

THE OFFICE OF THE LEE COUNTY  
HEARING EXAMINER

CASE NO.: DCI2022-00059

IN RE: DANIELS TOWN SQUARE MPD

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PROCEEDINGS: PUBLIC HEARING

BEFORE: Donna Marie Collins  
Chief Hearing Examiner

DATE: November 1, 2024

TIME: 9:00 a.m. to 11:15 a.m.

LOCATION: Office of Lee County Hearing Examiner  
Second Floor Hearing Room  
1500 Monroe Street  
Fort Myers, FL 33901

REPORTER: Deborah M. Bruns  
Florida Professional Reporter

\_\_\_\_\_  
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Brown Collins, Synecological Analysts@  
Jonathan M. Frantz, MD, FACS  
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## P R O C E E D I N G S

HEARING EXAMINER COLLINS: Good morning, my name is Donna Marie Collins. The date is November 1st, 2024. We are here for a zoning hearing. The name of the case is Daniels Town Square MPD. The case number is DCI2022-00059.

All testimony and evidence that I accept during these hearings must be taken under oath. I will administer the oath to everyone in the room at one time at the conclusion of my remarks.

For members of the public, let me explain the order of proceedings:

The Applicant's representatives will go first. They will explain their request and go through all the review criteria for a zoning case, demonstrating how the request is consistent with the Lee County Comprehensive Plan and Land Development Code. Following their presentation, I may have some questions. Their presentation may consist of several witnesses, depending on the area of expertise: Transportation, environmental, stormwater, et cetera.

At the conclusion of their presentation, we will go to the County Planners that prepared the Staff Report. This testimony may also include more than one person testifying. The Staff recommendation in this

1 case is one of approval with conditions. They will go  
2 over the case, as well, highlighting any points of  
3 disagreement or highlighting any specific conditions  
4 they're recommending to address concerns they have with  
5 compatibility in any regard.

6 Following Staff's presentation, I will open up the  
7 floor to members of the public. At that time you are  
8 invited to the podium. Please state your name, you may  
9 show me where your home or business is in relationship  
10 to the project, and then share with us what your  
11 concerns are regarding the request. I often find that  
12 people are not completely in favor or totally against a  
13 request, but they have specific concerns. If you voice  
14 them at this hearing, you allow us an opportunity to  
15 provide you with further clarification on something you  
16 may not understand, or you afford us the opportunity to  
17 craft a condition to address that concern. So I  
18 certainly invite you to come speak.

19 We ask that members of the public complete a  
20 public participation form. The reason for that is so  
21 that we can send you a copy of my recommendation once  
22 it's complete. We will send that to you via email; or  
23 if you prefer not to give your email address, if you  
24 give us your mailing address, we will provide it to you  
25 that way.

1 I prepare a recommendation to the Board of County  
2 Commissioners. They are the final decision-makers in  
3 this case. Their hearing typically follows the  
4 issuance of my recommendation anywhere between three  
5 and six weeks. I'm not certain if this final hearing  
6 will occur before the Christmas break, but let's see  
7 how this hearing goes, how long it takes, and how long  
8 it will take me to prepare a recommendation. Usually  
9 my recommendations are issued within one to three weeks  
10 following the hearing.

11 All right. I believe that's everything so I am  
12 going to administer the oath. If you are going to  
13 speak or enter any documents into the record, I ask  
14 that you raise your right hand.

15 Do you swear or affirm the testimony and evidence  
16 you enter into the record will be the truth?

17 (Participants sworn en masse.)

18 HEARING EXAMINER COLLINS: Thank you.

19 MS. WORKMAN: Madam Hearing Examiner, for the  
20 record, Beth Workman. I'm the principal planner on the  
21 case. I have the affidavit of publication for the  
22 case. So it's been advertised. And I want to note,  
23 this was a reschedule from a date that was interrupted  
24 by Hurricane Helene; so we readvertised and reposted on  
25 the site.

1 (Staff Exhibit 2 submitted.)

2 HEARING EXAMINER COLLINS: Okay. This will be  
3 Staff Exhibit 2. Staff Exhibit 1 was the Staff Report.  
4 Let me just mark this.

5 I am ready.

6 MR. AKIN: All right. Good morning, Madam Hearing  
7 Examiner. For your record, my name is Richard Akin.  
8 I'm an attorney with Henderson Franklin here in Fort  
9 Myers. I'm here representing the Applicant on case  
10 number DCI2022-00059, which is the Daniels Town Square  
11 MPD.

12 Just a couple of brief housekeeping matters before  
13 we get started here. I -- the Applicant did submit a  
14 48-hour notice, which was also provided to Staff. I  
15 believe you have a copy, but I have an extra copy here  
16 for you if you'd like it.

17 There are a couple of items that were identified  
18 in the 48-hour notice. We coordinated with Staff to  
19 clean up a couple of conditions, primarily Condition 4  
20 regarding the Three Oaks Parkway Extension and the  
21 access and timing of access related to development  
22 orders. We've spoken to Staff, and Staff is in  
23 agreement with all the items identified in our 48-hour  
24 notice. I can go through those in further depth at  
25 this time if you'd like, or we can just sort of address

1       them as we go through, if there's any specific  
2       questions.

3               HEARING EXAMINER COLLINS:  Let's address them as  
4       we go through.  I'd like to accept that, though, into  
5       evidence as Applicant Exhibit 1.  This is the  
6       48-hour...

7               MR. AKIN:  That is correct.

8               Also for your record, I have a couple of other  
9       items for you.  I have a copy of the Applicant's  
10      PowerPoint presentation -- actually, I have two copies  
11      for you.  I also have two copies of the full-size  
12      master concept plan and an 11 by 15.  So I'll provide  
13      those to you, as well.

14              HEARING EXAMINER COLLINS:  Okay, thank you.

15              (Applicant Exhibits 2 and 3 submitted.)

16              HEARING EXAMINER COLLINS:  Give me a few minutes  
17      to mark this.  So Applicant Exhibit 2 will be the  
18      PowerPoint -- there's one copy, and that's the other  
19      one.  So this will be mine.  The PowerPoint is  
20      Applicant Exhibit 2.  And the master concept plan --

21              MR. AKIN:  That is correct.

22              HEARING EXAMINER COLLINS:  -- will be Applicant  
23      Exhibit 3, and this is in two sizes; right?

24              MR. AKIN:  Yes.

25              HEARING EXAMINER COLLINS:  Is this a new date from

1 the one that was submitted with the Staff Report?

2 MS. HEWITT: The 48-hour letter.

3 HEARING EXAMINER COLLINS: Or the 48-hour letter?

4 MR. AKIN: It's the same as what was submitted  
5 with the 48-hour letter.

6 HEARING EXAMINER COLLINS: All right, I'm ready.

7 MR. AKIN: All right. And there is one other  
8 housekeeping matter that I would note up front, so  
9 actually one other item that we caught yesterday when  
10 we were looking through the Staff Report, in preparing  
11 for today, in the conditions, and we spoke with Staff  
12 about this. It had to do with Condition 1, which is  
13 the density. We noticed that -- so some of the density  
14 that we request would be derived from bonus density,  
15 and the way the condition read it didn't say that; and  
16 we thought, in order to be clear, that there might need  
17 to be a change in the condition just to state that  
18 there is standard density and then there would be bonus  
19 density. We spoke with Staff and showed them a  
20 redlined copy of that, and they were fine with making  
21 that clarification. We just thought it needed to be  
22 made, sort of anticipating questions that we might get  
23 from the Hearing Examiner on that, if that condition  
24 did not get clarified.

25 HEARING EXAMINER COLLINS: Okay.

1           MR. AKIN: So I have a redlined and a clean copy  
2           that made that change. We also have the conditions as  
3           submitted with the 48-hour letter that you have already  
4           this morning.

5           HEARING EXAMINER COLLINS: Okay. And there's  
6           going to be a fairly good chance I may be requesting  
7           revised conditions at the conclusion of this hearing  
8           because I have some concerns on matters that I didn't  
9           see addressed that I'm going to raise during the  
10          hearing. So what I'll probably request is I'll leave  
11          the record open for you to submit a clean copy of  
12          revised conditions and deviations, and then you can  
13          incorporate all changes into that document, and I will  
14          rely on that for my recommendation.

15          MR. AKIN: Okay. Very good, thank you.

16          So this morning I have here with me our project  
17          team, which includes Chris Moore with Waypoint  
18          Residential, he's the Applicant on the project.  
19          Dr. Frantz is also here. Dr. Frantz is one of the  
20          current owners of the property. Stacy Hewitt is our  
21          AICP planner. She's here, and you'll hear from her  
22          here in just a minute. Ted Treesh is our  
23          transportation expert. He's here, and you'll hear from  
24          him this morning. Jackie Larocque is the PE on the  
25          project, and she has a presentation, as well, to

1 address some of the stormwater management. Finally,  
2 Brown Collins is here, and he will address some of the  
3 environmental considerations with this project.

4 So on the slide in front of you, you can see the  
5 project, which is outlined in yellow here. It's at the  
6 southwest corner of Daniels and I-75.

7 There are four parcels included in this request.  
8 It's approximately 61.26 acres.

9 It's approximately one mile from this project to  
10 the entrance of the RSW airport.

11 There is current access to the property from the  
12 Daniels 9300 access road, frontage road, which is right  
13 along here, along Daniels. There's also access along  
14 Indian Pony Lane (sic), which is down here off of  
15 Fiddlesticks Boulevard.

16 The future Three Oaks extension, which is  
17 currently under construction, bisects the property on  
18 the southern end, and you can see the actual alignment  
19 for that down here to the south.

20 And as I mentioned, that extension is under  
21 construction. If you've driven down by I-75 lately,  
22 you may have seen that the construction equipment is  
23 out there in that area. Some of the construction  
24 equipment has been staged on this particular property  
25 in order to allow traffic not to come down Fiddlesticks

1 Boulevard during the construction on the property, and  
2 they -- we coordinated -- the property owner  
3 coordinated with the County to make that happen.

4 The Daniels 93 -- I'm sorry. The Three Oaks  
5 extension will provide for substantial arterial roadway  
6 frontage access once completed. As I indicated, it's  
7 under construction, and the County is anticipating that  
8 phase one, which goes approximately right here, will be  
9 completed next year, by summer of next year, and open  
10 for traffic. The second phase will come out here and  
11 bring it out to Daniels, and that's -- will begin  
12 construction, my understanding is, next summer.

13 HEARING EXAMINER COLLINS: So the first phase is  
14 going to allow access to Alico by next year?

15 MR. AKIN: That is correct.

16 HEARING EXAMINER COLLINS: But not to Daniels?

17 MR. AKIN: Not to Daniels.

18 HEARING EXAMINER COLLINS: That will be later?

19 MR. AKIN: That will be later.

20 HEARING EXAMINER COLLINS: Okay.

21 MR. AKIN: And the second phase, like I said, is  
22 going to be under construction, we anticipate, next  
23 year, and then completed -- I believe they're thinking  
24 about a year from then is when it should be completed.

25 HEARING EXAMINER COLLINS: So is it feasible this

1 project will be under construction before that's  
2 complete?

3 MR. AKIN: Yes, so -- excuse me -- there are a  
4 number of conditions as far as access that -- we have  
5 addressed that issue with the timing of Three Oaks  
6 extension. So once the -- phase one is open, it will  
7 allow for access down south for construction traffic,  
8 as well as for potential traffic once the actual COs  
9 are issued for the project. There's also a condition  
10 that allows ingress only down Daniels 9300 once the  
11 project is actually built, but it does allow for  
12 construction traffic on the 9300 until phase one is  
13 open.

14 HEARING EXAMINER COLLINS: All right. So you're  
15 referring to that frontage road that provides access to  
16 the northern area?

17 MR. AKIN: Correct.

18 HEARING EXAMINER COLLINS: So traffic could be  
19 routed out there -- through there to Fiddlesticks?

20 MR. AKIN: Well, the other -- correct, but there's  
21 also access here down Indian Pony. So this roadway  
22 that comes right through here just to the north of Olde  
23 Hickory comes out onto Fiddlesticks Boulevard, and so  
24 in the access condition there's ability for access  
25 until the Three Oaks is open along that route, as well.

1 HEARING EXAMINER COLLINS: Oh, so there's  
2 alternatives.

3 MR. AKIN: There are, and that's --

4 HEARING EXAMINER COLLINS: So will the access to  
5 Indian Pony Drive continue to exist once Three Oaks is  
6 completed? Or will that be --

7 MR. AKIN: So the way the condition is crafted, it  
8 only contemplates that this would be until construction  
9 is completed, although the road will still exist. When  
10 I say "the road," until the road is completed --

11 HEARING EXAMINER COLLINS: But there will no  
12 longer be a direct access?

13 MR. AKIN: Correct.

14 HEARING EXAMINER COLLINS: Okay, thank you.

15 MR. AKIN: So the zoning request before you is to  
16 rezone 61.26 acres from commercial planned development  
17 to mixed-use planned development to allow for a maximum  
18 of 30,000 square feet of nonresidential uses, 200 hotel  
19 rooms, and up to 1,234 multi-family residential  
20 dwelling units, which would include bonus density, as I  
21 indicated before.

22 There is also a plan amendment that is proceeding  
23 concurrently with this. That plan amendment has been  
24 heard by the planning agency, and they unanimously  
25 recommended transmittal on August 26th. The BoCC

1 transmitted it unanimously on September 18th. That  
2 plan amendment does three things:

3 First, it amends the future land use map to  
4 include 61 acres and move it from general interchange  
5 into intensive development.

6 It also amends Map 1-C of the Lee Plan to include  
7 a portion of the property within the mixed-use overlay;  
8 and, specifically, the portion that would be in the  
9 mixed-use overlay is the portion that is to the north  
10 of the Three Oaks extension. So only this northern  
11 property would be in the mixed-use overlay, not the  
12 property down here to the south that abuts Olde  
13 Hickory.

14 The primary reason about that is -- and I'll tell  
15 you about it -- we've had some interface with the  
16 community, and we're trying to keep all the height that  
17 might be on the project up here in this area. And so  
18 by including only the northern portion in the mixed-use  
19 overlay, that was to address some concerns that the  
20 residents had, as we had some outreach with them.

21 HEARING EXAMINER COLLINS: And you can include the  
22 commercial tract in the acreage for calculating  
23 density, as well, in the mixed-use?

24 MR. AKIN: Yes.

25 HEARING EXAMINER COLLINS: Okay.

1           MR. AKIN: The final thing that the plan amendment  
2 does is it amends Table 1(b) just to maintain  
3 consistency to reallocate the acreage as a result of  
4 the future land use map amendment.

5           A little bit of history on the parcel here:

6           So on April 6th of 2009, the property was rezoned  
7 to commercial planned development, and that allowed  
8 390,000 square feet of office and retail uses, as well  
9 as a 120-unit hotel, and up to 75 feet in height.  
10 There were some traffic conditions as part of that  
11 zoning approval, and there was also an eagle's nest  
12 on-site at the time.

13           Currently, the property has been divided by the  
14 right-of-way for Three Oaks Parkway Extension, as  
15 you've seen on the slides that we're already shown you,  
16 and that extension comes all the way from the drainage  
17 canal further to the south. There's ongoing  
18 agricultural uses on-site, and the eagle's nest that  
19 was on-site has now been vacated, and Brown Collins can  
20 talk further about that, if you have any questions.

21           As far as the future, we're looking at this as  
22 infill mixed-use development. Obviously it's  
23 multi-family units that we're requesting, as well as a  
24 commercial center. The current request would result in  
25 a reduction in overall trips compared to the existing

1 zoning, and that's primarily as a result of the reduced  
2 trips associated with multi-family compared to a  
3 commercial use. And Ted Treesh will talk about that  
4 further in his presentation.

5 And you've asked about the access a little bit  
6 already, and we'll talk about that further, but access  
7 is ingress only on Daniels 9300. That's planned so  
8 that once the project is built, traffic leaving the  
9 development will not go out through the Daniels 9300  
10 access because of concerns that Lee County DOT had with  
11 how that intersection there functions between Daniels  
12 9300 and the Daniels Parkway red light right there.

13 HEARING EXAMINER COLLINS: So that's an ingress  
14 only, which is strange because that means people would  
15 have to be coming from the south to access that  
16 northernmost piece.

17 MR. AKIN: Well, so Daniels 9300 is -- I want to  
18 make sure I understand your question. So what we're --  
19 what we propose as part of this is that you can  
20 ingress -- so you can come down Daniels and turn here  
21 and come through this to -- moving to the south from  
22 the north, but you'll also have access down Three Oaks  
23 Parkway.

24 HEARING EXAMINER COLLINS: Right, but can you make  
25 a left off of Fiddlesticks onto that 9300? I didn't

1 think you could.

2 MR. AKIN: So you can now. There was a period of  
3 time where it was not allowed to make a left --

4 HEARING EXAMINER COLLINS: Okay.

5 MR. AKIN: -- but now they've changed it, and you  
6 can. But there's also -- there's a red light right  
7 here that provides access to Daniels 9300, right there  
8 where the McDonald's is, and there's a Pit Stop, as  
9 well.

10 HEARING EXAMINER COLLINS: I see.

11 MR. AKIN: So you can turn directly off of Daniels  
12 Parkway onto Daniels 9300.

13 HEARING EXAMINER COLLINS: You're right. And that  
14 will continue to operate as an ingress-only access  
15 following the completion of the Three Oaks extension?

16 MR. AKIN: Correct.

17 So I also want to just briefly mention some of the  
18 community outreach that we've done leading up to this  
19 project. Beginning in January of 2023, the project has  
20 been regularly presented to the representatives of Olde  
21 Hickory, Fiddlesticks, and Legends, and there are some  
22 representatives of those communities here this morning.  
23 The Applicants have met several times with the Olde  
24 Hickory HOA board. As part of these meetings, the  
25 Applicant's reduced and revised the initial zoning

1 request to accommodate concerns regarding height,  
2 intensity, and the locations of uses. And  
3 specifically, the original request was for 66 acres, so  
4 there was one parcel that was taken out; and it also  
5 included at that time a maximum of 500,000 square feet  
6 of nonresidential uses, 300 hotel units, and a little  
7 over 1,400 dwelling units. So we've made some changes  
8 to that in order to address some of the concerns that  
9 the residents had.

10 We've also worked with Olde Hickory and their  
11 civil engineer over drainage and design concerns.  
12 We've made some changes to the drainage in order to  
13 address those concerns.

14 So with that, unless you have any other questions  
15 of me, I'll turn it over to Stacy Hewitt.

16 HEARING EXAMINER COLLINS: Thank you.

17 MS. HEWITT: Thank you. Good morning, Madam  
18 Hearing Examiner. For the record, Stacy Ellis Hewitt  
19 with Atwell. I have previously been accepted as an  
20 expert witness in land use zoning matters in this  
21 forum, and I request to be accepted as such today.

22 HEARING EXAMINER COLLINS: Yes, please proceed.

23 MS. HEWITT: This is the existing future land use  
24 for the site and the concurrent amendment. As  
25 mentioned, the site is in the general interchange and

1 wetlands future land use category currently, as is the  
2 surrounding development, and to the south we also have  
3 outlying suburban where Olde Hickory is.

4 As discussed, the north portion above Three Oaks  
5 Parkway is proposed for the intensive development  
6 category, as well as the mixed-use overlay, and south  
7 of Three Oaks is proposed for intensive development.

8 This slide demonstrates similar mixed-use overlays  
9 as the subject property, just showing that it has  
10 similar quadrants of I-75 at State Road 80, as well as  
11 down at Alico, have the mixed-use overlay, as well as  
12 intersections along major arterials, such as Daniels  
13 Parkway and Six Mile Cypress, as well as US 41. And  
14 the site's located at this intersection.

15 This is the current zoning on the proposed zoning  
16 map. As discussed, the current zoning is CPD. To the  
17 west there is agricultural, AG-2, zoning, as well as  
18 commercial planned development and tourist commercial  
19 zoning and general commercial up at the north. To the  
20 north across Daniels Parkway are commercial planned  
21 developments, and to the east across I-75 are mixed-use  
22 planned developments. And to the south is the Olde  
23 Hickory residential planned development and a vacant  
24 commercial planned development along I-75. Again, the  
25 proposed zoning is for mixed-use planned development.

1           The surrounding land uses to the west, there is  
2           fast food, retail, and storage uses, and as well as  
3           some vacant land that is going to be part of the future  
4           Three Oaks extension. To the east there's I-75, and  
5           then hotels, retail, and commercial, and some auto  
6           sales, as well as some public services down at the --  
7           in this location.

8           To the north is the Daniels 9300 frontage road,  
9           Daniels Parkway, and then retail and hotel uses across  
10          Daniels Parkway to the north.

11          To the south is Indian Pony Drive, and Olde  
12          Hickory Golf and Country Club, and undeveloped land in  
13          the commercial planned development.

14          Indian Pony Drive is a privately maintained  
15          roadway, and Daniels 9300 is a County-maintained local  
16          roadway, as well.

17          The Three Oaks Parkway Extension is a major  
18          regional arterial and an I-75 interchange reliever that  
19          bisects the property, as previously discussed.

20          It's a critical four-lane divided segment. It  
21          will have five-foot bike lanes from Fiddlesticks Canal  
22          to Daniels Parkway, and it is currently under  
23          construction for phase one.

24          All requisite right-of-way was conveyed by the  
25          property owner.

1           Phase one to the western property boundary is  
2           expected to be complete in late summer of 2025, and it  
3           will provide access south to Alico Road and then also  
4           to Estero and Bonita Springs. There are proposed  
5           eight-foot sidewalks on the west and six-foot sidewalks  
6           on the east on the proposed road.

7           And then there's also phase two, when it's under  
8           construction for connection to Daniels, it's expected  
9           to begin in the spring of 2025 or earlier, and it will  
10          have two five-foot -- or two six-foot sidewalks, as  
11          well as the five-foot bike lanes, as well.

12          The focal point of the subject property is  
13          pivoting from Daniels down to the Three Oaks Parkway  
14          and exit -- away from the exit of I-75.

15          And the development focal point will be along the  
16          Three Oaks Parkway that's under construction.

17          The Staff Report does recommend approval. The  
18          Applicant is in agreement with the Staff Report  
19          recommendation for approval, and the conditions and  
20          deviations as revised by the Applicant's 48-hour  
21          notice. I would like to request to incorporate the  
22          Staff Report and the Applicant 48-hour notice with  
23          attachments into my testimony today.

24          There is adequate available public infrastructure  
25          in the area that I'd like to go through as outlined in

1 the Staff Report:

2 Lee County Utilities serves the site and has  
3 capacity for water and sewer.

4 LeeTran has a bus stop within one-quarter mile  
5 served by Bus Stop No. 11554 via Route 50 on Daniels  
6 Parkway.

7 HEARING EXAMINER COLLINS: Where is that in  
8 relationship to the master concept plan? Because it's  
9 not designated.

10 MS. HEWITT: I was just going to go back to the  
11 aerial on that. Let's see, this is -- the bus stop is  
12 about in this location here along Daniels, and Route 50  
13 provides service from the Southwest Florida Airport to  
14 the South Fort Myers Transfer Station and also park and  
15 ride, and also to the beach park and ride.

16 South Trail Fire Station 62 is approximately 1.2  
17 miles west on Daniels Parkway, and the Lee County  
18 Sheriff's South District primary substation is within  
19 3.5 miles, as well as the EMS substation that's on Six  
20 Mile Cypress Parkway.

21 Lee County Solid Waste and Lee County Schools have  
22 also issued letters of availability, and the roadways  
23 serving the project are programmed for improvements, as  
24 mentioned. Three Oaks Parkway Extension and also  
25 Daniels Parkway is proposed to be widened to eight

1       lanes, and there's also proposed intersection  
2       improvements at Fiddlesticks and Palomino, and a  
3       signalization and added turn lane capacity at the  
4       Apaloosa Lane --

5               HEARING EXAMINER COLLINS: What are the timings of  
6       those improvements?

7               MS. HEWITT: I believe Ted can go into more detail  
8       on that during his presentation, but they're -- my  
9       understanding is they're following the Three Oaks  
10      extension, and it will be timed along with the I-75,  
11      but I will let Ted get into more details on that.

12              As -- there's also proposed I-75 interchange  
13      efficiency and expansion improvements coming along, as  
14      well. There's several transportation improvements  
15      happening at this time.

16              This is a map demonstrating the public facilities  
17      and their location. As you can see, the listed  
18      referenced facilities are -- there's several in the  
19      vicinity of the site, as well as several schools within  
20      the three-mile radius.

21              Regarding the density, the request is for 1,234  
22      dwelling units requested out of the maximum 1,664  
23      dwelling units that could be requested for this site.  
24      The standard density is 777 dwelling units, which is  
25      captured by the upland acreage, as well as the

1       preserved wetland acreage for the site. And the bonus  
2       density, which 444 dwelling units can be any type, to  
3       be determined at the time of development order  
4       application. That would be transfer development units,  
5       either wetland, Southeast Lee County, Greater Pine  
6       Island, or there could also be the option for  
7       affordable housing, cash contribution, or on-site.  
8       That option to be determined during the development  
9       order process.

