/16 58/6 105/15
106/8
minor [4] 4/5 10/9 32/11
34/9
minus [1] 33/7
minute [3] 43/6 62/24
92/9
minutes [3] 62/18 62/18
92/4
missing [1] 67/25
mitigating [1] 32/24
mix [2] 37/4 54/5
mixture [1] 23/3
modifications [1] 112/10
modified [1] 96/16
modify [1] 47/5
moment [1] 52/22
moms [5] 65/4 65/4 66/2
66/3 66/10
money [3] 65/4 65/19
84/9
Monroe [1] 1/13
more [23] 5/16 24/23
25/1 36/9 56/1 57/19
65/17 65/17 66/10 66/10
66/10 66/12 77/11 80/19
82/15 83/5 83/21 99/24
101/18 105/1 108/7
110/22 114/6
Moreno [1] 79/20
morning [3] 85/17 85/17
106/19
mornings [1] 81/22
most [4] 31/25 40/6 46/20
104/8

M

mostly [1] 8/4
 motoring [1] 57/10
 move [3] 15/24 22/23
 80/13
 moved [1] 76/25
 movement [2] 30/18
 58/24
 movements [5] 30/9
 30/14 30/20 31/7 44/10
 Mr [1] 72/10
 Mr. [1] 55/6
 Mr. Mendez [1] 55/6
 Mrs. [1] 39/12
 Mrs. Scholler's [1] 39/12
 Ms. [4] 40/15 44/8 54/17
 55/6
 Ms. Martin [1] 40/15
 Ms. Scholler [3] 44/8
 54/17 55/6
 much [11] 7/5 45/15
 59/15 63/19 68/4 69/23
 70/3 77/7 77/25 87/18
 114/14
 multiple [2] 58/1 68/19
 Municipal [1] 64/23
 music [1] 66/16
 must [14] 5/9 5/19 15/12
 18/14 24/24 27/8 27/15
 30/13 44/18 48/25 49/13
 105/5 105/15 105/15
 my [75] 4/2 4/20 5/2 5/20
 8/12 19/19 19/19 20/7
 22/4 27/18 29/14 34/3
 34/3 34/8 35/18 35/22
 37/15 38/6 38/8 41/9
 41/18 54/16 54/19 55/7
 55/21 56/2 56/8 56/8
 59/19 61/3 61/14 63/16
 63/20 63/24 63/25 68/25
 70/24 76/9 77/5 77/19
 78/6 79/23 80/1 82/22

83/25 83/25 84/6 84/7
 85/8 85/9 85/10 85/11
 85/16 85/23 87/13 88/4
 88/4 88/7 88/9 88/24
 90/19 90/25 91/5 95/2
 95/15 96/4 100/4 100/24
 108/11 108/22 112/25
 113/6 113/7 113/23
 115/11
 Myers [4] 1/14 1/21 2/4
 2/8
 myself [2] 49/23 83/24

N

name [14] 4/3 4/6 38/8
 55/13 55/21 62/21 63/14
 63/16 68/8 78/6 79/23
 82/22 89/3 91/17
 names [1] 62/20
 native [1] 24/5
 natural [2] 37/1 54/1
 nature [1] 66/23
 navigating [3] 61/11
 61/13 62/11
 near [2] 16/9 23/9
 nearby [3] 10/11 10/21
 23/24
 necessarily [1] 68/24
 necessary [5] 43/25 47/5
 97/2 107/25 113/14
 need [21] 28/23 44/12
 50/19 60/2 65/18 76/6
 76/12 76/14 83/2 84/16
 84/17 87/10 91/1 91/11
 91/12 92/12 96/14 99/7
 112/1 112/11 112/16
 needed [1] 57/21
 needs [1] 99/24
 neighborhood [4] 5/13
 5/17 89/15 103/9
 neighborhoods [1] 26/6
 neighbors [1] 80/4
 neither [1] 79/13

nests [1] 66/25
 network [1] 48/2
 never [7] 67/22 67/23
 69/11 69/13 71/5 76/18
 79/11
 never saw [1] 67/22
 new [6] 16/8 27/7 76/14
 97/9 97/11 102/23
 next [9] 29/6 64/16 66/18
 66/20 67/2 67/3 67/14
 112/13 112/14
 nice [4] 8/23 72/13 77/1
 77/17
 night [2] 47/21 75/17
 nightmare [1] 91/2
 no [39] 1/2 11/1 16/14
 19/23 24/3 25/4 31/20
 34/4 34/14 43/7 43/15
 50/24 51/6 58/22 59/13
 59/22 61/2 67/14 67/16
 70/5 71/3 74/3 74/10
 74/23 75/5 78/13 79/15
 79/20 86/2 86/2 87/25
 89/19 90/12 98/8 101/7
 102/1 109/2 109/14 111/6
 nobody [1] 81/5
 Nods [2] 22/25 93/10
 noise [4] 47/19 47/19
 47/22 48/1
 noises [2] 48/3 66/15
 none [3] 67/3 69/17 77/20
 nonresidential [1] 53/8
 north [19] 9/11 9/13 9/20
 10/11 23/13 23/15 33/11
 40/13 40/15 41/4 41/17
 42/7 44/17 52/5 52/10
 77/9 93/7 97/17 101/19
 northbound [1] 33/3
 northeast [6] 9/17 11/14
 16/18 25/7 100/17 100/18
 northwest [4] 17/8 22/17
 23/18 68/15

N

not [97] 4/14 4/15 4/22
 5/11 6/19 8/23 14/23 15/5
 15/8 19/11 19/17 27/8
 28/25 29/7 29/9 32/23
 33/7 35/24 36/25 41/12
 45/3 45/15 48/9 48/21
 49/18 50/3 50/5 50/17
 53/25 55/8 55/10 57/5
 57/8 57/17 58/7 58/17
 61/5 62/7 62/8 62/14
 65/14 65/15 65/17 65/20
 65/23 65/23 65/25 66/7
 68/24 71/25 72/2 72/4
 73/2 76/14 77/11 77/13
 80/23 81/4 81/21 83/14
 83/21 84/8 84/9 85/8
 85/23 87/3 87/16 87/24
 88/11 88/15 88/20 89/11
 89/19 91/3 91/3 91/19
 91/22 93/2 95/6 95/11
 95/23 96/4 98/6 98/12
 99/2 99/21 100/20 100/23
 104/17 107/3 107/12
 107/20 110/8 113/5
 113/14 114/6 114/6
 note [1] 6/12
 noted [2] 19/10 19/16
 notes [3] 6/22 92/17
 115/12
 nothing [1] 70/9
 notice [3] 5/3 35/25
 113/13
 now [19] 34/13 51/17
 62/16 66/20 71/9 71/9
 78/25 80/11 80/25 81/12
 86/9 86/13 88/20 91/8
 92/22 95/9 98/12 105/10
 111/4
 number [31] 3/21 8/10
 8/12 8/18 9/4 9/6 13/23
 14/7 14/15 14/18 15/10

15/17 18/1 18/18 20/12
 20/13 20/14 21/3 21/12
 21/12 21/13 21/14 21/15
 21/18 22/10 22/16 47/16
 67/17 71/19 91/25 93/3
 numbered [1] 39/11
 numerous [2] 9/22 85/20
 nursery [20] 11/7 13/9
 14/14 14/22 14/25 15/8
 15/20 27/10 27/11 42/12
 44/24 82/7 93/23 94/11
 94/14 98/6 98/13 99/9
 105/9 106/24

O

O'Hara [2] 3/10 89/2
 oath [3] 4/11 4/12 6/25
 objections [1] 67/10
 objective [5] 23/7 23/7
 23/21 25/25 53/8
 objectives [3] 37/11
 53/15 54/12
 obtain [1] 12/9
 obtaining [2] 12/10 12/12
 obviously [4] 65/23 66/10
 75/12 81/6
 occupation [5] 95/2 95/5
 95/23 96/8 98/10
 off [10] 44/13 54/21 70/22
 75/11 76/3 78/12 83/7
 83/9 107/17 107/23
 office [9] 1/1 47/8 48/8
 99/4 109/9 109/11 109/11
 109/19 113/6
 offices [3] 23/16 23/18
 99/4
 official [1] 45/1
 often [2] 5/13 81/21
 oftentimes [1] 5/11
 Oh [4] 20/3 43/17 68/13
 75/8
 okay [109] 6/25 7/4 7/8
 7/11 7/21 8/19 8/25 9/8

11/20 12/15 13/6 19/1
 20/3 20/8 22/24 23/1
 29/12 30/4 32/4 34/20
 34/23 35/2 35/9 35/12
 35/17 36/10 38/23 39/5
 39/9 39/25 40/1 40/25
 41/11 41/24 43/6 45/5
 49/16 49/24 51/7 52/13
 54/25 55/2 55/5 55/7
 55/12 55/20 56/14 56/21
 59/3 59/7 59/11 59/14
 59/19 61/3 61/20 61/21
 62/15 62/24 63/23 68/9
 68/17 68/23 70/21 71/12
 71/22 74/13 74/23 75/3
 75/6 75/10 78/20 78/21
 80/2 80/13 82/17 84/24
 89/2 89/9 90/3 90/17
 91/19 93/11 94/16 95/1
 95/4 95/22 96/2 96/6
 96/10 96/24 97/4 97/10
 98/15 98/16 103/20
 103/24 104/1 104/7
 107/10 108/14 108/17
 108/19 108/22 111/21
 111/23 112/15 113/2
 113/19 114/9
 omissions [1] 44/3
 omit [1] 52/6
 once [4] 4/20 6/19 41/15
 110/12
 one [46] 4/12 4/24 4/25
 6/9 6/16 6/18 8/5 12/18
 14/12 22/16 34/9 37/21
 38/11 38/24 38/25 43/7
 44/4 47/3 50/3 50/18
 50/20 60/7 64/11 64/21
 67/5 67/17 71/15 75/22
 81/22 82/8 82/24 83/11
 83/15 84/18 85/11 87/5
 89/10 92/19 92/20 93/11
 95/16 101/8 101/11