10           Additional Greater Pine Island TDU bonus density  
11       of 13 dwelling units, out of the maximum 444 that could  
12       be requested, will be required for any dwelling units  
13       over the 1,221 dwelling units.

14           HEARING EXAMINER COLLINS: Okay, wait, explain  
15       this to me.

16           MS. HEWITT: The -- there is allowed eight --  
17       there's the -- there's eight bonus density units  
18       allowed, and then anything over that, any intensive  
19       development you can also -- eight more if they're --  
20       only if they're Greater Pine Island transfer  
21       development units. So the first eight bonus density  
22       units that are allowed can be -- aren't specified what  
23       they must be; but if you exceed the eight over the  
24       standard, then anything over that must be Greater Pine  
25       Island.

1 HEARING EXAMINER COLLINS: So you're exceeding the  
2 standard bonus by five, and you're grabbing those five  
3 from Greater Pine Island?

4 MS. HEWITT: It's -- 13 dwelling units is the  
5 number that's --

6 HEARING EXAMINER COLLINS: Total.

7 MS. HEWITT: 13 total have to be Greater Pine  
8 Island. The others may be, the other bonus densities  
9 may, but 13, if go you over the 1,221 dwelling units,  
10 they would be required to be Greater Pine Island.

11 HEARING EXAMINER COLLINS: So just the number 13  
12 dwelling units --

13 MS. HEWITT: Yes.

14 HEARING EXAMINER COLLINS: -- or 13 per acre?

15 MS. HEWITT: Just the number 13.

16 HEARING EXAMINER COLLINS: Okay, thank you.

17 MS. HEWITT: I did want to highlight that the  
18 subject property is identified as a universal transfer  
19 development unit receiving area that further  
20 demonstrate the appropriateness for the proposed  
21 density and alternate housing types to the several  
22 single-family units in the area.

23 The master concept plan demonstrates a maximum of  
24 30,000 square feet of nonresidential uses and 200 hotel  
25 rooms located north of Three Oaks Parkway away from

1 Olde Hickory.

2 There's 1,234 multi-family units, again, requested  
3 where 1,664 is the maximum available under the land use  
4 category proposed.

5 Building heights are limited to 35 feet abutting  
6 Olde Hickory and limited to residential uses only south  
7 of Three Oaks. And just wanted to point out that the  
8 current commercial planned development allows  
9 development in that area up to 75 feet, and we are  
10 reducing that to 35.

11 Height greater than 60 feet is reserved for the  
12 I-75/Daniels corner north of the Three Oaks extension.  
13 The existing commercial planned development allowed  
14 general -- the maximum that's allowed in the general  
15 interchange future land use category is 75 feet.  
16 Intensive development allows up to 135 feet, and we're  
17 requesting 90 feet, and feel that that's appropriate in  
18 the corner, all the way up towards the I-75 and Daniels  
19 corner.

20 We also have sensitive location of the lake  
21 placement for enhanced compatibility, and buffers in  
22 accordance with the Land Development Code, but they  
23 have been enhanced, as requested by Staff, along the  
24 north side of Three Oaks Parkway, I-75's frontage,  
25 Daniels Parkway's frontage, as well as Indian Paint

1 Lane (sic).

2 The mixed-use overlay only requires 5-foot buffers  
3 with 5 trees per 100 linear feet, and the Applicant has  
4 agreed with Staff to provide the Type D 15-foot  
5 right-of-way buffers, which are 5 trees per 100 linear  
6 feet and a double hedgerow.

7 The project is a cohesive mixed-use development  
8 adding to the variety of housing types, employment, and  
9 goods and services for the future residents and the  
10 general public.

11 This is a highlighted version of the master  
12 concept plan with north to your left.

13 Again, we have -- as discussed earlier, the  
14 Daniels 9300 after Three Oaks Parkway is open is  
15 limited to ingress only. And the development is  
16 focalized at the Three Oaks Parkway.

17 And this is proposed for a future signalized  
18 intersection on Three Oaks at the project entrance.

19 The enhanced buffers that we just discussed will  
20 be along I-75, Daniels Parkway, as well as Indian  
21 Paint Lane (sic), and Three Oaks Parkway. There's  
22 also -- the portion that is outside of the mixed-use  
23 overlay also has the 15-foot Type D buffers along both  
24 right-of-ways (sic).

25 Again, the residential building is limited to 35

1       feet abutting Olde Hickory, where it could be 75 feet  
2       developed today.

3               Phase one of the development is proposed for this  
4       area here of multi-family with a maximum height of 45  
5       feet. As you get closer to Three Oaks Parkway along  
6       the frontage, we have a maximum height of 60 feet; and  
7       then you have the commercial parcel here, as well as  
8       the multi-family parcel in this location, and the  
9       maximum height of 90 feet has been limited and pushed  
10      up to the interstate and Daniels corner.

11              The temporary access that was discussed is  
12      located -- will be down to Indian Pony Drive to access  
13      Fiddlesticks, and that is proposed as a temporary  
14      connection while phase two of Three Oaks Parkway is  
15      under construction.

16              There is an optional additional access point on  
17      Indian Paint Lane (sic), but that is optional. It's  
18      not required; but should the developer desire, there  
19      will be -- there's a proposed additional connection to  
20      Three Oaks Parkway in that location.

21              There are five deviations included with the  
22      request. Deviations 1 through 4 are to minimize  
23      wildlife hazards within the 10,000-foot hazardous  
24      wildlife zone for the airport, and there's criteria for  
25      airport operations, and also in accordance with the

1 FAA's Advisory Circular 150-5200/33C.

2 These deviations are from Land Development Code  
3 Section 10-329(d)(4), which requires the lake bank  
4 slopes to be 6 to 1; to allow 4 to 1 slopes.

5 Deviation 2 is from Land Development Code Section  
6 10-418(2)(a), which requires planted littoral shelf  
7 along the shoreline length to be 20 -- to be 25 percent  
8 of the shoreline and -- at the control elevation, to  
9 eliminate this requirement.

10 Deviation 3 is from Land Development Code Section  
11 10-418(2)(c), to omit the required 20-foot-wide planted  
12 littoral shelf.

13 And Deviation 4 is from Land Development Code  
14 Section 10-418(2)(d)(3), which allows native wetland  
15 trees to be substituted for up to 25 percent of the  
16 number of herbaceous plants required, to allow for  
17 native wetland trees to be substituted for 100 percent  
18 of the required herbaceous plants. This is to not to  
19 attract wildlife, to prevent bird strikes for  
20 airplanes. It's a safety matter that has been  
21 addressed by the Port Authority, and Staff does  
22 recommend approval with associated Condition 9, to  
23 allow for the wetland trees instead of the herbaceous  
24 materials. And this is also consistent and required by  
25 Policy 47.2.5 of the Lee Plan.

1           Deviation 5 is from Land Development Code Section  
2           10-291(3), that requires residential development of  
3           more than five acres to provide more than one means of  
4           ingress or egress for the development, to allow one  
5           means of ingress/egress for parcel 6 after the  
6           temporary access to the south is removed. And this  
7           parcel is barely over that five-acre minimum, and we  
8           have coordinated with South Trail Fire, and both the  
9           Fire Department and Staff do recommend approval of that  
10          deviation.

11           All of the deviations enhance the achievement of  
12          the objectives of the planned development and protect  
13          the public health, safety, and welfare.

14           The conditions proposed for the site, as discussed  
15          earlier -- we'll go through some of the minor changes  
16          at the end of the presentations; but, of course, it's  
17          required to be consistent with the master concept plan,  
18          as well as the conditions of approval. One item that  
19          we did add was the -- just to include the EMS Fire or  
20          Sheriff station use that was brought up in the Staff  
21          Report. We have added that use.

22           I did also want to highlight that the site  
23          development regulations in the mixed-use overlay --  
24          really the only regulations in the mixed-use overlay  
25          for site development regulations are a minimum lot

1 width of 25 feet and a waterbody setback. So there's  
2 really open development regulations there, and the  
3 Applicant has agreed to still provide exceeding those  
4 requirements. The mixed-use overlay would also allow  
5 the 135 feet, and the Applicant has reduced, providing  
6 setbacks and maximum -- or maximum lot coverage, which  
7 isn't required in the mixed-use overlay, setbacks and  
8 limitations on height throughout the site that exceed  
9 what could be requested in the mixed-use overlay.

10 There's also a condition for the agricultural use  
11 to continue on the site, the conditions regarding the  
12 Three Oaks Parkway Extension that we discussed, and  
13 limitations on density for -- just for the wetland and  
14 State permits to match at the time of development  
15 order.

16 The parcels will provide open space -- in the  
17 mixed-use overlay are allowed to provide 20 percent  
18 open space, and to the south of Three Oaks, outside of  
19 the mixed-use overlay, will be required to provide the  
20 40 percent open space.

21 There is proposed water quality monitoring  
22 conditions that the Applicant has agreed to, and  
23 there's also the condition that requires the wetland  
24 trees that we discussed.

25 And transportation Condition 11 also discusses the

1 agreement that was submitted as part of the 48-hour  
2 letter for the signalization, and the Applicant is in  
3 agreement with those conditions as amended by the  
4 48-hour notice.

5 This is a line-of-sight study that was done as  
6 part of the development, demonstrating views from  
7 backyards within the Olde Hickory development.

8 This line-of-sight demonstrates from a backyard,  
9 the existing vegetation on the golf course that's very  
10 mature, as well as the maintenance facility is within  
11 the view, as well. And then there's the proposed Type  
12 D buffer along the roadway on Indian Pony, as well as  
13 the lake view. Then there's also Type D buffers on  
14 both sides of the Three Oaks Parkway; and as you can  
15 see, the line-of-sight is sufficiently blocked by the  
16 existing vegetation.

17 The second line-of-sight is line-of-sight B,  
18 demonstrates the view to the proposed maximum 35 feet  
19 multi-family, which, again, the existing vegetation  
20 demonstrates that the views will be significantly  
21 blocked.

22 HEARING EXAMINER COLLINS: So this -- this bottom  
23 one is the lower parcel?

24 MS. HEWITT: Yes, this is -- the bottom one is the  
25 line-of-sight.

1 HEARING EXAMINER COLLINS: To what exactly?

2 MS. HEWITT: Viewing -- it's viewing north to  
3 the -- to the proposed multi-family --

4 HEARING EXAMINER COLLINS: Okay.

5 MS. HEWITT: -- that's 35 feet.

6 HEARING EXAMINER COLLINS: So go back. Let me see  
7 what they see.

8 MS. HEWITT: There's approximately 600 feet from  
9 the homes to the proposed building.

10 HEARING EXAMINER COLLINS: So this is the building  
11 on the north side of --

12 MS. HEWITT: This is on the south side of Three  
13 Oaks.

14 HEARING EXAMINER COLLINS: The south side of Three  
15 Oaks.

16 MS. HEWITT: Yes, the maximum 35-foot -- the one  
17 that's closest.

18 HEARING EXAMINER COLLINS: So that rendition is of  
19 a 35-foot-high building?

20 MS. HEWITT: Yes.

21 HEARING EXAMINER COLLINS: It looks like it's a  
22 four-story building. A three-story building?

23 MS. HEWITT: It's three stories.

24 HEARING EXAMINER COLLINS: Can you get three  
25 stories in 35 feet?

1 MS. HEWITT: Potentially.

2 HEARING EXAMINER COLLINS: That's confusing for  
3 me.

4 MS. HEWITT: It's -- understood.

5 The height maximum is 35 feet regardless of the --  
6 we did not include a maximum height on the stories, but  
7 the thought on that is the first height, 15 feet, and  
8 then 10 feet for each additional height, just in  
9 general planning language, and that's why it's  
10 demonstrated in that...

11 HEARING EXAMINER COLLINS: Okay, thank you. And  
12 let me see the other line-of-sight.

13 MS. HEWITT: That is -- this is the north  
14 line-of-sight A --

15 HEARING EXAMINER COLLINS: And what am I looking  
16 at there, a hotel or something that is 60 feet in  
17 height?

18 MS. HEWITT: Yes, that is the proposed hotel in  
19 this location. And, again, it's got approximately a  
20 1,300-foot view from the residences and --

21 HEARING EXAMINER COLLINS: And where is this lake  
22 that you're pointing to? Is it on the south side of  
23 Three Oaks, in that --

24 MS. HEWITT: Yes, it's right --

25 HEARING EXAMINER COLLINS: -- line-of-sight?

1 MS. HEWITT: -- in this location. Line-of-sight A  
2 is going from the backyards, then there is this  
3 proposed lake in this location, and then this is the  
4 parcel that could potentially have the hotel -- either  
5 commercial of 35 feet or a hotel of 60 feet.

6 HEARING EXAMINER COLLINS: Please flip back to  
7 the -- this is line-of-sight A?

8 MS. HEWITT: A, yes. This is the golf maintenance  
9 facility. It's located --

10 HEARING EXAMINER COLLINS: Right, I see that.

11 MS. HEWITT: And then there is the project  
12 boundary -- or this is the boundary of the golf course;  
13 then there's Indian Pony Road (sic), a Type D buffer  
14 proposed along Indian Pony; the lake; and then the Type  
15 D buffer on Three Oaks, Three Oaks Parkway, is a  
16 100-foot right-of-way; and then another Type D buffer  
17 on the other side; and then the commercial building.

18 HEARING EXAMINER COLLINS: All right, thank you.  
19 I was just thrown by the fact that the buildings looked  
20 the same, yet the one on the bottom is only supposed to  
21 be 35, but I understand now.

22 MS. HEWITT: Thank you.

23 And at this time I'll introduce Ted Treesh.

24 MR. TREESH: Good morning, Ted Treesh, TR  
25 Transportation Consultants.

1           We prepared the traffic study for this  
2           application, and we were also involved in the previous  
3           zoning application. And this first slide also just  
4           compares the trip generation from the current uses that  
5           are permitted on the project based on the zoning that's  
6           currently approved. The top table is the uses that are  
7           currently approved based on the existing zoning  
8           resolution Z-08-043, and the bottom table is the trip  
9           generation that's in the traffic study that's currently  
10          before you this morning.

11          With the -- basically the replacement of the  
12          retail use with the multi-family as the predominant  
13          use, the trip generation characteristics of the project  
14          are significantly altered. The trip generation in the  
15          morning increases a little bit just because a retail  
16          use doesn't typically generate very many trips in the  
17          morning. Peak hour is predominantly midday and  
18          evening, afternoon it's Saturday trip generation use,  
19          whereas the residential has a little higher a.m. peak  
20          hour trip generation just because the residents leave  
21          for work in the morning. But in the afternoon you'll  
22          see the -- a significant reduction in the p.m. peak  
23          hour, as well as a daily trip generation reduction. It  
24          is a significant reduction in the overall project with  
25          the change in uses in this application.

1           This is just simply a summary of the level of  
2           service analysis. Daniels Parkway still has level of  
3           service issues. It's still designated as a constrained  
4           facility by the County in the -- in the Lee Plan, but  
5           as Stacy said -- and I'll go over it a little bit  
6           more -- there are some improvements that are being  
7           proposed by Lee County, as well as FDOT, in the  
8           immediate area that are going to help the situation in  
9           this immediate area in terms of improvements. That's  
10          one of the reasons why this project has kind of been  
11          lingering but is now moving forward with this change in  
12          use.

13                 And also some conditions that we've been working  
14                 through with DOT, if you recall -- were you the Hearing  
15                 Examiner with the first zoning case?

16                 HEARING EXAMINER COLLINS: I don't think so.

17                 MR. TREESH: There was a lot of issues with that  
18                 case in terms of access with Daniels 9300 just because  
19                 of the tight geometry, and working with the County up  
20                 on Daniels Parkway -- because at that time the Three  
21                 Oaks Parkway Extension was still a number of years off,  
22                 but now -- as you're aware, that project is now under  
23                 construction so that's solving a lot of problems with  
24                 access to this property.

25                 And, again, we've had a lot of meetings with Lee

1 County DOT, and that was one of the reasons why the  
2 access to the property is now an ingress only from the  
3 north side, that Lee County did not want traffic coming  
4 out from this project to the north, further  
5 complicating some congestion that still occurs at that  
6 tight intersection on Daniels Parkway right there close  
7 to I-75. So we've agreed to that condition, that  
8 traffic at Daniels 9300 in the ultimate build-out will  
9 only be allowed to enter from the -- from the north to  
10 this project.

11 So this is -- this is just a snippet from the  
12 County's website, the County DOT's website. This is  
13 phase two of the Three Oaks Parkway construction. This  
14 shows -- this is our entrance off of Three Oaks  
15 Parkway. We anticipate the intersection being designed  
16 as a future traffic signal that, if a signal goes in,  
17 that the developer will be responsible for a future  
18 signal construction at that point, but there will be a  
19 full median opening that's being constructed by the  
20 County.

21 Three Oaks Parkway is being built right now to  
22 this point right here. This is the property -- this  
23 cleared property is the site, and it's being  
24 constructed to the western boundary as part of phase  
25 one. So that will be open to traffic well before any

1 development is completed on this -- on this site. So  
2 once units are built, residents will be able to go to  
3 the south and access Alico Road to be able to get into  
4 and out of this project.

5 And then we've also agreed that we'll be able to  
6 access this Daniels 9300 -- and construction traffic  
7 will be able to get in and out on a temporary basis to  
8 9300.

9 And then we've also been able to work with the  
10 County to be able to utilize Indian Pony on a temporary  
11 basis. Again, as Stacy indicated, that will not be a  
12 permanent access. Once this is open, that access to  
13 that roadway will go away. There will not be permanent  
14 access to this roadway to get to Fiddlesticks.

15 But this is the ultimate plan for Three Oaks  
16 Parkway. There will be a median constructed along  
17 Three Oaks, so that's why -- this is the Publix -- to  
18 access the Publix. This connection to the old  
19 Fiddlesticks will come down, there's a roundabout here,  
20 and then there will be a traffic signal at this  
21 location. So that's one of the reasons why the County  
22 is putting a traffic signal over at this location on  
23 Daniels at the Apaloosa/Powers Court intersection, to  
24 give better access to this southwest corner of the  
25 Daniels Parkway/Three Oaks intersection.

1           As Stacy also indicated, Daniels Parkway is being  
2 widened to eight lanes so it's creating more capacity  
3 on this segment of Daniels Parkway. And then there's  
4 some improvements on the north side of Daniels Parkway,  
5 this Palomino Road north of Daniels.

6           Phase two was also delayed by Lee County a little  
7 bit to go in conjunction with some improvements that  
8 FDOT is providing to the interchange of I-75. They've  
9 just had their public information meeting a few months  
10 ago. This is their work program that's been adopted.  
11 This shows the funding that's been adopted by FDOT, and  
12 you can see on this -- on the left side of the screen,  
13 in 2025 they have funding of \$37 million for the  
14 construction improvements to the I-75 interchange. So  
15 that project is now moving forward --

16           HEARING EXAMINER COLLINS: And what will that  
17 entail?

18           MR. TREESH: That's on my next slide.

19           HEARING EXAMINER COLLINS: Okay.

20           MR. TREESH: This is a design-build project with  
21 I-75, and this is the concept plan that they're now  
22 moving forward with. This is the -- pretty much the  
23 exact same interchange that they're building right now  
24 at Colonial and I-75 --

25           HEARING EXAMINER COLLINS: Oh, boy.

1           MR. TREESH: -- a diverging diamond interchange.  
2           This is the new -- the new interchange concept that  
3           FDOT is moving forward with on most interchanges up and  
4           down the interstate corridors. So this is the concept  
5           that they're moving forward with. It takes away the  
6           loop ramp in the southeast corner, and it creates a  
7           diverging diamond interchange between the signal -- the  
8           signal will remain at Danport, and the access to the  
9           rest area will remain on the east side.

10           And this concept is moving forward to begin  
11           construction next year. So Lee County will begin  
12           construction on the Daniels extension to the west in  
13           conjunction with this project; so it will all be under  
14           construction at the same time. And if all goes well  
15           with the construction projects and storms, they're  
16           hoping that this will all be wrapped up by 2027,  
17           through the interchange and through the Apaloosa  
18           interchange. That's the part of the intersection of  
19           Apaloosa.

20           That's -- that's the plan right now. In talking  
21           with Lee County DOT in terms of the project and  
22           timing-wise for our project, we're hoping that that  
23           will work out well through the development and  
24           permitting process. You know, with the zoning approval  
25           hopefully early this year -- or late this year, early

1       2025 with construction; and with the conditions we have  
2       worked out with Staff, we're hoping that, as the road  
3       projects work out, that as development starts to reach  
4       completion, all the road projects will start opening  
5       up. And this project will probably start reaching  
6       completion right about that 2027 time frame when --  
7       when these road projects are also reaching their  
8       completion. So we're hoping that timing works out --  
9       works out well.

10               So it's been a long time coming with this Three  
11       Oaks Parkway Extension. I know Dr. Frantz has been  
12       waiting and working with the County for a long time,  
13       and he's been working with the County well. They're  
14       actually using his property as a construction phasing  
15       area for the Three Oaks project with Lee County DOT.

16               So, again, phase one is under construction; phase  
17       two is coming, starting early next year.

18               So this project is consistent -- the zoning is  
19       consistent with the goals and objectives of the Lee  
20       Plan and the Land Development Code.

21               And I'd be more than happy to answer any  
22       questions.

23               HEARING EXAMINER COLLINS: Thank you very much.

24               MR. TREESH: Yeah, thank you.

25               (Sotto voce between Mr. Akin and Mr. Treesh)

1           MR. TREESH: Oh, yeah, I forgot to ask at the  
2 beginning just to be recognized as an expert in  
3 transportation planning.

4           HEARING EXAMINER COLLINS: Yes, you've been  
5 accepted --

6           MR. TREESH: All right, thank you.

7           HEARING EXAMINER COLLINS: -- in this forum  
8 before.

9           MS. LAROCQUE: Good morning, Jackie Larocque,  
10 Atwell. I'm a senior director for our engineering  
11 group. I've been accepted as an expert before. I'd  
12 like to be again today.

13          HEARING EXAMINER COLLINS: Yes, please proceed.

14          MS. LAROCQUE: Thank you. I'm going to talk about  
15 stormwater today.

16                So on this project, we do have our ERP already  
17 approved. So we've gone through the design  
18 calculations with the Water Management District, and  
19 we've already ran the math.

20                Some of the highlights are, you know, the issuance  
21 of our ERP ensures that we won't have adverse impacts  
22 upstream or downstream. We contain, we treat, we  
23 attenuate all of our stormwater on-site, and then we  
24 control release the water off-site.

25                And then this slide shows the interconnection of

1 the ponds. Everything is interconnected together with  
2 one main discharge point off-site, which does go  
3 through Olde Hickory. It is a very minimal discharge  
4 rate, and it is previously approved through their ERP.  
5 We have easement rights through their golf course. The  
6 existing structure is located in the golf maintenance  
7 facility so we connect right to that. Our stormwater  
8 goes through it. We've worked with Olde Hickory on the  
9 stormwater design, as previously mentioned, and they  
10 are here today to discuss if there's questions on their  
11 end, also.

12 So with that, the stormwater on this one is not  
13 relatively complicated, and we are fortunate that we do  
14 have our ERP in hand.

15 HEARING EXAMINER COLLINS: I have a question. Is  
16 this property in the Six Mile Watershed Basin?

17 UNIDENTIFIED SPEAKER: Yes.

18 MS. LAROCQUE: Um, I --

19 HEARING EXAMINER COLLINS: Because when I was  
20 looking at the Lee Plan, it looked like it was, and I  
21 think there's enhanced requirements in terms of water  
22 treatment and attenuation, et cetera, that must be  
23 complied with under our regulations, if I'm not  
24 mistaken.

25 MS. LAROCQUE: Yeah, so this project -- I don't

1       have the answer on the basin right now, but we'll get  
2       that for you. We are in an impaired waterbody, so we  
3       do provide 50 percent extra treatment in attenuation.  
4       So instead of the normal 100 percent that's standard,  
5       we do -- this project is providing 150 percent extra  
6       water quality.

7               HEARING EXAMINER COLLINS: Okay, thank you.

8               MS. LAROCQUE: You're welcome, thank you.

9               MR. COLLINS: Good morning.

10              HEARING EXAMINER COLLINS: Good morning.

11              MR. COLLINS: My name is Brown Collins. Brown  
12       like the color is my first name. I will give you a  
13       business card with my firm name, which is Synecological  
14       Analysts® with the federal trademark.

15              This is a relatively straightforward site  
16       environmentally. As they mentioned -- pardon me.  
17       Technology is not my thing.

18              The primary issues in this sort of site and on  
19       this site are wetlands and listed species. If you  
20       check the aerial photograph here, the Corps identified  
21       two wetlands on the site when they did their no permit  
22       required determination. The largest of these is the  
23       cypress head that's being preserved and enhanced as  
24       part of the County process. All the others are so  
25       small that preservation -- functionally they wouldn't

1       exist because it would be all edge, and there wouldn't  
2       be any wetlands. So ecologically it's a lot of effort  
3       for no benefit. The area on this site where we can get  
4       benefit is being done now, and it's neat because it's  
5       centrally located. In this development that's  
6       relatively intensive, people can't help but drive by  
7       it, which Ted and the engineers did the traffic  
8       planning. I think it was a good thing.

9               There was an historic eagle nest on the site for a  
10       couple of decades. The nest was destroyed four times  
11       by storms: '03, '10, '16, and '19. And in '19 they  
12       didn't rebuild, and based on a reconnaissance of the  
13       area, they relocated just south of the Fiddlesticks  
14       Canal where Oriole Road goes east. And I checked last  
15       week, and they're still there.

16              The reason they left is eagles are large -- I  
17       won't use the word unwieldy, but they're not very  
18       maneuverable birds. So when they leave a perch or a  
19       nest, they're going to fall three or four feet before  
20       their aerodynamics kick in, and the exotics got to the  
21       point where they couldn't exit the nest, and that's why  
22       they relocated.

23              We couldn't do the exotics in the area around the  
24       nest per federal guidance. We got a federal take  
25       permit. The nest -- but one of the conditions was that

1 we couldn't have any mechanical activity at all, and  
2 the exotics were so huge that doing it with an ax would  
3 have just aggravated the birds.

4 HEARING EXAMINER COLLINS: But now the nest is  
5 abandoned so --

6 MR. COLLINS: Yes.

7 HEARING EXAMINER COLLINS: -- the wetland can be  
8 restored, exotics removed --

9 MR. COLLINS: Well, the nest wasn't in the  
10 wetlands.

11 HEARING EXAMINER COLLINS: Oh, it wasn't?

12 MR. COLLINS: No, it was in the uplands.

13 HEARING EXAMINER COLLINS: All right.

14 MR. COLLINS: It was an old dead slash pine that  
15 had beetles, and I had the County forester from the  
16 Forest Service look at it in, I think, '19 or '20 just  
17 to build a record that it was not the healthiest of  
18 trees in case it blew over.

19 HEARING EXAMINER COLLINS: Okay.

20 MR. COLLINS: Okay.

21 The wetland impacts are being mitigated with the  
22 Water Management District by the purchase of mitigation  
23 credits. I think that's already been done.

24 So environmentally this wasn't the most exciting  
25 site to begin with, but what it had has been respected,

1 I think.

2 HEARING EXAMINER COLLINS: Thank you.

3 MR. COLLINS: You bet.

4 May I approach and give her a business card?

5 HEARING EXAMINER COLLINS: Absolutely.

6 MR. COLLINS: Okay.

7 HEARING EXAMINER COLLINS: Thank you.

8 MR. COLLINS: You bet.

9 MS. HEWITT: Again, Stacy Ellis Hewitt, for the  
10 record.

11 The request is consistent with the Lee County  
12 Comprehensive Plan, Policy 1.1.2, the intensive  
13 development future land use category. It is located  
14 along major arterial roads. It's the densest  
15 development patterns of Lee County where public  
16 services and urban infrastructure is available.

17 The site highest and best use is for the mixed-use  
18 development proposed of high-density residential and  
19 commercial consistent with this future land use  
20 category.

21 And this is the right location for well-planned  
22 higher density/intensity development.

23 It's also consistent with Objective 2.1 and 2.2.  
24 Policy 2.2.1, development timing and location. It is  
25 infill compact and contiguous development in a future

1 urban area and the mixed-use overlay; and adequate  
2 public facilities exist; and it is compatible with the  
3 surrounding land uses.

4 It's consistent with Policies 5.1.5, 5.1.6, and  
5 5.1.7 regarding residential. The building height and  
6 orientation adjustments, as working with the  
7 neighboring communities, provide a buffering above code  
8 and provide the adequate open space for the site.

9 It's consistent with Standards 4.1.1 and 4.1.2 for  
10 water and sewer. The letter of availability submitted  
11 demonstrates available capacity for the project.

12 It also continues to be existing with -- or  
13 consistent with Goal 6, Policy 6.1.1, 6.1.2, 6.1.3,  
14 6.1.4, and 6.1.5 regarding commercial land uses. The  
15 existing zoning was found consistent, and the proposed  
16 plan does remain consistent with those policies.

17 It's also consistent with Objective 11.2, Policies  
18 11.2.2, 11.2.5, 11.2.6, and 11.2.7 of the mixed-use  
19 overlay. Interconnectivity is provided internally and  
20 externally, and it is urban infill development,  
21 providing a variety of uses, and includes bonus density  
22 and also includes the commercial density within our  
23 commercial area within the density.

24 It's consistent with Objectives 60.4 and 125.1,  
25 Policies 125.1.2 and 125.1.1 on stormwater management

1 design and water quality. Again, an ERP has been  
2 issued for the site, and we have agreed to water  
3 quality monitoring required per Condition 8.

4 It's consistent with Objective 135.1, Policy  
5 135.1.9, in the housing element, as the request does  
6 add to the variety of housing and density and types in  
7 the area.

8 It's also consistent with Goal 158 in the economic  
9 development. It is mixed-use infill development  
10 assisting with diversified and stable economy by  
11 providing employment opportunities in the commercial  
12 area.

13 The request is consistent with Land Development  
14 Code Section 2-146(b) regarding the bonus density  
15 minimum requirements. The additional traffic is not  
16 required to travel through areas with lower densities  
17 before reaching the nearest collector or arterial, as  
18 it provides direct access onto Three Oaks, which is an  
19 arterial road.

20 Its existing and committed public facilities are  
21 adequate to service the site, as demonstrated in the  
22 Staff Report and in the 48-hour notice.

23 The site's not located within the coastal high  
24 hazard area, so the next qualification is not required  
25 and not applicable.

1           And the resulting development will be compatible  
2           with existing and planned surrounding land uses, as it  
3           provides compatible infill development.

4           The request is also consistent with Land  
5           Development Code Section 34-145(d)(4)a.1 regarding  
6           their findings and review criteria for the rezoning  
7           request. As outlined in the Staff Report and the  
8           slides, it does comply with the Lee Plan.

9           It does meet the Code and other County regulations  
10          or does qualify for the five requested deviations.

11          It is compatible with the existing and planned  
12          uses in the surrounding area.

13          And access is sufficient to support the proposed  
14          development intensity.

15          The expected impacts on transportation facilities  
16          are addressed by the existing County regulations and  
17          the proposed condition of approval that was included in  
18          that regard.

19          The request, again, does result in a reduction in  
20          the overall trips compared to the existing approved  
21          intensities on the site.

22          As outlined, it will not adversely affect  
23          environmentally critical or sensitive areas or natural  
24          resources, and it's also served by urban services and  
25          is in the -- a future urban area.

1           And all necessary urban infrastructure is in place  
2           or programmed to be completed for the site.

3           It's also consistent with Land Development Code  
4           Section 34-145(d)(4)a.2, the findings and review  
5           criteria for planned developments. Again, this is --  
6           the proposed mix of uses is appropriate at this  
7           location. It's proposed as a resilient mixed-use  
8           development, as urban infill, and also an employment  
9           center. And the recommended conditions do provide  
10          sufficient safeguards to the public interest and are  
11          reasonably related to the proposed development.

12          And each of the requested deviations do enhance  
13          the achievement of the objectives of the planned  
14          development, and protect the public health, safety, and  
15          welfare.

16          That concludes our presentation. If you have any  
17          questions --

18          HEARING EXAMINER COLLINS: Thank you, thank you  
19          for a very comprehensive presentation.

20          I have one question that I noted going through the  
21          Staff Report in preparation for today's hearing. The  
22          analysis from the School District of Lee County  
23          predicts 40 plus students to be generated by this  
24          project. And I'm looking at your site plan, and I'm  
25          noting that Three Oaks Parkway is going to be a heavily

1       traveled arterial roadway functioning as a parallel  
2       reliever to I-75, and your main spine road is going to  
3       carry the bulk of traffic from over 1,200 units in  
4       addition to whatever is developed on this commercial  
5       parcel.

6               So my question is what provision is being made on  
7       this site plan for a safe area for these 40 plus  
8       students to access a school bus stop? There are Lee  
9       Plan policies that note that that has to be taken into  
10      account and provided for. I'm not comfortable just  
11      shoving this off to the development order stage. I'd  
12      like to see some recognition on this site plan that --  
13      there's going to be an acknowledgment that there's  
14      going to be an area for safe onboarding and  
15      disembarking from a school bus.

16             And you can look at that, and we're going to leave  
17      the record open anyway for a clean set of conditions.

18             And if that is the conclusion of your  
19      presentation, I'd like to take a 10- to 15-minute break  
20      for the court reporter, and then we'll resume with  
21      Applicant's presentation -- Staff's presentation.

22             MR. AKIN: Yes, Madam Hearing Examiner, it is. I  
23      did want to answer your question about being within the  
24      Six Mile Cypress Watershed. And we are, indeed, within  
25      that, and that's the reason why Condition 8 regarding

1 water quality monitoring is contained within the  
2 conditions recommended by Staff in order to meet the  
3 requirements of the Lee Plan in that regard.

4 HEARING EXAMINER COLLINS: Thank you.

5 MR. AKIN: I wanted to clarify that, thank you.

6 HEARING EXAMINER COLLINS: Thank you.

7 Okay. Well, why don't we break until 10:30.  
8 We'll resume with Ms. Workman's presentation and any  
9 other members of Staff that will be speaking in  
10 connection with this application. At the conclusion of  
11 her presentation, I will accept public input.

12 Thank you.

13 (Recess from 10:13 a.m. to 10:30 a.m.)

14 MS. WORKMAN: Good morning, Madam Hearing  
15 Examiner. For the record, my name is Beth Workman. I  
16 am a principal planner in the zoning section. I've  
17 been accepted as an expert in the Lee Plan, as well as  
18 the Land Development Code, and I wish to be accepted  
19 today, as well.

20 HEARING EXAMINER COLLINS: Yes, please proceed.

21 MS. WORKMAN: Thank you. So the first thing I  
22 want to do is do a little bit of housekeeping. I have  
23 some new case maps that show the correct boundary,  
24 because there was an incorrect boundary attached to the  
25 Staff memo, and I'm going to pass that out.

1 (Staff Exhibit 3 submitted.)

2 MS. WORKMAN: And then the other --

3 HEARING EXAMINER COLLINS: And these are to  
4 replace maps in the Staff Report?

5 MS. WORKMAN: Yeah, the case maps in the Staff  
6 Report. The Staff, as per the 48-hour letter from the  
7 Applicant, cited that there was an additional piece of  
8 property involved with this rezoning, but the legal and  
9 the new case maps have the outlying correct, because  
10 there was a small AG-2 piece that was included; so  
11 there's actually four parcels, and I think in the Staff  
12 Report I was mentioning five parcels. So that corrects  
13 the -- and it falls in line with the 48-hour letter, as  
14 well.

15 And then the next handout I have is the PowerPoint  
16 presentation.

17 (Staff Exhibit 4 submitted.)

18 HEARING EXAMINER COLLINS: All right. Corrective  
19 maps are Staff Exhibit 3; PowerPoint is Staff  
20 Exhibit 4. Thank you.

21 Ready.

22 MS. WORKMAN: So the case before you today is  
23 DCI2022-00059. Before we get started, I just want to  
24 mention that I have two Staff members -- one is  
25 watching from afar, that's Jillian Scholler. She's

1 with our Lee County DOT. She's just watching. She'll  
2 be able to answer any questions about the timing of  
3 Three Oaks Parkway Extension or any of the off-site  
4 improvements that are happening that will eventually  
5 support this project, if it is deemed approvable. And  
6 then I have Joe Sarracino, who provided a Staff  
7 memorandum. He's a planner in our Planning section.  
8 His Staff memorandum is attachment -- or Exhibit I with  
9 the Staff Report. And Joe analyzed the density because  
10 it is kind of complex on this project with the  
11 mixed-use overlay, as well as the bonus density and  
12 then the Greater Pine Island transfer density units.  
13 So there's a slide in here for him, and he has not been  
14 accepted as an expert in this forum before, so we do  
15 have his résumé for you when he presents, as well as to  
16 be accepted in this forum for the Lee Plan.

17 HEARING EXAMINER COLLINS: All right.

18 MS. WORKMAN: So with that, the project, as  
19 Ms. Hewitt explained, is at the southwest corner of  
20 I-75 and Daniels. I just want to mention -- I'm not  
21 going to belabor all of this because the Applicant did  
22 a really good job going through the lay of the land on  
23 this. I'm going to go through my slides, but I'm going  
24 to highlight some of the things just to reiterate and  
25 enter the -- you know, my findings in the -- from the

1 Staff Report.

2 Staff has been working on this project for --  
3 since 2022. The master concept plan has changed quite  
4 a bit because we had everything localized up here as  
5 high-intensity commercial; and with the off-site  
6 improvements to the frontage road, and then things kind  
7 of fell apart off-site, so then Three Oaks Parkway we  
8 had to revert to inside out, kind of focusing on the  
9 frontage being Three Oaks Parkway Extension. So you'll  
10 see more of the hotel use and things focal pointed  
11 towards this Three Oaks Parkway extension, rather than  
12 having the commercial intensity up on the top adjacent  
13 to Daniels.

14 So with that, it's a rezoning to 61.26 acres from  
15 commercial planned development to mixed-use planned  
16 development. It's for 30,000 square feet of commercial  
17 development to include a 200-room hotel. The maximum  
18 density is 1,234 residential units, and Staff is  
19 recommending approval with the conditions.

20 So property history:

21 This project has an approved zoning resolution,  
22 Z-08-043. This is the master concept plan that you see  
23 on the screen. You can see the bald eagle nest  
24 protection measures, the 330, and I believe at that  
25 time it was the 1,500, and then the preservation in the

1 lake areas surrounding this bald eagle nest.

2 The project in total was 65.50 acres because  
3 the -- acquiring of the Three Oaks extension had not  
4 occurred yet, though the master concept plan does show  
5 that.

6 The existing approval today that could be built is  
7 50,000 square feet of medical office, 90,000 square  
8 feet of general office, 250,000 square feet of  
9 retail/commercial, 120-room hotel, and then the maximum  
10 height across the development is 75 feet.

11 Mr. Brown Collins went over the active southern  
12 bald eagle nest that was located at the time in this  
13 location. That has been deemed abandoned. The letter  
14 was attached to the Staff Report, and ETAC provided a  
15 letter of abandonment, as well, and that's all attached  
16 to the County's Staff Report.

17 So there has been a CPA to CPA, as one was a map  
18 amendment and one was a text amendment. So the map  
19 amendment was to change the future land use category to  
20 intensive development. The other map amendment was to  
21 add the property into the mixed-use overlay, and what  
22 was added was just the northern piece to the mixed-use  
23 overlay, as you see on this -- this illustration here.  
24 And then the text amendment was just to update the 2045  
25 population allocation table in the Lee Plan.

1           So this is the request, this is the master concept  
2 plan, and you can see the residential to the north,  
3 there's Daniels, I-75, and then the hotel is -- the  
4 focal point, again, Three Oaks Parkway Extension with  
5 the hotel or commercial use surrounded by varying  
6 heights of residential.

7           This is the review criteria that Ms. Hewitt went  
8 over. I just put this in the presentation because this  
9 is what Staff reviews during the sufficiency process,  
10 as well as the Hearing Examiner, so Lee Plan, Land  
11 Development Code, and then looking at the surrounding  
12 uses and the traffic impacts, as well as environmental.

13          Future land use category, this has gone -- the CPA  
14 has gone to the Board for transmittal in September, and  
15 the intensive development is what the new future land  
16 use category will be on the site. It is in general  
17 interchange; it has been transmitted to intensive  
18 development, which Lee Plan Policy 1.1.2 requires that  
19 you have access to major arterial roads; you have  
20 appropriate public services to support the project for  
21 the high intensity and the density; and that you create  
22 connectivity with adjacent neighborhoods to support the  
23 mix of uses in the area, as well as on the site.

24          There are some wetlands on the site, as Mr. Brown  
25 Collins had talked about. Lee Plan Policy 1.5.1 states

1       that the County -- the uses within wetlands is  
2       low-density, recreational uses.

3               Wetlands policy -- Lee Plan Policy 124.1.1, as  
4       well as 124.1.2, states that the County Staff is to  
5       protect State wetlands. As Ms. Larocque has indicated,  
6       this is a South Florida Water Management District ERP  
7       on this property that shows the impacts to wetlands and  
8       the mitigation measures that are going to take place  
9       once the mitigation has been paid for off-site.

10              There is a wetland that's being preserved as part  
11       of the County requirement for indigenous. It's  
12       cypress -- cypress wetland, and that is illustrated on  
13       the master concept plan. So the Lee Plan Policy  
14       124.1.2 is being met.

15              These were the Lee Plan policies that are in place  
16       for residential, and the important parts are there's no  
17       physical constraints that would endanger the proposed  
18       residential community. There isn't. This isn't in a  
19       coastal high hazard. The wetlands are being mitigated.

20              The proximity to schools, parks, employment, and  
21       shopping centers. This is an intense part of Lee  
22       County. It's right on a major arterial road. There is  
23       an arterial road that is being built as we speak, in  
24       phase one of the Three Oaks Parkway Extension.

25              The protection of existing and future residents.

1 I can't say enough about Lee Plan Policy 5.1.5. Olde  
2 Hickory residents have been involved in this process  
3 since the Comprehensive Plan amendment and the zoning  
4 was submitted. We have -- Staff has had open dialogue  
5 with the residents, as well as communication through  
6 email, any questions along the way. The Applicant has  
7 met with them several times. There have been changes  
8 to the master concept plan to be sensitive to the  
9 surrounding land uses. So Lee Plan Policy 5.1.5,  
10 exclamation point, has been met.

11 Maintain regulations that require open space  
12 buffering and landscaping. As Ms. Hewitt explained,  
13 the open space is being met. The mixed-use overlay is  
14 on the northern piece, which allows for a reduction in  
15 open space. So this is a large development. It's  
16 required 20 percent open space.

17 The small piece to the south of Three Oaks Parkway  
18 Extension is not in the mixed-use overlay as part of  
19 the CPA process, and so that piece must meet the large  
20 development for -- for the residential at 40 percent.  
21 So there's a split zoning or a split open space  
22 calculation for each segment with the Three Oaks  
23 Parkway Extension bifurcating the site.

24 The buffering, as mentioned, with the conditions  
25 of approval take into consideration the mixed-use

1 overlay, allows for right-of-way buffers at five feet;  
2 but the southern piece is not in the mixed-use overlay  
3 so the right-of-way buffer must be 15 feet. So in  
4 order to have a cohesive development, there is a  
5 condition recommended by Staff in the zoning to provide  
6 15-foot-wide buffers adjacent to all external  
7 right-of-ways with a consistent planting theme that  
8 will be established through the development order  
9 process to make sure every piece of the puzzle matches.  
10 So essentially, as I like to say, it's stripes and  
11 polka dots. You won't have stripes and polka dots.  
12 There will be --

13 HEARING EXAMINER COLLINS: No --

14 MS. WORKMAN: -- a cohesive theme.

15 HEARING EXAMINER COLLINS: -- north and south of  
16 the Three Oaks extension will have similar buffering?

17 MS. WORKMAN: Correct. So the condition in the  
18 zoning, as Ms. Hewitt went over, is any external  
19 right-of-ways along here, along I-75 and Daniels, are  
20 going to be 15 feet wide cohesively. If we just went  
21 by the Land Development Code, then this piece up in  
22 here, any external right-of-ways could be 5 feet, and  
23 the small piece at the bottom could be 15 feet. So to  
24 have a cohesive plan with this, we conditioned 15-foot  
25 buffers across the board for all external right-of-ways

1 with a consistent planting theme that can be  
2 established at time of DO to make sure everything is  
3 matching.

4 So interconnections between the residential  
5 developments internally is occurring with the spine  
6 road, as well as externally with the abutting -- the  
7 property abutting many local privately maintained as  
8 well as arterial roadway systems.

9 The commercial compatibility component of this is  
10 in Lee Plan Policy 6.1.1, as well as 1.3. They have to  
11 do with the traffic and access impacts, as well as the  
12 buffering.

13 Mr. Treesh went over the traffic impacts. This  
14 site was interesting reviewing it because the roads are  
15 failing or struggling around it to support this  
16 development, but yet we have all these improvements  
17 happening off-site as part of FDOT, as well as Lee  
18 County DOT, because there is an existing issue in  
19 that -- with or without this development, there's an  
20 existing issue recognized, and improvement to these  
21 roadway systems is occurring as we speak. So those are  
22 being met, and then, as I went over, the buffering for  
23 visual harmony to not impact surrounding residents, as  
24 well as on-site.

25 The mixed-use overlay, this is in the intensive

1 development future land use category. The connectivity  
2 with adjacent neighborhoods, the connectivity with a  
3 mix of uses in the area along Daniels Parkway. There  
4 is a mix of uses of fast food, convenience food and  
5 beverage, gas station; there's medical offices; there  
6 are residential -- large residential, as well as major  
7 shopping centers and grocery stores to the west. And  
8 that area is starting to come alive as you work east  
9 along Daniels. And with the improvements by FDOT,  
10 there should be some more improvements in that area to  
11 support the residents, as well as the other commercial  
12 uses.

13 Lee Plan Policy 11.2.6 talks about mixed-use  
14 overlay encouraging to utilize bonus density.  
15 Mr. Sarracino is going to go over this a little bit.  
16 The site -- the Applicant is proposing bonus density  
17 and has the opportunity to utilize Greater Pine Island  
18 transfer of density units at time of development order,  
19 and the approval is based on those dwelling unit  
20 densities. That's the total dwelling units.

21 Kind of went over the surrounding land uses.  
22 Ms. Hewitt went over this in detail. It's interesting  
23 that during the review -- we've been reviewing this for  
24 quite some time -- these projects -- these off-site  
25 parcels to the west have all been purchased by Lee

1 County to support phase two coming through here. At  
2 the time of the original these were individually owned,  
3 and now this has -- these properties have been  
4 purchased by Lee County. This one, it's my  
5 understanding, is in the process of being purchased.  
6 This one has not been purchased. It's in private --  
7 it's a private development.

8 HEARING EXAMINER COLLINS: So those parcels  
9 acquired by Lee County will accommodate the road  
10 alignment and any stormwater management needs? Is that  
11 going to be --

12 MS. WORKMAN: Correct. And Mr. Treesh had the --  
13 the aerial from the Lee County DOT in his presentation  
14 showing where the areas' interconnection to  
15 Fiddlesticks, as well as the stormwater, is going to be  
16 located.

17 HEARING EXAMINER COLLINS: So basically the only  
18 parcel that is not acquired by the County is the one --  
19 that notch there?

20 MS. WORKMAN: This one right -- right here, as  
21 well as this one right here. And it's my understanding  
22 this one right here is being worked on for purchase.

23 So looking at the west, you can see -- like I  
24 mentioned, a lot of it is in Lee County's hands.

25 The frontage, 9300 Daniels, has a mix of

1 commercial uses along this area from gas stations, fast  
2 food, to the CVS. You have the Publix shopping center  
3 right here. And then looking at the north, it abuts  
4 Daniels on this little sliver right here.

5 But then looking across Daniels, there is a CPD  
6 that abuts Renaissance. The height restrictions on the  
7 CPD is 75 feet, and the armory right here, armory  
8 storage, which was approved in 2003, is at 30 feet; and  
9 Renaissance is at 35 feet. So the tallest would be in  
10 this region right here associated with this zoning  
11 resolution, at 75 feet to the north.

12 And the future land use category changes in  
13 Renaissance to sub-outlying suburban and wetlands up in  
14 this region, and then this, of course, went to  
15 intensity -- it's intensive development.

16 So to the east is I-75. There's a mix of public  
17 facilities in here. The Jetport Loop development has a  
18 mix of sheriff offices, post office -- this is all in  
19 the Tradeport and general interchange.

20 75 feet is the height in this MPD right here,  
21 which was Resolution Z-02-032.

22 South is Olde Hickory.

23 This CPD that's right here to the south was  
24 rezoned Resolution Z-03-026 with a 75-foot height, this  
25 is part of the extension, and then stormwater

1 management in this region.

2 Mr. Treesh went over the sufficient access on the  
3 property. There is a temporary access for construction  
4 traffic. The main entrance, the focal point if you  
5 will, is going to be on Three Oaks Parkway, and there  
6 is a condition in the zoning recommended by Staff for  
7 the signalization analyzation at time of development  
8 order to see if a signal needs to be addressed in this  
9 region. And that is Condition 11.

10 So this is Daniels -- the Daniels 9300 that  
11 Mr. Treesh talked about. It is ingress only. And I'm  
12 not sure if you've done your site visit or not, but  
13 when you do your site visit, you will see -- as I  
14 mentioned with the surrounding uses, there is fast  
15 food, convenience food and beverage, and car sales  
16 along this frontage road, and when you go -- there's a  
17 stoplight here. And so when you enter this way, when  
18 you're coming to the west and take a left, and you want  
19 to go to the businesses to the west, you just swoop on  
20 in. But if you're over in one of these uses to the  
21 east of this intersection, you come through and take a  
22 right, and you're in queue for the light. Well, so are  
23 these people. So you have this bottleneck that occurs  
24 right in here. So this is why, with improvements to  
25 Daniels 9300 and what Lee County DOT worked on during

1 the review of this process, the ingress only came into  
2 play in this region.