O

one... [3] 101/25 109/5
112/3
one-story [1] 47/3
ones [1] 51/20
online [1] 4/18
only [35] 6/18 12/22
14/12 19/6 20/21 20/23
33/1 33/4 33/23 35/4 35/4
43/7 44/5 44/16 48/8
52/23 53/1 53/3 54/20
56/17 57/2 58/10 58/11
58/13 58/25 61/8 64/15
64/21 67/5 77/19 81/4
106/20 109/13 111/14
112/21
opaque [1] 22/7
open [5] 6/8 60/3 97/2
110/16 114/7
opening [1] 86/11
operate [7] 30/25 31/7
31/17 32/19 46/11 50/14
51/12
operated [1] 29/24
operates [1] 49/12
operating [1] 47/16
operational [1] 56/4
opinion [4] 61/14 77/19
88/4 88/24
opportunity [6] 6/18 27/2
92/2 111/10 113/17 114/2
opposite [1] 109/16
Option [1] 46/18
options [1] 18/21
orangy [1] 9/16
orangy-tan [1] 9/16
order [12] 5/7 5/21 18/14
29/1 30/2 34/19 47/5
48/25 60/8 93/14 107/24
109/24
ordinance [4] 21/14
21/16 47/20 47/22

organized [1] 111/7
oriented [1] 48/8
orients [1] 42/10
originally [2] 90/10
103/11
other [26] 12/20 26/6
26/16 26/18 27/1 36/15
42/8 48/4 48/10 52/15
53/18 69/8 74/10 74/14
74/17 82/13 83/3 85/10
91/12 94/20 98/1 98/6
99/4 102/13 110/18 112/5
otherwise [3] 26/16 47/9
57/22
our [15] 31/8 31/15 31/15
49/12 65/6 75/12 76/3
76/21 84/3 85/13 89/14
89/15 90/2 96/25 101/17
out [74] 4/23 6/20 8/8
14/13 14/17 16/2 16/11
17/8 20/21 20/25 21/2
27/21 28/20 32/12 32/13
32/14 33/1 33/3 33/4
33/11 33/18 33/23 35/19
35/23 38/2 38/4 40/5
44/13 44/15 57/2 57/9
58/3 58/24 59/1 61/5 63/4
69/13 69/14 69/17 70/12
70/15 70/18 74/23 75/9
75/15 75/21 76/4 77/2
77/9 77/12 77/20 77/21
77/22 77/25 80/9 83/2
83/5 83/16 86/1 86/6
87/16 88/6 88/7 88/9
91/17 96/14 97/24 98/18
100/12 100/12 103/7
107/6 112/6 113/5
outcome [1] 96/12
outdoor [10] 11/12 13/11
19/7 47/15 50/10 50/10
98/21 109/14 109/14
109/15

outfall [1] 102/21
outlined [5] 8/5 9/10
53/16 57/18 103/4
outparcel [1] 60/15
outrageously [1] 65/19
outside [4] 26/21 67/23
95/8 102/17
outside the [1] 95/8
over [27] 4/4 10/23 12/11
26/8 28/8 42/13 42/22
45/9 45/19 47/14 57/5
57/24 58/3 70/22 73/6
76/2 76/7 77/10 77/10
77/17 77/23 84/16 90/11
90/12 92/18 92/19 94/24
overlap [1] 102/17
overlay [2] 40/20 40/20
overlays [1] 26/21
overview [1] 55/15
owls [1] 66/24
own [5] 72/2 72/3 84/17
93/24 112/1
owned [4] 11/10 24/14
29/23 62/4
owner [2] 44/25 45/2
owners [4] 5/22 7/15
93/23 103/10

P

P.E [1] 2/2
p.m [14] 1/11 1/11 31/2
31/19 62/25 62/25 65/25
65/25 66/2 92/10 92/10
113/1 113/20 114/17
P.O [1] 2/7
packed [2] 64/6 91/8
page [2] 3/2 101/1
pages [2] 39/11 115/10
paid [4] 64/24 66/8 71/25
72/2
Pamela [2] 3/10 89/2
paper [1] 39/10
Paragraph [1] 26/18

P

parcel [4] 4/7 11/24 44/25 44/25
pardon [1] 42/12
pare [1] 110/19
pared [1] 99/25
parent [1] 87/24
parentheses [1] 50/3
park [69] 9/12 10/2 10/3 10/13 16/4 16/8 16/20 18/13 19/7 25/11 34/11 34/23 35/1 35/5 35/6 36/5 40/3 40/22 41/1 41/16 47/13 48/24 49/10 63/20 63/21 64/20 65/2 65/11 66/4 69/15 69/17 70/6 71/24 72/3 73/1 74/25 75/25 77/17 77/23 77/23 79/13 79/14 80/19 80/20 81/6 81/12 81/13 81/16 81/18 81/19 81/21 83/4 85/22 85/25 86/7 87/23 91/7 93/6 93/13 97/16 97/16 97/19 100/16 101/5 102/16 103/13 105/21 110/25 111/5
park's [1] 75/1
parked [1] 81/17
parking [34] 11/7 14/11 15/12 15/12 15/18 42/20 42/22 42/23 43/1 43/2 43/3 43/11 43/19 53/2 64/24 65/3 66/8 66/9 71/25 72/1 72/2 72/3 72/18 72/21 73/8 73/10 91/7 94/3 96/16 97/25 98/2 100/10 107/16 109/15
parkings [1] 72/22
parks [2] 10/21 23/16
part [2] 54/16 76/8
partial [2] 15/1 15/3

Participants [4] 7/3 69/21 74/2 74/22
participated [1] 5/9
participation [1] 4/24
particular [3] 10/16 26/10 28/5
parts [1] 30/7
pass [2] 66/1 82/19
passed [2] 90/8 90/9
passing [1] 46/9
past [3] 28/19 75/15 86/19
pasted [1] 20/7
path [9] 68/21 80/21 81/23 86/5 86/8 86/11 86/15 86/25 101/4
pathway [1] 90/12
patronizing [1] 80/20
patterns [1] 97/20
paved [2] 10/20 15/13
pay [3] 58/1 65/4 90/20
paying [1] 61/12
Payne [6] 3/9 3/10 82/20 82/22 84/25 85/1
peace [1] 66/22
peaceful [2] 66/16 66/21
peak [7] 30/9 30/14 30/14 30/15 30/16 31/2 31/20
pedestrian [6] 10/20 16/9 80/21 101/4 102/23 111/1
pedestrians [3] 80/25 82/3 111/8
people [31] 4/25 5/11 35/25 61/10 61/12 62/11 64/24 65/2 65/22 67/2 76/25 77/11 78/8 80/19 82/25 83/3 83/8 85/10 86/11 86/18 86/24 86/25 88/6 88/11 88/16 90/5 90/24 93/25 94/1 104/3 111/2
people's [1] 84/19

per [17] 11/17 13/19 14/21 17/5 17/14 17/17 20/18 22/3 22/15 24/20 74/8 104/15 104/22 105/4 105/14 106/6 106/9
perceived [4] 46/2 46/19 47/25 57/22
percent [2] 45/23 60/2
perimeter [6] 18/16 21/5 29/17 46/17 49/2 52/3
period [1] 88/14
permit [13] 13/20 14/10 14/24 15/14 20/19 20/25 21/7 21/25 30/1 40/4 45/4 46/3 110/2
permits [1] 110/4
permitted [14] 13/3 23/5 42/25 44/5 44/10 48/7 49/17 52/23 95/25 96/14 97/12 107/3 109/7 109/8
permitting [2] 93/15 94/23
personal [1] 109/10
personally [1] 35/24
pesticides [1] 27/12
pet [1] 109/10
pharmacies [1] 109/10
phone [1] 72/11
photo [2] 40/5 46/14
phrase [1] 18/11
Pictometry [1] 40/7
pictures [1] 64/10
piece [1] 60/14
pile [1] 62/21
piped [1] 102/19
pipes [1] 29/17
pizza [1] 99/6
place [8] 6/10 60/15 78/12 84/11 86/12 88/2 90/7 97/15
placement [1] 53/12
places [1] 91/13

P

placing [1] 5/10
plan [111] 7/18 8/9 8/10
8/13 10/23 10/24 10/25
11/2 11/5 11/15 11/23
12/22 12/23 13/9 13/15
13/25 15/6 15/22 15/25
16/1 16/11 19/3 19/24
20/11 21/1 22/22 22/23
23/1 24/8 25/1 25/16
25/24 25/24 26/14 27/2
27/6 27/7 27/9 29/14
29/15 32/2 32/9 33/2
36/14 38/1 38/3 40/12
42/11 42/19 42/24 43/16
44/1 44/14 44/18 45/20
45/24 46/10 46/18 47/4
48/10 48/17 49/7 50/1
50/6 53/1 53/3 53/6 53/7
54/2 55/17 58/22 59/4
67/11 70/8 71/11 71/15
71/17 72/7 76/18 93/4
93/9 93/21 94/5 96/3 96/5
96/13 96/15 96/18 97/9
97/23 98/3 98/5 98/17
98/18 99/8 99/21 102/25
103/9 103/10 104/8
104/10 105/10 106/18
106/21 107/18 108/2
108/2 108/4 110/21
111/16 113/21
Plan A [1] 97/23
planned [16] 4/5 4/8 7/24
26/22 27/3 36/18 37/3
37/11 53/20 54/3 54/12
58/19 66/20 97/14 97/19
103/16
planner [9] 2/2 2/6 2/11
4/18 7/14 34/7 38/8 92/15
109/3
planners [1] 6/3
planning [12] 16/7 18/9

21/17 22/3 22/5 56/4
56/23 76/23 100/22
104/22 104/25 105/16
plans [22] 3/20 7/24 8/17
8/22 10/14 17/22 25/19
26/2 26/11 38/2 38/5 40/4
52/20 52/23 92/23 93/18
97/3 97/15 103/5 107/18
107/22 111/13
plant [7] 11/7 13/9 14/14
14/22 15/8 27/10 105/9
planted [2] 106/8 106/10
planting [2] 21/8 105/17
plantings [1] 21/5
plants [2] 94/2 94/3
plat [1] 45/8
platted [1] 26/19
play [3] 63/24 85/25
86/10
plays [1] 56/12
plaza [13] 16/3 16/21
18/2 25/3 47/1 48/7 48/20
49/6 71/19 71/20 109/6
109/8 109/13
please [11] 4/13 7/2 24/18
28/7 34/21 63/14 74/24
75/7 93/19 106/25 113/6
plenty [5] 76/13 85/14
91/12 108/3 108/8
plus [2] 31/15 33/7
pocket [1] 65/6
podium [6] 6/10 6/17
63/10 75/8 92/16 108/25
Poinsettia [1] 75/11
point [18] 17/8 27/19
32/14 40/5 41/21 41/22
45/13 57/3 58/2 58/20
64/15 67/15 67/18 69/10
73/2 80/6 97/24 100/14
pointer [2] 14/2 102/15
police [1] 10/19
policies [3] 23/8 25/25