3 And Condition 4, as part of the 48-hour letter,  
4 has been revised to allow for construction traffic to  
5 have ingress/egress in this region until such time it  
6 goes vertical construction, and the Three Oaks Parkway  
7 Extension phase one is opened.

8 And so with that, any other improvements for the  
9 compatibility for traffic will be looked at with the  
10 intense TIS that comes in at time of development order,  
11 along with the signalization analyzation as part of  
12 Condition 11.

13 Environmental sciences, Mr. Brown Collins talked  
14 about the wetlands that were on-site, the isolated  
15 wetlands there in this region right here. This is the  
16 FLUCCS map that's part of the review process. So this  
17 is all going to be impacted. The wetland will be  
18 preserved, the cypress stone that's in this region, and  
19 the development's working around that.

20 There is the issued ERP, and the preservation of  
21 0.79 acres of wetland is on the master concept plan.  
22 It is not recognized on the ERP. There will need to be  
23 the modification to that ERP to recognize the wetland,  
24 as well as the lake and the building in the southern  
25 piece, which I'm going to go over in a little bit.

1           As mentioned, the eagle nest has been abandoned.

2           I went over the mixed-use overlay, open space, and  
3 this is the mixed-use overlay section, 20 percent open  
4 space. The indigenous for the entire site is --  
5 required is 5.31. There's only .079 acres of  
6 indigenous on the site; so the remaining of the  
7 indigenous open space will be represented as general  
8 open space as part of the landscaping.

9           The south portion, I mentioned, is 40 percent open  
10 space.

11          The landscaping, I went over that, with a  
12 15-foot-wide buffer, and that's all external  
13 right-of-ways, and that's part of a condition that the  
14 Staff has recommended and has worked through during the  
15 48-hour letter with the Applicant.

16          Wetlands. I want to go over this a little bit  
17 because it affects the density and segues into  
18 Mr. Sarracino's testimony.

19          This is the ERP that's been issued. So there's a  
20 lake that's located in the southern two parcels right  
21 now on the ERP where our MCP shows a building on half  
22 of it. So that will have to have a permanent  
23 modification at some point to show that what the  
24 Applicant is proposing in the ERP is consistent with  
25 what is -- if it's approved, is approved in the master

1 concept plan as part of the development order.

2 And the impacts to the wetlands have been  
3 allocated in the density calculations, and there is a  
4 condition in the zoning recommended by Staff that there  
5 is consistency between the State permit and the  
6 development order. So that is the safeguard so that we  
7 can make sure that there's a permanent modification.

8 The dot right here is -- Ms. Larocque went through  
9 the drainage pipe and everything here. I'm not going  
10 to belabor any of that with the surface water  
11 management, but there is an easement that allows them  
12 to drain into Olde Hickory. There might need to be  
13 some improvements to that piping in there to  
14 accommodate the drainage.

15 Natural resources. This is the location blown up  
16 of the area of the drainage. There are conditions with  
17 the Six Mile Cypress watershed for water quality as  
18 part of natural resources conditions.

19 Urban services. We did receive a revised letter  
20 for the Lee County Utilities, so there is significant  
21 availability for the potable and sanitary water and  
22 sewer access.

23 The roadway infrastructure is there.

24 We did receive a revised letter for the South  
25 Trail Fire District that the times can be met from the

1 1.20-mile fire station.

2 Ms. Hewitt went over the EMS and the Sheriff, the  
3 bike/pedestrian lane. It is Lee Plan Map 3-D, and it  
4 is on the LeeTran Route 50.

5 I wanted to go over the bus stop a little bit that  
6 was requested as part of the School District. There  
7 was a School District letter submitted, and I wanted to  
8 ask the question of the Hearing Examiner: Do you want  
9 Staff and Applicant to work on a condition, or do you  
10 need a depiction on the MCP as part of that?

11 HEARING EXAMINER COLLINS: Well, I was going to  
12 put in a condition that requires that there be an  
13 off-road school bus loading zone -- one or more,  
14 actually, because you've got a couple of pods of  
15 residential. And I reiterate that we're on an arterial  
16 road, and that spine road is going to serve over 1,000  
17 units; so I think this is something critical that has  
18 to be addressed to conform with the Lee Plan.

19 It would be great if it could be incorporated into  
20 the master concept plan. I want to allow flexibility,  
21 however. So if you show it on the master concept plan,  
22 we can craft a condition that says that may be  
23 relocated, but it must be provided, you know, one or  
24 more. I would like to avoid the situation where we  
25 have a school bus pulling over on the side of Three

1       Oaks Parkway, and children are standing there at that  
2       edge of Three Oaks Parkway waiting for the various  
3       buses to pick them up. Same thing with that spine  
4       road. People are going to go cooking down that road,  
5       it's almost a straightaway, and we need to take that  
6       into account in order to be consistent with the plan.

7               MS. WORKMAN: Staff understands that, and we've  
8       had a conversation with the Applicant -- because there  
9       is an amenity center that's proposed. It's on the  
10      master concept plan. So I am going to let the  
11      Applicant kind of address what their game plan is.

12             Staff would encourage a condition rather than  
13      detail -- detail on the master concept plan, unless, as  
14      you said, that condition can be crafted so that if  
15      something does change, that we don't have to come back  
16      through zoning because of a bus stop issue internally  
17      to the site because it was shown on the master --

18             HEARING EXAMINER COLLINS: Exactly --

19             MS. WORKMAN: -- concept plan.

20             HEARING EXAMINER COLLINS: -- but I do want a  
21      condition that requires there to be provision in each  
22      residential pod for a bus stop.

23             MS. WORKMAN: Okay, got it. I just wanted to ask  
24      that question so that we can start brainstorming on  
25      that.

1 HEARING EXAMINER COLLINS: Right. And I think  
2 we're going to leave the record open anyway --

3 MS. WORKMAN: Yeah.

4 HEARING EXAMINER COLLINS: -- so, you know,  
5 however they want to handle the master concept part.

6 I can offer a suggestion on where the language can  
7 start for the condition, or you guys can craft it, and  
8 then I'll massage it to where I feel like it needs to  
9 be.

10 MS. WORKMAN: Understood, okay.

11 Okay. I'm not going to belabor the schedule of  
12 uses. We're in agreement with the schedule of uses.  
13 There's an addition of fire, EMS, and sheriff's  
14 station, which Staff is in agreement with --

15 HEARING EXAMINER COLLINS: The one use that wasn't  
16 in there?

17 MS. WORKMAN: The one use --

18 HEARING EXAMINER COLLINS: Because it's like every  
19 use in the world is in there.

20 MS. WORKMAN: Well, you know.

21 So this is the -- I wanted to put a height slide  
22 in just because this has to do with compatibility. So  
23 how the Applicant has designed the site is to have the  
24 taller structure closer to the arterial and I-75. So  
25 you have a 90-foot building up at the northern end, and

1 as you work down to the south, it transitions to lower  
2 height. So you have the 60-foot height on the  
3 outskirts here, 45 here, and then the commercial could  
4 be 35 in this region, with a 60-foot-high hotel if they  
5 choose to go that route.

6 The sensitivity came in on this bottom parcel, the  
7 southernmost parcel, because of the distance to Olde  
8 Hickory. So it is at a 35 maximum height. So I just  
9 want to kind of go over that slide a little bit because  
10 that has to do with how we reworked the site several  
11 times with height, with buffering, with the lay of the  
12 land on what was going to go on the master concept  
13 plan.

14 So with that, I'm going to turn it over to  
15 Mr. Sarracino, who is going to go over density on this  
16 project, and this is a diagram from -- part of it from  
17 his Staff Report.

18 MR. SARRACINO: Good morning, Madam Hearing  
19 Examiner. For the record, Joe Sarracino. I'm a  
20 planner with the Planning section of the Lee County  
21 Department of Community Development.

22 As has previously been mentioned, I have not been  
23 accepted as an expert witness in this venue, and I  
24 would like to be accepted as an expert witness in the  
25 Lee Plan and the Land Development Code at this time. I

1 have several copies of my résumé that I can distribute,  
2 if I can approach?

3 HEARING EXAMINER COLLINS: Okay, thank you. I  
4 just need one.

5 MR. SARRACINO: I'll give one to the Applicant  
6 just to be safe.

7 (Staff Exhibit 5 submitted.)

8 HEARING EXAMINER COLLINS: Thank you.

9 And if you can just take a few minutes and briefly  
10 go over your educational experience and your work  
11 experience as it relates to the Lee Plan and Land  
12 Development Code.

13 MR. SARRACINO: Absolutely. So I obtained a  
14 Bachelor's of Science in Economics from Florida Gulf  
15 Coast University in May of 2022, and currently I am  
16 about halfway through a Master of Urban and Regional  
17 Planning degree from the University of Florida.

18 In June of 2022 I began working as a planner with  
19 the Department of Community Development in the Planning  
20 section. Typically my duties involve coordinating  
21 reviews of Comprehensive Plan amendments and presenting  
22 Staff recommendations to the local planning agency and  
23 the Board of County Commissioners, reviewing rezonings  
24 and development orders for consistency with the Lee  
25 Plan, providing research to guide changes to the Land

1 Development Code and to the Lee Plan; and importantly  
2 for my testimony today, calculating allowable density  
3 for properties and confirming the calculation of  
4 density provided by Applicants.

5 HEARING EXAMINER COLLINS: Okay.

6 MR. COLLINS: All right. So with the complicated  
7 nature of this, I kind of wanted to just break down  
8 piece by piece what the density we're looking at here  
9 is.

10 For the standard density with the uplands  
11 calculated at the intensive development rate, that's 14  
12 dwelling units per acre, so that includes all the area  
13 in the intensive development, the commercial areas  
14 within the mixed-use overlay, and the protected  
15 wetlands on-site, which is that cypress head that was  
16 previously identified. And additionally, with the  
17 impacted wetlands, those still count towards the  
18 density at a rate of 1 dwelling unit per 20 acres. So  
19 it gives the Applicant approximately 0.29 dwelling  
20 units, which is not much, but they are entitled to  
21 include that in their overall calculation of density.  
22 So with the standard dwelling units allowed, that would  
23 be about 777 dwelling units.

24 In regards to the bonus density, the intensive  
25 development future land use category allows bonus

1 density up to 22 dwelling units per acre, so an  
2 additional 8 dwelling units per acre on the upland  
3 areas in the intensive development future land use  
4 category, including the commercial areas and the  
5 mixed-use overlay, and including the preserved  
6 wetlands, not including the impacted wetlands.

7 And then finally, an additional 8 dwelling  
8 units per acre -- oh, excuse me, let me backtrack. So  
9 that allows them an additional 444 dwelling units.

10 In the intensive development future land use  
11 category, the Applicant is also entitled to go up to 30  
12 dwelling units per acre, if utilizing Greater Pine  
13 Island transfer development units, and that is an  
14 additional 8 dwelling units per acre. So very similar  
15 to the standard bonus density, that includes the  
16 uplands areas, the areas within the mixed-use overlay  
17 that are commercial, and protected wetlands, but,  
18 again, excludes the impacted wetlands. So that could  
19 add an additional 444 dwelling units, but the Applicant  
20 has only requested 1,234 dwelling units. So in the  
21 end, only 13 of the dwelling units requested would need  
22 to be with Greater Pine Island TDUs.

23 And that's really -- it's very brief, but there's  
24 a lot of moving parts with this. So if you have any  
25 questions -- if Madam Hearing Examiner has any

1 questions --

2 HEARING EXAMINER COLLINS: I appreciate the table.  
3 It really crystalizes where all the units are coming  
4 from. So thank you for that, and thank you for your  
5 concise presentation.

6 MR. SARRACINO: Thank you.

7 MS. WORKMAN: And the box has cut off the 13.  
8 There's a 13 down there, but you have the paper copy.

9 HEARING EXAMINER COLLINS: I've got it on the  
10 paper copy.

11 MS. WORKMAN: So Ms. Hewitt went over the -- when  
12 you request bonus density, there are certain  
13 requirements in LDC Section 2-146(b). She went over  
14 these in detail.

15 Mr. Treesh covered the additional traffic. It's  
16 not going to go through a residential area. It's going  
17 to use the extension that's being constructed.

18 The public facilities are there.

19 We're not in the coastal high hazard so this  
20 doesn't apply.

21 And it is compatible with the existing and planned  
22 surrounding uses. As I stated on the record, we've  
23 worked extensively with the surrounding residential  
24 land uses to come up with a master concept plan, and  
25 the Applicant's done a really good job with being

1 sensitive to that.

2 The deviations, again, not going to belabor them.  
3 Most of them have to do with the 10,000-foot hazardous  
4 wildlife zone. So whenever you're 10,000 feet from  
5 airport operations, you cannot provide littoral plants  
6 because that draws in wading birds that could have a  
7 health/safety issue on planes landing at the airport.  
8 So these -- these deviations are necessary, and how  
9 Staff handles it is to allow for wetland trees to go in  
10 at 100 percent, utilizing the calculation of the  
11 littorals.

12 And so the next deviation was -- and these are the  
13 locations of the deviation, mostly in lakes.

14 The next -- the last deviation is the access,  
15 providing two means of ingress and egress. Because of  
16 the size of Parcel 6, they are requesting one, and  
17 Staff is in agreement with that, as well as the Fire  
18 Department, and that is located down at the south.

19 And then with that, Staff finds that the Applicant  
20 has met the findings, and we conclude that it's  
21 appropriate to approve this with conditions included in  
22 the 48-hour letter, as well as the Staff Report.

23 That's all I have.

24 HEARING EXAMINER COLLINS: Okay, thank you. I  
25 don't have any questions.

1 MS. WORKMAN: Okay, thank you.

2 HEARING EXAMINER COLLINS: All right. That  
3 concludes the parties' presentations. Now I will  
4 accept testimony from members of the public. I'm going  
5 to go through the sheets I have in my bin here, and  
6 then once I get through them, I will invite anyone else  
7 that would like to speak to come to the podium, and  
8 then we'll close public input, and we'll go back to the  
9 parties.

10 Richard Mersman.

11 MR. MERSMAN: Yes, ma'am.

12 HEARING EXAMINER COLLINS: Hi. Were you present  
13 when I administered the oath?

14 MR. MERSMAN: Yes, ma'am.

15 HEARING EXAMINER COLLINS: Okay. Good morning,  
16 thank you for coming.

17 MR. MERSMAN: Good morning, Madam Hearing  
18 Examiner. My name is Richard Mersman. I am a resident  
19 of Olde Hickory Golf and Country Club, a member of the  
20 master board. I'm also on an ad hoc committee that has  
21 been working on the particular project to protect our  
22 interests and the interests of our neighbors,  
23 Fiddlesticks Golf and Country Club, the Legends,  
24 Cypress Preserve, and the Villas at Daniels. We have  
25 met half a dozen times with all of our neighbors to

1       communicate progress we have made on this development,  
2       as the developer has changed from the original  
3       developer to Waypoint.

4               We would like to commend the Community Development  
5       agencies of Planning and Zoning in their responsiveness  
6       and receptiveness to our input throughout this process.  
7       They have been extremely good to work with.

8               We are in favor of this plan, with the exception  
9       of the south eight-acre parcel. We would prefer that  
10      eight-acre parcel to be consistent with the ERP granted  
11      through South Florida Water Management District, which  
12      shows no vertical improvements on that site, and the  
13      site dedicated to lake and stormwater holding.

14              Other than that, the sightline study that they did  
15      and the elevations they are proposing are consistent  
16      with our discussions with them, and we don't believe it  
17      impacts our development, since we are the most  
18      proximate to that new development.

19              Additionally, they have been consistent in  
20      buffering with our requests.

21              So we think other than the eight-acre parcel on  
22      the south -- we do concur that the mixed-use overlay  
23      shouldn't be on that site so we're happy with that.

24              And that's our comments for this morning.

25              HEARING EXAMINER COLLINS: Thank you.

1 MR. MERSMAN: Yes, ma'am, thank you.

2 HEARING EXAMINER COLLINS: Kathleen Loala?

3 MS. LOALA: Loala, I don't wish to speak. I don't  
4 wish to speak.

5 HEARING EXAMINER COLLINS: Just so that you know,  
6 if you don't speak at this hearing here, you will not  
7 have an opportunity to address the Commissioners.

8 MS. LOALA: (Nods head.)

9 HEARING EXAMINER COLLINS: Okay, thank you.  
10 Fran Wilson?

11 MS. LOALA: She left.

12 HEARING EXAMINER COLLINS: Okay. That's all the  
13 sheets I have. Are there any other members of the  
14 public that are present that would like to put remarks  
15 on the record?

16 Seeing none, we will close public input, and we  
17 are back to the parties for any concluding remarks.

18 MR. AKIN: Good afternoon again, Madam Hearing  
19 Examiner -- maybe it's still morning. Good morning,  
20 for your record, Richards Akin with Henderson Franklin.

21 So there's not much to address from the public.  
22 The one comment that Mr. Mersman made was regarding the  
23 eight-acre parcel to the south of the Three Oaks  
24 alignment. We understand those comments. Currently  
25 the existing zoning allows 75-foot-tall buildings there

1 on that southern parcel, so we have, as part of this  
2 request, limited that to, I believe, 35 feet. So we  
3 are trying to do our very best to limit any impacts to  
4 Olde Hickory, and we provided that line-of-sight study  
5 that would demonstrate that. So that's, I think, the  
6 only comment I have on that portion of it.

7 I do want to circle back, if it's okay with you,  
8 to the School Board/school bus issue briefly. So I've  
9 talked with our client, as well as with Ms. Workman,  
10 and I think our preference would be a condition just  
11 because of the issues with putting it on the master  
12 concept plan. I don't anticipate any issues with a  
13 condition like the one the Hearing Examiner outlined  
14 with regard to a bus pull-off/stop within each  
15 residential pod. That shouldn't be a concern for us.  
16 I've spoken to the client, and we can craft a condition  
17 that will do that, and I think we can probably pull one  
18 from a prior zoning resolution or prior Hearing  
19 Examiner recommendation.

20 HEARING EXAMINER COLLINS: Yeah, I would like a  
21 pull-off with a dedicated waiting area so that we can  
22 keep schoolchildren off of the roadways. Like I say,  
23 it's going to be a heavily-traveled area so I think  
24 that would be in everyone's interest.

25 So let's talk about how long we're going to keep

1 the record open for you to provide a clean set of  
2 conditions. From what I understand, all issues have  
3 been resolved between Staff and Applicant. So we have  
4 a unified list of conditions and deviations, and we're  
5 going to add a condition to address the school bus  
6 stops, and you'll provide this to me in clean language.  
7 You don't have to do a strike-through/underscore.

8 How much time would you like to produce this? We  
9 are -- November 1 right now.

10 And I will say that I have one case I'm working on  
11 ahead of this, and then I'll be able to turn my  
12 attention to this case. So the sooner you get me the  
13 information, the sooner I can work on this case and get  
14 a recommendation out.

15 MR. AKIN: So I would say that we certainly don't  
16 need more than a week, and I would anticipate that we  
17 can have everything back to Staff Monday or Tuesday of  
18 next week. We want to keep this moving, as well. I  
19 know it's in our client's interest to do that, as well.

20 HEARING EXAMINER COLLINS: Okay. November 8th,  
21 4:30 p.m., on or before that time?

22 MR. AKIN: That will be fine.

23 HEARING EXAMINER COLLINS: And we're waiting on a  
24 revised set of conditions in clean format, which will  
25 also include a condition to address the school bus

1 stops.

2 MR. AKIN: We'll take care of that.

3 HEARING EXAMINER COLLINS: Okay, thank you.

4 I'd like to thank everyone for coming today, and  
5 that closes the hearing.

6 (Proceedings concluded at 11:15 a.m.)

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## 1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA )

4 COUNTY OF LEE )

5

6 I, Deborah M. Bruns, Florida Professional

7 Reporter, do hereby certify that I was

8 authorized to and did report the foregoing

9 proceedings, and that the transcript, pages 1

10 through 86, is a true and correct record of my

11 stenographic notes.

12

13 Dated this 8th day of November, 2024.

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Deborah M. Bruns, FPR

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19 (This transcript was electronically signed.)