53/15
Policy [6] 23/1 24/8 26/14
27/7 53/9 53/11
pool [2] 64/1 85/24
poor [2] 31/17 32/20
popular [1] 101/18
population [1] 10/8
portion [3] 5/14 6/15
27/18
poses [1] 57/10
position [4] 38/1 44/4
54/18 56/17
possible [3] 92/17 100/19
101/14
possibly [1] 114/4
post [1] 109/10
posted [3] 69/24 70/1
78/17
potable [4] 10/18 28/9
28/11 28/22
potential [1] 110/1
potentially [3] 24/10 69/6
105/20
PowerPoint [7] 3/20 3/23
8/15 8/20 39/8 39/16
39/17
preexisting [1] 32/22
prefer [1] 108/24
preferred [1] 57/17
preliminary [1] 73/2
prepare [3] 5/7 5/20
110/18
prepared [1] 6/3
present [3] 2/10 4/23 5/23
presentation [19] 6/2 6/4
8/12 8/16 20/7 22/4 27/18
27/22 34/3 34/8 34/9
37/15 37/19 38/11 41/9
54/16 55/1 59/16 114/13
presentations [2] 6/7
6/22
presented [2] 16/6 19/24

P

preserve [7] 16/18 25/10
45/21 59/24 100/18
100/20 102/18
preserved [1] 60/11
preserves [8] 11/14 16/17
24/7 24/15 25/7 37/12
54/13 59/21
preserving [1] 59/23
presiding [1] 4/4
presumption [1] 50/9
pretty [2] 69/23 70/3
prevent [2] 25/5 79/2
previously [4] 13/4 25/18
28/3 103/7
Price [1] 34/15
primarily [1] 67/11
primary [5] 41/16 56/2
58/20 68/20 97/16
prime [1] 103/14
principal [1] 108/5
prior [6] 18/3 29/21
31/22 35/16 42/7 55/25
private [2] 28/15 33/24
probably [6] 36/8 36/9
46/8 51/3 66/7 110/23
problem [8] 35/24 76/21
76/23 80/14 83/8 88/7
109/2 112/12
problems [1] 82/15
proceed [3] 7/20 28/7
56/24
proceedings [4] 1/7 4/16
114/17 115/10
process [6] 26/22 27/3
47/5 94/23 110/2 110/12
professional [4] 1/15
55/22 102/7 115/7
project [23] 8/7 16/6
20/24 27/19 28/14 30/21
31/1 31/3 31/4 31/10
31/14 31/18 31/19 31/22

32/1 32/23 33/11 33/22
48/11 66/18 68/25 70/25
71/7
projected [7] 30/17 30/19
30/19 31/3 31/13 31/15
32/19
projects [2] 60/2 71/10
promise [1] 100/3
promote [1] 48/9
promotes [2] 37/12 54/13
proper [2] 33/9 61/4
properties [4] 21/22 22/6
102/12 103/12
property [48] 5/12 5/22
7/14 9/10 9/15 9/18 9/20
9/23 11/3 12/16 21/23
22/18 23/9 23/13 33/24
33/24 35/25 40/8 40/9
45/13 45/16 46/14 47/25
49/25 62/10 67/1 77/14
82/24 84/23 87/17 89/12
90/2 93/12 93/22 93/23
94/20 94/22 97/19 102/10
102/11 103/10 104/20
105/7 105/8 106/6 106/8
106/25 107/13
property's [1] 46/4
proposal [1] 48/19
propose [2] 50/5 101/15
proposed [44] 4/7 8/11
8/17 10/2 16/14 17/11
17/18 18/1 19/11 19/22
22/21 23/25 24/21 30/20
31/3 31/4 31/6 32/1 32/21
32/25 33/4 33/17 33/22
36/21 37/4 37/5 37/9
40/24 44/6 45/6 45/7
46/18 47/3 53/21 54/5
54/10 72/7 72/12 80/21
96/5 98/3 102/8 103/15
114/5
proposes [2] 40/2 67/12

proposing [2] 15/19
104/23
protect [5] 16/16 37/13
53/11 54/14 113/15
protected [3] 24/2 59/22
60/4
protection [4] 16/19
28/25 47/18 47/23
protects [1] 24/8
proven [1] 36/11
provide [40] 5/1 8/2 10/9
13/17 14/9 14/20 14/24
15/4 16/19 20/15 21/5
22/5 22/12 22/14 23/22
24/2 24/6 24/15 25/15
25/17 25/20 27/2 27/4
28/15 28/16 28/22 28/24
36/20 37/6 38/18 39/10
44/24 52/2 53/21 54/7
93/14 100/13 100/24
104/14 110/19
provided [16] 15/13 17/6
17/15 17/22 25/5 39/3
44/13 53/4 57/2 58/7
58/15 60/7 101/19 101/23
104/18 106/14
provider [2] 28/10 29/9
provides [5] 25/11 45/24
57/3 57/12 105/1
providing [10] 8/8 10/16
11/12 17/9 17/24 20/24
29/20 34/17 60/5 103/23
provision [1] 52/10
provisions [1] 49/12
proximity [1] 26/6
public [42] 1/7 3/8 4/17
4/21 4/24 5/14 5/18 6/8
6/13 6/14 6/14 9/19 10/20
23/10 23/16 33/8 33/9
37/7 37/13 54/8 54/14
57/11 62/16 62/19 91/21
91/22 92/1 92/19 93/1

P	R	5/18
public... [13] 93/12 93/16 94/19 95/10 97/23 101/25 103/19 108/15 112/17 112/19 113/9 113/11 114/4	RaceTrac [1] 76/15 RaceTrac-type [1] 76/15 radiologist [1] 64/8 Radiology [3] 75/19 81/4 86/19	recommended [9] 13/22 15/1 37/6 47/13 48/16 52/15 54/7 58/5 71/6
public's [2] 37/8 54/9	raise [3] 4/13 7/2 62/22	recommending [5] 8/2 37/24 56/17 57/1 58/10
pull [6] 14/13 38/12 70/21 88/7 92/21 94/1	raised [1] 87/22	record [26] 4/17 4/21 5/10 6/11 7/1 7/13 8/15 28/2 30/8 34/6 38/8 38/11 45/1 51/12 59/25 60/24 63/2 91/21 92/12 92/14 97/2 109/3 110/16 114/3 114/11 115/11
pulled [1] 74/6	rather [2] 19/12 41/6	recreation [1] 23/17
pulling [2] 57/9 70/18	Ray [1] 79/20	red [2] 9/10 76/11
pump [1] 28/15	re [3] 1/4 95/3 95/20	redesign [1] 108/6
pumps [6] 16/2 19/5 32/5 67/12 67/13 98/23	re-cover [1] 95/3	redesigned [1] 41/15
purple [1] 29/6	re-covered [1] 95/20	redeveloped [1] 12/24
push [1] 81/25	reach [1] 112/6	reduce [1] 33/18
pushing [1] 82/4	react [1] 57/9	reduced [1] 61/12
put [8] 28/23 51/11 65/10 87/13 90/19 91/2 92/12 114/10	read [3] 30/7 30/9 68/10	reducing [1] 33/21
putting [9] 77/17 80/5 86/5 86/8 86/14 87/8 88/6 90/4 90/12	ready [2] 7/6 37/19	reduction [1] 105/25
Q	real [4] 49/23 76/21 76/23 109/11	Reed [3] 3/10 75/7 75/10
qualifies [2] 36/16 53/19	realize [1] 86/22	reevaluated [1] 47/7
quality [2] 27/9 29/20	really [10] 63/18 67/18 67/19 76/16 77/15 78/1 84/5 84/21 84/22 89/20	reference [1] 17/23
quantity [1] 29/20	reason [1] 69/7	referenced [1] 8/9
question [8] 6/20 6/24 37/21 38/6 60/20 60/21 60/22 76/10	reasonable [1] 93/13	refurbished [1] 95/20
questions [17] 5/15 6/11 6/12 6/16 15/21 34/2 34/4 37/17 38/20 54/17 91/25 97/23 100/7 101/2 106/13 108/11 108/12	reasonably [2] 37/8 54/8	regarding [3] 34/16 70/10 113/20
queue [1] 33/24	reasoning [1] 71/8	regardless [3] 61/23 96/11 113/13
quick [3] 49/23 61/23 90/19	REBUTTAL [1] 3/13	Regional [2] 75/19 81/4
quiet [1] 77/1	rec [1] 10/21	regular [1] 21/9
quite [3] 49/10 92/16 106/14	receipt [1] 8/1	regulations [8] 17/20 36/16 36/23 49/25 53/19 53/24 55/18 56/11
	receive [3] 5/1 5/3 113/13	regulatory [2] 48/11 71/2
	received [1] 95/17	rehab [1] 78/9
	recent [2] 40/6 74/7	reiterate [2] 89/9 98/5
	recently [1] 47/22	related [5] 37/8 54/9 56/7 56/8 56/18
	Recess [2] 62/25 92/10	relatively [2] 23/3 49/9
	reclaimed [2] 29/3 29/5	
	recommend [5] 14/15 15/16 21/10 22/8 22/18	
	recommendation [9] 4/8 4/20 5/2 5/7 5/20 6/5 6/6 15/3 71/3	
	recommendations [1]	

R	requests [2] 45/4 91/25	110/6
relegating [1] 49/19	require [5] 24/23 25/12	response [2] 108/15
relief [8] 13/15 14/7	27/11 52/3 58/14	109/17
14/18 15/10 20/14 21/3	required [20] 14/24 15/4	responses [2] 109/5 110/9
21/18 22/10	17/1 18/2 22/1 22/22	responsible [1] 32/24
relocate [2] 16/7 101/5	25/17 28/15 33/12 43/12	rest [1] 80/7
relocated [2] 41/16 97/17	44/20 44/24 46/7 57/13	restaurant [17] 19/6
relook [1] 97/25	93/5 103/21 104/13 105/3	19/10 19/14 43/1 43/2
rely [1] 106/25	105/25 107/21	43/7 43/11 43/14 43/15
remain [3] 15/19 45/21	requirement [8] 13/16	49/15 50/11 50/14 50/16
60/15	14/8 14/19 15/11 20/15	51/6 51/9 98/19 98/24
remainder [1] 44/23	21/4 21/19 22/11	restaurants [3] 19/5 50/2
remaining [1] 49/7	requirements [7] 17/4	99/5
remarks [2] 108/23	27/11 100/21 104/11	restrict [1] 58/23
114/10	104/12 105/2 107/24	restricting [1] 52/15
remember [1] 10/14	requires [4] 25/15 105/12	result [1] 31/21
remnant [2] 40/15 40/16	106/3 106/5	results [3] 30/22 31/5
remove [2] 99/11 99/19	residence [18] 11/7 11/9	31/11
removed [4] 34/12 59/2	12/25 13/1 13/3 13/12	resume [1] 62/19
101/10 107/22	13/12 24/13 45/4 45/22	resumé [5] 3/24 38/20
repealing [1] 21/14	85/3 94/8 95/8 98/11	39/13 39/14 39/19
report [23] 3/23 4/16 6/4	98/14 99/8 99/14 106/24	retail [12] 12/19 13/10
8/1 10/4 17/21 19/18	residences [1] 82/8	15/20 23/16 43/1 47/8
19/20 20/1 20/9 24/3 30/8	resident [1] 63/17	48/8 93/25 94/7 98/13
38/15 39/17 39/18 42/3	residential [35] 9/21 10/7	99/5 109/18
44/1 47/14 48/14 53/5	16/20 16/23 22/2 23/4	retaining [1] 13/3
53/16 114/12 115/9	23/10 24/9 24/11 24/15	retention [1] 84/12
reporter [6] 1/15 1/15	25/6 25/9 25/21 26/17	reverse [4] 57/15 57/25
3/16 25/23 115/2 115/8	27/2 40/2 40/10 40/14	58/3 110/25
REPORTERS [1] 1/20	46/2 46/21 47/11 50/23	reversed [1] 83/19
representatives [1] 5/23	53/9 53/12 64/19 66/17	review [8] 4/19 5/19 5/24
representing [1] 7/14	88/11 89/12 98/9 102/12	43/24 53/4 109/21 109/24
request [11] 4/6 5/23 5/25	103/11 103/17 105/7	110/8
7/22 8/3 33/3 36/13 47/8	105/8 107/7	reviewed [3] 6/3 25/18
53/5 53/17 113/6	residentially [1] 21/21	26/2
requested [5] 20/10 22/5	residentially-zoned [1]	revise [1] 59/4
37/10 95/24 96/2	21/21	revised [13] 3/21 9/3 9/3
requesting [14] 13/14	residents [2] 79/3 79/15	18/6 18/7 18/11 37/6
13/20 14/10 14/23 15/14	resolution [1] 111/17	38/13 38/25 39/18 44/14
20/19 21/6 21/14 21/25	resolve [1] 110/1	58/18 108/4
22/14 26/22 38/4 97/1	resources [2] 37/1 54/1	revision [1] 58/25
107/25	respective [2] 52/20	revisions [3] 43/25 97/2

R

revisions... [1] 107/25
rework [1] 51/8
rezone [4] 5/12 7/22 27/2
40/2
rezoning [6] 4/6 5/24 8/3
26/20 27/3 36/11
Richard [4] 3/9 82/18
82/20 82/22
rid [2] 69/7 70/11
ride [1] 85/22
riffraff [1] 90/1
right [120]
right-hand [1] 93/8
right-in [3] 54/20 93/4
106/20
right-in/right-out [5] 8/8
16/11 20/25 21/2 33/23
right-in/right-out-only
[3] 20/21 33/1 33/4
right-only [3] 58/10
58/11 58/13
right-out [4] 33/3 33/11
33/18 58/24
right-turn [3] 70/19
93/15 101/20
rightly [1] 88/19
rights [2] 22/17 104/13
road [20] 10/12 23/12
42/7 42/17 45/12 61/24
64/16 65/13 70/9 83/21
84/1 86/2 90/12 99/2
100/11 107/8 107/22
108/10 110/5 111/3
roads [5] 10/20 11/25
13/18 20/17 23/12
roadway [4] 57/3 57/23
58/2 97/13
Rob [1] 34/15
Rodriguez [1] 18/10
room [6] 1/12 4/12 7/1
91/20 108/3 108/8

row [7] 14/21 24/24
64/11 104/15 105/4
105/14 106/10
RPD [2] 10/2 41/22
RS [10] 7/23 9/20 12/12
12/13 14/22 17/15 17/18
24/22 40/3 40/10
RS-1 [10] 7/23 9/20 12/12
12/13 14/22 17/15 17/18
24/22 40/3 40/10
rule [1] 96/8
rules [1] 95/5
run [2] 87/25 88/21
running [5] 75/25 76/3
76/4 79/12 79/14
runoff [1] 29/18
runs [1] 86/9
rush [2] 77/22 79/5

S

safe [3] 65/17 86/12 96/19
safeguard [1] 52/2
safeguards [3] 37/7 48/11
54/8
safely [2] 82/1 87/10
safety [16] 33/8 37/13
44/7 44/9 54/14 56/3
56/13 57/10 82/24 87/20
101/22 102/4 102/25
109/20 110/19 110/23
safety-wise [1] 110/23
said [9] 67/8 80/13 83/1
84/12 88/15 89/10 90/4
91/6 109/9
sales [3] 94/7 94/19 95/16
same [7] 19/12 22/21
52/10 69/14 71/17 84/2
102/12
sand [1] 94/1
sanitary [5] 10/19 28/9
28/11 28/13 28/16
saw [5] 67/22 67/23 67/23
71/14 89/18

say [8] 19/20 35/22 62/17
87/25 98/25 99/20 103/21
112/7
saying [1] 43/17
says [3] 50/2 50/3 50/4
scale [1] 46/25
scenario [5] 31/25 59/5
59/6 60/9 61/7
scenarios [2] 43/5 56/19
schedule [12] 7/25 10/24
13/8 19/2 19/24 20/4
26/11 48/16 49/25 99/15
99/18 101/2
Scholler [7] 2/11 3/7
38/16 44/8 54/17 55/6
55/21
Scholler's [2] 3/24 39/12
sciences [2] 17/23 18/8
screening [1] 26/4
screw [1] 82/4
season [3] 30/15 30/15
30/16
seat [1] 6/19
seating [8] 11/12 13/11
19/7 42/24 47/15 50/10
50/10 98/21
second [5] 1/13 39/6 94/8
100/1 113/12
secretly [1] 67/20
section [28] 11/18 13/16
14/8 14/19 15/11 17/6
17/14 17/17 18/10 18/15
20/15 21/4 21/19 22/3
22/11 22/15 25/14 36/12
38/9 49/1 86/17 101/22
102/2 102/3 104/23
105/12 105/24 106/3
sections [1] 16/25
secure [1] 109/23
see [43] 14/1 29/6 29/15
31/9 33/6 34/20 41/8
42/19 43/22 45/1 45/17

S

see... [32] 46/15 62/3 62/5
64/10 64/10 69/3 70/19
70/20 72/5 73/18 73/22
75/24 76/2 79/11 85/23
88/13 88/19 91/7 91/8
93/25 95/10 97/9 97/11
100/9 102/9 102/11
102/15 103/13 104/18
108/3 108/8 110/20
seeing [3] 49/18 76/22
77/15
seeking [1] 89/19
seeks [8] 13/15 14/7
14/18 15/10 20/14 21/3
21/18 22/10
seem [2] 97/19 99/13
seemed [1] 92/25
seen [4] 10/14 85/3 87/3
88/24
segment [1] 74/9
selection [1] 52/9
self [1] 19/5
self-service [1] 19/5
sell [1] 88/17
send [1] 113/6
senior [4] 2/2 7/13 34/7
92/15
sensitive [3] 24/4 37/1
54/1
separate [8] 21/20 47/4
47/10 95/25 96/3 109/24
110/10 110/17
separation [15] 13/17
13/20 20/16 20/20 37/24
44/6 45/25 46/8 52/21
52/24 56/10 56/11 106/16
107/20 108/10
sequence [1] 83/11
series [1] 42/6
serve [6] 10/7 10/21
23/20 23/25 42/21 98/13

served [2] 37/2 54/1
serves [3] 27/4 47/9
106/23
service [16] 19/5 21/21
27/15 28/10 28/17 28/21
28/22 30/6 30/25 31/8
31/17 32/15 32/16 32/18
32/20 33/15
services [14] 10/18 10/19
17/4 23/19 26/5 30/2 31/9
37/2 54/2 56/1 64/23
104/12 109/10 109/10
serving [4] 35/5 35/6 49/8
107/2
set [2] 36/11 99/3
several [6] 8/14 16/25
29/16 35/23 43/25 103/3
sewer [6] 10/19 23/22
28/9 28/11 28/13 28/16
Shakes [4] 15/23 79/19
79/21 91/18
shallow [1] 40/18
shared [1] 72/22
sharing [1] 102/12
she [4] 38/19 39/3 86/21
109/9
sheet [1] 111/25
sheets [1] 62/20
Sheriff's [1] 47/21
shipped [1] 95/19
shop [6] 19/14 50/24
51/13 98/20 99/6 99/6
short [2] 65/15 76/10
shortage [1] 26/14
shortly [1] 42/4
should [10] 6/1 19/10
32/23 38/21 44/5 48/15
52/23 78/17 78/22 79/1
shouldn't [2] 19/21 90/6
show [9] 31/16 41/10
41/13 44/14 45/15 63/14
75/19 96/16 97/6

showing [2] 50/6 59/1
shown [7] 9/16 21/1
28/12 30/24 33/2 42/23
104/17
shows [3] 16/1 35/11
72/10
shrubs [3] 94/4 105/15
106/6
sic [10] 15/14 18/16 22/19
30/12 42/17 45/12 58/15
79/18 88/8 108/2
side [12] 9/11 15/7 15/8
28/14 28/18 47/11 82/11
82/13 84/13 98/22 105/8
109/16
sides [2] 21/6 21/10
sidewalk [4] 43/3 73/25
74/3 86/2
sidewalks [1] 101/23
sight [9] 56/12 57/4 57/5
57/8 57/12 57/18 57/20
58/6 58/6
sign [18] 33/13 59/8 61/8
61/9 61/11 61/17 61/19
62/6 67/23 67/24 69/5
77/4 78/13 78/17 79/1
80/10 80/11 80/13
signage [4] 33/9 61/4 61/6
61/14
signal [3] 90/19 90/25
111/6
signalized [4] 30/23
34/17 101/18 101/21
signed [1] 115/20
significant [1] 107/11
signs [2] 74/10 76/1
similar [2] 26/6 99/1
simple [2] 44/3 104/9
simultaneously [1] 47/17
since [7] 14/12 55/24
66/10 67/5 85/2 85/3
104/8