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p>HEARING EXAMINER<br/>COLLINS: [113]<br/>MR. AKIN: [32] 7/6 8/7<br/>8/21 8/24 9/4 9/7 10/1<br/>10/15 12/15 12/17 12/19<br/>12/21 13/3 13/17 13/20<br/>14/3 14/7 14/13 14/15<br/>15/24 16/1 17/17 18/2<br/>18/5 18/11 18/16 54/22<br/>55/5 83/18 85/15 85/22<br/>86/2<br/>MR. COLLINS: [11]<br/>46/9 46/11 48/6 48/9<br/>48/12 48/14 48/20 49/3<br/>49/6 49/8 77/6<br/>MR. MERSMAN: [4]<br/>81/11 81/14 81/17 83/1<br/>MR. SARRACINO: [4]<br/>75/18 76/5 76/13 79/6<br/>MR. TREESH: [8]<br/>36/24 38/17 41/18 41/20<br/>42/1 43/24 44/1 44/6<br/>MS. HEWITT: [29] 9/2<br/>19/17 19/23 23/10 24/7<br/>25/16 26/4 26/7 26/13<br/>26/15 26/17 33/24 34/2<br/>34/5 34/8 34/12 34/16<br/>34/20 34/23 35/1 35/4<br/>35/13 35/18 35/24 36/1<br/>36/8 36/11 36/22 49/9<br/>MS. LAROCQUE: [5]<br/>44/9 44/14 45/18 45/25<br/>46/8<br/>MS. LOALA: [3] 83/3<br/>83/8 83/11<br/>MS. WORKMAN: [21]<br/>6/19 55/14 55/21 56/2<br/>56/5 56/22 57/18 63/14<br/>63/17 66/12 66/20 73/7<br/>73/19 73/23 74/3 74/10<br/>74/17 74/20 79/7 79/11</p> | <p>81/1<br/>UNIDENTIFIED<br/>SPEAKER: [1] 45/17<br/>\$<br/>\$37 [1] 41/13<br/>'<br/>'03 [1] 47/11<br/>'10 [1] 47/11<br/>'16 [1] 47/11<br/>'19 [3] 47/11 47/11 48/16<br/>'20 [1] 48/16<br/>.<br/>.079 [1] 70/5<br/>0<br/>0.29 [1] 77/19<br/>0.79 [1] 69/21<br/>00059 [4] 1/2 4/6 7/10<br/>56/23<br/>026 [1] 67/24<br/>032 [1] 67/21<br/>0398 [1] 2/11<br/>043 [2] 37/8 58/22<br/>1<br/>1,000 [1] 72/16<br/>1,200 [1] 54/3<br/>1,221 [2] 25/13 26/9<br/>1,234 [5] 14/19 24/21<br/>27/2 58/18 78/20<br/>1,300-foot [1] 35/20<br/>1,400 [1] 19/7<br/>1,500 [1] 58/25<br/>1,664 [2] 24/22 27/3<br/>1-C [1] 15/6<br/>1.1.2 [2] 49/12 60/18<br/>1.2 [1] 23/16<br/>1.20-mile [1] 72/1<br/>1.3 [1] 64/10<br/>1.5.1 [1] 60/25<br/>10 [2] 35/8 54/19</p> | <p>10,000 [1] 80/4<br/>10,000-foot [2] 29/23<br/>80/3<br/>10-291 [1] 31/2<br/>10-329 [1] 30/3<br/>10-418 [3] 30/6 30/11<br/>30/14<br/>100 [5] 28/3 28/5 30/17<br/>46/4 80/10<br/>100-foot [1] 36/16<br/>104 [1] 2/6<br/>10511 [1] 2/6<br/>10:13 [1] 55/13<br/>10:30 [2] 55/7 55/13<br/>11 [4] 8/12 32/25 68/9<br/>69/12<br/>11.2 [1] 50/17<br/>11.2.2 [1] 50/18<br/>11.2.5 [1] 50/18<br/>11.2.6 [2] 50/18 65/13<br/>11.2.7 [1] 50/18<br/>11554 [1] 23/5<br/>11:15 [2] 1/11 86/6<br/>120-room [1] 59/9<br/>120-unit [1] 16/9<br/>124.1.1 [1] 61/3<br/>124.1.2 [2] 61/4 61/14<br/>125.1 [1] 50/24<br/>125.1.1 [1] 50/25<br/>125.1.2 [1] 50/25<br/>13 [10] 25/11 26/4 26/7<br/>26/9 26/11 26/14 26/15<br/>78/21 79/7 79/8<br/>135 [2] 27/16 32/5<br/>135.1 [1] 51/4<br/>135.1.9 [1] 51/5<br/>14 [1] 77/11<br/>1411 [1] 1/19<br/>145 [2] 52/5 53/4<br/>146 [2] 51/14 79/13<br/>15 [5] 8/12 35/7 63/3<br/>63/20 63/23</p> |
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|                                       |                                                     |                                                  |
|---------------------------------------|-----------------------------------------------------|--------------------------------------------------|
| <b>1</b>                              | <b>3</b>                                            | <b>69/3 70/15 80/22</b>                          |
| 15-foot [3] 28/4 28/23<br>63/24       | 3-D [1] 72/3                                        | 49 [1] 3/6                                       |
| 15-foot-wide [2] 63/6<br>70/12        | 3.5 [1] 23/19                                       | 4:30 [1] 85/21                                   |
| 15-minute [1] 54/19                   | 30 [2] 67/8 78/11                                   | <b>5</b>                                         |
| 150 [1] 46/5                          | 30,000 [3] 14/18 26/24<br>58/16                     | 5-foot [1] 28/2                                  |
| 150-5200/33C [1] 30/1                 | 300 [1] 19/6                                        | 5.1.5 [3] 50/4 62/1 62/9                         |
| 1500 [1] 1/13                         | 329 [1] 30/3                                        | 5.1.6 [1] 50/4                                   |
| 158 [1] 51/8                          | 330 [1] 58/24                                       | 5.1.7 [1] 50/5                                   |
| 1715 [1] 2/3                          | 334-1411 [1] 1/19                                   | 5.31 [1] 70/5                                    |
| 18th [1] 15/1                         | 33901 [3] 1/13 1/19 2/3                             | 50 [4] 23/5 23/12 46/3<br>72/4                   |
| 19 [1] 3/4                            | 33902-0398 [1] 2/11                                 | 50,000 [1] 59/7                                  |
| 1st [1] 4/3                           | 33966 [1] 2/7                                       | 500,000 [1] 19/5                                 |
| <b>2</b>                              | 33C [1] 30/1                                        | 55 [1] 3/8                                       |
| 2-146 [2] 51/14 79/13                 | 34-145 [2] 52/5 53/4                                | 56 [2] 3/22 3/23                                 |
| 2.1 [1] 49/23                         | 35 [13] 27/5 27/10 28/25<br>33/18 34/5 34/25 35/5   | <b>6</b>                                         |
| 2.2 [1] 49/23                         | 36/5 36/21 67/9 75/4 75/8<br>84/2                   | 6.1.1 [2] 50/13 64/10                            |
| 2.2.1 [1] 49/24                       | 35-foot [1] 34/16                                   | 6.1.2 [1] 50/13                                  |
| 20 [5] 30/7 32/17 62/16<br>70/3 77/18 | 35-foot-high [1] 34/19                              | 6.1.3 [1] 50/13                                  |
| 20-foot-wide [1] 30/11                | 36 [1] 3/4                                          | 6.1.4 [1] 50/14                                  |
| 200 [2] 14/18 26/24                   | 390,000 [1] 16/8                                    | 6.1.5 [1] 50/14                                  |
| 200-room [1] 58/17                    | 398 [1] 2/10                                        | 60 [4] 27/11 29/6 35/16<br>36/5                  |
| 2003 [1] 67/8                         | <b>4</b>                                            | 60-foot [1] 75/2                                 |
| 2009 [1] 16/6                         | 4.1.1 [1] 50/9                                      | 60-foot-high [1] 75/4                            |
| 2022 [3] 58/3 76/15 76/18             | 4.1.2 [1] 50/9                                      | 60.4 [1] 50/24                                   |
| 2023 [1] 18/19                        | 40 [5] 32/20 53/23 54/7<br>62/20 70/9               | 600 [1] 34/8                                     |
| 2024 [3] 1/10 4/4 87/13               | 41 [1] 20/13                                        | 61 [1] 15/4                                      |
| 2025 [4] 22/2 22/9 41/13<br>43/1      | 418 [3] 30/6 30/11 30/14                            | 61.26 [3] 11/8 14/16<br>58/14                    |
| 2027 [2] 42/16 43/6                   | 44 [1] 3/5                                          | 62 [1] 23/16                                     |
| 2045 [1] 59/24                        | 444 [4] 25/2 25/11 78/9<br>78/19                    | 65.50 [1] 59/2                                   |
| 22 [1] 78/1                           | 45 [2] 29/4 75/3                                    | 66 [1] 19/3                                      |
| 220 [1] 1/18                          | 46 [1] 3/5                                          | 6th [1] 16/6                                     |
| 2271 [1] 1/18                         | 47.2.5 [1] 30/25                                    | <b>7</b>                                         |
| 239 [1] 1/19                          | 48-hour [19] 3/20 7/14<br>7/18 7/23 8/6 9/2 9/3 9/5 | 75 [32] 3/8 11/6 11/21<br>16/9 20/10 20/21 20/24 |
| 25 [3] 30/7 30/15 32/1                | 10/3 22/20 22/22 33/1                               | 21/4 21/18 22/14 24/10                           |
| 250,000 [1] 59/8                      | 33/4 51/22 56/6 56/13                               | 24/12 27/9 27/15 27/18                           |
| 26th [1] 14/25                        |                                                     | 28/20 29/1 39/7 41/8                             |
| 291 [1] 31/2                          |                                                     |                                                  |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>7</b>                                                                                                                                                                                                                                              | able [8] 40/2 40/3 40/5<br>40/7 40/9 40/10 57/2<br>85/11<br>about [21] 9/12 12/24<br>15/14 15/15 16/20 17/3<br>17/5 17/6 23/12 43/6<br>44/14 54/23 57/2 60/25<br>62/1 65/13 68/11 69/14<br>76/16 77/23 84/25<br>above [2] 20/4 50/7<br>Absolutely [2] 49/5 76/13<br>abuts [3] 15/12 67/3 67/6<br>abutting [4] 27/5 29/1<br>64/6 64/7<br>accept [4] 4/7 8/4 55/11<br>81/4<br>accepted [10] 19/19 19/21<br>44/5 44/11 55/17 55/18<br>57/14 57/16 75/23 75/24<br>access [47] 7/21 7/21<br>11/11 11/12 11/13 12/6<br>12/14 13/4 13/7 13/15<br>13/21 13/24 13/24 14/4<br>14/12 17/5 17/6 17/10<br>17/15 17/22 18/7 18/14<br>22/3 29/11 29/12 29/16<br>31/6 38/18 38/24 39/2<br>40/3 40/6 40/12 40/12<br>40/14 40/18 40/24 42/8<br>51/18 52/13 54/8 60/19<br>64/11 68/2 68/3 71/22<br>80/14<br>accommodate [3] 19/1<br>66/9 71/14<br>accordance [2] 27/22<br>29/25<br>account [2] 54/10 73/6<br>achievement [2] 31/11<br>53/13<br>acknowledgment [1]<br>54/13<br>acquired [2] 66/9 66/18 | acquiring [1] 59/3<br>acre [12] 26/14 31/7<br>77/12 78/1 78/2 78/8<br>78/12 78/14 82/9 82/10<br>82/21 83/23<br>acreage [4] 15/22 16/3<br>24/25 25/1<br>acres [10] 11/8 14/16<br>15/4 19/3 31/3 58/14 59/2<br>69/21 70/5 77/18<br>across [6] 20/20 20/21<br>21/9 59/10 63/25 67/5<br>active [1] 59/11<br>activity [1] 48/1<br>actual [2] 11/18 13/8<br>actually [6] 8/10 9/9<br>13/11 43/14 56/11 72/14<br>ad [1] 81/20<br>add [5] 31/19 51/6 59/21<br>78/19 85/5<br>added [3] 24/3 31/21<br>59/22<br>adding [1] 28/8<br>addition [2] 54/4 74/13<br>additional [12] 25/10<br>29/16 29/19 35/8 51/15<br>56/7 78/2 78/7 78/9 78/14<br>78/19 79/15<br>additionally [2] 77/16<br>82/19<br>address [16] 5/4 5/17<br>5/23 5/24 7/25 8/3 11/1<br>11/2 15/19 19/8 19/13<br>73/11 83/7 83/21 85/5<br>85/25<br>addressed [6] 10/9 13/5<br>30/21 52/16 68/8 72/18<br>adequate [4] 22/24 50/1<br>50/8 51/21<br>adjacent [4] 58/12 60/22<br>63/6 65/2<br>adjustments [1] 50/6 |
| 75... [13] 41/14 41/21<br>41/24 54/2 57/20 59/10<br>60/3 63/19 67/7 67/11<br>67/16 67/20 74/24<br>75's [1] 27/24<br>75-foot [1] 67/24<br>75-foot-tall [1] 83/25<br>76 [1] 3/24<br>777 [2] 24/24 77/23<br>79 [1] 3/9                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>8</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 80 [1] 20/10<br>81 [1] 3/11<br>83 [1] 3/13<br>86 [1] 87/10<br>87 [1] 3/15<br>8th [2] 85/20 87/13                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>9</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 90 [2] 27/17 29/9<br>90,000 [1] 59/7<br>90-foot [1] 74/25<br>93 [1] 12/4<br>9300 [19] 11/12 13/10<br>13/12 17/7 17/9 17/12<br>17/25 18/7 18/12 21/8<br>21/15 28/14 38/18 39/8<br>40/6 40/8 66/25 68/10<br>68/25<br>9300 is [1] 17/17<br>9:00 [1] 1/11 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>A</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| a.1 [1] 52/5<br>a.2 [1] 53/4<br>a.m [6] 1/11 1/11 37/19<br>55/13 55/13 86/6<br>abandoned [3] 48/5 59/13<br>70/1<br>abandonment [1] 59/15<br>ability [1] 13/24                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                  |                                   |                                   |
|----------------------------------|-----------------------------------|-----------------------------------|
| <b>A</b>                         | <b>airplanes</b> [1] 30/20        | <b>69/11</b>                      |
| <b>administer</b> [2] 4/9 6/12   | <b>airport</b> [6] 11/10 23/13    | <b>already</b> [6] 10/3 16/15     |
| <b>administered</b> [1] 81/13    | 29/24 29/25 80/5 80/7             | 17/6 44/16 44/19 48/23            |
| <b>adopted</b> [2] 41/10 41/11   | <b>Akin</b> [6] 2/2 3/3 3/13 7/7  | <b>also</b> [61] 2/14 4/24 7/14   |
| <b>adverse</b> [1] 44/21         | 43/25 83/20                       | 8/8 8/11 10/2 10/19 11/13         |
| <b>adversely</b> [1] 52/22       | <b>Alico</b> [4] 12/14 20/11      | 13/9 13/21 14/22 15/6             |
| <b>advertised</b> [1] 6/22       | 22/3 40/3                         | 16/11 17/22 18/6 18/17            |
| <b>Advisory</b> [1] 30/1         | <b>alignment</b> [3] 11/18        | 19/4 19/10 20/2 22/3 22/7         |
| <b>aerial</b> [3] 23/11 46/20    | 66/10 83/24                       | 23/14 23/15 23/22 23/24           |
| 66/13                            | <b>alive</b> [1] 65/8             | 24/1 24/12 25/6 25/19             |
| <b>aerodynamics</b> [1] 47/20    | <b>all</b> [45] 4/7 4/14 6/11 7/6 | 27/20 28/22 28/23 29/25           |
| <b>afar</b> [1] 56/25            | 7/23 9/6 9/7 10/13 13/14          | 30/24 31/22 32/4 32/10            |
| <b>affect</b> [1] 52/22          | 15/16 16/16 21/24 27/18           | 32/23 32/25 33/13 37/2            |
| <b>affects</b> [1] 70/17         | 31/11 36/18 42/13 42/14           | 37/3 38/13 40/5 40/9 41/1         |
| <b>affidavit</b> [2] 3/19 6/21   | 42/16 43/4 44/6 44/23             | 41/6 43/7 45/11 49/23             |
| <b>affirm</b> [1] 6/15           | 46/24 47/1 48/1 48/13             | 50/12 50/17 50/22 51/8            |
| <b>afford</b> [1] 5/16           | 53/1 56/18 57/17 57/21            | 52/4 52/24 53/3 53/8              |
| <b>affordable</b> [1] 25/7       | 59/15 63/6 63/25 64/16            | 78/11 81/20 85/25                 |
| <b>after</b> [2] 28/14 31/5      | 65/25 67/18 69/17 70/12           | <b>altered</b> [1] 37/14          |
| <b>afternoon</b> [3] 37/18 37/21 | 77/6 77/12 79/3 80/23             | <b>alternate</b> [1] 26/21        |
| 83/18                            | 81/2 81/25 83/12 85/2             | <b>alternatives</b> [1] 14/2      |
| <b>AG</b> [2] 20/17 56/10        | <b>allocated</b> [1] 71/3         | <b>although</b> [1] 14/9          |
| <b>AG-2</b> [2] 20/17 56/10      | <b>allocation</b> [1] 59/25       | <b>am</b> [7] 6/11 7/5 35/15      |
| <b>again</b> [18] 20/24 27/2     | <b>allow</b> [14] 5/14 11/25      | 55/16 73/10 76/15 81/18           |
| 28/13 28/25 33/19 35/19          | 12/14 13/7 13/11 14/17            | <b>amended</b> [1] 33/3           |
| 38/25 40/11 43/16 44/12          | 30/4 30/16 30/23 31/4             | <b>amendment</b> [12] 14/22       |
| 49/9 51/1 52/19 53/5 60/4        | 32/4 69/4 72/20 80/9              | 14/23 15/2 16/1 16/4              |
| 78/18 80/2 83/18                 | <b>allowable</b> [1] 77/2         | 19/24 59/18 59/18 59/19           |
| <b>against</b> [1] 5/12          | <b>allowed</b> [10] 16/7 18/3     | 59/20 59/24 62/3                  |
| <b>agencies</b> [1] 82/5         | 25/16 25/18 25/22 27/13           | <b>amendments</b> [1] 76/21       |
| <b>agency</b> [2] 14/24 76/22    | 27/14 32/17 39/9 77/22            | <b>amends</b> [3] 15/3 15/6       |
| <b>aggravated</b> [1] 48/3       | <b>allows</b> [10] 13/10 27/8     | 16/2                              |
| <b>ago</b> [1] 41/10             | 27/16 30/14 62/14 63/1            | <b>amenity</b> [1] 73/9           |
| <b>agreed</b> [6] 28/4 32/3      | 71/11 77/25 78/9 83/25            | <b>analysis</b> [2] 38/2 53/22    |
| 32/22 39/7 40/5 51/2             | <b>almost</b> [1] 73/5            | <b>Analysts</b> [2] 2/17 46/14    |
| <b>agreement</b> [7] 7/23 22/18  | <b>along</b> [27] 11/13 11/13     | <b>analyzation</b> [2] 68/7       |
| 33/1 33/3 74/12 74/14            | 11/13 13/25 20/12 20/24           | 69/11                             |
| 80/17                            | 22/15 23/12 24/10 24/13           | <b>analyzed</b> [1] 57/9          |
| <b>agricultural</b> [3] 16/18    | 27/23 28/20 28/23 29/5            | <b>another</b> [1] 36/16          |
| 20/17 32/10                      | 30/7 33/12 36/14 40/16            | <b>answer</b> [4] 43/21 46/1      |
| <b>ahead</b> [1] 85/11           | 49/14 62/6 63/19 63/19            | 54/23 57/2                        |
| <b>AICP</b> [3] 2/5 2/15 10/21   | 65/3 65/9 67/1 68/16              | <b>anticipate</b> [4] 12/22 39/15 |

|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>A</b>                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |
| anticipate... [2] 84/12 85/16                                                                                                                                                                                | approach [2] 49/4 76/2                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 47/23 50/1 50/23 51/7                                                              |
| anticipating [2] 9/22 12/7                                                                                                                                                                                   | appropriate [4] 27/17 53/6 60/20 80/21                                                                                                                                                                                                                                                                                                                                                                                                                                     | 51/12 51/24 52/12 52/25                                                            |
| any [31] 5/2 5/3 5/5 6/13 8/1 16/20 19/14 25/2 25/12 25/18 39/25 43/21 47/2 48/1 53/16 55/8 57/2 57/3 62/6 63/18 63/22 66/10 69/8 71/10 78/24 78/25 80/25 83/13 83/17 84/3 84/12                             | appropriateness [1] 26/20                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 54/7 54/14 60/23 65/3 65/8 65/10 67/1 71/16 77/12 79/16 84/21 84/23                |
| anyone [1] 81/6                                                                                                                                                                                              | approvable [1] 57/5                                                                                                                                                                                                                                                                                                                                                                                                                                                        | areas [8] 51/16 52/23 59/1 77/13 78/3 78/4 78/16 78/16                             |
| anything [2] 25/18 25/24                                                                                                                                                                                     | approval [13] 5/1 16/11 22/17 22/19 30/22 31/9 31/18 42/24 52/17 58/19 59/6 62/25 65/19                                                                                                                                                                                                                                                                                                                                                                                    | areas' [1] 66/14                                                                   |
| anyway [2] 54/17 74/2                                                                                                                                                                                        | approve [1] 80/21                                                                                                                                                                                                                                                                                                                                                                                                                                                          | aren't [1] 25/22                                                                   |
| anywhere [1] 6/4                                                                                                                                                                                             | approved [9] 37/6 37/7 44/17 45/4 52/20 58/21 67/8 70/25 70/25                                                                                                                                                                                                                                                                                                                                                                                                             | armory [2] 67/7 67/7                                                               |
| Apaloosa [4] 24/4 40/23 42/17 42/19                                                                                                                                                                          | approximately [7] 11/8 11/9 12/8 23/16 34/8 35/19 77/19                                                                                                                                                                                                                                                                                                                                                                                                                    | around [3] 47/23 64/15 69/19                                                       |
| Apaloosa/Powers [1] 40/23                                                                                                                                                                                    | April [1] 16/6                                                                                                                                                                                                                                                                                                                                                                                                                                                             | arterial [12] 12/5 21/18 49/14 51/17 51/19 54/1 60/19 61/22 61/23 64/8 72/15 74/24 |
| apart [1] 58/7                                                                                                                                                                                               | are [82] 4/4 5/7 5/11 5/12 6/2 6/9 6/12 7/17 11/7 13/3 13/9 14/3 18/21 20/20 20/21 22/4 23/23 24/5 24/18 25/22 27/5 27/9 28/5 29/21 29/22 30/2 31/25 32/17 37/5 37/6 37/14 38/6 38/6 38/8 40/2 43/7 44/20 45/10 45/13 46/2 46/19 46/24 47/16 48/21 51/20 52/16 53/10 54/8 54/24 56/3 56/19 57/4 60/24 61/8 61/15 61/16 61/19 63/19 64/14 64/21 65/6 68/22 71/16 73/1 73/4 77/20 78/17 79/3 79/12 79/18 80/8 80/12 80/16 82/8 82/15 82/15 82/17 83/13 83/14 83/17 84/3 85/9 | arterials [1] 20/12                                                                |
| APPEARANCES [1] 1/22                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | as [214]                                                                           |
| applicable [1] 51/25                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ask [5] 5/19 6/13 44/1 72/8 73/23                                                  |
| Applicant [36] 2/2 3/2 3/20 3/21 3/21 7/9 7/13 8/5 8/15 8/17 8/20 8/22 10/18 22/18 22/22 28/3 32/3 32/5 32/22 33/2 56/7 57/21 62/6 65/16 70/15 70/24 72/9 73/8 73/11 74/23 76/5 77/19 78/11 78/19 80/19 85/3 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | asked [1] 17/5                                                                     |
| Applicant's [6] 4/13 8/9 18/25 22/20 54/21 79/25                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | assisting [1] 51/10                                                                |
| Applicant's presentation [1] 54/21                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | associated [3] 17/2 30/22 67/10                                                    |
| Applicants [2] 18/23 77/4                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | attached [3] 55/24 59/14 59/15                                                     |
| application [5] 25/4 37/2 37/3 37/25 55/10                                                                                                                                                                   | area [35] 4/20 11/23 13/16 15/17 22/25 26/19 26/22 27/9 29/4 38/8 38/9 42/9 43/15 47/3 47/13                                                                                                                                                                                                                                                                                                                                                                               | attachment [1] 57/8                                                                |
| apply [1] 79/20                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | attachments [1] 22/23                                                              |
| appreciate [1] 79/2                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | attention [1] 85/12                                                                |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | attenuate [1] 44/23                                                                |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | attenuation [2] 45/22 46/3                                                         |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | attorney [1] 7/8                                                                   |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | attract [1] 30/19                                                                  |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | atwell [6] 2/5 2/7 2/15 2/16 19/19 44/10                                           |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | atwell-group.com [1] 2/7                                                           |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Atwell/RVi [1] 2/15                                                                |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | August [1] 14/25                                                                   |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Authority [1] 30/21                                                                |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | authorized [1] 87/8                                                                |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <b>A</b> | 38/10 38/13 40/9 41/10<br>41/11 43/10 43/11 43/13<br>44/4 44/11 48/23 48/25<br>51/1 55/17 57/13 58/2<br>59/13 59/17 60/17 61/9<br>62/2 62/7 62/10 65/23<br>65/25 66/3 66/6 69/4 70/1<br>70/19 71/2 75/22 75/22<br>81/21 82/7 82/19 85/3<br>beetles [1] 48/15<br>before [16] 1/8 6/6 7/12<br>13/1 14/15 14/21 37/10<br>39/25 44/8 44/11 47/19<br>51/17 56/22 56/23 57/14<br>85/21<br>began [1] 76/18<br>begin [5] 12/11 22/9<br>42/10 42/11 48/25<br>beginning [2] 18/19 44/2<br>being [22] 38/6 39/15<br>39/19 39/21 39/23 41/1<br>46/23 47/4 48/21 54/6<br>54/23 58/9 61/10 61/14<br>61/19 61/23 62/13 64/22<br>66/5 66/22 79/17 79/25<br>belabor [4] 57/21 71/10<br>74/11 80/2<br>believe [7] 6/11 7/15<br>12/23 24/7 58/24 82/16<br>84/2<br>benefit [2] 47/3 47/4<br>best [2] 49/17 84/3<br>bet [2] 49/3 49/8<br>Beth [2] 6/20 55/15<br>better [1] 40/24<br>between [7] 6/4 17/11<br>42/7 43/25 64/4 71/5 85/3<br>beverage [2] 65/5 68/15<br>bifurcating [1] 62/23<br>bike [3] 21/21 22/11 72/3<br>bike/pedestrian [1] 72/3<br>bin [1] 81/5 | bird [1] 30/19<br>birds [3] 47/18 48/3 80/6<br>bisects [2] 11/17 21/19<br>bit [12] 16/5 17/5 37/15<br>38/5 41/7 55/22 58/4<br>65/15 69/25 70/16 72/5<br>75/9<br>blew [1] 48/18<br>blocked [2] 33/15 33/21<br>blown [1] 71/15<br>board [7] 6/1 18/24 60/14<br>63/25 76/23 81/20 84/8<br>Board/school [1] 84/8<br>BoCC [1] 14/25<br>Bonita [1] 22/4<br>bonus [18] 9/14 9/18<br>14/20 25/1 25/10 25/17<br>25/21 26/2 26/8 50/21<br>51/14 57/11 65/14 65/16<br>77/24 77/25 78/15 79/12<br>both [3] 28/23 31/8 33/14<br>bottleneck [1] 68/23<br>bottom [6] 33/22 33/24<br>36/20 37/8 63/23 75/6<br>Boulevard [4] 1/18 11/15<br>12/1 13/23<br>boundary [6] 22/1 36/12<br>36/12 39/24 55/23 55/24<br>box [2] 2/10 79/7<br>boy [1] 41/25<br>brainstorming [1] 73/24<br>break [4] 6/6 54/19 55/7<br>77/7<br>brief [2] 7/12 78/23<br>briefly [3] 18/17 76/9<br>84/8<br>bring [1] 12/11<br>brought [1] 31/20<br>Brown [9] 2/17 3/5 11/2<br>16/19 46/11 46/11 59/11<br>60/24 69/13<br>Bruns [3] 1/14 87/6 87/16 |
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| <p><b>B</b></p> <p>buffer [6] 33/12 36/13<br/>36/15 36/16 63/3 70/12</p> <p>buffering [8] 50/7 62/12<br/>62/24 63/16 64/12 64/22<br/>75/11 82/20</p> <p>buffers [9] 27/21 28/2<br/>28/5 28/19 28/23 33/13<br/>63/1 63/6 63/25</p> <p>build [3] 39/8 41/20<br/>48/17</p> <p>build-out [1] 39/8</p> <p>building [13] 27/5 28/25<br/>34/9 34/10 34/19 34/22<br/>34/22 36/17 41/23 50/5<br/>69/24 70/21 74/25</p> <p>buildings [2] 36/19 83/25</p> <p>built [6] 13/11 17/8 39/21<br/>40/2 59/6 61/23</p> <p>bulk [1] 54/3</p> <p>bus [14] 23/4 23/5 23/11<br/>54/8 54/15 72/5 72/13<br/>72/25 73/16 73/22 84/8<br/>84/14 85/5 85/25</p> <p>buses [1] 73/3</p> <p>business [3] 5/9 46/13<br/>49/4</p> <p>businesses [1] 68/19</p> | <p>33/14 34/24 41/12 47/3<br/>48/7 54/16 58/23 60/2<br/>64/1 66/23 71/7 71/25<br/>72/22 73/14 73/24 74/6<br/>74/6 74/7 76/1 76/2 76/9<br/>84/16 84/17 84/21 85/13<br/>85/17</p> <p>can't [2] 47/6 62/1</p> <p>canal [3] 16/17 21/21<br/>47/14</p> <p>cannot [1] 80/5</p> <p>capacity [4] 23/3 24/3<br/>41/2 50/11</p> <p>captured [1] 24/25</p> <p>car [1] 68/15</p> <p>card [2] 46/13 49/4</p> <p>care [1] 86/2</p> <p>carry [1] 54/3</p> <p>case [20] 1/2 4/5 4/5 4/15<br/>5/1 5/2 6/3 6/21 6/22 7/9<br/>38/15 38/18 48/18 55/23<br/>56/5 56/9 56/22 85/10<br/>85/12 85/13</p> <p>cash [1] 25/7</p> <p>category [14] 20/1 20/6<br/>27/4 27/15 49/13 49/20<br/>59/19 60/13 60/16 65/1<br/>67/12 77/25 78/4 78/11</p> <p>caught [1] 9/9</p> <p>center [4] 16/24 53/9 67/2<br/>73/9</p> <p>centers [2] 61/21 65/7</p> <p>centrally [1] 47/5</p> <p>certain [2] 6/5 79/12</p> <p>certainly [2] 5/18 85/15</p> <p>Certificate [2] 3/15 86/7</p> <p>certify [1] 87/7</p> <p>cetera [2] 4/21 45/22</p> <p>chance [1] 10/6</p> <p>change [6] 9/17 10/2<br/>37/25 38/11 59/19 73/15</p> <p>changed [3] 18/5 58/3</p> | <p>82/2</p> <p>changes [7] 10/13 19/7<br/>19/12 31/15 62/7 67/12<br/>76/25</p> <p>characteristics [1] 37/13</p> <p>check [1] 46/20</p> <p>checked [1] 47/14</p> <p>Chief [1] 1/9</p> <p>children [1] 73/1</p> <p>choose [1] 75/5</p> <p>Chris [2] 2/15 10/17</p> <p>Christmas [1] 6/6</p> <p>circle [1] 84/7</p> <p>Circular [1] 30/1</p> <p>cited [1] 56/7</p> <p>civil [1] 19/11</p> <p>clarification [2] 5/15 9/21</p> <p>clarified [1] 9/24</p> <p>clarify [1] 55/5</p> <p>clean [7] 7/19 10/1 10/11<br/>54/17 85/1 85/6 85/24</p> <p>clear [1] 9/16</p> <p>cleared [1] 39/23</p> <p>client [2] 84/9 84/16</p> <p>client's [1] 85/19</p> <p>close [3] 39/6 81/8 83/16</p> <p>closer [2] 29/5 74/24</p> <p>closes [1] 86/5</p> <p>closest [1] 34/17</p> <p>Club [3] 21/12 81/19<br/>81/23</p> <p>Coast [1] 76/15</p> <p>coastal [3] 51/23 61/19<br/>79/19</p> <p>code [19] 4/17 27/22 30/2<br/>30/5 30/10 30/13 31/1<br/>43/20 50/7 51/14 52/5<br/>52/9 53/3 55/18 60/11<br/>63/21 75/25 76/12 77/1</p> <p>cohesive [4] 28/7 63/4<br/>63/14 63/24</p> <p>cohesively [1] 63/20</p> |
| <p><b>C</b></p> <p>calculated [1] 77/11</p> <p>calculating [2] 15/22 77/2</p> <p>calculation [4] 62/22 77/3<br/>77/21 80/10</p> <p>calculations [2] 44/18<br/>71/3</p> <p>came [2] 69/1 75/6</p> <p>can [45] 5/21 7/24 7/25<br/>10/12 11/4 11/18 15/21<br/>16/19 17/19 17/20 17/24<br/>18/2 18/6 18/11 24/7<br/>24/17 25/2 25/19 25/22</p>                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| <p><b>C</b></p> <p>collector [1] 51/17</p> <p>Collins [10] 1/8 2/17 3/5 4/3 11/2 16/19 46/11 59/11 60/25 69/13</p> <p>Colonial [1] 41/24</p> <p>color [1] 46/12</p> <p>come [11] 5/18 11/25 12/10 17/20 17/21 40/19 65/8 68/21 73/15 79/24 81/7</p> <p>comes [4] 13/22 13/23 16/16 69/10</p> <p>comfortable [1] 54/10</p> <p>coming [10] 17/15 24/13 39/3 43/10 43/17 66/1 68/18 79/3 81/16 86/4</p> <p>commend [1] 82/4</p> <p>comment [3] 3/10 83/22 84/6</p> <p>comments [2] 82/24 83/24</p> <p>commercial [36] 14/16 15/22 16/7 16/24 17/3 20/18 20/18 20/19 20/20 20/24 21/5 21/13 27/8 27/13 29/7 36/5 36/17 49/19 50/14 50/22 50/23 51/11 54/4 58/5 58/12 58/15 58/16 59/9 60/5 64/9 65/11 67/1 75/3 77/13 78/4 78/17</p> <p>Commissioners [3] 6/2 76/23 83/7</p> <p>committed [1] 51/20</p> <p>committee [1] 81/20</p> <p>communicate [1] 82/1</p> <p>communication [1] 62/5</p> <p>communities [2] 18/22 50/7</p> <p>community [7] 2/9 15/16 18/18 61/18 75/21 76/19</p> | <p>82/4</p> <p>compact [1] 49/25</p> <p>compared [3] 16/25 17/2 52/20</p> <p>compares [1] 37/4</p> <p>compatibility [5] 5/5 27/21 64/9 69/9 74/22</p> <p>compatible [5] 50/2 52/1 52/3 52/11 79/21</p> <p>complete [4] 5/19 5/22 13/2 22/2</p> <p>completed [9] 12/6 12/9 12/23 12/24 14/6 14/9 14/10 40/1 53/2</p> <p>completely [1] 5/12</p> <p>completion [4] 18/15 43/4 43/6 43/8</p> <p>complex [1] 57/10</p> <p>complicated [2] 45/13 77/6</p> <p>complicating [1] 39/5</p> <p>complied [1] 45/23</p> <p>comply [1] 52/8</p> <p>component [1] 64/9</p> <p>comprehensive [5] 4/17 49/12 53/19 62/3 76/21</p> <p>concept [28] 3/21 8/12 8/20 23/8 26/23 28/12 31/17 41/21 42/2 42/4 42/10 58/3 58/22 59/4 60/1 61/13 62/8 69/21 71/1 72/20 72/21 73/10 73/13 73/19 74/5 75/12 79/24 84/12</p> <p>concern [2] 5/17 84/15</p> <p>concerns [10] 5/4 5/11 5/13 10/8 15/19 17/10 19/1 19/8 19/11 19/13</p> <p>concise [1] 79/5</p> <p>conclude [1] 80/20</p> <p>concluded [1] 86/6</p> <p>concludes [2] 53/16 81/3</p> | <p>concluding [2] 3/12 83/17</p> <p>conclusion [5] 4/10 4/22 10/7 54/18 55/10</p> <p>concur [1] 82/22</p> <p>concurrent [1] 19/24</p> <p>concurrently [1] 14/23</p> <p>condition [37] 5/17 7/19 9/12 9/15 9/17 9/23 13/9 13/24 14/7 30/22 32/10 32/23 32/25 39/7 51/3 52/17 54/25 63/5 63/17 68/6 68/9 69/3 69/12 70/13 71/4 72/9 72/12 72/22 73/12 73/14 73/21 74/7 84/10 84/13 84/16 85/5 85/25</p> <p>conditioned [1] 63/24</p> <p>conditions [29] 5/1 5/3 7/19 9/11 10/2 10/7 10/12 13/4 16/10 22/19 31/14 31/18 32/11 32/22 33/3 38/13 43/1 47/25 53/9 54/17 55/2 58/19 62/24 71/16 71/18 80/21 85/2 85/4 85/24</p> <p>confirming [1] 77/3</p> <p>conform [1] 72/18</p> <p>confusing [1] 35/2</p> <p>congestion [1] 39/5</p> <p>conjunction [2] 41/7 42/13</p> <p>connect [1] 45/7</p> <p>connection [5] 22/8 29/14 29/19 40/18 55/10</p> <p>connectivity [3] 60/22 65/1 65/2</p> <p>consideration [1] 62/25</p> <p>considerations [1] 11/3</p> <p>consist [1] 4/19</p> <p>consistency [3] 16/3 71/5 76/24</p> <p>consistent [27] 4/16 30/24</p> |
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| <b>D</b>                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p><b>D</b></p> <p>do... [10] 74/22 75/10<br/>80/3 82/22 84/3 84/7<br/>84/17 85/7 85/19 87/7</p> <p>document [1] 10/13</p> <p>documents [1] 6/13</p> <p>does [14] 13/11 15/2 16/2<br/>22/17 30/21 45/2 50/16<br/>51/5 52/8 52/9 52/10<br/>52/19 59/4 73/15</p> <p>doesn't [2] 37/16 79/20</p> <p>doing [1] 48/2</p> <p>don't [12] 38/16 45/25<br/>55/7 73/15 80/25 82/16<br/>83/3 83/3 83/6 84/12 85/7<br/>85/15</p> <p>done [6] 18/18 33/5 47/4<br/>48/23 68/12 79/25</p> <p>Donna [2] 1/8 4/3</p> <p>dot [10] 17/10 38/14 39/1<br/>42/21 43/15 57/1 64/18<br/>66/13 68/25 71/8</p> <p>DOT's [1] 39/12</p> <p>dots [2] 63/11 63/11</p> <p>double [1] 28/6</p> <p>down [21] 11/14 11/19<br/>11/21 11/25 13/7 13/10<br/>13/21 15/12 17/20 17/22<br/>20/11 21/6 22/13 29/12<br/>40/19 42/4 73/4 75/1 77/7<br/>79/8 80/18</p> <p>downstream [1] 44/22</p> <p>dozen [1] 81/25</p> <p>Dr. [3] 10/19 10/19 43/11</p> <p>Dr. Frantz [3] 10/19<br/>10/19 43/11</p> <p>drain [1] 71/12</p> <p>drainage [6] 16/16 19/11<br/>19/12 71/9 71/14 71/16</p> <p>draws [1] 80/6</p> <p>drive [5] 14/5 21/11<br/>21/14 29/12 47/6</p> | <p>driven [1] 11/21</p> <p>Drovdlic [1] 2/15</p> <p>during [9] 4/7 10/9 12/1<br/>24/8 25/8 60/9 65/23<br/>68/25 70/14</p> <p>duties [1] 76/20</p> <p>dwelling [28] 14/20 19/7<br/>24/22 24/23 24/24 25/2<br/>25/11 25/12 25/13 26/4<br/>26/9 26/12 65/19 65/20<br/>77/12 77/18 77/19 77/22<br/>77/23 78/1 78/2 78/7 78/9<br/>78/12 78/14 78/19 78/20<br/>78/21</p> <p><b>E</b></p> <p>each [5] 35/8 53/12 62/22<br/>73/21 84/14</p> <p>eagle [5] 47/9 58/23 59/1<br/>59/12 70/1</p> <p>eagle's [2] 16/11 16/18</p> <p>eagles [1] 47/16</p> <p>earlier [3] 22/9 28/13<br/>31/15</p> <p>early [3] 42/25 42/25<br/>43/17</p> <p>easement [2] 45/5 71/11</p> <p>east [8] 20/21 21/4 22/6<br/>42/9 47/14 65/8 67/16<br/>68/21</p> <p>ecologically [1] 47/2</p> <p>economic [1] 51/8</p> <p>Economics [1] 76/14</p> <p>economy [1] 51/10</p> <p>edge [2] 47/1 73/2</p> <p>educational [1] 76/10</p> <p>efficiency [1] 24/13</p> <p>effort [1] 47/2</p> <p>egress [4] 31/4 31/5 69/5<br/>80/15</p> <p>eight [12] 22/5 23/25<br/>25/16 25/17 25/19 25/21<br/>25/23 41/2 82/9 82/10</p> | <p>82/21 83/23</p> <p>eight-acre [4] 82/9 82/10<br/>82/21 83/23</p> <p>eight-foot [1] 22/5</p> <p>either [2] 25/5 36/4</p> <p>electronically [1] 87/19</p> <p>element [1] 51/5</p> <p>elevation [1] 30/8</p> <p>elevations [1] 82/15</p> <p>eliminate [1] 30/9</p> <p>Elizabeth [3] 2/8 3/8 3/9</p> <p>Ellis [5] 2/5 3/4 3/6 19/18<br/>49/9</p> <p>else [1] 81/6</p> <p>email [7] 2/4 2/7 2/11<br/>2/12 5/22 5/23 62/6</p> <p>employment [4] 28/8<br/>51/11 53/8 61/20</p> <p>EMS [4] 23/19 31/19 72/2<br/>74/13</p> <p>en [1] 6/17</p> <p>encourage [1] 73/12</p> <p>encouraging [1] 65/14</p> <p>end [5] 11/18 31/16 45/11<br/>74/25 78/21</p> <p>endanger [1] 61/17</p> <p>engineer [1] 19/11</p> <p>engineering [1] 44/10</p> <p>engineers [1] 47/7</p> <p>enhance [2] 31/11 53/12</p> <p>enhanced [5] 27/21 27/23<br/>28/19 45/21 46/23</p> <p>enough [1] 62/1</p> <p>ensures [1] 44/21</p> <p>entail [1] 41/17</p> <p>enter [5] 6/13 6/16 39/9<br/>57/25 68/17</p> <p>entire [1] 70/4</p> <p>entitled [2] 77/20 78/11</p> <p>entrance [4] 11/10 28/18<br/>39/14 68/4</p> <p>environmental [4] 4/21</p> |
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| <b>E</b> | 3/23 7/1 7/3 7/3 8/5 8/17<br>8/20 8/23 56/1 56/17<br>56/19 56/20 57/8 76/7<br>Exhibit 4 [1] 56/20<br>Exhibits [1] 8/15<br>exist [4] 14/5 14/9 47/1<br>50/2<br>existing [21] 16/25 19/23<br>27/13 33/9 33/16 33/19<br>37/7 45/6 50/12 50/15<br>51/20 52/2 52/11 52/16<br>52/20 59/6 61/25 64/18<br>64/20 79/21 83/25<br>exit [3] 22/14 22/14 47/21<br>exotics [4] 47/20 47/23<br>48/2 48/8<br>expansion [1] 24/13<br>expected [3] 22/2 22/8<br>52/15<br>experience [2] 76/10<br>76/11<br>expert [8] 10/23 19/20<br>44/2 44/11 55/17 57/14<br>75/23 75/24<br>expertise [1] 4/20<br>explain [3] 4/11 4/14<br>25/14<br>explained [2] 57/19 62/12<br>extension [30] 7/20 11/16<br>11/20 12/5 13/6 15/10<br>16/14 16/16 18/15 21/4<br>21/17 23/24 24/10 27/12<br>32/12 38/21 42/12 43/11<br>57/3 58/9 58/11 59/3 60/4<br>61/24 62/18 62/23 63/16<br>67/25 69/7 79/17<br>extensively [1] 79/23<br>external [5] 63/6 63/18<br>63/22 63/25 70/12<br>externally [2] 50/20 64/6<br>extra [3] 7/15 46/3 46/5<br>extremely [1] 82/7 | <b>F</b><br>FAA's [1] 30/1<br>facilities [7] 24/16 24/18<br>50/2 51/20 52/15 67/17<br>79/18<br>facility [4] 33/10 36/9<br>38/4 45/7<br>FACS [1] 2/17<br>fact [1] 36/19<br>failing [1] 64/15<br>fairly [1] 10/6<br>fall [1] 47/19<br>falls [1] 56/13<br>family [10] 14/19 16/23<br>17/2 26/22 27/2 29/4 29/8<br>33/19 34/3 37/12<br>far [2] 13/4 16/21<br>fast [4] 21/2 65/4 67/1<br>68/14<br>favor [2] 5/12 82/8<br>FDOT [6] 38/7 41/8<br>41/11 42/3 64/17 65/9<br>feasible [1] 12/25<br>federal [3] 46/14 47/24<br>47/24<br>feel [2] 27/17 74/8<br>feet [48] 14/18 16/8 16/9<br>19/5 26/24 27/5 27/9<br>27/11 27/15 27/16 27/17<br>28/3 28/6 29/1 29/1 29/5<br>29/6 29/9 32/1 32/5 33/18<br>34/5 34/8 34/25 35/5 35/7<br>35/8 35/16 36/5 36/5<br>47/19 58/16 59/7 59/8<br>59/8 59/10 63/1 63/3<br>63/20 63/22 63/23 67/7<br>67/8 67/9 67/11 67/20<br>80/4 84/2<br>fell [1] 58/7<br>few [3] 8/16 41/9 76/9<br>Fiddlesticks [14] 11/15<br>11/25 13/19 13/23 17/25 |
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| <p><b>F</b></p> <p><b>Fiddlesticks...</b> [9] 18/21<br/>21/21 24/2 29/13 40/14<br/>40/19 47/13 66/15 81/23</p> <p><b>final</b> [3] 6/2 6/5 16/1</p> <p><b>finally</b> [2] 11/1 78/7</p> <p><b>find</b> [1] 5/11</p> <p><b>findings</b> [4] 52/6 53/4<br/>57/25 80/20</p> <p><b>finds</b> [1] 80/19</p> <p><b>fine</b> [2] 9/20 85/22</p> <p><b>fire</b> [8] 23/16 31/8 31/9<br/>31/19 71/25 72/1 74/13<br/>80/17</p> <p><b>firm</b> [1] 46/13</p> <p><b>first</b> [9] 4/13 12/13 15/3<br/>25/21 35/7 37/3 38/15<br/>46/12 55/21</p> <p><b>five</b> [11] 21/21 22/10<br/>22/11 26/2 26/2 29/21<br/>31/3 31/7 52/10 56/12<br/>63/1</p> <p><b>five-acre</b> [1] 31/7</p> <p><b>five-foot</b> [3] 21/21 22/10<br/>22/11</p> <p><b>FL</b> [4] 1/13 2/3 2/7 2/11</p> <p><b>flexibility</b> [1] 72/20</p> <p><b>flip</b> [1] 36/6</p> <p><b>floor</b> [2] 1/12 5/7</p> <p><b>Florida</b> [9] 1/15 1/19<br/>23/13 61/6 76/14 76/17<br/>82/11 87/3 87/6</p> <p><b>FLUCCS</b> [1] 69/16</p> <p><b>focal</b> [5] 22/12 22/15<br/>58/10 60/4 68/4</p> <p><b>focalized</b> [1] 28/16</p> <p><b>focusing</b> [1] 58/8</p> <p><b>following</b> [5] 4/18 5/6<br/>6/10 18/15 24/9</p> <p><b>follows</b> [1] 6/3</p> <p><b>food</b> [6] 21/2 65/4 65/4<br/>67/2 68/15 68/15</p> | <p><b>foot</b> [24] 21/21 22/5 22/5<br/>22/10 22/10 22/11 28/2<br/>28/4 28/23 29/23 30/11<br/>34/16 34/19 35/20 36/16<br/>63/6 63/24 67/24 70/12<br/>74/25 75/2 75/4 80/3<br/>83/25</p> <p><b>foregoing</b> [1] 87/8</p> <p><b>Forest</b> [1] 48/16</p> <p><b>forester</b> [1] 48/15</p> <p><b>forgot</b> [1] 44/1</p> <p><b>form</b> [1] 5/20</p> <p><b>format</b> [1] 85/24</p> <p><b>Fort</b> [8] 1/13 1/18 1/19<br/>2/3 2/7 2/11 7/8 23/14</p> <p><b>fortunate</b> [1] 45/13</p> <p><b>forum</b> [4] 19/21 44/7<br/>57/14 57/16</p> <p><b>forward</b> [6] 38/11 41/15<br/>41/22 42/3 42/5 42/10</p> <p><b>found</b> [1] 50/15</p> <p><b>four</b> [6] 11/7 21/20 34/22<br/>47/10 47/19 56/11</p> <p><b>four-lane</b> [1] 21/20</p> <p><b>four-story</b> [1] 34/22</p> <p><b>FPR</b> [1] 87/16</p> <p><b>frame</b> [1] 43/6</p> <p><b>Fran</b> [1] 83/10</p> <p><b>Franklin</b> [3] 2/2 7/8<br/>83/20</p> <p><b>Frantz</b> [4] 2/17 10/19<br/>10/19 43/11</p> <p><b>Fred</b> [1] 2/15</p> <p><b>front</b> [2] 9/8 11/4</p> <p><b>frontage</b> [11] 11/12 12/6<br/>13/15 21/8 27/24 27/25<br/>29/6 58/6 58/9 66/25<br/>68/16</p> <p><b>full</b> [2] 8/11 39/19</p> <p><b>full-size</b> [1] 8/11</p> <p><b>functionally</b> [1] 46/25</p> <p><b>functioning</b> [1] 54/1</p> | <p><b>functions</b> [1] 17/11</p> <p><b>funding</b> [2] 41/11 41/13</p> <p><b>further</b> [8] 5/15 7/24<br/>16/17 16/20 17/4 17/6<br/>26/19 39/4</p> <p><b>future</b> [25] 11/16 15/3<br/>16/4 16/21 19/23 20/1<br/>21/3 27/15 28/9 28/17<br/>39/16 39/17 49/13 49/19<br/>49/25 52/25 59/19 60/13<br/>60/15 61/25 65/1 67/12<br/>77/25 78/3 78/10</p> <p><b>G</b></p> <p><b>game</b> [1] 73/11</p> <p><b>gas</b> [2] 65/5 67/1</p> <p><b>general</b> [11] 15/4 19/25<br/>20/19 27/14 27/14 28/10<br/>35/9 59/8 60/16 67/19<br/>70/7</p> <p><b>generate</b> [1] 37/16</p> <p><b>generated</b> [1] 53/23</p> <p><b>generation</b> [7] 37/4 37/9<br/>37/13 37/14 37/18 37/20<br/>37/23</p> <p><b>geometry</b> [1] 38/19</p> <p><b>get</b> [15] 7/13 9/22 9/24<br/>24/11 29/5 34/24 40/3<br/>40/7 40/14 46/1 47/3<br/>56/23 81/6 85/12 85/13</p> <p><b>give</b> [7] 5/23 5/24 8/16<br/>40/24 46/12 49/4 76/5</p> <p><b>gives</b> [1] 77/19</p> <p><b>go</b> [37] 4/13 4/14 4/23 5/1<br/>7/24 8/1 8/4 17/9 22/25<br/>23/10 24/7 26/9 31/15<br/>34/6 38/5 40/2 40/13 41/7<br/>45/2 57/23 65/15 68/16<br/>68/19 69/25 70/16 72/5<br/>73/4 75/5 75/9 75/12<br/>75/15 76/10 78/11 79/16<br/>80/9 81/5 81/8</p> <p><b>Goal</b> [2] 50/13 51/8</p> |
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| <b>G</b>                                                                                                                                                                                                                                                                                          | <b>Gulf</b> [1] 76/14<br><b>guys</b> [1] 74/7                                                                                                                                                                                                                                                                                                   | <b>he's</b> [4] 10/18 10/23 43/13 57/7                                                                                                                                              |
| <b>goals</b> [1] 43/19                                                                                                                                                                                                                                                                            | <b>H</b>                                                                                                                                                                                                                                                                                                                                        | <b>head</b> [3] 46/23 77/15 83/8                                                                                                                                                    |
| <b>goes</b> [7] 6/7 12/8 39/16 42/14 45/8 47/14 69/6                                                                                                                                                                                                                                              | <b>had</b> [18] 9/12 15/15 15/20 15/20 17/10 19/9 38/25 41/9 48/15 48/15 48/25 58/4 58/8 59/3 60/25 62/4 66/12 73/8                                                                                                                                                                                                                             | <b>health</b> [3] 31/13 53/14 80/7                                                                                                                                                  |
| <b>going</b> [48] 6/12 6/12 10/6 10/9 12/14 12/22 21/3 23/10 36/2 38/8 44/14 47/19 53/20 53/25 54/2 54/13 54/14 54/16 55/25 57/21 57/22 57/23 57/23 61/8 63/20 65/15 66/11 66/15 68/5 69/17 69/25 71/9 72/11 72/16 73/4 73/10 74/2 74/11 75/12 75/14 75/15 79/16 79/16 80/2 81/4 84/23 84/25 85/5 | <b>half</b> [2] 70/21 81/25                                                                                                                                                                                                                                                                                                                     | <b>health/safety</b> [1] 80/7                                                                                                                                                       |
| <b>golf</b> [8] 21/12 33/9 36/8 36/12 45/5 45/6 81/19 81/23                                                                                                                                                                                                                                       | <b>halfway</b> [1] 76/16                                                                                                                                                                                                                                                                                                                        | <b>healthiest</b> [1] 48/17                                                                                                                                                         |
| <b>gone</b> [3] 44/17 60/13 60/14                                                                                                                                                                                                                                                                 | <b>hand</b> [2] 6/14 45/14                                                                                                                                                                                                                                                                                                                      | <b>hear</b> [2] 10/21 10/23                                                                                                                                                         |
| <b>good</b> [19] 4/2 7/6 10/6 10/15 19/17 36/24 44/9 46/9 46/10 47/8 55/14 57/22 75/18 79/25 81/15 81/17 82/7 83/18 83/19                                                                                                                                                                         | <b>handle</b> [1] 74/5                                                                                                                                                                                                                                                                                                                          | <b>heard</b> [1] 14/24                                                                                                                                                              |
| <b>goods</b> [1] 28/9                                                                                                                                                                                                                                                                             | <b>handles</b> [1] 80/9                                                                                                                                                                                                                                                                                                                         | <b>hearing</b> [31] 1/1 1/7 1/9 1/12 1/12 4/4 5/14 6/3 6/5 6/7 6/10 6/19 7/6 9/23 10/7 10/10 19/18 38/14 53/21 54/22 55/14 60/10 72/8 75/18 78/25 81/17 83/6 83/18 84/13 84/18 86/5 |
| <b>got</b> [6] 35/19 47/20 47/24 72/14 73/23 79/9                                                                                                                                                                                                                                                 | <b>handout</b> [1] 56/15                                                                                                                                                                                                                                                                                                                        | <b>hearings</b> [1] 4/8                                                                                                                                                             |
| <b>grabbing</b> [1] 26/2                                                                                                                                                                                                                                                                          | <b>hands</b> [1] 66/24                                                                                                                                                                                                                                                                                                                          | <b>heavily</b> [2] 53/25 84/23                                                                                                                                                      |
| <b>granted</b> [1] 82/10                                                                                                                                                                                                                                                                          | <b>happen</b> [1] 12/3                                                                                                                                                                                                                                                                                                                          | <b>heavily-traveled</b> [1] 84/23                                                                                                                                                   |
| <b>great</b> [1] 72/19                                                                                                                                                                                                                                                                            | <b>happening</b> [3] 24/15 57/4 64/17                                                                                                                                                                                                                                                                                                           | <b>hedgerow</b> [1] 28/6                                                                                                                                                            |
| <b>greater</b> [12] 25/5 25/10 25/20 25/24 26/3 26/7 26/10 27/11 57/12 65/17 78/12 78/22                                                                                                                                                                                                          | <b>happy</b> [2] 43/21 82/23                                                                                                                                                                                                                                                                                                                    | <b>height</b> [23] 15/16 16/9 19/1 27/11 29/4 29/6 29/9 32/8 35/5 35/6 35/7 35/8 35/17 50/5 59/10 67/6 67/20 67/24 74/21 75/2 75/2 75/8 75/11                                       |
| <b>grocery</b> [1] 65/7                                                                                                                                                                                                                                                                           | <b>harmony</b> [1] 64/23                                                                                                                                                                                                                                                                                                                        | <b>heights</b> [2] 27/5 60/6                                                                                                                                                        |
| <b>group</b> [1] 44/11                                                                                                                                                                                                                                                                            | <b>has</b> [57] 10/25 11/24 14/23 16/13 16/19 18/19 20/9 23/2 23/4 28/3 28/23 29/9 30/20 32/3 32/5 32/22 37/19 38/2 38/10 43/11 48/25 51/1 54/9 57/13 58/2 58/3 58/21 59/13 59/17 60/13 60/14 60/17 61/5 61/9 62/4 62/6 62/10 65/17 66/3 66/6 66/25 67/17 69/4 70/1 70/14 70/14 72/17 74/22 74/23 75/10 75/22 78/20 78/25 79/7 80/20 81/20 82/2 | <b>Helene</b> [1] 6/24                                                                                                                                                              |
| <b>group.com</b> [1] 2/7                                                                                                                                                                                                                                                                          | <b>have</b> [102]                                                                                                                                                                                                                                                                                                                               | <b>help</b> [2] 38/8 47/6                                                                                                                                                           |
| <b>guidance</b> [1] 47/24                                                                                                                                                                                                                                                                         | <b>having</b> [1] 58/12                                                                                                                                                                                                                                                                                                                         | <b>Henderson</b> [3] 2/2 7/8 83/20                                                                                                                                                  |
| <b>guide</b> [1] 76/25                                                                                                                                                                                                                                                                            | <b>hazard</b> [3] 51/24 61/19 79/19                                                                                                                                                                                                                                                                                                             | <b>henlaw.com</b> [1] 2/4                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                   | <b>hazardous</b> [2] 29/23 80/3                                                                                                                                                                                                                                                                                                                 | <b>her</b> [3] 10/21 49/4 55/11                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                   | <b>hazards</b> [1] 29/23                                                                                                                                                                                                                                                                                                                        | <b>herbaceous</b> [3] 30/16 30/18 30/23                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                   | <b>he</b> [3] 11/2 57/13 57/15                                                                                                                                                                                                                                                                                                                  | <b>here</b> [58] 4/4 7/8 7/9 7/13 7/15 10/16 10/19 10/21 10/22 10/23 11/2 11/5 11/13 11/14 11/19 12/8 12/10 13/21 13/22 15/12                                                       |