S

single [30] 9/21 9/22 11/3
 11/9 11/11 11/19 12/16
 12/20 12/25 12/25 13/3
 13/10 13/12 16/16 22/2
 23/15 24/13 25/16 40/10
 40/14 42/2 42/11 42/16
 44/19 44/22 45/4 45/22
 106/4 106/24 107/7
single-family [25] 9/21
 9/22 11/9 11/19 12/16
 12/20 12/25 13/3 13/12
 16/16 22/2 23/15 24/13
 25/16 40/10 40/14 42/11
 42/16 44/19 44/22 45/4
 45/22 106/4 106/24 107/7
sir [1] 82/21
sit [3] 75/17 88/8 91/6
site [48] 12/23 14/13 16/1
 18/5 18/17 24/4 24/7
 28/19 29/4 29/17 31/6
 35/13 35/22 41/12 41/25
 44/15 44/23 45/23 46/9
 46/11 46/17 49/2 49/8
 49/13 52/3 54/21 57/17
 58/22 59/21 59/24 60/1
 60/4 60/11 61/25 61/25
 72/1 72/6 95/2 95/19
 96/19 99/13 99/22 103/2
 103/6 107/15 107/16
 108/6 111/8
sitting [1] 77/8
six [4] 20/10 28/24 77/3
 101/2
six-inch [1] 28/24
sized [1] 103/1
slam [1] 76/3
slamming [2] 86/24 90/6
slated [1] 40/22
sleeve [1] 28/24
slide [2] 40/5 109/7
slow [3] 24/17 70/13

75/23
small [7] 66/17 86/17
 87/19 93/23 97/1 99/4
 99/5
smaller [1] 72/1
sneak [1] 77/8
so [167]
soccer [1] 81/14
softball [1] 81/15
sold [1] 82/9
solely [1] 49/14
solid [1] 22/6
solution [2] 82/10 93/13
solutions [1] 101/14
solved [1] 80/14
some [13] 18/4 34/17
 46/15 56/4 65/10 70/13
 76/16 79/3 93/22 95/24
 98/25 101/14 111/7
somebody [1] 107/6
somebody's [2] 75/18
 90/18
someone [4] 86/22 93/16
 97/12 97/18
someplace [1] 64/25
something [10] 6/22 61/7
 61/17 65/11 76/2 78/21
 79/2 84/12 89/24 113/8
sometimes [4] 8/23 65/8
 77/21 88/9
somewhere [2] 80/22
 81/9
son [1] 63/24
sorry [11] 30/13 39/1
 48/13 63/8 67/5 68/7 82/8
 100/17 101/7 109/1
 110/16
sort [2] 76/8 111/7
Sotto [2] 25/22 55/6
sound [1] 47/23
sounds [1] 7/11
source [1] 57/22

south [15] 9/17 9/23
 14/23 15/5 23/14 23/17
 29/22 29/25 33/5 40/15
 40/16 42/9 47/15 57/16
 111/5
southeast [7] 11/14 16/18
 16/19 25/8 25/10 29/19
 100/17
southern [2] 18/17 49/3
space [9] 12/19 60/3 65/3
 66/11 87/3 87/16 87/19
 88/5 91/3
spaces [4] 15/12 15/15
 43/12 66/8
speak [22] 4/13 5/8 6/17
 6/19 7/1 7/9 44/8 62/11
 63/10 68/1 75/4 75/7 75/8
 78/5 78/23 78/24 78/25
 89/20 91/21 96/25 97/13
 113/15
speaking [3] 69/21 74/2
 74/22
species [4] 24/2 24/3
 59/22 60/5
specific [7] 5/13 17/1 17/2
 47/8 49/12 105/12 106/3
specifically [2] 55/17
 103/25
speed [7] 13/19 20/17
 57/14 69/18 74/6 74/10
 88/11
speeding [1] 36/1
speeds [1] 62/10
spend [2] 77/23 77/23
Spin [1] 74/13
spoke [3] 93/1 101/15
 113/16
spoken [1] 6/14
spot [1] 87/7
square [6] 21/7 47/3 50/7
 50/8 98/21 99/1
Staff [57] 2/6 3/5 3/22

S

Staff... [54] 3/23 3/23
4/16 6/2 6/4 6/15 8/1 8/2
10/4 13/22 14/14 14/25
15/16 17/21 18/1 18/6
19/18 19/19 19/20 20/1
20/9 20/21 21/10 22/8
22/18 26/8 30/8 37/23
38/14 38/15 39/1 39/16
39/16 39/18 39/24 42/3
43/24 44/1 47/14 48/14
50/5 52/21 53/5 53/16
54/20 71/15 91/24 92/2
106/19 107/1 107/25
110/18 113/7 114/12
Staff's [8] 3/24 4/8 8/4
15/3 37/19 44/4 48/15
59/16
stage [3] 109/21 110/8
110/11
stand [1] 73/16
standard [7] 5/19 17/9
23/21 23/22 24/1 27/11
105/23
standards [3] 47/24 53/2
56/10
standing [1] 84/15
standpoint [2] 98/1 102/7
Starbucks [1] 19/15
start [1] 104/9
started [2] 39/22 93/23
starts [1] 85/16
state [6] 46/4 55/13 56/10
63/14 95/1 115/4
stated [3] 40/9 42/18
67/23
states [2] 26/18 57/20
stating [1] 51/12
station [13] 28/15 40/23
64/18 69/1 70/7 73/20
73/21 76/6 76/9 76/13
76/14 76/22 102/1

stations [5] 21/21 76/12
76/13 76/17 102/1
Statutes [1] 27/16
stay [1] 72/25
stenographic [1] 115/12
step [1] 63/4
stepped [1] 91/17
still [4] 70/16 85/6 87/23
109/23
stop [31] 33/13 34/10
34/12 34/12 34/14 34/17
44/21 48/12 48/17 59/8
62/6 65/16 69/5 69/7
70/10 73/22 73/23 77/4
80/10 80/11 80/13 81/2
83/16 83/17 83/18 85/16
85/21 87/11 93/25 101/10
109/23
stoplight [5] 69/3 69/4
69/8 69/8 69/9
stopping [8] 56/12 57/4
57/5 57/12 57/16 70/17
90/5 91/3
stops [2] 85/15 85/16
storage [2] 27/13 109/14
store [36] 13/10 16/2
16/22 18/4 18/4 18/13
19/4 19/13 25/2 25/4
42/15 46/19 46/22 46/22
47/2 47/10 48/22 48/24
49/15 50/13 51/14 51/24
64/3 67/12 69/1 76/15
88/1 98/19 104/24 105/2
105/11 105/18 105/21
106/1 106/4 109/11
stored [1] 27/13
stores [7] 17/2 21/20
22/13 25/14 51/16 51/22
51/22
stories [1] 47/6
stormwater [2] 29/18
30/1

story [1] 47/3
straight [2] 83/25 93/6
street [62] 1/13 1/21 9/13
11/17 14/6 16/13 17/12
17/12 17/16 22/13 22/17
25/6 28/20 30/12 31/7
31/13 33/6 33/13 33/20
34/11 34/13 35/8 40/21
44/12 44/15 62/5 64/16
65/8 74/25 75/2 75/25
79/12 80/5 80/9 80/10
80/12 80/14 81/7 81/16
81/20 82/2 82/3 83/5
83/24 84/1 85/13 86/17
87/2 87/10 88/1 88/8 88/9
100/13 101/11 101/12
101/22 101/23 104/17
104/19 107/17 108/9
111/6
streets [1] 85/14
stricken [1] 48/15
strip [4] 21/8 40/19 71/21
99/2
structure [4] 42/16 47/9
94/9 107/7
structure which [1] 94/9
structures [1] 110/3
stub [1] 28/20
studies [2] 56/3 56/4
sub [1] 50/24
subject [4] 47/13 47/19
58/13 94/22
submit [3] 18/7 38/21
111/13
submittal [1] 19/19
submitted [2] 42/2 45/3
substantial [1] 52/3
substantially [2] 41/5
41/7
substantive [1] 43/24
Subway [1] 99/6
such [9] 7/19 15/15 27/14