|                                                                                                                                                                                                                                  |                                                                                                                                                         |                                                                                                                                               |
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| <b>H</b>                                                                                                                                                                                                                         | holding [1] 82/13                                                                                                                                       | I've [5] 44/11 55/16 79/9 84/8 84/16                                                                                                          |
| here... [38] 15/17 16/5 17/20 18/7 18/22 23/12 29/4 29/7 39/22 40/19 45/10 46/20 57/13 58/4 59/23 63/19 63/22 66/1 66/20 66/21 66/22 67/3 67/4 67/7 67/10 67/17 67/20 67/23 68/17 68/24 69/15 71/8 71/9 75/3 75/3 77/8 81/5 83/6 | Holt [1] 2/2                                                                                                                                            | I-75 [23] 11/6 11/21 20/10 20/21 20/24 21/4 21/18 22/14 24/10 24/12 27/18 28/20 39/7 41/8 41/14 41/21 41/24 54/2 57/20 60/3 63/19 67/16 74/24 |
| hereby [1] 87/7                                                                                                                                                                                                                  | home [1] 5/9                                                                                                                                            | I-75's [1] 27/24                                                                                                                              |
| Hewitt [14] 2/5 3/4 3/6 10/20 19/15 19/18 49/9 57/19 60/7 62/12 63/18 65/22 72/2 79/11                                                                                                                                           | homes [1] 34/9                                                                                                                                          | I-75/Daniels [1] 27/12                                                                                                                        |
| Hi [1] 81/12                                                                                                                                                                                                                     | hopefully [1] 42/25                                                                                                                                     | identified [7] 3/19 3/20 7/17 7/23 26/18 46/20 77/16                                                                                          |
| Hickory [20] 13/23 15/13 18/21 18/24 19/10 20/3 20/23 21/12 27/1 27/6 29/1 33/7 45/3 45/8 62/2 67/22 71/12 75/8 81/19 84/4                                                                                                       | hoping [4] 42/16 42/22 43/2 43/8                                                                                                                        | II [1] 2/2                                                                                                                                    |
| high [8] 34/19 49/18 51/23 58/5 60/21 61/19 75/4 79/19                                                                                                                                                                           | hotel [15] 14/18 16/9 19/6 21/9 26/24 35/16 35/18 36/4 36/5 58/10 58/17 59/9 60/3 60/5 75/4                                                             | illustrated [1] 61/12                                                                                                                         |
| high-density [1] 49/18                                                                                                                                                                                                           | hotel is [1] 60/3                                                                                                                                       | illustration [1] 59/23                                                                                                                        |
| high-intensity [1] 58/5                                                                                                                                                                                                          | hotels [1] 21/5                                                                                                                                         | immediate [2] 38/8 38/9                                                                                                                       |
| higher [2] 37/19 49/22                                                                                                                                                                                                           | hour [22] 3/20 7/14 7/18 7/23 8/6 9/2 9/3 9/5 10/3 22/20 22/22 33/1 33/4 37/17 37/20 37/23 51/22 56/6 56/13 69/3 70/15 80/22                            | impact [1] 64/23                                                                                                                              |
| highest [1] 49/17                                                                                                                                                                                                                | housekeeping [3] 7/12 9/8 55/22                                                                                                                         | impacted [4] 69/17 77/17 78/6 78/18                                                                                                           |
| highlight [3] 26/17 31/22 57/24                                                                                                                                                                                                  | housing [5] 25/7 26/21 28/8 51/5 51/6                                                                                                                   | impacts [10] 44/21 48/21 52/15 60/12 61/7 64/11 64/13 71/2 82/17 84/3                                                                         |
| highlighted [1] 28/11                                                                                                                                                                                                            | how [10] 4/15 6/7 6/7 6/7 17/11 74/23 75/10 80/8 84/25 85/8                                                                                             | impaired [1] 46/2                                                                                                                             |
| highlighting [2] 5/2 5/3                                                                                                                                                                                                         | however [2] 72/21 74/5                                                                                                                                  | important [1] 61/16                                                                                                                           |
| highlights [1] 44/20                                                                                                                                                                                                             | huge [1] 48/2                                                                                                                                           | importantly [1] 77/1                                                                                                                          |
| him [2] 10/24 57/13                                                                                                                                                                                                              | Hurricane [1] 6/24                                                                                                                                      | improvement [1] 64/20                                                                                                                         |
| his [7] 17/4 24/8 43/14 57/8 57/15 66/13 75/17                                                                                                                                                                                   | <b>I</b>                                                                                                                                                | improvements [19] 23/23 24/2 24/6 24/13 24/14 38/6 38/9 41/4 41/7 41/14 57/4 58/6 64/16 65/9 65/10 68/24 69/8 71/13 82/12                     |
| historic [1] 47/9                                                                                                                                                                                                                | I'd [7] 8/4 22/25 43/21 44/11 54/11 54/19 86/4                                                                                                          | include [10] 4/24 14/20 15/4 15/6 15/21 31/19 35/6 58/17 77/21 85/25                                                                          |
| history [2] 16/5 58/20                                                                                                                                                                                                           | I'll [10] 8/12 10/10 10/10 15/14 19/15 36/23 38/5 74/8 76/5 85/11                                                                                       | included [6] 11/7 19/5 29/21 52/17 56/10 80/21                                                                                                |
| HOA [1] 18/24                                                                                                                                                                                                                    | I'm [26] 6/5 6/20 7/8 7/9 9/6 10/9 12/4 44/10 44/14 45/23 53/24 53/24 54/10 55/25 57/20 57/23 57/23 68/11 69/25 71/9 74/11 75/14 75/19 81/4 81/20 85/10 | includes [5] 10/17 50/21 50/22 77/12 78/15                                                                                                    |
| hoc [1] 81/20                                                                                                                                                                                                                    |                                                                                                                                                         | including [4] 15/18 78/4                                                                                                                      |