S	systems [1] 48/4	114/2
such... [6] 48/3 48/5 67/18 87/17 87/19 99/4	T	than [8] 13/19 20/18 56/1 70/15 70/17 98/6 105/2 110/22
sufficient [9] 23/24 33/25 36/20 37/7 52/2 53/21 54/7 57/9 103/3	tables [1] 32/18	thank [51] 7/4 7/21 8/19 9/9 13/6 24/19 27/22 34/5 37/18 37/20 38/6 39/9 39/15 39/23 43/22 52/13 56/25 59/11 59/14 59/17 60/19 61/20 62/15 63/12 63/13 68/4 68/5 68/6 74/5 75/3 78/3 78/4 79/16 79/17 82/17 82/20 84/24 84/25 88/25 89/1 89/6 89/8 91/14 91/15 92/7 99/19 112/3 114/9 114/14 114/15 114/16
suggest [1] 91/6	tail [1] 50/1	that [406]
suggested [2] 16/7 101/5	tailor [1] 50/19	that's [54] 4/7 22/24 41/1 41/4 42/21 43/9 44/6 45/8 47/1 47/14 49/19 51/20 52/11 57/13 57/18 58/19 62/14 63/7 63/21 65/5 66/9 67/7 68/4 68/9 69/23 74/4 74/16 77/16 78/10 78/16 80/1 81/9 81/10 82/4 82/12 82/16 84/17 84/21 84/21 86/5 89/24 89/24 91/20 93/13 95/10 95/11 95/11 96/1 101/3 101/18 105/9 108/14 110/14 112/21
suggestions [1] 5/15	tailored [1] 52/1	their [23] 5/13 5/22 5/23 5/25 6/2 6/5 6/5 56/1 60/2 60/4 60/5 66/25 68/2 71/16 71/17 81/19 84/16 85/22 85/24 88/16 90/6 93/24 101/8
suitable [1] 26/15	take [10] 5/6 5/17 6/19 29/18 49/23 62/17 67/9 76/3 92/8 92/17	them [21] 5/7 5/19 6/12 57/9 57/25 69/17 71/6 71/12 71/22 85/12 86/19 88/2 89/23 90/15 90/19
Suite [2] 1/21 2/3	taken [4] 4/11 46/14 91/9 95/21	
summarize [1] 36/10	taking [1] 85/12	
summary [4] 29/14 31/25 100/24 101/1	talk [6] 16/24 67/5 89/23 100/22 101/13 108/12	
super [1] 51/22	talked [5] 70/11 71/25 101/3 102/22 103/6	
supplement [4] 53/14 92/3 108/18 109/5	talking [11] 34/15 71/20 76/11 86/14 86/23 87/1 87/12 88/3 99/23 102/6 107/10	
supply [1] 13/10	tan [1] 9/16	
support [3] 18/8 36/20 53/21	tapping [1] 28/24	
supporting [2] 6/5 54/20	taps [1] 28/21	
supports [1] 27/5	TDM [5] 2/3 7/14 27/25 34/7 92/15	
supposed [5] 72/21 78/11 80/24 110/6 111/15	tdmconsulting.com [2] 2/4 2/5	
sure [15] 7/12 29/7 35/14 61/25 65/19 67/2 67/6 80/23 92/6 94/21 98/1 103/1 106/14 112/9 113/9	Technical [1] 56/1	
surface [4] 15/13 15/15 27/9 53/2	teenagers [4] 85/6 85/8 85/9 85/10	
surprise [1] 106/18	Teller [1] 79/18	
surprised [1] 77/25	Tellez [1] 7/15	
surrounded [1] 11/24	temporary [2] 94/21 94/22	
surrounding [9] 23/14 26/5 36/19 40/8 40/13 46/1 46/2 46/21 53/20	ten [2] 19/7 62/18	
survey [3] 24/2 42/1 60/5	Tentatively [1] 112/24	
swale [1] 102/20	Teri [3] 3/10 84/25 85/1	
swales [1] 29/18	terminal [1] 81/7	
swift [1] 111/18	terms [1] 49/11	
switch [1] 83/11	testimony [11] 4/10 5/6 20/25 38/18 41/3 51/12 61/3 94/19 95/9 111/4	
sworn [1] 7/3		

T

them... [6] 92/19 95/3
 96/19 103/19 103/22
 103/23
 then [54] 6/4 6/13 17/13
 27/21 30/14 30/16 30/19
 33/13 39/12 39/21 44/22
 50/2 55/15 55/16 56/10
 58/1 58/16 58/19 59/7
 62/17 62/18 67/5 69/2
 70/20 70/22 71/18 72/18
 72/23 73/11 73/12 75/20
 80/15 81/8 83/11 86/4
 86/16 87/2 87/11 88/6
 89/2 90/17 92/2 92/22
 93/7 93/24 94/8 95/21
 100/15 102/21 103/23
 104/20 108/12 112/17
 113/8
 there [143]
 there'd [1] 58/21
 there's [72] 10/25 11/1
 12/15 14/4 14/12 14/17
 19/23 28/12 28/20 29/3
 31/2 31/2 33/6 34/25 43/7
 43/7 43/15 46/15 50/4
 51/6 59/20 64/8 66/21
 66/23 70/5 70/6 70/8 70/9
 70/13 72/15 72/17 74/10
 75/21 76/2 76/18 78/13
 79/4 79/5 79/12 79/15
 80/10 80/24 81/8 83/3
 85/15 85/15 86/1 87/2
 87/11 87/16 87/18 87/24
 88/4 88/18 88/20 89/16
 91/2 91/3 91/12 94/1 95/9
 98/21 106/24 107/5
 107/16 108/3 108/8 110/2
 110/10 111/1 111/4 111/6
 therefore [6] 31/20 32/21
 33/17 47/3 77/10 109/15
 these [15] 4/11 4/15 42/3

45/3 45/23 51/25 52/1
 59/23 62/12 72/22 86/21
 90/15 90/24 96/17 96/17
 they [88] 4/22 5/13 5/24
 6/4 6/16 12/10 12/11
 12/14 18/23 22/5 26/20
 35/7 44/13 45/8 45/9
 45/18 45/18 51/21 52/9
 59/3 60/2 60/3 62/16
 64/23 65/24 69/7 70/25
 71/1 71/2 75/19 75/23
 76/1 76/2 76/16 76/17
 79/10 80/13 80/16 80/23
 81/1 81/18 81/19 81/19
 81/25 82/8 83/1 83/4 83/9
 83/16 83/19 84/16 85/22
 86/19 86/20 86/20 86/22
 87/15 87/23 88/12 88/12
 88/17 89/3 90/4 90/6
 90/10 90/11 90/20 90/25
 94/2 94/6 95/2 95/3 95/6
 95/10 95/15 95/18 95/20
 101/3 101/9 101/9 101/13
 102/4 102/16 103/8 108/5
 108/6 109/8 109/23
 They'll [1] 87/24
 they're [32] 17/21 31/18
 58/2 59/1 60/5 61/13
 64/25 65/23 65/23 66/25
 70/5 76/9 78/10 78/11
 81/3 81/14 81/18 82/2
 85/7 85/9 86/4 86/8 86/14
 86/25 87/25 89/17 89/19
 89/23 90/4 90/12 90/20
 112/7
 they've [2] 82/7 86/21
 thing [6] 30/4 69/14 76/6
 83/15 83/19 112/21
 things [9] 56/7 58/1 77/16
 88/17 89/10 89/13 92/16
 94/4 109/9
 think [26] 35/10 50/19

50/23 60/20 61/8 61/23
 65/2 65/22 68/2 68/4
 71/14 74/4 82/5 82/11
 82/14 82/16 84/10 86/6
 93/13 97/7 99/22 102/5
 110/14 110/14 110/21
 112/25
 third [1] 77/6
 thirsty [1] 87/24
 this [198]
 those [19] 4/15 4/25 6/7
 7/12 22/6 24/22 44/10
 48/5 50/2 51/16 60/9
 76/11 81/22 89/13 91/5
 95/17 110/3 110/4 110/6
 though [5] 7/10 51/17
 70/4 99/13 112/8
 thought [3] 89/18 90/10
 90/11
 three [13] 21/5 21/10
 26/21 38/22 64/11 71/16
 71/16 72/15 72/20 73/7
 73/9 100/11 100/13
 threshold [1] 109/21
 thresholds [1] 32/16
 through [29] 5/24 19/6
 19/11 21/8 21/9 25/2
 26/21 27/3 29/24 33/13
 33/25 39/24 44/22 49/16
 50/7 50/12 50/25 51/6
 52/16 60/4 73/9 73/12
 75/17 86/9 87/4 88/12
 98/24 109/7 115/11
 throughout [1] 85/19
 thus [2] 33/15 33/20
 tie [1] 51/9
 tighter [1] 50/19
 time [37] 1/11 4/13 4/14
 4/25 6/9 6/9 6/11 6/13
 6/16 8/14 24/24 34/14
 34/19 35/4 47/7 64/7 66/1
 66/21 67/5 67/9 67/25

T		
time... [16] 73/3 75/24 77/8 79/11 84/2 85/23 87/11 90/21 93/14 100/25 101/9 105/5 105/16 112/5 112/10 114/10	31/15 32/12 32/13 32/18 33/11 33/22 34/1 38/16 52/16 55/24 56/2 56/3 56/5 56/7 59/8 64/4 64/6 64/7 64/15 65/18 65/24 66/12 67/17 68/25 69/5 69/12 69/14 70/9 70/10 75/13 75/14 75/14 75/21 76/24 77/7 77/9 77/11 77/24 78/1 79/4 79/5 80/8 80/12 83/1 83/5 83/17 83/22 85/5 85/17 87/13 88/23 92/25 96/18 97/13 97/20 101/3 101/9 101/14 102/4 102/6 108/13 109/20 109/22 109/25 111/1 111/8	trips [1] 93/3 trouble [1] 63/5 truck [34] 11/4 11/11 13/11 14/11 14/12 14/16 16/4 16/8 16/20 18/13 19/7 25/11 42/13 42/17 42/21 43/1 43/7 43/10 47/13 48/12 48/17 48/24 49/10 52/25 66/14 70/8 71/16 95/19 95/19 100/16 101/5 102/15 103/1 105/21
timed [2] 82/2 82/2		trucks [9] 19/8 21/16
times [3] 35/23 68/19 75/13		47/16 87/14 87/15 91/9 96/18 102/24 103/3
timing [3] 23/8 80/17 82/4		true [1] 115/11
today [16] 4/22 4/23 5/10 7/2 7/19 7/22 28/6 38/17 45/3 67/23 70/5 76/8 77/5 113/4 113/16 114/9		trust [3] 85/8 85/9 85/10
today's [2] 4/5 113/16		try [2] 65/11 87/7
together [3] 10/8 12/14 26/24	traffic-related [1] 56/7	trying [9] 69/16 70/9 75/15 77/2 80/4 83/12 86/25 89/17 97/23
tons [1] 78/18	trail [4] 101/19 102/23 103/14 111/5	Tuesday [1] 65/25
too [5] 61/23 65/20 87/18 90/7 99/22	Trailhead [2] 86/7 86/7	turn [52] 33/12 33/19 61/23 64/8 64/12 65/16 69/13 70/12 70/14 70/15 70/15 70/17 70/19 70/20 70/22 75/17 75/19 77/6 78/9 78/10 78/11 78/14 78/15 78/17 78/25 78/25 80/15 81/5 83/10 83/10 83/12 83/12 83/14 83/22 84/1 84/17 86/23 86/23 90/17 90/18 90/19 90/23 90/24 90/25 90/25 93/2 93/4 93/6 93/8 93/15 101/20 102/8
took [4] 77/7 83/16 108/4 114/10	transcript [2] 115/10 115/20	turnaround [1] 111/18
top [2] 62/5 84/16	transfer [1] 40/23	turning [14] 30/9 30/14 30/18 30/18 30/20 44/10 64/5 75/16 82/23 83/7 84/22 86/18 90/20 91/1
total [1] 42/24	transit [1] 10/20	turnover [1] 15/12
totaling [1] 26/25	transportation [14] 30/5 30/10 32/23 34/16 36/22 38/17 39/19 50/15 52/19 53/23 55/4 56/23 66/7 110/9	
totally [1] 5/11		
touch [1] 32/25	travel [2] 33/13 82/25	
tough [1] 112/12	traveling [2] 33/9 62/10	
tournament [1] 81/18	traverse [1] 96/19	
tournaments [3] 81/14 81/14 81/15	tree [1] 66/23	
toward [2] 66/6 113/24	trees [10] 14/20 66/21 89/25 94/4 104/15 105/3 105/13 105/14 106/6 106/9	
towards [2] 14/13 84/13	triangular [2] 45/6 60/14	
Town [3] 68/14 78/7 85/20	tried [2] 12/9 92/17	
TR [2] 30/5 30/10	triggering [1] 32/8	
track [1] 75/12	trip [2] 52/17 56/18	
tracts [2] 26/15 26/18		
traffic [77] 14/9 25/6 26/3 27/20 28/3 28/5 30/5 30/16 31/2 31/10 31/14		

T

turns [2] 62/12 113/5
twice [3] 70/25 83/10
100/23
two [22] 7/24 12/15 14/9
18/21 24/6 24/21 26/24
40/4 59/20 64/11 64/16
66/20 71/10 71/15 72/17
75/9 75/17 79/12 82/7
87/5 101/1 112/19
two-lane [1] 64/16
two-page [1] 101/1
two-way [1] 14/9
tying [1] 28/23
type [11] 11/16 17/10
17/11 18/23 22/14 44/9
76/15 104/14 106/7 106/9
109/13
types [2] 44/10 53/2
typical [1] 13/13

U

Uh [1] 43/19
Uh-huh [1] 43/19
ultimate [1] 111/17
unbelievable [1] 65/9
under [19] 4/11 5/25 43/8
46/9 46/9 46/11 49/24
49/24 50/1 52/9 58/6 59/4
60/7 83/6 95/4 95/18 96/3
99/8 107/3
understand [6] 67/10
78/16 95/14 99/9 104/3
107/2
understanding [5] 41/18
54/20 55/8 59/20 70/25
understood [2] 46/10
94/21
undeveloped [1] 45/21
undivided [1] 26/15
undue [1] 33/7
unexpected [1] 57/21

unimpeded [1] 62/11
unit [2] 42/15 49/20
University [1] 55/23
unless [2] 34/2 50/24
unsignalized [2] 31/12
33/19
unsuccessful [3] 12/10
12/11 27/1
until [5] 33/25 60/15
60/18 74/10 113/4
until you [1] 74/10
up [50] 4/25 6/8 6/9 6/20
7/9 18/24 27/20 27/21
28/19 35/3 36/4 38/13
41/21 45/15 57/7 61/22
62/23 68/18 69/6 73/1
74/6 75/15 75/16 75/16
75/20 75/20 75/22 76/1
77/17 78/8 80/5 80/12
80/16 82/4 82/25 83/4
83/13 83/17 86/11 86/13
87/10 91/9 92/19 92/21
93/16 93/18 94/1 101/25
102/4 102/6
upgraded [1] 52/8
upgrades [1] 52/4
upon [1] 30/22
urban [14] 9/16 9/17 9/18
10/18 13/18 20/17 23/2
23/5 23/19 37/2 40/11
53/10 54/2 102/10
urge [1] 99/25
us [9] 38/17 40/1 55/14
55/15 65/17 66/20 76/20
77/7 85/14
use [42] 4/24 9/15 10/9
12/7 21/8 23/2 23/6 29/13
36/6 37/4 40/11 46/20
47/23 48/1 49/10 50/4
52/9 53/11 54/5 63/20
65/2 65/6 66/8 76/16 80/9
84/3 85/22 93/24 94/3

94/17 94/22 94/22 95/25
96/3 96/5 96/13 102/1
103/11 104/23 107/12
109/6 109/18
used [6] 26/17 34/10
50/10 50/11 80/11 109/11
uses [53] 7/25 9/25 10/10
10/16 10/24 11/19 12/24
13/8 13/13 19/2 19/8
19/25 20/4 22/1 22/2 23/4
23/11 23/15 24/9 25/2
25/15 25/16 26/5 26/11
26/13 26/15 36/18 37/4
46/1 48/7 48/9 48/16
49/17 49/25 52/1 53/9
53/13 53/20 54/5 93/22
95/25 96/14 97/12 97/18
98/3 99/1 99/4 99/5 99/16
99/18 101/3 103/17 109/7
using [4] 43/10 43/18
65/3 66/11
Usually [1] 51/16
utilities [3] 27/20 28/3
28/5
utilize [1] 81/23

V

vacant [2] 9/22 24/22
vacation [1] 112/13
validate [1] 43/11
value [4] 67/1 77/13 84/6
84/7
values [3] 89/15 102/8
102/10
valve [1] 28/24
variety [1] 19/8
various [1] 42/4
vegetation [8] 15/9 24/6
24/23 59/23 60/11 60/14
100/16 105/2
vehicle [1] 57/9
vehicles [6] 57/3 57/4
57/7 58/2 61/13 91/10

V	106/5	29/20 29/25 76/20 76/21
vehicular [1] 25/5	walls [1] 80/6	84/13 84/15 84/17
Veronica [12] 2/2 3/3 3/4	want [31] 6/23 6/23 7/12	Wawa [1] 76/15
3/14 7/13 28/9 34/6 92/13	28/2 28/8 30/4 34/8 50/23	way [48] 14/9 17/13
92/14 109/6 110/15	51/9 64/24 65/3 65/5	19/23 22/13 22/17 28/19
114/13	66/16 67/6 76/14 78/8	34/10 34/12 34/12 34/14
versus [1] 49/21	78/23 80/3 84/7 87/9	34/17 35/18 44/17 44/21
vertex [1] 45/16	88/16 89/3 94/20 94/24	45/10 45/10 45/11 45/14
very [17] 5/13 7/4 10/6	96/7 97/6 97/24 98/5	49/13 55/12 62/6 66/5
27/23 48/18 50/1 59/14	98/25 103/19 112/4	69/6 69/7 70/3 74/14
64/6 65/13 65/15 66/17	wanted [8] 18/24 30/7	74/17 77/9 80/16 81/1
67/3 74/3 87/20 90/9	32/14 84/1 100/22 104/25	83/16 83/17 83/18 85/19
102/18 114/14	106/20 109/5	85/21 86/6 86/19 87/10
via [2] 5/3 29/17	wants [2] 92/2 108/18	88/20 94/1 99/22 101/4
vibratory [1] 48/4	warning [2] 61/9 61/19	101/10 104/13 104/20
view [2] 46/13 67/15	warranted [1] 31/21	105/13 110/21 111/18
viewing [1] 8/24	warrants [1] 32/8	we [102] 6/12 6/14 8/3
violation [5] 95/11 96/1	warranty [1] 95/18	12/23 16/7 17/23 17/24
96/7 96/8 106/25	was [64] 4/9 4/19 16/7	22/5 28/21 28/22 28/23
visibility [1] 51/4	19/22 20/12 21/12 21/15	28/25 29/1 29/8 29/15
visible [2] 65/14 65/15	30/24 32/9 32/19 38/15	30/5 32/7 38/4 38/20
visit [5] 35/13 35/23	38/23 41/3 42/4 42/5 44/1	40/17 40/21 42/3 42/19
61/25 95/2 107/15	46/12 47/22 48/13 48/16	44/19 45/1 45/2 49/6
visual [3] 46/8 58/4 70/12	56/3 56/17 61/3 64/18	50/19 51/5 51/23 52/6
visually [1] 57/23	64/22 65/21 65/25 66/13	52/12 54/4 57/1 61/1 65/3
visuals [1] 86/22	67/19 67/20 67/21 67/25	65/4 65/5 65/18 65/19
vmartin [1] 2/4	68/2 70/23 70/24 71/5	66/7 66/16 66/16 66/22
voce [2] 25/22 55/6	71/6 71/16 71/18 74/11	71/8 71/20 72/6 75/11
volume [1] 32/18	76/25 77/7 77/9 79/7	75/17 75/23 76/6 76/12
volumes [4] 30/16 30/18	80/15 80/16 83/17 83/25	77/1 77/1 77/5 77/6 81/15
30/19 32/18	84/12 84/16 84/18 87/5	84/3 84/14 84/17 85/5
	89/10 89/11 89/18 90/8	85/13 85/14 86/10 88/15
W	94/18 100/9 100/25 101/8	89/15 89/23 90/1 90/10
wait [3] 43/6 77/3 88/9	104/17 106/18 115/8	91/11 91/11 92/12 93/2
walk [5] 12/11 49/16 57/7	115/20	93/13 93/14 97/1 97/2
66/18 81/22	was missing [1] 67/25	98/1 99/19 99/25 100/15
walkers [2] 81/22 86/8	wasn't [2] 62/22 79/6	100/15 101/5 101/15
walking [3] 85/24 85/24	wastewater [1] 23/23	101/20 101/20 101/21
87/8	watching [1] 77/24	102/9 102/22 102/24
walkway [1] 90/5	water [17] 10/18 23/21	102/25 103/3 103/6
wall [7] 18/20 18/23	23/23 28/9 28/11 28/19	103/14 105/23 106/14
21/22 22/6 22/7 105/1	28/22 28/22 29/4 29/5	107/25 108/3 110/19