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| <p><b>I</b></p> <p>including... [2] 78/5 78/6</p> <p>incorporate [2] 10/13 22/21</p> <p>incorporated [1] 72/19</p> <p>incorrect [1] 55/24</p> <p>increases [1] 37/15</p> <p>indeed [1] 54/24</p> <p>Indian [13] 11/14 13/21 14/5 21/11 21/14 27/25 28/20 29/12 29/17 33/12 36/13 36/14 40/10</p> <p>indicated [5] 12/6 14/21 40/11 41/1 61/5</p> <p>indigenous [4] 61/11 70/4 70/6 70/7</p> <p>individually [1] 66/2</p> <p>infill [6] 16/22 49/25 50/20 51/9 52/3 53/8</p> <p>information [2] 41/9 85/13</p> <p>infrastructure [4] 22/24 49/16 53/1 71/23</p> <p>ingress [13] 13/10 17/7 17/13 17/20 18/14 28/15 31/4 31/5 39/2 68/11 69/1 69/5 80/15</p> <p>ingress-only [1] 18/14</p> <p>ingress/egress [2] 31/5 69/5</p> <p>initial [1] 18/25</p> <p>input [4] 55/11 81/8 82/6 83/16</p> <p>inside [1] 58/8</p> <p>instead [2] 30/23 46/4</p> <p>intense [2] 61/21 69/10</p> <p>intensities [1] 52/21</p> <p>intensity [7] 19/2 49/22 52/14 58/5 58/12 60/21 67/15</p> <p>intensive [17] 15/5 20/5 20/7 25/18 27/16 47/6</p> | <p>49/12 59/20 60/15 60/17 64/25 67/15 77/11 77/13 77/24 78/3 78/10</p> <p>interchange [15] 15/4 19/25 21/18 24/12 27/15 41/8 41/14 41/23 42/1 42/2 42/7 42/17 42/18 60/17 67/19</p> <p>interchanges [1] 42/3</p> <p>interconnected [1] 45/1</p> <p>interconnection [2] 44/25 66/14</p> <p>interconnections [1] 64/4</p> <p>Interconnectivity [1] 50/19</p> <p>interest [3] 53/10 84/24 85/19</p> <p>interesting [2] 64/14 65/22</p> <p>interests [2] 81/22 81/22</p> <p>interface [1] 15/15</p> <p>internally [3] 50/19 64/5 73/16</p> <p>interrupted [1] 6/23</p> <p>intersection [10] 17/11 20/14 24/1 28/18 39/6 39/15 40/23 40/25 42/18 68/21</p> <p>intersections [1] 20/12</p> <p>interstate [2] 29/10 42/4</p> <p>introduce [1] 36/23</p> <p>invite [2] 5/18 81/6</p> <p>invited [1] 5/8</p> <p>involve [1] 76/20</p> <p>involved [3] 37/2 56/8 62/2</p> <p>is [354]</p> <p>Island [11] 25/6 25/10 25/20 25/25 26/3 26/8 26/10 57/12 65/17 78/13 78/22</p> <p>isn't [3] 32/7 61/18 61/18</p> | <p>isolated [1] 69/14</p> <p>issuance [2] 6/4 44/20</p> <p>issue [6] 13/5 64/18 64/20 73/16 80/7 84/8</p> <p>issued [6] 6/9 13/9 23/22 51/2 69/20 70/19</p> <p>issues [6] 38/3 38/17 46/18 84/11 84/12 85/2</p> <p>it [105]</p> <p>it's [67] 5/22 6/22 9/4 11/5 11/8 11/9 12/6 16/22 21/20 22/7 22/8 23/8 26/4 29/17 30/20 31/16 34/2 34/21 34/23 35/4 35/9 35/19 35/24 36/9 37/18 38/3 39/23 41/2 43/10 47/2 47/4 47/4 49/14 49/23 50/4 50/9 50/17 50/24 51/4 51/8 52/24 53/3 53/7 58/14 58/16 61/11 61/22 62/15 63/10 65/22 66/4 66/6 66/7 66/21 67/15 70/25 73/5 73/9 74/18 78/23 79/15 79/16 80/20 83/19 84/7 84/23 85/19</p> <p>item [2] 9/9 31/18</p> <p>items [3] 7/17 7/23 8/9</p> <p>Its [1] 51/20</p> <p><b>J</b></p> <p>Jackie [4] 2/16 3/5 10/24 44/9</p> <p>January [1] 18/19</p> <p>Jetport [1] 67/17</p> <p>Jillian [1] 56/25</p> <p>job [2] 57/22 79/25</p> <p>Joe [3] 57/6 57/9 75/19</p> <p>Jonathan [1] 2/17</p> <p>Joseph [2] 2/9 3/8</p> <p>JSarracino [1] 2/12</p> <p>June [1] 76/18</p> <p>just [49] 7/4 7/12 7/25</p> |
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| <b>J</b>                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| just... [46] 9/17 9/21<br>10/22 13/22 16/2 18/17<br>20/9 23/10 26/11 26/15<br>27/7 28/19 31/19 32/13<br>35/8 36/19 37/3 37/15<br>37/20 38/1 38/18 39/11<br>41/9 44/2 47/13 48/3<br>48/16 54/10 56/23 57/1<br>57/20 57/24 59/22 59/24<br>60/8 63/20 68/19 73/23<br>74/22 75/8 76/4 76/6 76/9<br>77/7 83/5 84/10                                                                                         | landing [1] 80/7<br>landscaping [3] 62/12<br>70/8 70/11<br>lane [8] 11/14 21/20 24/3<br>24/4 28/1 28/21 29/17<br>72/3<br>lanes [4] 21/21 22/11 24/1<br>41/2<br>language [3] 35/9 74/6<br>85/6<br>large [4] 47/16 62/15<br>62/19 65/6<br>largest [1] 46/22<br>Larocque [6] 2/16 3/5<br>10/24 44/9 61/5 71/8<br>last [2] 47/14 80/14<br>late [2] 22/2 42/25<br>lately [1] 11/21<br>later [2] 12/18 12/19<br>lay [2] 57/22 75/11<br>LDC [1] 79/13<br>leading [1] 18/18<br>leave [5] 10/10 37/20<br>47/18 54/16 74/2<br>leaving [1] 17/8<br>LEE [58] 1/1 1/12 4/16<br>15/6 17/10 23/2 23/17<br>23/21 23/21 25/5 30/25<br>38/4 38/7 38/25 39/3 41/6<br>42/11 42/21 43/15 43/19<br>45/20 49/11 49/15 52/8<br>53/22 54/8 55/3 55/17<br>57/1 57/16 59/25 60/10<br>60/18 60/25 61/3 61/13<br>61/15 61/21 62/1 62/9<br>64/10 64/17 65/13 65/25<br>66/4 66/9 66/13 66/24<br>68/25 71/20 72/3 72/18<br>75/20 75/25 76/11 76/24<br>77/1 87/4<br>leegov.com [2] 2/11 2/12<br>LeeTran [2] 23/4 72/4 | left [7] 17/25 18/3 28/12<br>41/12 47/16 68/18 83/11<br>legal [1] 56/8<br>Legends [2] 18/21 81/23<br>lenth [1] 30/7<br>let [7] 4/11 7/4 24/11 34/6<br>35/12 73/10 78/8<br>let's [4] 6/6 8/3 23/11<br>84/25<br>letter [17] 3/20 9/2 9/3<br>9/5 10/3 33/2 50/10 56/6<br>56/13 59/13 59/15 69/3<br>70/15 71/19 71/24 72/7<br>80/22<br>letters [1] 23/22<br>level [2] 38/1 38/2<br>light [3] 17/12 18/6 68/22<br>like [26] 7/16 7/25 8/4<br>12/21 22/21 22/25 34/21<br>44/12 45/20 46/12 54/12<br>54/19 63/10 66/23 72/24<br>74/8 74/18 75/24 81/7<br>82/4 83/14 84/13 84/20<br>84/22 85/8 86/4<br>limit [1] 84/3<br>limitations [2] 32/8 32/13<br>limited [6] 27/5 27/6<br>28/15 28/25 29/9 84/2<br>line [13] 33/5 33/8 33/15<br>33/17 33/17 33/25 35/12<br>35/14 35/25 36/1 36/7<br>56/13 84/4<br>linear [2] 28/3 28/5<br>lingering [1] 38/11<br>list [1] 85/4<br>listed [2] 24/17 46/19<br>little [14] 16/5 17/5 19/6<br>37/15 37/19 38/5 41/6<br>55/22 65/15 67/4 69/25<br>70/16 72/5 75/9<br>littoral [3] 30/6 30/12<br>80/5 |
| <b>K</b>                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <b>L</b>                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p><b>L</b></p> <p>littorals [1] 80/11<br/> loading [1] 72/13<br/> Loala [2] 83/2 83/3<br/> local [3] 21/15 64/7 76/22<br/> localized [1] 58/4<br/> located [12] 20/14 26/25<br/> 29/12 36/9 45/6 47/5<br/> 49/13 51/23 59/12 66/16<br/> 70/20 80/18<br/> location [17] 1/12 21/7<br/> 23/12 24/17 27/20 29/8<br/> 29/20 35/19 36/1 36/3<br/> 40/21 40/22 49/21 49/24<br/> 53/7 59/13 71/15<br/> locations [2] 19/2 80/13<br/> long [5] 6/7 6/7 43/10<br/> 43/12 84/25<br/> longer [1] 14/12<br/> look [2] 48/16 54/16<br/> looked [3] 36/19 45/20<br/> 69/9<br/> looking [10] 9/10 16/21<br/> 35/15 45/20 53/24 60/11<br/> 66/23 67/3 67/5 77/8<br/> looks [1] 34/21<br/> loop [2] 42/6 67/17<br/> lot [8] 31/25 32/6 38/17<br/> 38/23 38/25 47/2 66/24<br/> 78/24<br/> low [1] 61/2<br/> low-density [1] 61/2<br/> lower [3] 33/23 51/16<br/> 75/1</p> | <p>19/12 54/6 82/1 83/22<br/> mailing [1] 5/24<br/> main [3] 45/2 54/2 68/4<br/> maintain [2] 16/2 62/11<br/> maintained [3] 21/14<br/> 21/15 64/7<br/> maintenance [3] 33/10<br/> 36/8 45/6<br/> major [6] 20/12 21/17<br/> 49/14 60/19 61/22 65/6<br/> make [7] 12/3 17/18<br/> 17/24 18/3 63/9 64/2 71/7<br/> makers [1] 6/2<br/> making [1] 9/20<br/> management [9] 11/1<br/> 44/18 48/22 50/25 61/6<br/> 66/10 68/1 71/11 82/11<br/> maneuverable [1] 47/18<br/> many [2] 37/16 64/7<br/> map [10] 15/3 15/6 16/4<br/> 20/16 24/16 59/17 59/18<br/> 59/20 69/16 72/3<br/> maps [6] 3/22 55/23 56/4<br/> 56/5 56/9 56/19<br/> Marie [2] 1/8 4/3<br/> mark [2] 7/4 8/17<br/> massage [1] 74/8<br/> masse [1] 6/17<br/> master [26] 3/21 8/12<br/> 8/20 23/8 26/23 28/11<br/> 31/17 58/3 58/22 59/4<br/> 60/1 61/13 62/8 69/21<br/> 70/25 72/20 72/21 73/10<br/> 73/13 73/17 74/5 75/12<br/> 76/16 79/24 81/20 84/11<br/> match [1] 32/14<br/> matches [1] 63/9<br/> matching [1] 64/3<br/> materials [1] 30/24<br/> math [1] 44/19<br/> matter [2] 9/8 30/20<br/> matters [3] 7/12 10/8</p> | <p>19/20<br/> mature [1] 33/10<br/> maximum [19] 14/17<br/> 19/5 24/22 25/11 26/23<br/> 27/3 27/14 29/4 29/6 29/9<br/> 32/6 32/6 33/18 34/16<br/> 35/5 35/6 58/17 59/9 75/8<br/> may [12] 4/18 4/19 4/24<br/> 5/8 5/16 10/6 11/22 26/8<br/> 26/9 49/4 72/22 76/15<br/> maybe [1] 83/19<br/> McDonald's [1] 18/8<br/> McGregor [1] 1/18<br/> MCP [2] 70/21 72/10<br/> MD [1] 2/17<br/> me [17] 4/11 5/9 6/8 7/4<br/> 8/16 10/16 13/3 19/15<br/> 25/15 34/6 35/3 35/12<br/> 46/16 78/8 78/8 85/6<br/> 85/12<br/> means [4] 17/14 31/3<br/> 31/5 80/15<br/> measures [2] 58/24 61/8<br/> mechanical [1] 48/1<br/> median [2] 39/19 40/16<br/> medical [2] 59/7 65/5<br/> meet [3] 52/9 55/2 62/19<br/> meeting [1] 41/9<br/> meetings [2] 18/24 38/25<br/> member [1] 81/19<br/> members [7] 4/11 5/7<br/> 5/19 55/9 56/24 81/4<br/> 83/13<br/> memo [1] 55/25<br/> memorandum [2] 57/7<br/> 57/8<br/> mention [3] 18/17 56/24<br/> 57/20<br/> mentioned [11] 11/20<br/> 19/25 23/24 45/9 46/16<br/> 62/24 66/24 68/14 70/1<br/> 70/9 75/22</p> |
| <p><b>M</b></p> <p>ma'am [3] 81/11 81/14<br/> 83/1<br/> Madam [9] 6/19 7/6<br/> 19/17 54/22 55/14 75/18<br/> 78/25 81/17 83/18<br/> made [7] 9/22 10/2 19/7</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| <p><b>M</b></p> <p>mentioning [1] 56/12</p> <p>Mersman [4] 3/11 81/10 81/18 83/22</p> <p>met [9] 18/23 61/14 62/7 62/10 62/13 64/22 71/25 80/20 81/25</p> <p>midday [1] 37/17</p> <p>might [4] 9/16 9/22 15/17 71/12</p> <p>mile [10] 2/6 11/9 20/13 23/4 23/20 24/20 45/16 54/24 71/17 72/1</p> <p>miles [2] 23/17 23/19</p> <p>million [1] 41/13</p> <p>mine [1] 8/19</p> <p>minimal [1] 45/3</p> <p>minimize [1] 29/22</p> <p>minimum [3] 31/7 31/25 51/15</p> <p>minor [1] 31/15</p> <p>minute [2] 10/22 54/19</p> <p>minutes [2] 8/16 76/9</p> <p>mistaken [1] 45/24</p> <p>mitigated [2] 48/21 61/19</p> <p>mitigation [3] 48/22 61/8 61/9</p> <p>mix [7] 53/6 60/23 65/3 65/4 66/25 67/16 67/18</p> <p>mixed [43] 14/17 15/7 15/9 15/11 15/18 15/23 16/22 20/6 20/8 20/11 20/21 20/25 28/2 28/7 28/22 31/23 31/24 32/4 32/7 32/9 32/17 32/19 49/17 50/1 50/18 51/9 53/7 57/11 58/15 59/21 59/22 62/13 62/18 62/25 63/2 64/25 65/13 70/2 70/3 77/14 78/5 78/16 82/22</p> <p>mixed-use [43] 14/17</p> | <p>15/7 15/9 15/11 15/18 15/23 16/22 20/6 20/8 20/11 20/21 20/25 28/2 28/7 28/22 31/23 31/24 32/4 32/7 32/9 32/17 32/19 49/17 50/1 50/18 51/9 53/7 57/11 58/15 59/21 59/22 62/13 62/18 62/25 63/2 64/25 65/13 70/2 70/3 77/14 78/5 78/16 82/22</p> <p>modification [3] 69/23 70/23 71/7</p> <p>Monday [1] 85/17</p> <p>monitoring [3] 32/21 51/3 55/1</p> <p>Monroe [2] 1/13 2/3</p> <p>months [1] 41/9</p> <p>Moore [2] 2/15 10/17</p> <p>more [14] 4/24 24/7 24/11 25/19 31/3 31/3 38/6 41/2 43/21 58/10 65/10 72/13 72/24 85/16</p> <p>morning [22] 4/2 7/6 10/4 10/16 10/24 18/22 19/17 36/24 37/10 37/15 37/17 37/21 44/9 46/9 46/10 55/14 75/18 81/15 81/17 82/24 83/19 83/19</p> <p>most [4] 42/3 48/24 80/3 82/17</p> <p>mostly [1] 80/13</p> <p>move [1] 15/4</p> <p>moving [9] 17/21 38/11 41/15 41/22 42/3 42/5 42/10 78/24 85/18</p> <p>MPD [4] 1/4 4/5 7/11 67/20</p> <p>Mr [4] 3/23 43/25 43/25 83/22</p> <p>Mr. [11] 59/11 60/24 64/13 65/15 66/12 68/2</p> | <p>68/11 69/13 70/18 75/15 79/15</p> <p>Mr. Brown [3] 59/11 60/24 69/13</p> <p>Mr. Sarracino [2] 65/15 75/15</p> <p>Mr. Sarracino's [1] 70/18</p> <p>Mr. Treesh [5] 64/13 66/12 68/2 68/11 79/15</p> <p>Ms [1] 79/11</p> <p>Ms. [10] 55/8 57/19 60/7 61/5 62/12 63/18 65/22 71/8 72/2 84/9</p> <p>Ms. Hewitt [6] 57/19 60/7 62/12 63/18 65/22 72/2</p> <p>Ms. Larocque [2] 61/5 71/8</p> <p>Ms. Workman [1] 84/9</p> <p>Ms. Workman's [1] 55/8</p> <p>much [5] 41/22 43/23 77/20 83/21 85/8</p> <p>multi [9] 14/19 16/23 17/2 27/2 29/4 29/8 33/19 34/3 37/12</p> <p>multi-family [9] 14/19 16/23 17/2 27/2 29/4 29/8 33/19 34/3 37/12</p> <p>must [7] 4/8 25/23 25/24 45/22 62/19 63/3 72/23</p> <p>my [28] 4/2 4/10 5/21 6/4 6/9 7/7 10/14 12/12 22/23 24/8 41/18 46/11 46/12 46/13 46/17 54/6 55/15 57/23 57/25 66/4 66/21 76/1 76/20 77/2 81/5 81/18 85/11 87/10</p> <p>Myers [8] 1/13 1/18 1/19 2/3 2/7 2/11 7/9 23/14</p> <p><b>N</b></p> <p>name [9] 4/2 4/4 5/8 7/7 46/11 46/12 46/13 55/15</p> |
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| <b>S</b>                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| south [36] 11/19 13/7<br>15/12 16/17 17/15 17/21<br>20/2 20/6 20/22 21/11<br>22/3 23/14 23/16 23/18<br>27/6 31/6 31/8 32/18<br>34/12 34/14 35/22 40/3<br>47/13 61/6 62/17 63/15<br>67/22 67/23 70/9 71/24<br>75/1 80/18 82/9 82/11<br>82/22 83/23 | Staff [75] 2/8 3/7 3/19<br>3/19 3/19 3/22 3/23 3/23<br>4/23 4/25 7/1 7/3 7/3 7/3<br>7/14 7/18 7/22 7/22 9/1<br>9/10 9/11 9/19 22/17<br>22/18 22/22 23/1 27/23<br>28/4 30/21 31/9 31/20<br>43/2 51/22 52/7 53/21<br>55/2 55/9 55/25 56/1 56/4<br>56/5 56/6 56/11 56/17<br>56/19 56/19 56/24 57/6<br>57/8 57/9 58/1 58/2 58/18<br>59/14 59/16 60/9 61/4<br>62/4 63/5 68/6 70/14 71/4<br>72/9 73/7 73/12 74/14<br>75/17 76/7 76/22 80/9<br>80/17 80/19 80/22 85/3<br>85/17 | 77/17 83/19<br>stone [1] 69/18<br>stop [9] 18/8 23/4 23/5<br>23/11 54/8 72/5 73/16<br>73/22 84/14<br>stoplight [1] 68/17<br>stops [2] 85/6 86/1<br>storage [2] 21/2 67/8<br>stores [1] 65/7<br>stories [3] 34/23 34/25<br>35/6<br>storms [2] 42/15 47/11<br>stormwater [12] 4/21<br>11/1 44/15 44/23 45/7<br>45/9 45/12 50/25 66/10<br>66/15 67/25 82/13<br>story [2] 34/22 34/22<br>straightaway [1] 73/5<br>straightforward [1]<br>46/15<br>strange [1] 17/14<br>Street [2] 1/13 2/3<br>strike [1] 85/7<br>strike-through/underscor<br>e [1] 85/7<br>strikes [1] 30/19<br>stripes [2] 63/10 63/11<br>structure [2] 45/6 74/24<br>struggling [1] 64/15<br>students [2] 53/23 54/8<br>study [5] 33/5 37/1 37/9<br>82/14 84/4<br>sub [1] 67/13<br>sub-outlying [1] 67/13<br>subject [3] 20/9 22/12<br>26/18<br>submit [2] 7/13 10/11<br>submitted [18] 3/19 3/21<br>3/22 3/22 3/23 3/23 7/1<br>8/15 9/1 9/4 10/3 33/1<br>50/10 56/1 56/17 62/4<br>72/7 76/7 |
| southeast [2] 25/5 42/6                                                                                                                                                                                                                           | Staff's [2] 5/6 54/21                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| southern [6] 11/18 59/11<br>63/2 69/24 70/20 84/1                                                                                                                                                                                                 | stage [1] 54/11                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| southernmost [1] 75/7                                                                                                                                                                                                                             | staged [1] 11/24                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| southwest [4] 11/6 23/13<br>40/24 57/19                                                                                                                                                                                                           | standard [8] 9/18 24/24<br>25/24 26/2 46/4 77/10<br>77/22 78/15                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| space [14] 32/16 32/18<br>32/20 50/8 62/11 62/13<br>62/15 62/16 62/21 70/2<br>70/4 70/7 70/8 70/10                                                                                                                                                | Standards [1] 50/9                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| speak [8] 5/18 6/13 61/23<br>64/21 81/7 83/3 83/4 83/6                                                                                                                                                                                            | standing [1] 73/1                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| speaking [1] 55/9                                                                                                                                                                                                                                 | Starnes [1] 2/2                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| species [1] 46/19                                                                                                                                                                                                                                 | start [4] 43/4 43/5 73/24<br>74/7                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| specific [3] 5/3 5/13 8/1                                                                                                                                                                                                                         | started [2] 7/13 56/23                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| specifically [2] 15/8 19/3                                                                                                                                                                                                                        | starting [2] 43/17 65/8                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| specified [1] 25/22                                                                                                                                                                                                                               | starts [1] 43/3                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| spine [4] 54/2 64/5 72/16<br>73/3                                                                                                                                                                                                                 | state [7] 5/8 9/17 20/10<br>32/14 61/5 71/5 87/3                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| split [2] 62/21 62/21                                                                                                                                                                                                                             | stated [1] 79/22                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| spoke [2] 9/11 9/19                                                                                                                                                                                                                               | states [2] 60/25 61/4                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| spoken [2] 7/22 84/16                                                                                                                                                                                                                             | station [6] 23/14 23/16<br>31/20 65/5 72/1 74/14                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| spring [1] 22/9                                                                                                                                                                                                                                   | stations [1] 67/1                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Springs [1] 22/4                                                                                                                                                                                                                                  | stenographic [1] 87/11                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| square [11] 1/4 4/5 7/10<br>14/18 16/8 19/5 26/24<br>58/16 59/7 59/7 59/8                                                                                                                                                                         | still [9] 14/9 32/3 38/2<br>38/3 38/21 39/5 47/15                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| stable [1] 51/10                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Stacy [10] 2/5 3/4 3/6<br>10/20 19/15 19/18 38/5<br>40/11 41/1 49/9                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| <b>S</b> | <p>substantial [1] 12/5</p> <p>substation [2] 23/18 23/19</p> <p>substituted [2] 30/15 30/17</p> <p>suburban [2] 20/3 67/13</p> <p>such [3] 19/21 20/12 69/5</p> <p>sufficiency [1] 60/9</p> <p>sufficient [3] 52/13 53/10 68/2</p> <p>sufficiently [1] 33/15</p> <p>suggestion [1] 74/6</p> <p>Suite [2] 1/18 2/6</p> <p>summary [1] 38/1</p> <p>summer [3] 12/9 12/12 22/2</p> <p>support [7] 52/13 57/5 60/20 60/22 64/15 65/11 66/1</p> <p>supposed [1] 36/20</p> <p>sure [5] 17/18 63/9 64/2 68/12 71/7</p> <p>surface [1] 71/10</p> <p>surrounded [1] 60/5</p> <p>surrounding [13] 20/2 21/1 50/3 52/2 52/12 59/1 60/11 62/9 64/23 65/21 68/14 79/22 79/23</p> <p>swear [1] 6/15</p> <p>swoop [1] 68/19</p> <p>sworn [1] 6/17</p> <p>Synecological [2] 2/17 46/13</p> <p>systems [2] 64/8 64/21</p> | <p>taken [3] 4/8 19/4 54/9</p> <p>takes [2] 6/7 42/5</p> <p>talk [5] 16/20 17/3 17/6 44/14 84/25</p> <p>talked [4] 60/25 68/11 69/13 84/9</p> <p>talking [1] 42/20</p> <p>talks [1] 65/13</p> <p>tall [1] 83/25</p> <p>taller [1] 74/24</p> <p>tallest [1] 67/9</p> <p>TDU [1] 25/10</p> <p>TDUs [1] 78/22</p> <p>team [1] 10/17</p> <p>Technology [1] 46/17</p> <p>Ted [9] 2/16 3/4 10/22 17/3 24/7 24/11 36/23 36/24 47/7</p> <p>tell [1] 15/14</p> <p>temporary [6] 29/11 29/13 31/6 40/7 40/10 68/3</p> <p>terms [4] 38/9 38/18 42/21 45/21</p> <p>testifying [1] 4/25</p> <p>testimony [7] 4/7 4/24 6/15 22/23 70/18 77/2 81/4</p> <p>text [2] 59/18 59/24</p> <p>than [10] 4/24 27/11 31/3 31/3 43/21 58/11 73/12 82/14 82/21 85/16</p> <p>thank [39] 6/18 8/14 10/15 14/14 19/16 19/17 26/16 35/11 36/18 36/22 43/23 43/24 44/6 44/14 46/7 46/8 49/2 49/7 53/18 53/18 55/4 55/5 55/6 55/12 55/21 56/20 76/3 76/8 79/4 79/4 79/6 80/24 81/1 81/16 82/25 83/1 83/9 86/3 86/4</p> | <p>that [347]</p> <p>that's [57] 6/11 8/18 12/11 13/1 14/3 17/1 17/7 17/13 22/16 23/19 26/5 27/14 27/17 33/9 34/5 34/17 35/2 35/9 37/5 37/9 37/9 38/9 38/23 39/19 40/17 40/21 41/10 41/11 41/18 42/18 42/20 42/20 46/4 46/23 47/5 47/21 48/23 54/25 56/25 59/15 61/10 65/20 67/23 69/16 69/18 70/12 70/13 70/19 70/20 73/9 77/11 78/23 79/17 80/23 82/24 83/12 84/5</p> <p>their [19] 4/14 4/18 4/19 4/22 6/3 19/10 24/17 41/9 41/10 43/7 45/4 45/5 45/10 46/21 47/20 52/6 73/11 77/21 82/5</p> <p>them [13] 5/14 8/1 8/3 9/19 15/20 62/7 71/11 73/3 78/9 80/2 80/3 81/6 82/16</p> <p>theme [3] 63/7 63/14 64/1</p> <p>then [53] 5/10 9/18 10/12 12/23 12/24 21/5 21/9 22/3 22/7 25/18 25/24 29/7 33/11 33/13 35/8 36/2 36/3 36/11 36/13 36/14 36/16 36/17 40/5 40/9 40/20 41/3 44/23 44/25 54/20 56/2 56/15 57/6 57/12 58/6 58/7 58/25 59/9 59/24 60/3 60/11 63/21 64/22 67/3 67/5 67/14 67/25 74/8 75/3 78/7 80/19 81/6 81/8 85/11</p> <p>there [90]</p> <p>there's [53] 8/1 8/18 10/5</p> |
| <b>T</b> | <p>table [5] 16/2 37/6 37/8 59/25 79/2</p> <p>take [10] 6/8 47/24 54/19 61/8 62/25 68/18 68/21 73/5 76/9 86/2</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| <b>T</b>                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| there's... [50] 11/13 13/9<br>13/20 13/24 14/1 16/17<br>18/6 18/6 18/8 21/4 22/7<br>24/1 24/12 24/14 24/18<br>25/17 25/17 27/2 28/21<br>29/19 29/24 32/1 32/10<br>32/23 33/11 33/13 34/8<br>36/13 40/19 41/3 45/10<br>45/21 54/13 54/13 56/11<br>57/13 60/3 61/16 62/21<br>64/19 65/5 67/16 68/16<br>70/5 70/19 71/7 74/13<br>78/23 79/8 83/21 | thinking [1] 12/23<br>this [244]<br>those [14] 7/24 8/13<br>18/22 19/13 24/6 26/2<br>32/3 33/3 50/16 64/21<br>65/19 66/8 77/17 83/24<br>though [2] 8/4 59/4<br>thought [3] 9/16 9/21<br>35/7<br>three [71] 6/4 6/9 7/20<br>11/16 12/4 13/5 13/25<br>14/5 15/2 15/10 16/14<br>17/22 18/15 20/4 20/7<br>21/4 21/17 22/13 22/16<br>23/24 24/9 24/20 26/25<br>27/7 27/12 27/24 28/14<br>28/16 28/18 28/21 29/5<br>29/14 29/20 32/12 32/18<br>33/14 34/12 34/14 34/22<br>34/23 34/24 35/23 36/15<br>36/15 38/20 39/13 39/14<br>39/21 40/15 40/17 40/25<br>43/10 43/15 47/19 51/18<br>53/25 57/3 58/7 58/9<br>58/11 59/3 60/4 61/24<br>62/17 62/22 63/16 68/5<br>69/6 72/25 73/2 83/23<br>three-mile [1] 24/20<br>three-story [1] 34/22<br>through [39] 4/14 7/24<br>8/1 8/4 9/10 13/19 13/22<br>17/9 17/21 22/25 29/22<br>31/15 38/14 42/17 42/17<br>42/23 44/17 45/3 45/4<br>45/5 45/8 51/16 53/20<br>57/22 57/23 62/5 63/8<br>66/1 68/21 70/14 71/8<br>73/16 76/16 79/16 81/5<br>81/6 82/11 85/7 87/10<br>throughout [2] 32/8 82/6<br>thrown [1] 36/19<br>tight [2] 38/19 39/6 | time [28] 1/11 4/9 5/7<br>7/25 16/12 18/3 19/5<br>24/15 25/3 32/14 36/23<br>38/20 42/14 43/6 43/10<br>43/12 58/25 59/12 64/2<br>65/18 65/24 66/2 68/7<br>69/5 69/10 75/25 85/8<br>85/21<br>timed [1] 24/10<br>times [6] 18/23 47/10<br>62/7 71/25 75/11 81/25<br>timing [6] 7/21 13/5<br>42/22 43/8 49/24 57/2<br>timing-wise [1] 42/22<br>timings [1] 24/5<br>TIS [1] 69/10<br>today [12] 9/11 19/21<br>22/23 29/2 44/12 44/15<br>45/10 55/19 56/22 59/6<br>77/2 86/4<br>today's [1] 53/21<br>together [1] 45/1<br>top [2] 37/6 58/12<br>total [4] 26/6 26/7 59/2<br>65/20<br>totally [1] 5/12<br>tourist [1] 20/18<br>towards [3] 27/18 58/11<br>77/17<br>TOWN [3] 1/4 4/5 7/10<br>TR [2] 2/16 36/24<br>tract [1] 15/22<br>trademark [1] 46/14<br>Tradeport [1] 67/19<br>traffic [27] 11/25 12/10<br>13/7 13/8 13/12 13/18<br>16/10 17/8 37/1 37/9 39/3<br>39/8 39/16 39/25 40/6<br>40/20 40/22 47/7 51/15<br>54/3 60/12 64/11 64/13<br>68/4 69/4 69/9 79/15<br>Trail [3] 23/16 31/8 71/25 |

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| <b>T</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | types [3] 26/21 28/8 51/6<br>typically [3] 6/3 37/16<br>76/20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 14/10 55/7 69/5<br>unwieldy [1] 47/17<br>up [28] 5/6 7/19 9/8 14/19<br>15/17 16/9 18/18 20/19<br>27/9 27/16 27/18 29/10<br>30/15 31/20 38/19 42/3<br>42/16 43/5 58/4 58/12<br>63/21 67/13 71/15 73/3<br>74/25 78/1 78/11 79/24<br>update [1] 59/24<br>upland [2] 24/25 78/2<br>uplands [3] 48/12 77/10<br>78/16<br>upstream [1] 44/22<br>urban [9] 49/16 50/1<br>50/20 52/24 52/25 53/1<br>53/8 71/19 76/16<br>us [6] 5/10 5/14 5/16 5/24<br>20/13 84/15<br>use [77] 14/17 15/3 15/7<br>15/9 15/11 15/18 15/23<br>16/4 16/22 17/3 19/20<br>19/23 20/1 20/6 20/8<br>20/11 20/21 20/25 27/3<br>27/15 28/2 28/7 28/22<br>31/20 31/21 31/23 31/24<br>32/4 32/7 32/9 32/10<br>32/17 32/19 37/12 37/13<br>37/16 37/18 38/12 47/17<br>49/13 49/17 49/17 49/19<br>50/1 50/18 51/9 53/7<br>57/11 58/10 58/15 59/19<br>59/21 59/22 60/5 60/13<br>60/16 62/13 62/18 62/25<br>63/2 64/25 65/1 65/13<br>67/12 70/2 70/3 74/15<br>74/17 74/19 77/14 77/25<br>78/3 78/5 78/10 78/16<br>79/17 82/22<br>uses [35] 14/18 16/8<br>16/18 19/2 19/6 21/1 21/2<br>21/9 26/24 27/6 37/4 37/6 |
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| <b>U</b>                                                                                                                                                     | <b>W</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 54/24 71/17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p><b>W</b></p> <p>well... [25] 59/15 60/10 60/12 60/23 61/4 62/5 64/6 64/8 64/10 64/11 64/17 64/24 65/6 65/11 66/15 66/21 68/22 69/24 72/11 74/20 80/17 80/22 84/9 85/18 85/19</p> <p>well-planned [1] 49/21</p> <p>went [16] 59/11 60/7 63/18 63/20 64/13 64/22 65/21 65/22 67/14 68/2 70/2 70/11 71/8 72/2 79/11 79/13</p> <p>were [11] 7/17 9/10 9/20 16/10 37/2 38/14 48/2 61/15 66/2 69/14 81/12</p> <p>west [10] 20/17 21/1 22/5 23/17 42/12 65/7 65/25 66/23 68/18 68/19</p> <p>western [2] 22/1 39/24</p> <p>wetland [15] 25/1 25/5 30/14 30/17 30/23 32/13 32/23 48/7 48/21 61/10 61/12 69/17 69/21 69/23 80/9</p> <p>wetlands [22] 20/1 46/19 46/21 47/2 48/10 60/24 61/1 61/3 61/5 61/7 61/19 67/13 69/14 69/15 70/16 71/2 77/15 77/17 78/6 78/6 78/17 78/18</p> <p>what [24] 5/10 9/4 10/10 17/18 17/19 24/5 25/22 32/9 34/1 34/7 35/15 41/16 48/25 54/6 59/21 60/9 60/15 68/25 70/23 70/25 73/11 75/12 77/8 85/2</p> <p>whatever [1] 54/4</p> <p>when [16] 9/9 12/24 14/9 22/7 43/6 43/7 45/19</p> | <p>46/21 47/18 57/15 68/13 68/16 68/17 68/17 79/11 81/13</p> <p>whenever [1] 80/4</p> <p>where [18] 5/9 18/3 18/8 20/3 23/7 27/3 29/1 35/21 47/3 47/14 47/21 49/15 66/14 70/21 72/24 74/6 74/8 79/3</p> <p>whereas [1] 37/19</p> <p>which [33] 7/10 7/14 9/12 10/17 11/5 11/12 11/14 11/16 12/8 14/20 17/14 24/24 25/2 28/5 30/3 30/6 30/14 32/6 33/19 45/2 46/13 47/7 51/18 60/18 62/14 67/8 67/21 69/25 74/14 77/15 77/20 82/11 85/24</p> <p>while [1] 29/14</p> <p>who [2] 57/6 75/15</p> <p>why [9] 35/9 38/10 39/1 40/17 40/21 47/21 54/25 55/7 68/24</p> <p>wide [4] 30/11 63/6 63/20 70/12</p> <p>widened [2] 23/25 41/2</p> <p>width [1] 32/1</p> <p>wildlife [4] 29/23 29/24 30/19 80/4</p> <p>will [92]</p> <p>Wilson [1] 83/10</p> <p>wise [1] 42/22</p> <p>wish [3] 55/18 83/3 83/4</p> <p>within [18] 6/9 15/7 23/4 23/18 24/19 29/23 33/7 33/10 50/22 50/23 51/23 54/23 54/24 55/1 61/1 77/14 78/16 84/14</p> <p>without [1] 64/19</p> <p>witness [3] 19/20 75/23 75/24</p> | <p>witnesses [3] 3/2 3/7 4/20</p> <p>won't [3] 44/21 47/17 63/11</p> <p>word [1] 47/17</p> <p>work [11] 37/21 40/9 41/10 42/23 43/3 65/8 72/9 75/1 76/10 82/7 85/13</p> <p>worked [7] 19/10 43/2 45/8 66/22 68/25 70/14 79/23</p> <p>working [10] 38/13 38/19 43/12 43/13 50/6 58/2 69/19 76/18 81/21 85/10</p> <p>Workman [6] 2/8 3/8 3/9 6/20 55/15 84/9</p> <p>Workman's [1] 55/8</p> <p>works [2] 43/8 43/9</p> <p>world [1] 74/19</p> <p>would [34] 9/8 9/14 9/18 14/8 14/20 15/8 15/11 16/24 17/14 22/21 25/4 26/10 32/4 47/1 48/2 61/17 67/9 72/19 72/24 73/12 75/24 77/22 78/21 81/7 82/4 82/9 83/14 84/5 84/10 84/20 84/24 85/8 85/15 85/16</p> <p>wouldn't [2] 46/25 47/1</p> <p>wrapped [1] 42/16</p> <hr/> <p><b>Y</b></p> <p>yeah [6] 43/24 44/1 45/25 56/5 74/3 84/20</p> <p>year [9] 12/9 12/9 12/14 12/23 12/24 42/11 42/25 42/25 43/17</p> <p>years [1] 38/21</p> <p>yellow [1] 11/5</p> <p>yes [20] 8/24 13/3 15/24 19/22 26/13 33/24 34/16 34/20 35/18 35/24 36/8 44/4 44/13 45/17 48/6</p> |
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