W

we... [3] 111/12 112/13
112/25

we'll [13] 29/10 29/10
29/24 30/1 42/14 62/17
62/19 62/22 71/12 71/22
92/12 92/22 113/9

we're [31] 12/21 12/22
15/19 17/9 17/24 21/14
55/12 62/17 63/1 64/14
64/21 65/4 65/6 66/13
71/9 77/14 79/8 86/23
87/12 88/3 91/24 92/8
92/11 97/7 98/19 104/13
104/23 107/10 107/11
111/5 113/3

we've [8] 42/13 43/1 76/3
81/12 81/17 86/10 102/5
109/12

weather [1] 15/13

week [4] 70/23 112/13
112/14 112/17

weekends [2] 87/5 88/17

weigh [1] 5/18

weighted [1] 48/1

welcome [4] 43/23 52/14
111/10 114/1

welfare [3] 33/8 37/14
54/14

well [24] 5/4 29/10 30/3
35/12 36/2 38/21 52/19
56/12 62/14 63/18 64/19
66/12 68/2 69/22 70/13
71/1 76/20 76/21 89/22
90/13 95/22 99/7 107/1
110/15

well-defined [1] 52/19

went [4] 77/5 78/16 83/19
108/6

were [27] 12/10 12/11
24/4 26/2 26/25 27/1
30/10 30/14 30/16 30/19

35/25 42/4 42/8 43/25
50/15 59/22 59/23 76/7
77/6 84/19 86/10 90/10
90/11 91/24 92/18 94/19
103/11

west [11] 9/18 10/1 17/16
23/16 28/13 40/21 41/6
41/7 42/10 69/10 109/16

westbound [3] 31/16
33/15 33/19

Westminster [1] 84/18

what [30] 18/19 38/23
49/13 61/6 62/16 67/25
69/1 69/18 69/23 71/8
71/14 71/19 71/20 76/23
81/14 82/6 82/10 83/1
87/14 89/9 89/18 89/22
89/25 96/15 97/15 99/7
103/23 104/3 104/5 113/2

what's [13] 12/19 39/6
45/5 49/7 71/10 73/11
73/14 73/15 82/1 84/5
88/22 89/9 110/4

whatever [5] 81/15 88/1
88/3 88/18 112/7

whatnot [1] 70/7

when [46] 6/17 8/24
12/23 16/6 22/1 22/2
22/12 25/15 35/6 35/22
36/3 36/5 42/9 45/8 45/18
58/2 61/23 64/2 69/15
70/23 73/3 81/2 83/2 83/8
86/4 86/19 88/7 88/7
90/10 90/10 90/17 90/17
90/23 95/1 95/17 101/3
101/15 102/24 106/4
106/21 107/4 107/15
108/6 111/12 113/9
113/13

where [30] 11/18 15/7
15/8 16/25 17/7 19/16
22/20 34/11 57/4 63/14

64/21 66/22 66/25 76/11
79/12 80/10 80/23 83/10
84/19 94/1 100/9 100/19
100/19 104/19 105/9
105/24 109/14 109/25
110/11 110/19

where's [2] 42/20 43/13

wherever [1] 79/4

whether [5] 4/22 81/13
97/16 103/21 103/22

which [66] 5/19 10/12
12/12 12/13 13/21 14/5
17/20 18/6 22/21 24/14
30/8 30/23 30/24 33/2
33/6 33/14 33/14 33/24
38/14 40/17 41/22 42/17
44/25 45/13 46/10 46/19
47/20 48/9 48/14 49/9
49/10 51/25 52/20 52/21
53/11 53/16 57/14 58/7
62/5 64/18 65/18 65/21
66/7 66/19 67/19 67/21
68/15 69/6 75/1 80/20
81/4 81/7 82/8 86/7 93/15
94/9 94/23 102/2 102/19
103/2 104/14 104/22
108/2 109/24 110/5
110/25

whichever [1] 60/7

while [4] 9/18 56/2 62/11
110/8

who [12] 4/15 38/16
38/17 44/8 64/24 65/2
65/22 67/2 75/14 90/8
93/1 93/1

Whoops [1] 34/22

whose [1] 89/3

why [9] 5/25 63/21 69/7
71/10 76/10 76/12 77/17
79/14 90/8

wide [25] 11/16 11/17
14/9 14/12 14/17 14/20

W

wide... [19] 17/5 17/10
 17/11 17/16 18/23 21/8
 22/12 22/14 22/20 24/23
 44/21 52/7 52/8 83/21
 100/13 104/14 105/3
 105/13 106/7
 width [1] 52/25
 wife [1] 83/25
 will [121]
 WILLIAMS [92] 1/4 4/6
 9/11 10/12 11/6 11/16
 13/21 16/3 16/12 17/6
 20/20 20/23 22/16 23/11
 23/18 24/12 25/3 28/14
 28/18 30/11 31/6 31/12
 32/19 32/21 33/1 33/4
 33/9 33/12 33/14 33/18
 33/20 33/23 34/1 34/10
 34/13 36/1 37/25 40/22
 41/1 42/5 42/5 42/17 44/7
 44/11 45/12 45/18 45/19
 46/6 46/13 46/14 54/18
 54/21 59/9 61/4 64/5
 68/19 69/12 69/14 69/19
 70/10 70/12 74/8 74/9
 75/13 75/18 76/1 76/4
 76/24 77/2 77/7 79/15
 80/9 80/23 81/11 81/24
 82/12 82/13 83/7 85/15
 88/10 90/23 93/5 93/7
 93/16 101/10 101/11
 101/21 102/2 104/19
 105/19 106/16 111/6
 Williams Park [1] 40/22
 wise [2] 110/23 110/23
 withdraw [2] 20/13 21/15
 withdrawn [2] 20/12
 21/12
 within [4] 21/16 49/20
 50/20 76/10
 without [8] 31/1 31/3

31/14 31/18 31/19 32/21
 33/10 85/11
 witness [10] 3/24 7/17
 20/25 38/14 38/18 38/19
 39/2 39/3 39/4 56/23
 witnessed [1] 87/4
 WITNESSES [3] 3/2 3/5
 3/13
 won't [2] 81/24 100/3
 wonderful [2] 86/7
 114/13
 wondering [2] 41/14
 71/18
 word [1] 59/21
 work [10] 17/23 56/2
 64/2 65/25 81/10 87/21
 96/14 96/14 103/7 113/1
 worked [5] 18/6 52/12
 55/25 56/4 106/13
 working [3] 26/8 55/16
 88/14
 Workman [4] 2/11 3/7
 18/9 59/25
 worried [1] 89/16
 worries [1] 76/5
 worry [1] 75/24
 worthy [1] 59/23
 would [61] 8/14 15/7
 20/12 22/20 28/6 37/21
 38/11 41/10 44/4 44/12
 44/14 46/11 47/5 47/7
 48/11 50/23 51/3 54/25
 57/17 57/19 58/14 58/18
 58/20 58/22 58/23 58/25
 59/1 59/3 59/8 61/5 61/6
 61/9 61/11 61/14 67/3
 69/3 72/13 73/22 75/4
 78/5 81/23 82/5 83/22
 88/19 89/13 89/15 91/5
 91/21 96/12 96/15 96/16
 97/8 97/12 97/17 99/14
 107/19 107/20 107/25

109/8 111/7 111/13
 wouldn't [2] 51/4 108/5
 wrap [1] 27/21
 wrapped [1] 46/17
 wrecks [2] 87/3 87/11
 write [1] 103/18
 wrong [2] 68/2 86/18
 wrote [1] 92/18

Y

Yanet [2] 7/15 79/18
 yeah [21] 7/9 32/7 36/7
 41/7 43/10 50/20 51/18
 51/18 58/25 61/18 61/18
 69/22 69/25 72/6 74/18
 74/18 77/1 78/6 89/24
 98/4 110/20
 year [4] 26/8 40/6 71/9
 94/24
 years [7] 56/1 63/17
 63/18 66/20 79/7 87/4
 88/21
 yep [2] 79/24 80/1
 yes [45] 7/20 11/22 12/1
 12/6 28/7 32/3 32/7 34/25
 37/22 41/2 41/5 41/7
 43/21 46/7 51/11 54/19
 54/24 54/25 56/20 58/11
 58/14 59/6 59/10 59/17
 60/1 60/18 60/23 63/22
 74/21 79/4 79/20 80/11
 85/1 92/3 94/12 96/21
 96/23 98/7 100/2 107/9
 107/14 108/16 111/20
 113/22 113/25
 yet [5] 4/14 28/25 29/2
 49/10 55/11
 you [229]
 you'd [2] 75/7 78/16
 you're [30] 43/17 43/18
 43/23 52/14 55/13 55/13
 55/15 58/10 60/8 65/10
 69/11 69/12 70/14 70/16

Y

**you're... [16] 76/11 76/23
77/13 77/19 78/1 87/8
98/9 98/11 99/22 102/11
103/21 103/22 103/23
112/9 113/5 113/12
you've [12] 69/16 81/2
81/8 82/3 86/16 86/17
86/24 86/24 87/2 87/14
110/24 110/24
young [2] 66/13 86/11
your [33] 4/13 6/10 6/19
7/2 8/20 14/2 55/13 55/14
55/16 55/16 55/19 56/17
62/20 62/21 62/22 63/14
67/9 67/10 68/8 68/11
68/20 70/22 71/15 78/25
80/19 87/8 87/9 91/17
95/25 108/14 112/1
113/15 114/10
your handwriting [1]
68/11
yourself [1] 112/10
yourselves [1] 78/24**

Z

**zone [3] 84/18 87/17
110/7
zoned [13] 9/20 9/23 10/1
12/12 12/13 14/22 17/15
17/18 21/21 40/9 98/9
103/11 106/4
zoning [19] 2/7 4/8 7/23
12/7 18/9 24/22 26/22
26/23 38/9 41/23 60/6
67/24 70/24 87/17 93/2
96/12 109/4 109/21
109/22
zoom [2] 67/21 86/20**